

Draft Bracknell Forest Local Plan Part 1 - Strategic Revised Growth Strategy

Introduction

1 Introduction	7
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Strategic Issues

3 Vision and Objectives	12
3.1 Vision	12
3.2 Plan objectives	15
4 Spatial Strategy	17
5 Sustainability Principles	26
5.1 Sustainable development principles	26
5.2 Sustainable locational principles	29
6 Housing	31
6.1 Provision of housing	31
6.2 Sites allocated for residential/mixed use development	38
6.3 Land at Beaufort Park, Nine Mile Ride, Bracknell	43
6.4 Land East of Wokingham Road and South of Dukes Ride (Derby Field)	48
6.5 Land at Jealott's Hill, Warfield	51
6.6 Forms of residential accommodation	56
6.7 Affordable housing	57
6.8 Housing for older people and people with disabilities	60
6.9 Self build, custom build and gypsy and travellers and travelling showpeople	61
7 Economic development	63
7.1 Provision of economic floorspace	63
7.2 Hierarchy of 'Town Centres'	67
7.3 Edge of centre retail location	70
8 Infrastructure	71
8.1 Transport principles	75
8.2 Standards for Open Space of Public Value	78
9 Climate change and built and natural environment	82

9.1	Climate change	82
9.2	Natural environment - Green infrastructure	84
9.3	Thames Basin Heaths Special Protection Area	89
9.4	Flooding and drainage	94
9.5	Separation of settlements (gaps)	98
9.6	Built environment - Design principles	101
10	Changes to Policies Map	104

Appendices

1	Summary of Local Plan Evidence Base	109
2	Housing Trajectory	110
3	Borough and parish maps showing allocations	121
4	Site profiles for allocated sites	128
5	Defined 'Town Centre' maps	169
6	Changes to designated Employment Areas	184
7	Landscape Character Areas	189
8	Green Belt villages	191
9	Existing policies to be replaced by the Bracknell Forest Local Plan	196
10	Glossary and abbreviations	205
	Glossary	205
	Abbreviations	216

List of Policies

Policy LP 1 Sustainable development principles	27
Policy LP 2 Sustainable locational principles	29
Policy LP 3 Provision of Housing	33
Policy LP 4 Sites allocated for residential/mixed use development	40
Policy LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell	44
Policy LP 6 Land East of Wokingham Road and South of Dukes Ride (Derby Field)	49
Policy LP 7 Land at Jealott's Hill	52
Policy LP 8 Affordable Housing	57

Policy LP 9 Sites allocated for economic development/mixed use in Bracknell Town	65
Policy LP 10 Hierarchy and extent of town centres	68
Policy LP 11 Edge of centre retail location	70
Policy LP 12 Infrastructure	72
Policy LP 13 Transport principles	76
Policy LP 14 Standards for Open Space of Public Value	78
Policy LP 15 Green Infrastructure	85
Policy LP 16 Thames Basin Heaths Special Protection Area	90
Policy LP 17 Flood risk	95
Policy LP 18 Separation of settlements	99
Policy LP 19 Design principles	102
Policy LP 20 Policies Map Change	106

List of Figures

Figure 1 Stages of the Local Plan	8
Figure 2 Key constraints	18
Figure 3 Key diagram	24
Figure 4 Neighbouring Local Authorities and Berkshire and Buckinghamshire Housing Market areas	32
Figure 5 Land at Beaufort Park, Nine Mile Ride, Bracknell	46
Figure 6 Jealott's Hill Concept Plan	54
Figure 7 Draft Local Plan Trajectory 2019/20 - 2035/36	120
Figure 8 Site profiles for allocated sites	168

List of Maps

Map 1 Bracknell Forest Allocations	122
Map 2 Binfield Parish Allocations	123
Map 3 Bracknell Town Allocations	124
Map 4 Crowthorne Parish and Sandhurst Town Allocations	125
Map 5 Warfield Parish Allocations	126
Map 6 Winkfield Parish Allocations	127
Map 7 Bracknell Town Centre	170
Map 8 Crowthorne	171
Map 9 Sandhurst	172
Map 10 Bagshot Road	173
Map 11 Binfield	174
Map 12 Birch Hill and Bullbrook	175
Map 13 College Town	176
Map 14 Crown Wood and Crowthorne (Station Parade)	177
Map 15 Easthampstead and Forest Park	178
Map 16 Great Hollands	179

Map 17 Hanworth and Harmans Water	180
Map 18 Martins Heron, North Ascot (Fernbank Road) and North Ascot (Warren Row)	181
Map 19 Owlsmoor, Priestwood and Sandhurst (E of Swan Lane)	182
Map 20 Sandhurst (Old Mill), Whitegrove and Wildridings	183
Map 21 Wellington Business Park, Crowthorne	185
Map 22 Western Employment Area (Phoenix Business Park)	186
Map 23 Western Employment Area (Beneficial House)	187
Map 24 Western Employment Area (Aspect 1-3 & OTV House)	188
Map 25 Landscape Character Area Borough Map	190
Map 26 Green Belt Village - Cranbourne	191
Map 27 Green Belt Village - Church Road	192
Map 28 Green Belt Village - North Street	193
Map 29 Green Belt Village - Cheapside	194
Map 30 Green Belt Village - Maidens Green	195

List of Tables

Table 1 Progress in meeting the LHN	33
1 Large allocated sites (more than 1ha and 5 (net) dwellings or more)	40
2 Medium allocated sites (less than 1ha and with 5 (net) dwellings or more)	40
3 Total by Designated Neighbourhood Area	41
Table 2 Standards for the quantity of OSPV required from new development	79
Table 3 The Plus One Principle ratings are:	80
Table 4 The accessibility standards are:	80
Table 5 Policies to be replaced by the Bracknell Forest Local Plan	196
Table 6 Glossary	205
Table 7 Abbreviations	216

Introduction

1: Introduction

Introduction

1.1 This consultation document has been prepared to seek views on the Council's updated approach to meeting the Borough's development needs. It follows consultation on a full Draft Bracknell Forest Local Plan (BFLP) in Spring 2018 and a focused consultation on two potential additional housing sites in September 2018.

1.2 The new approach makes some significant changes, partly in response to changes in national planning policy and guidance and to comments previously received. In particular it:

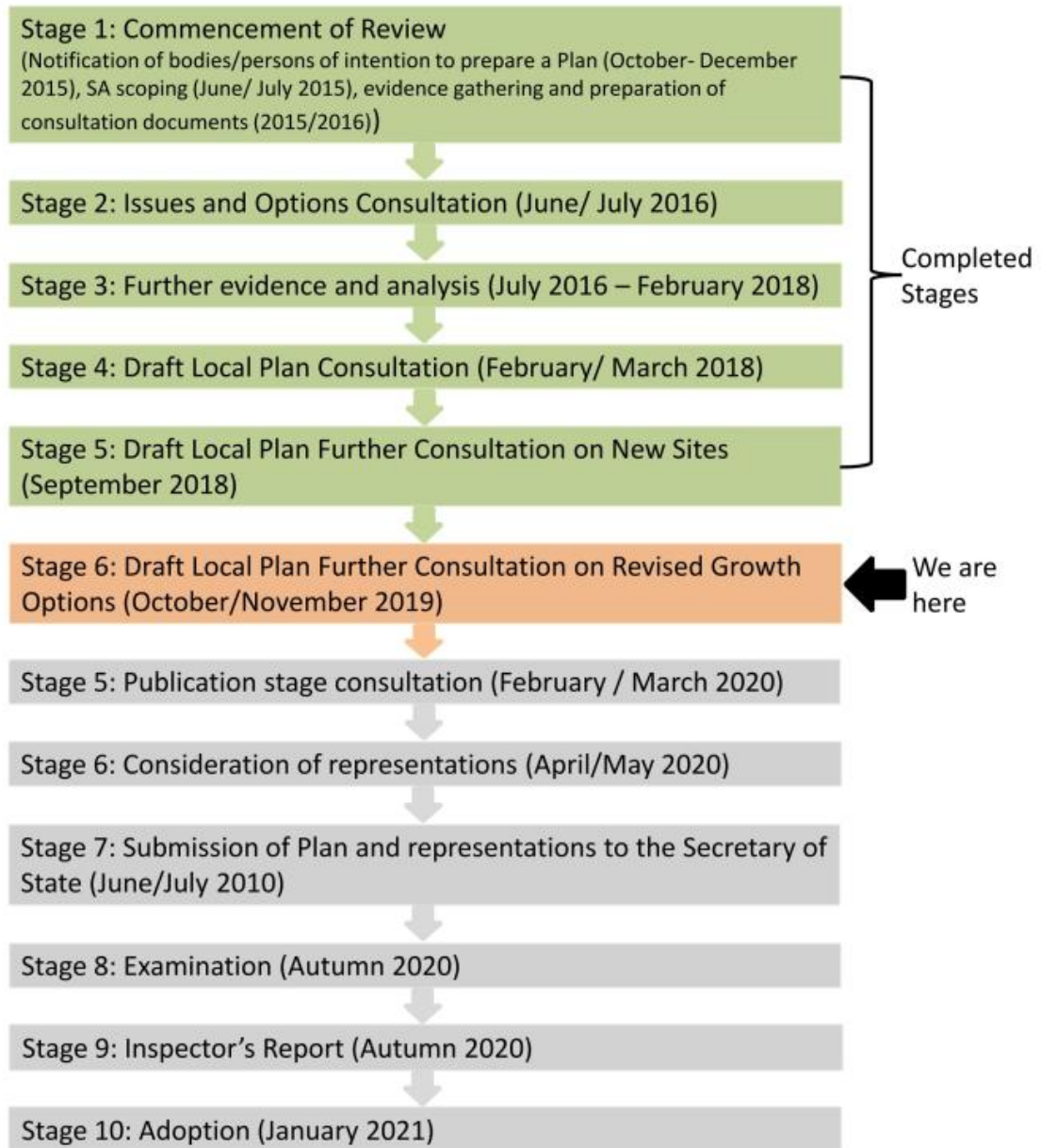
- extends the plan period to 2036;
- plans for an updated, and lower, housing requirement;
- includes an additional strategic allocation at Jealott's Hill; and
- distinguishes between strategic and non strategic policies.

1.3 The context within which the Local Plan is being prepared is set out in general terms in the previous Draft BFLP which can be found on this link:

https://consult.bracknell-forest.gov.uk/portal/planning/draft_bracknell_forest_local_plan

1.4 The stages in the preparation of the Local Plan, and how this consultation fits into the overall timetable, are shown in the diagram below:

Figure 1 Stages of the Local Plan



1.5 The Local Plan is intended to implement the updated vision and objectives set out in Chapter 2.

Revised Growth Strategy

1.6 The reduction in the Local Housing Need (LHN) figure and new sites that have come forward have enabled a greater proportion of the Borough's requirement to be provided from within existing built up areas and in particular through the development of a number of sites within and on the fringes of Bracknell Town Centre. These are the most sustainable of the available sites in terms of their access to facilities and services including public transport.

1.7 The other key element of the strategy is the proposal to create a new settlement at Jealott's Hill based around significant expansion of the Syngenta Research complex supported by new housing and a mix of other commercial and community uses. Jealott's Hill lies within the Green Belt. It is the global importance of the work carried out at this site and the need for the facility to adapt and expand in order to enable innovation through synergies with associated specialist businesses that comprise the exceptional circumstances required to justify its allocation in the Local Plan.

Neighbourhood planning

1.8 Local communities have the power to prepare their own neighbourhood plans and directly influence new development in their local area. Once 'made' a neighbourhood plan forms part of the Development Plan.

1.9 Neighbourhood plans must be in general conformity with the strategic policies in a local plan but can identify more housing and employment than a local plan, provided that the proposals satisfy national policy and environmental requirements.

1.10 At the time of writing, there is one 'made' Neighbourhood Plan covering the Parish of Binfield and two at Examination (Bracknell Town and Warfield). Of these, only the emerging Warfield Neighbourhood Plan seeks to allocate a site for development.

1.11 In view of this, the Draft BFLP proposes specific allocations and embraces that included in the emerging Warfield Neighbourhood Plan. Para. 66 of the NPPF, makes it clear that strategic policies should set out a housing requirement for each designated neighbourhood area that takes into account the overall spatial strategy and scale of development and any relevant allocations. Draft Policy LP 4 therefore provides a breakdown of the overall plan requirement for each designated area. This does not prevent some limited additional provision being made through allocations in future neighbourhood plans, if that is the desire of the local community.

1.12 Policies in neighbourhood plans work alongside, and where appropriate replace, non-strategic policies in a local plan where they overlap. The policies within a neighbourhood plan will only apply to the specific area covered by that plan.

Structure of the document

1.13 Following changes in national planning policy, it is now necessary to clearly distinguish between policies that are strategic and non strategic. It has therefore been necessary to review the previous set of draft policies against current guidelines.

1.14 This has resulted in some policies being split or moved into the strategic section of the document (Part 1). In general, these are the policies that deal with the overall strategy and levels of need for the key issues in the Borough. They are the policies that underpin the more detailed development management policies which are used on a daily basis to assess planning applications. The development management policies are in Part 2 of the document. Many of the policies have been updated to take account of earlier comments and changes in national policy. There are also three new policies dealing with:

- trees and hedgerows,
- renewable and low carbon energy, and
- tall buildings.

1.15 Whilst Part 2 of the document is provided as a background document for this consultation, comments are welcome on the content.

1.16 Linked policy boxes have been included to cross refer to closely related policies in both parts of the Local Plan. All policies should however be read together.

Policies Map

1.17 The Draft Policies Map for this version of the Local Plan may be viewed here: [Policies Maps](#) Inset maps are available in the appendices.

Status of historic plans

1.18 Once adopted, this Local Plan will be used in determining planning applications and will replace the Bracknell Forest Borough Local Plan and Core Strategy. Some of the policies in the Site Allocations Local Plan are still relevant since it includes sites allocated for development that are still to be developed – the policies that are to be superseded and retained are set out in Appendix 9: 'Existing policies to be replaced by the Bracknell Forest Local Plan'

Currently, saved policies in the Replacement Minerals and Waste Plan (2001) and the Waste Local Plan (1998) apply where they are consistent with national policy. The Council is in the process of developing a new Joint Minerals and Waste Local Plan with Reading Borough Council, The Royal Borough of Windsor & Maidenhead and Wokingham Borough Council. Consultation on the 'Submission' version of the Plan is likely to take place towards the end of the year. It will also cover the period up to 2036 and should ultimately be read with this Plan, if both are adopted. For clarification, all new developments will be expected to be laid out and designed in a manner that embraces waste management measures, including storage, recycling and collection. The latter is covered by Policy x in this Plan, that deals with infrastructure, and site requirements.

Strategic Issues

3: Vision and Objectives

3.1 Vision

What is the Vision for Bracknell Forest

3.1 The Local Plan Spatial Vision and Objectives interpret the Council's Corporate priorities. Over the period 2019-2036, growth within Bracknell Forest needs to be delivered in a sustainable way.

Bracknell Forest Local Plan Vision

By 2036 the Borough will have continued to grow sustainably. High levels of prosperity will be enjoyed by residents and the needs of modern business met, building upon the importance of the New Town principles. It will be a great place to live and work in an attractive and sustainable environment. Residents will have benefited from increased access to services and facilities to promote healthy and safe lifestyles. They will also have gained from local training and employment opportunities, and will continue to enjoy the strong sense of community and inclusiveness as well as social interaction and cohesion. New development will have been well planned having been built to high environmental and design standards including measures to meet the challenges of climate change and have been accompanied by essential improvements to infrastructure in the right locations, and importantly at the right time. The positive image and cultural self confidence of the Borough will be evident, building further on the benefits of the large-scale redevelopment and revitalisation of Bracknell Town Centre. The Borough will remain a destination of choice for retail leisure and employment. The evolution of the Borough's towns, villages and local centres will have continued to maintain and support distinct and diverse communities and meet local needs.

The housing needed to support the growing population (including older people) and the economy will have been delivered in a well planned manner, seeking to ensure choice and affordability, across all tenures. Small, medium and large sites will have been allocated to meet these needs on both brownfield and greenfield land. Development will have been underpinned with the sustainable transport systems, schools, health facilities, usable green spaces and other infrastructure needed by those living in, working in, and visiting the Borough. These will have been delivered in a timely manner.

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

A new sustainable village community based on garden village principles will be in the process of being developed at Jealott's Hill, including a new Science and Innovation Park with a focus on the agri tech sector.

Communities will have been encouraged to have a strong sense of their own identity and local distinctiveness, and will have planned for development at the local level through neighbourhood plans. Quality of life for all will have been protected and where possible enhanced. Important existing community facilities will have been protected. Development will have respected the Borough's distinctive and varied mix of forested and open landscapes, and valued countryside will be protected.

Where development has happened it will have been well designed and have brought with it accessible high quality open space. Any impacts of development on designated areas such as Habitats Sites and the Green Belt will have been mitigated. Planning policies will have sought to prevent and mitigate environmental impacts including pollution, flooding, biodiversity, and any harmful effects and causes of climate change. Development will have demonstrated how the valued national and local natural assets and historic environment

has been protected and enhanced. It will have prevented and mitigated adverse environmental impacts including pollution and flooding and harm to biodiversity, heritage and other important assets.

3.2 Plan objectives

3.2 The Local Plan Objectives outline how the Council will seek to deliver the Vision, and give direction to planning policies.

Bracknell Forest Local Plan Objectives

(note: these are not listed in priority order)

	Issue	Objective
A	Positive / proactive	A positive and proactive approach will be taken to development proposals which accord with the Development Plan.
B	Protect / enhance existing assets and create new assets	Commensurate with meeting our development needs to ensure that the Borough's valued natural and historic environment is properly protected, enhanced, supplemented and managed as appropriate to its significance; such as, countryside (including the Green Belt), landscapes, open spaces, community facilities, heritage assets (including their setting), water, air and soil environments, and areas of nature conservation/ecological value (including Habitats Sites).
C	Support economic growth and resilience	<p>To ensure that suitable sites, buildings, and high quality infrastructure are provided to support strong economic growth and a varied local economy. These should provide flexibility and be able to adapt to changing economic needs.</p> <p>To secure the future of a significant local business and ensure that it maintains its position as a global leader in the agri tech business.</p>
D	Level of development / land supply	To allocate suitable, available and well located land to meet all identified development needs (including affordable housing) sustainably (including using land effectively, minimising pollution, and addressing the effects and causes of climate change, including flood risk and supporting the move towards zero carbon), whilst maintaining a balance between the levels of housing and jobs.
E	Town centres	To plan for the continued regeneration of Bracknell Town Centre to accommodate a range of uses to support and expand its role as the main retail, leisure and cultural centre for the Borough, and to maintain the vitality and viability of all other identified retail centres within the Borough.
F	Strong communities	To support and create strong, healthy and self-reliant communities where the identities of existing settlements are maintained, the quality of life for all will be protected and where possible enhanced, and communities have access to the social, recreational and cultural facilities and services they need to thrive, grow sustainably, and improve health, social and cultural wellbeing for all. This will include minimising crime and the fear of crime.
G	Achieving high quality development	To ensure that new development is designed to a high standard that meets the Borough's needs and makes a positive contribution to maintaining and enhancing local character, distinctiveness and the attractive environment, whilst safeguarding the amenity of existing and future residents.
H	Transport	To promote a well designed and sustainable transport system which enables reliable, safe access to services and facilities, and provides choices about the need to travel, and of transport modes, (including encouraging active and healthy lifestyles), and mitigates the impacts of new development on the highway network.
I	Infrastructure	To ensure that the Borough's future infrastructure needs (including green infrastructure) are properly assessed, planned for and delivered at the right time during the development process.

4: Spatial Strategy

Context

Evolution of strategy

4.1 A spatial strategy is needed to set out how the Plan's Vision and objectives will be achieved. It has been informed by:

- National planning policy
- Other plans and strategies
- Key pieces of evidence
- Responses to the previous consultations in 2016 and 2018.

National planning policy

4.2 The NPPF says that local plans should contribute to achieving sustainable development and that they should plan positively for development and infrastructure required in an area in co-operation with neighbouring authorities. The NPPF promotes maximising the contribution from previously developed land and encouraging higher densities in urban areas of high housing demand. It also refers to the need to release more small and medium sized sites for development.

Other plans and strategies

4.3 Key Council Strategies are reflected in the Council Plan which contains 6 strategic themes including achieving strong safe supportive and self-reliant communities and a strong and resilient economy.

Key pieces of evidence

4.4 The scale of growth that is required during the plan period is informed by:

- The LHN, conducted using the standard method in national planning guidance. The LHN for Bracknell Forest is 615 dwellings per annum, using a baseline of 2019.
- The Employment Land Needs Study which sets out the scale of provision that needs to be made for future business, industrial and storage floorspace in Bracknell Forest.
- The Retail and Commercial Leisure Assessment⁽¹⁾ which sets out the need for comparison and convenience floorspace in Bracknell Forest.
- The SHELAA which identifies potential land for development and assesses its suitability, availability and achievability.

Constraints

4.5 The Borough contains a number of physical and environmental constraints which influence the location of development. These include, areas liable to flood, Habitats Sites (the Thames Basin Heaths Special Protection Area (SPA) and Windsor Forest and Great Park Special Area of Conservation (SAC)) and the Metropolitan Green Belt.

1 <http://consult.bracknell-forest.gov.uk/file/4621392>

The Strategy

4.6 For each area, the reasoning for the approach is given followed by the strategy taken in the Plan.

Development within existing settlements

Towns and villages

4.7 The principal settlement in the Borough is Bracknell Town which contains most of its population. It has expanded rapidly since being designated as a New Town and further developments are taking place including sites allocated in the Site Allocations Local Plan. It is the most sustainable area in the Borough being the most accessible and containing the greatest range of facilities and services. Focusing further growth on this area has the potential to make the best use of previously developed land and house residents close to jobs, shops, leisure and cultural facilities and public transport.

4.8 The settlements of Crowthorne and Sandhurst do not have as wide a range of services and facilities as Bracknell Town, but, are still sustainable locations. Although only a small number of sites were promoted for development in these areas, in the past, a variety of unallocated sites have come forward as 'windfalls'. There is no evidence to suggest that further developments will not come forward in this way.

4.9 Outside these urban areas, to the north of Bracknell Town, are a number of villages and hamlets. These have been tested against a set of criteria to assess their role and function including whether there is a church, village/community hall, school, recreation ground, local shop/post office, public house/restaurant and bus route. Those that meet the criteria are identified on the Policies Map as settlements.

The Strategy is to focus development on Bracknell Town, allow suitable development in Sandhurst and Crowthorne when opportunities arise and to maintain the identity and integrity of the smaller settlements whilst permitting appropriate smaller scale development through infilling and changes of use.

Retail centres

4.10 The NPPF says that local plans should support the vitality and viability of centres including allocating suitable sites for retail, leisure, commercial, office, tourism, cultural, community and residential development.

Bracknell Town Centre

4.11 The redevelopment of large parts of Bracknell Town Centre to create The Lexicon has resulted in substantial enhancements to the shopping and leisure on offer. The Town Centre has also seen the creation of new homes through redevelopment and the conversion of older office buildings. Improvements have been made to transport infrastructure to improve the accessibility of Bracknell Town Centre and movement around the Borough. This has included the enhancement of footpaths, cycleways and car parks together with major highway

improvements to roads such as Millennium Way and the creation of new high quality public spaces. These have all contributed to a substantial improvement in the environmental quality of the area's buildings and surrounding spaces.

4.12 Although Bracknell Town Centre is constrained by The Ring, further sites are already committed for development and other sites were submitted for consideration through the local plan process around the central area. These offer opportunities to link with improvements that are already under way, enhance Bracknell's role as a main town centre and make provision for further main town centre uses in accordance with the conclusions of the Western Berkshire Retail and Commercial Leisure Assessment. The sites allocated in this Plan are suited to mixed use developments to provide additional office, retail and leisure floorspace and higher density residential accommodation. On certain sites an active frontage will be encouraged at ground floor level. Such schemes will add to the vitality and viability of the area and better meet the needs of residents, workers and visitors. Other opportunities around the Town Centre may arise through 'windfall' development.

4.13 Town centres have a vital role for communities. Bracknell Town Centre lies at the heart of Bracknell Forest and the improvements already made should help it act as a multi-functional centre and be the destination of choice for Borough residents of all ages.

The Strategy is to make provision for further 'main Town Centre' uses in Bracknell Town Centre to help the continued revitalisation of the area and enhance its role as a hub of activity. Best use will be made of sites which are centrally located, in view of their sustainable location and encouragement given by national policy to look at higher density development around public transport hubs.

Other retail centres

4.14 The District Centres of Crowthorne and Sandhurst provide a range of shopping and other local services to the surrounding residential areas. Whilst options for growth are limited, there may be small scale opportunities for intensification and extensions where appropriate. This would assist in maintaining the role of these centres, ensuring that suitable floorspace is available to allow centres to adapt and meet the changing needs of local communities.

4.15 Various Local Centres are located within residential areas across the Borough that help meet the day to day needs of local residents. Some include community facilities. They are within walking distance of many residents and therefore help reduce the need to travel.

The Strategy is to maintain the role of Crowthorne and Sandhurst by allowing small scale redevelopments and extensions to existing premises. Within the Local Centres, retail development appropriate to the scale of the neighbourhood they serve will be supported. Other Local Centres are being developed as part of committed developments. A Local Centre is also proposed at Jealott's Hill providing retail and community facilities for the village community.

Employment Areas

4.16 Bracknell Town Centre's attractiveness as a location for office development was hampered by its poor environment. The regeneration scheme is helping it to realise its potential as an important office location in accordance with national policy which treats offices as a main town centre use. Many office occupiers are now expressing a preference for town centre locations over business parks due to their proximity to public transport and availability of local amenities.

4.17 The Employment Land Needs Study suggests that whilst there is no need for additional office floorspace over the plan period, there is a need for further industrial and warehousing floorspace. However, recent losses of employment floorspace and the lack of sites submitted for consideration through the SHELAA suggest that this need is not currently reflected by market forces. Due to the need to take a cautious approach and in response to concerns expressed by businesses operating from premises in the designated Employment Areas, the Council has protected the function of certain areas within Bracknell with an Article 4 Direction.

4.18 The designated employment areas in the Borough are suitable for more extensive industrial, storage and distribution uses. They are accessible from residential areas, but sufficiently segregated from them to minimise the possibility of conflicts between residential uses and potentially noisy or odorous industrial activities. The designated employment areas around Bracknell are conveniently located for the strategic highway network.

The Strategy is to direct employment development to designated Employment Areas to help promote sustainable patterns of development, prioritise the use of previously developed land and support the retention of these areas. Existing and new businesses will be supported through the encouragement of schemes to redevelop or extend premises to intensify the use of suitable sites. In addition, additional employment floorspace is being provided through existing commitments and within the schemes in Bracknell Town Centre. By offering existing businesses that are currently located in the designated Employment Areas the opportunity to re-locate to a more varied environment in Bracknell Town Centre, it is possible that a number of sites may be released for redevelopment for industrial and warehousing uses, if required. The proposal at Jealott's Hill also includes research and development and office floorspace.

Employment uses are also found in other locations where they contribute to economic growth and add to the variety of premises available. Their continuation will be supported as long as proposals do not adversely affect the character or appearance of their surroundings, amenities of neighbouring land-uses or traffic conditions.

Land in the countryside (outside the Green Belt)

4.19 In addition to the focus on existing defined settlements (with an emphasis on Bracknell Town Centre), in order to meet needs, it has been necessary to plan for some new development on sites outside defined settlement boundaries. National policy guides development to the most sustainable locations and on land of lesser environmental value.

4.20 Locally, there are environmental and physical constraints that impact on possible locations for growth. For example, land in the south eastern part of the Borough forms part of the Thames Basin Heaths, which is a SPA. There is also an exclusion zone restricting residential

development within 400m of the SPA. Although flooding is not a major issue in the Borough, some land is vulnerable to fluvial and/or surface water flooding, especially when combined with groundwater.

4.21 The Council is also aware that sites allocated in the countryside through the Site Allocations Local Plan will continue to deliver during this plan period and that cumulatively they are having a significant impact on existing communities. Time is required for integration (physically and socially) and the building of sustainable communities.

4.22 Sites proposed for development must be available. The SHELAA provides a source of various types and sizes of sites in all parishes except Crowthorne (although one housing site adjoins the parish boundary), for housing, in particular. Almost all the countryside sites in the SHELAA are greenfield although some include a small proportion of previously developed land. There therefore needs to be some reliance on greenfield land to help meet growth needs.

Where development needs cannot be met within settlements, the Strategy is to plan for some new development on a range of sizes of sites outside defined settlement boundaries based on the outcome of technical assessments, the sustainability appraisal process and responses to previous consultations. The Council also respects the role that local communities can play in developing their areas through the production of neighbourhood plans.

The most sustainable approach is to provide urban extensions to Bracknell Town and Crowthorne together with some of the smaller settlements. This more dispersed approach, includes elements of the various options and provides greater scope to meet some needs where they arise. It provides sites of a range of sizes, including some smaller sites, in accordance with national policy. However, the manner in which this approach is put into effect needs to reflect and be sensitive to the specific circumstances of each settlement.

In considering proposals for development, it will be particularly important to incorporate measures to improve the sustainability of the sites including high standards of design that mitigate and adapt to climate change.

Green Belt

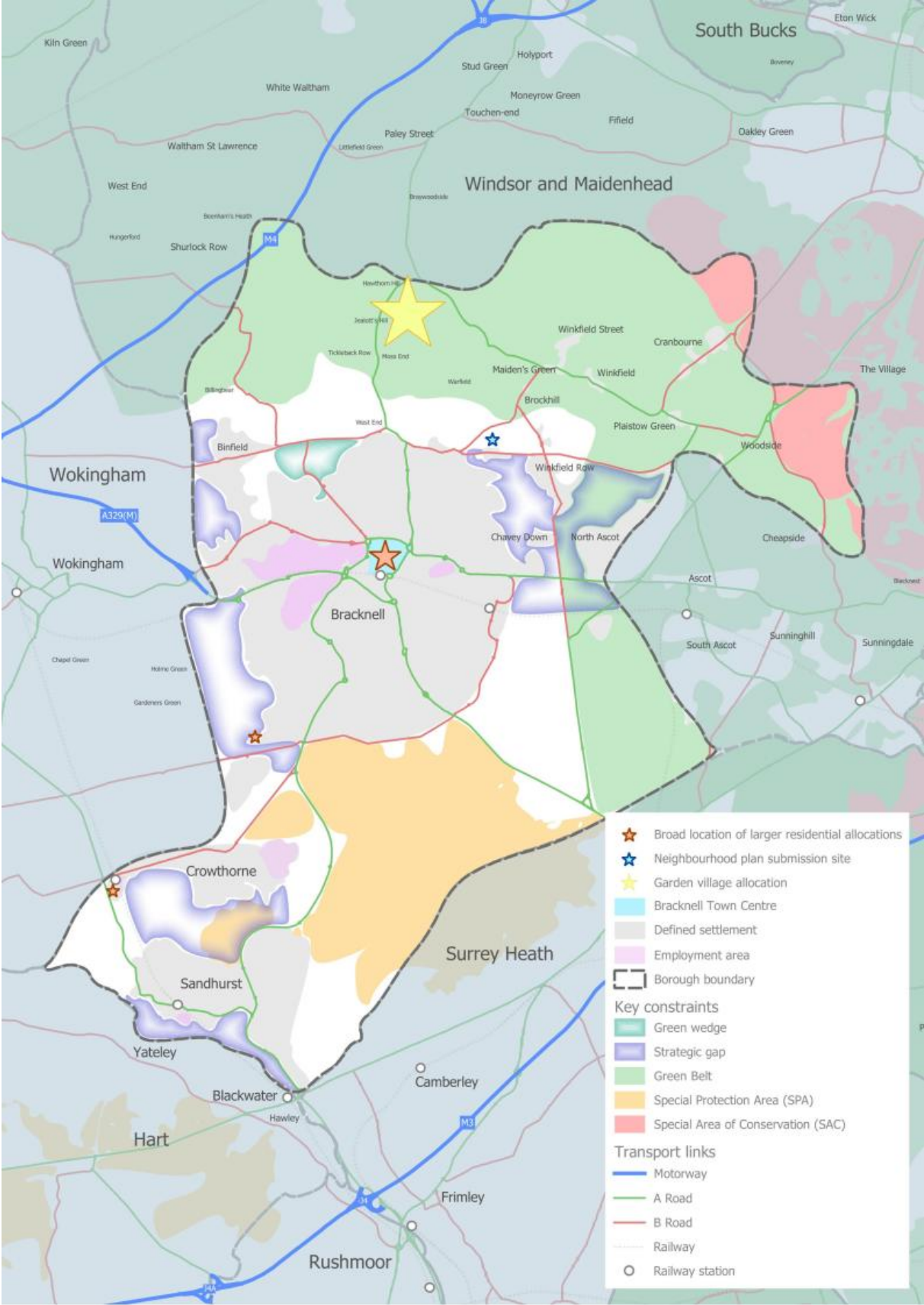
4.23 National policy continues to afford the Green Belt strong protection. Green Belt boundaries should only be amended when all other reasonable options for meeting needs have been explored, including optimising the density of development. As part of the evidence base for this Plan, the Council commissioned a Green Belt review. This tested land in the Green Belt against the five purposes set out in national policy.

4.24 It concluded that all land within the Green Belt in Bracknell Forest makes at least a 'contribution' to one or more of the five Green Belt purposes. No areas were identified for removal from the Green Belt. In view of the Green Belt Review findings, the need to promote sustainable patterns of development, the nature of the constraints affecting many of the Green Belt sites promoted through the SHELAA and the estimated potential of sites outside the Green Belt, attention has been directed at sites outside the Green Belt in terms of meeting the Local Housing Need.

4.25 The NPPF refers to altering Green Belt boundaries in 'exceptional circumstances', but these are to be fully evidenced and justified. A site at Jealott's Hill (north of Bracknell), in the Green Belt has been used for agri-tech research of national and global importance for a number of years. Due to changing practices and advances in research, significant investment is now required in the facility to enable it to maintain its position. Enabling development is required to help fund the future operation of the site. In accordance with the Government's Industrial Strategy and the wish to support such an enterprise, it is proposed to release land from the Green Belt to facilitate the creation of a new sustainable village community based on garden village principles. Due to the timescale required for such a development, delivery would extend beyond this plan period.

The Strategy is to protect the Green Belt but due to the 'exceptional circumstances' pertaining to an existing research facility at Jealott's Hill, allow the release of sufficient land to accommodate the built form for the long term development of a Garden Settlement, incorporating measures to create a sustainable community including high standards of design that mitigate and adapt to climate change.

Figure 3 Key diagram



4.26 The Key diagram summarises the Spatial Strategy in graphical form.

4.27 Whilst the above principles have been applied to the distribution of growth, other development proposals will be submitted for consideration during the plan period through the development management process.

4.28 The Spatial Strategy outlined above will continue to be pursued by assessing applications against the directional elements of the strategic policies, particularly Policy LP2 – Sustainable locational principles.

5: Sustainability Principles

5.1 Sustainable development principles

5.1 Whilst the NPPF provides a guide to sustainable development at the national level, the Local Plan must demonstrate what this means for the Borough. This is important due to the level of growth that must be delivered and the need to ensure that it addresses economic, environmental and social considerations. The following policy reflects the Vision and Objectives of the Local Plan and sets out the context for the more detailed policies in the remainder of the Plan.

Objectives

B – Protect/enhance existing assets and creates new assets

C – Support economic growth and resilience

D – Level of development/supply

E – Retail centres

F – Strong communities

G – Achieving high quality development

H – Transport

I - Infrastructure

Policy LP 1

Sustainable development principles

Proposals for development will be permitted that:

- i) provide suitable land/buildings to help meet development needs;**
- ii) make efficient use of land/buildings;**
- iii) create a high quality built environment, enhance and maintain local character and landscapes, and reduce and prevent crime;**
- iv) protect and enhance the natural environment and the significance of heritage assets including their settings;**
- v) minimise the use of natural resources, address the waste and respond to climate change;**
- vi) protect and include essential infrastructure, services and facilities required, and enhance the green infrastructure network;**
- vii) promote healthy lifestyles and maximise health and wellbeing;**
- viii) are located so as to reduce the need to travel; and,**
- ix) offer a choice of modes of travel with minimal reliance on the private car.**

5.2 Paragraph 7 of the NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Whilst no single development proposal is likely to deliver benefits equally in terms of economic, social and environmental impacts, setting out a set of focused expectations for all development will ensure that all three aspects are taken into account. The principles in Policy LP1 should be balanced through the development process and in practice could contribute as follows.

5.3 Economic:

- By ensuring that sufficient land and buildings come forward to meet local needs for housing and as far as possible, for employment uses, thereby, providing a local workforce and local job opportunities.
- By ensuring that the right type and size of buildings are delivered in order to help meet the needs of local businesses and encourage new investment. This includes encouraging proposals that involve uses that help broaden the economic base of the local economy, thereby assisting in making it more resilient and able to adapt to changes in economic conditions. This broadening of uses also applies to certain proposals in town centre locations, in recognition of the increasing importance of the leisure sector to the vitality and viability of town centres.

- By ensuring that the density of proposals is appropriate and that land is used in an efficient way, taking account of the character of the area. This will include seeking higher densities in and around Bracknell Town Centre as part of the continuing regeneration project.
- By identifying the need for new infrastructure and working to ensure that it is provided in a co-ordinated way at appropriate times.

5.4 Social:

- By providing a supply of housing, including affordable homes of an appropriate mix and type to meet the needs of existing and future residents. This will include the provision of specialist accommodation for the increasing proportion of older people, where appropriate.
- By protecting existing and providing essential infrastructure, services and facilities that meet the needs of existing and future residents, such as additional health facilities, educational facilities, footpaths/cycleways, open space and recreational facilities. All can make an important contribution to the health and wellbeing of communities.

5.5 Environmental:

- By creating a high-quality distinctive built environment that takes account of the character of urban and rural landscapes.
- By protecting and enhancing the significance of buildings, sites and features of archaeological and historic interest, together with their settings.
- By the prudent use of natural resources (for example, water) and minimising carbon or energy impacts associated with development. This might include giving consideration to appropriate siting, orientation and design of new buildings and the use of renewable energy.
- By ensuring better integration of transport and land use planning to reduce the need to travel.
- By promoting development in locations that minimise the need to travel and maximise opportunities to travel by the most sustainable modes. This might be sought through improvements to infrastructure for walking, cycling and public transport
- By encouraging the efficient use of land and the re-use of previously developed land, as far as possible.
- By mitigating and adapting to climate change through careful planning and design of development, including reducing the risk of flooding from all sources.
- By minimising the risk of damage to areas of importance for nature conservation and taking opportunities to extend the green infrastructure network and increase biodiversity and the network of open spaces where possible.

KEY EVIDENCE

- NPPF (paras 7-9)

DELIVERY AND MONITORING

5.6 Delivery

- Determination of planning applications

5.7 Monitoring

- Monitoring of applications and appeals

5.2 Sustainable locational principles

5.8 The Spatial Strategy explains the approach that has been taken to determining the location of sites allocated in the Plan and provides a framework for other development proposals will come forward during the plan period. The above policy sets out broad criteria that all development will be expected to meet. This is complemented by specific locational guidance to help achieve sustainable development.

Objectives

A – Positive/proactive

B – Protect/enhance existing assets and create new assets

C – Support economic growth and resilience

E – Retail centres

F – Strong communities

H – Transport

I - Infrastructure

Policy LP 2

Sustainable locational principles

Development will be permitted in defined settlements, including within the developable area of allocated sites. Development will be permitted which is consistent with the character, accessibility and provision of infrastructure and services within that settlement.

5.9 Settlement boundaries are shown on the draft Policies Map and delineate the boundary between areas of built/urban development (the settlement) and non-urban or rural development – the countryside/Green Belt. Although, the range of uses within a settlement vary with the size of the settlement, they typically include a variety of residential, community and commercial/employment uses together with transport facilities.

5.10 Land outside settlement boundaries is defined as countryside and/or Green Belt. It is predominantly used for agricultural, woodland and outdoor recreational uses. The establishment of settlements helps encourage consolidation. It can also help separate adjacent communities and help them retain their individual identities.

5.11 It is important that development is directed to settlements where there is better access to facilities and services. This also helps reduce the need to travel and use more sustainable modes of transport.

5.12 Other policies in this plan provide further guidance for the location of particular types of development within the settlement such as retail and employment development. Whilst the priority will be to locate development within settlements there may be some forms of development that must be located in the countryside and Green Belt. Criteria based policies will be used to assess such proposals.

Linked Development Management Policies

All Non Strategic Part 2 Policies

KEY EVIDENCE

- NPPF (paras 7 - 9)

DELIVERY AND MONITORING

5.13 Delivery

- Determination of planning applications

5.14 Monitoring

- Permissions granted inside and outside settlement boundaries.

6: Housing

6.1 Provision of housing

Housing need

6.1 The revised NPPF, published in February 2019, states that ‘to determine the minimum number of homes needed, strategic policies should be informed by a LHN assessment, conducted using the standard method in national planning guidance’⁽²⁾ It adds that ‘in addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

6.2 Details of the standard method for establishing the LHN are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance(PPG)⁽³⁾ Using the 2014-based household projections⁽⁴⁾ and an uplift based on the ratio of house prices to workplace-based earnings⁽⁵⁾ the LHN for Bracknell Forest is 615 dwellings per annum, using a baseline of 2019.

6.3 Bracknell Forest is adjacent to four authorities, these being Surrey Heath Borough, Hart District, Wokingham Borough and the Royal Borough of Windsor & Maidenhead (RBWM) as shown on Figure 2 below.

6.4 The Hart Local Plan is at Examination and the Inspector has indicated (February 2019) that identified unmet needs from Surrey Heath, should be addressed within the Hart Local Plan. A consultation on Proposed Modifications took place between 5th July and 19th August 2019.

6.5 RBWM’s Borough Local Plan (2013-2033) is also at Examination and further work is being done on the Submission Version housing need figure and LHN figure together with supply. The current Submission version seeks to meet housing need within the Borough.

6.6 Wokingham Borough Council is currently updating its Local Plan to 2036. It is envisaged that consultation on a Proposed Submission Version will take place during the Summer of 2020.

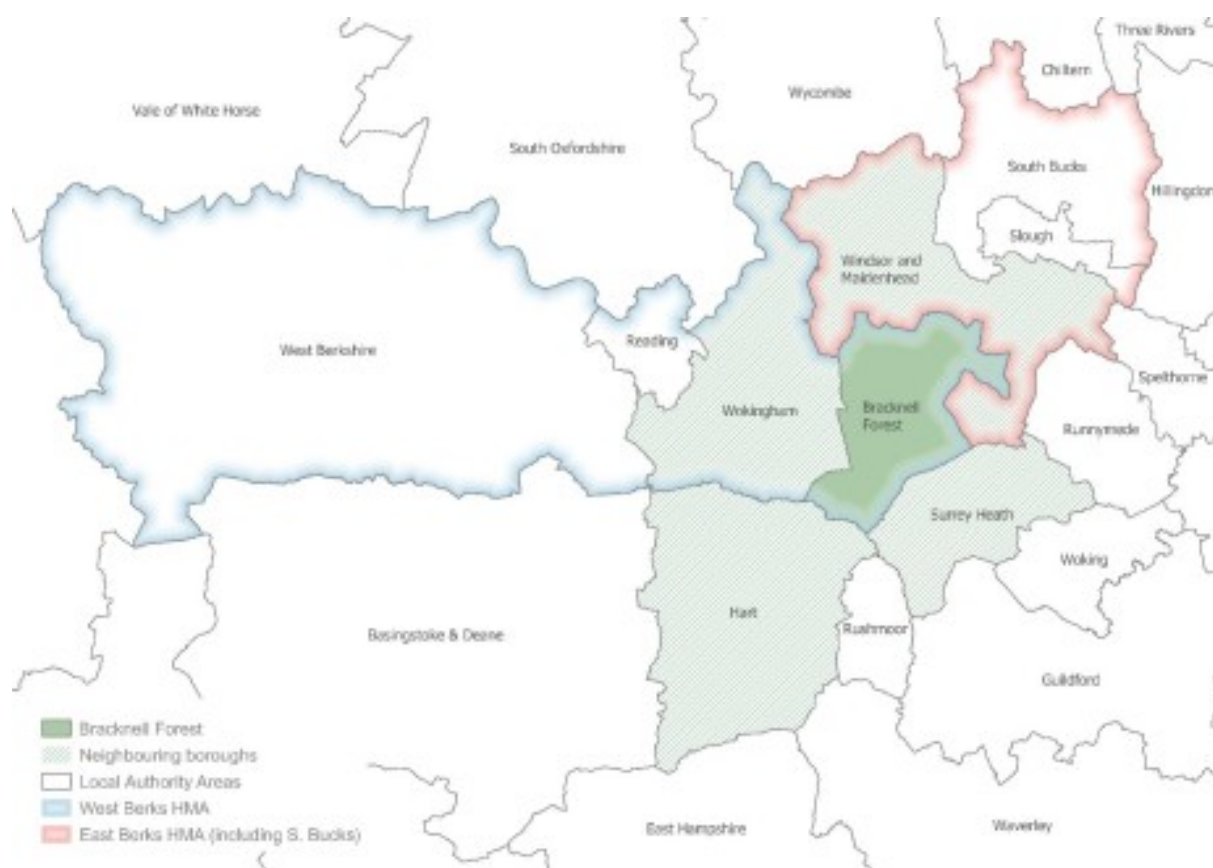
2 Reference ID: 2a-004-20190220

3 Reference ID: 2a-004-20190220

4 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/536731/Household_Projections_Published_Tables.xlsx

5 <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Figure 4 Neighbouring Local Authorities and Berkshire and Buckinghamshire Housing Market areas



6.7 Although the NPPF no longer refers to 'Housing Market Areas' (HMAs), the PPG provides a definition of a housing market area which refers to the importance of key functional linkages between places where people live and work. The Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA, February 2016) found that Bracknell Forest had a strong functional relationship with Wokingham Borough, Reading Borough and West Berkshire. As a result, there has been much collaborative working between these Authorities on housing matters and associated infrastructure.

6.8 A housing requirement of 615 dwellings per annum is a significant uplift over the requirement in the previous adopted Local Plan (557 dwellings per annum) and accords with the Government's objective of significantly boosting housing supply.

6.9 Although national policy requires local plans to be reviewed every 5 years, it is necessary for the requirement to be calculated on the basis of a minimum of 15 years from adoption. As the estimated date of adoption of this Local Plan is 2021, the housing requirements must be calculated up to the period to 2036. As the LHN applies from 2019, this forms the start date to calculate housing need. Thus for the period 2019 to 2036 (17 years), a total of 10,455 (net) additional homes are required.

6.10 The number of new homes that the Plan needs to find sites for is set out in the policy below.

Objective

D - Level of development/land supply

Policy LP 3

Provision of Housing

Provision will be made for at least an additional 10,455 homes in Bracknell Forest Borough for the period 2019/20 to 2035/36.

Meeting the housing requirement

6.11 Since the LHN applies from 2019, it is necessary to take account of progress made in delivering housing to date against the number of homes that need to be built to meet the target. The latest set of monitoring data available is based at 31st March 2019. The position is summarised in the table below:

Table 1 Progress in meeting the LHN

What we had achieved by 31 March 2019	
Plus 4,849	Homes with planning permission (large and medium sites) (6)
Plus 3,251	Large and medium sites already allocated, but without permission (2,429) and homes approved subject to legal agreements (822).
Plus 1,256	Small sites windfall allowance of 21 homes per year for the period 2019/20 to 2035/ 36 i.e. 17yrs = 357 homes. Medium sites windfall allowance of 62 homes per year for the period 2022/23 to 2035/36 = 14yrs = 868 and 31 homes for 2020/21 Total medium allowance=899 homes.
= 9,356	
What we still need to do for the period 2019/20 – 2035/36	
10,455	Requirement over total plan period using Local Housing Need figure ((2014 based household projections (released Sept 2016) and house price to workplace-based earnings ratio for 2018 (released March 2019)). (615 x 17 = 10,455)
In Summary	
How many new homes we need for the period 2019/20 to 2035/36	10,455

6 including C2 and C3 specialised.

What we had achieved by 31 March 2019	
How many homes we have already found sites for (including windfall allowance)	9,356
Allowance for adjustments to capacities of specified SALP sites	<ul style="list-style-type: none"> Land at Warfield Loss of 68 units Land north of Eastern Rd: Loss of 188 units (relates to Radius Court and Greenwood House) Football Ground, Larges Lane: Loss of 88 units Wood Lane: Loss of 20 units Albert Road car park: Loss of 40 units Amen Corner South ⁽⁷⁾ Loss of 310 units although possible gain at school site (2.4ha) Old Bracknell Lane West. <ul style="list-style-type: none"> Area 1: Hyperion House, BSRIA & Photon House: Gain of 100 units Area 2: Gain of 45 units Land north of Peacock Lane: Loss of 38 units. Total: loss of 607
Amount outstanding (minimum figure)	= 1,706
IF include a flexibility allowance of 10%	(10% of 1,702 dwellings = 170.6)
Need would then be	= 1,877

6.12 1,877 new dwellings ⁽⁸⁾ is the minimum number of homes that need to be delivered. This figure includes some flexibility for non-delivery of sites in the event of changing circumstances. As a result, the Council has sought to find sites for at least 1,877 new dwellings.

Meeting housing needs

Sources of housing supply

6.13 Several sources of housing supply will ensure a continuous supply of land across the plan period. These sources include:

- existing planning commitments and retained Site Allocations Local Plan 2013 (SALP) allocations;
- small and medium sites that have not yet been identified (windfalls) but that will come forward through the development management process in accordance with the policies set out in the Local Plan and through the use of permitted development rights; and
- new sites allocated in this Plan.

Existing planning commitments including retained SALP allocations

6.14 These are:

⁷ 2018 Commitments counted 550 under soft outline 12/992/OUT and residual of 175:

⁸ C3, C3 specialised and C2 Use Class. As adjusted by the nationally set ratio set out in para. 11 Housing Delivery Test Measurement Rule Book July 2018 (MHCLG) to convert communal accommodation to dwellings

- sites with a valid planning permission.
- sites which have no formal planning permission but which have been identified in principle as being suitable for development. This is divided into two further categories: sites with a resolution to grant permission subject to a S106 legal agreement and sites in an adopted Local Plan, (i.e. those accepted in principle, but that do not yet have a formal planning permission).
- The plan period runs from 2019/20 to 2035/36 and therefore overlaps with the previous plan (2006/07 – 2025/26). Account therefore needs to be taken of sites already being brought forward during the first 7 years of the plan period. This includes sites allocated through the SALP - Policies SA3-SA9. Some of these sites have already been completed, others are currently under construction, have outstanding planning permissions or are subject to negotiations. These sites are likely to contribute significant numbers of dwellings during the first half of this plan period.
- To ensure a robust defensible housing need figure, allowance has been made within the housing calculation table for potential variation in the estimated capacity of certain SALP sites in accordance with more recent evidence. In most instances, this has resulted in a reduction in the estimated capacity due to site constraints or other sites not being delivered. However, in the case of Old Bracknell Lane West, the capacity has been increased since higher densities than those assumed in the SALP are being achieved on similar sites in the vicinity. This is therefore in accordance with market factors and national policy on efficient use of land. As existing planning commitments, the SALP allocations are retained; variations in capacity are only noted within the calculation to ensure a robust approach.

Windfall Sites

6.15 The Council has assessed the contribution likely to be made by ‘windfall’ sites based on past trends and likely changes to those trends, and it is clear that windfall sites have consistently played an important role in the housing supply of the Borough. An allowance of 21 dwellings (net) per year has been included for small sites as the SHELAA does not include sites of less than 5 dwellings (net). Although some medium sites are being proposed for allocation, historic data suggests that it is justified to include an allowance for medium site windfalls. Whilst an allowance of 62 dwellings (net) per year has been included for the period 2022/23 to 2035/36 to avoid double counting, no allowance has been included for the first 2 years of projected completions and 50% of the allowance has been taken for the third year of the projections. This approach acknowledges the time required to deliver housing on medium sites following the grant of permission.

6.16 Whilst no allowance has been made for large windfall sites, if delivered, they will be reported through the monitoring process.

New sites allocated in this Plan

6.17 The NPPF requires local planning authorities to prepare a SHELAA to establish realistic assumptions about the availability, suitability and viability of land to meet housing needs. The Council prepared the first edition of the SHELAA following ‘Calls for Sites’ in 2016. A new updated version of the SHELAA has now been published, taking into account the results of

responses received to consultations. The SHELAA follows government guidance on potentially suitable sites and covers all sites with a capacity for 5 net dwellings or more. Most of the sites that have been submitted are being promoted for housing.

Site selection process

6.18 The Council's overall approach to identifying land for allocation is set out in the Spatial Strategy. Various technical assessments of individual sites have also been carried out to help identify the most suitable locations for development and the approximate capacity of sites. All results have been brought together in the Sustainability Appraisal ⁽⁹⁾. The process followed was set out in a 'Site Selection Methodology' ⁽¹⁰⁾.

Housing Trajectory

6.19 The NPPF requires local planning authorities to illustrate the expected rate of housing delivery over the plan period through a 'Housing Trajectory'. In preparing the Local Plan's Housing Trajectory the Council has engaged with landowners, developers and stakeholders and given detailed consideration to likely start dates, build out rates on different types of sites and the lead in times required for supporting infrastructure. The Housing Trajectory shows the timeline for the delivery of housing development across the plan period in relation to the annual average requirement. The following sources of supply are included:

- Sites with planning permission
- Sites accepted in principle subject to a S106 Agreement
- Retained SALP allocations
- Sites allocated for development in this Local Plan
- A small and medium site windfall allowance.

Five year housing supply

6.20 In order to comply with the NPPF, the submitted plan must be able to demonstrate that the Housing Trajectory includes a sufficient supply of deliverable housing sites for the first five years to meet the housing requirement plus an appropriate buffer to ensure a flexible and robust supply ⁽¹¹⁾. The assessment must then be reviewed on an annual basis.

6.21 For Bracknell Forest, this means that at 1st April 2019, there is a need to identify sites which will meet a requirement of 615 homes per year plus an appropriate buffer, dependent on a range of circumstances set out in the NPPF. One of these involves instances of under delivery over the previous three years, as measured through the application of the Housing Delivery Test (HDT) ⁽¹²⁾. The results of the 2018 HDT were published on 19 February 2019 and show that Bracknell Forest achieved 75% of its requirement, therefore a 20% buffer must be added to the five year housing supply calculation at 1st April 2019. As the deliverable supply is 4,493 new homes over the period 2019/2020 - 2023/2024, the Council had a supply of 6.09 years at 1st April 2019.

6.22 The ability to demonstrate a five year land supply plus appropriate buffer is important in the decision making process. If the supply falls below the required amount, the presumption in favour of sustainable development applies (para 11 of the NPPF), which means that alternative unplanned sites, including those in the countryside may be permitted. The Council is keen to

9 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/draft-bracknell-forest-local-plan/evidence-base>
10 [CLP.Ev.10c Bracknell Forest Site Selection Methodology \(June 2017\).pdf](#)

11 Para 73 of the NPPF

12 <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

follow a plan-led approach in accordance with the NPPF to prevent this happening. This is why further land is being allocated through the local plan process with the aim of ensuring that a five year supply continues to be demonstrated when the position is reviewed each year.

Linked Development Management Policy

- Policy LP 21 Protection of existing housing stock

KEY EVIDENCE

- NPPF (paragraphs 59 - 76)
- Planning Practice Guidance

DELIVERY AND MONITORING

- Delivery - Determination of planning applications
- Monitoring - Number of dwellings (net) permitted and completed each year

6.2 Sites allocated for residential/mixed use development

KEY CHANGES TO PREVIOUS DRAFT SITE ALLOCATIONS

6.23 Since the previous consultations on potential sites in February/March 2018 and September 2018, there have been a number of updates that have led to changes in the sites being proposed for development. These updates have included, but are not limited to:

- **The publication of the revised NPPF 2018 and 2019 together with associated planning practice guidance.** In areas where there is a shortage of land for housing, the revised NPPF requires a significant uplift in the average density of residential development in town centre and other locations with good transport links. As a result, an increased density of 300dph has been applied to sites within Bracknell Town Centre. This is based on the densities achieved on similar sites that already have planning permission in and around Bracknell Town Centre. The revised NPPF also requires substantial weight to be given to the use of suitable brownfield land, especially where there are opportunities to remediate contaminated land and support the development of under-utilised land and buildings.
- **Some sites previously proposed for allocation now have planning permission.** The annual review of housing commitments has updated the position to 31st March 2019. This has revealed that the status of some sites has changed in that some now have planning permission or have been accepted in principle subject to securing S106 Agreements. It has therefore been necessary to account for them within the figures for committed development rather than as proposed allocations.
- **Responses to the consultations have been analysed.** Residents, land owners, developers, planning consultants, other stakeholders and statutory bodies highlighted issues in their responses that have been taken into account and influenced which sites should be proposed.
- **The submission of further sites for consideration.** Previous consultations have resulted in further sites being submitted to the Council for consideration. It has been necessary to gather similar evidence on these sites so that comparative assessments can be made.
- **New evidence has become available to the Council.** This includes the Strategic Flood Risk Level 2 Assessment (SFRA L2) and Employment Land Needs Study which has further informed the choice and capacity of sites.

6.24 The current LHN (which is now lower than during the 2018 consultations), existing commitments for development (including revisions to the capacity of outstanding SALP sites), higher potential capacities on the Town Centre sites and the fact that some of the new sites are well-located and face comparatively limited constraints or constraints that could be avoided/mitigated without compromising viability have resulted in the need to revise the list of sites proposed for allocation. Some of the previously proposed greenfield sites, including two strategic countryside sites. Furthermore, as the results of the Employment Land Needs Study state that there is a need for additional industrial/warehousing floorspace and therefore a need to protect our recognized employment areas, land at Hewlett Packard, Cain Road, Binfield is no longer proposed for allocation.

6.25 An additional strategic site (WAR3) is proposed for removal from the Green Belt in order to secure the future of the existing site as a centre for scientific research of global importance. Significant investment in the facility is needed which requires enabling development to help

fund the future operation of the site. The allocation is not required to meet the LHN. Further details of the exceptional circumstances are outlined in the supporting text to 6.5 'Land at Jealott's Hill, Warfield'.

Policy LP 4

Sites allocated for residential/mixed use development

1 Large allocated sites (more than 1ha and 5 (net) dwellings or more)

Site ref (as used in the SHELAA)	Address	Suggested dwelling capacity (No. of affordable dwellings) ¹
BIN1	Land north of Tilehurst Lane	45 (16)
BIN5	Land south of Forest Road and east of Cheney Close	40 (14)
BIN10	Popes Manor, Murrell Hill Lane	31 (11)
BIN20	Land previously reserved for Park and Ride, Peacock Farm	69 (24)
BRA4	Land at Beaufort Park, Nine Mile Ride (South Road)	226 (79)
BRA13*	Coopers Hill Youth and Community Centre, Crowthorne Road North	69 (24)
SAND5	Land east of Wokingham Road and south of Dukes Ride (Derby Field)	217 (76)
WAR9	Land North of Herschell Grange	33 (12)
WINK15	Whitegates, Mushroom Castle, Chavey Down Road	42 (15)
	Total	772 (270)
	Land at Hayley Green, Warfield (Submission Warfield Neighbourhood Plan site)	235 (82)
	Total including Submission Warfield Neighbourhood Plan site	1,007 (352)

2 Medium allocated sites (less than 1ha and with 5 (net) dwellings or more)

Site ref (as used in the SHELAA)	Address	Suggested dwelling capacity (No. of affordable dwellings) ¹
BIN12	Land south of London Road (Eastern Field)	10 (3)
BIN16	Land between Cain Road and Turnpike Road (3M Recreational Land)	27 (9)
BRA7*	Town Square, The Ring	213 (75)
BRA12*	Former Bus Depot, Market Street	141 (49)
BRA14*	Jubilee Gardens, The Ring	100 (35)
BRA15*	Land east of Station Way and north of Church Road (Southern Gateway)	267 (93)
BRA17*	Bus Station, Station Road	234 (82)
SAND9	Land at Lower Church Road	23 (8)
WINK 34	Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)	6 (0)
	Total	1,021 (357)
		(1)

1. Capacities in bold are the total suggested dwelling capacity. The figures in brackets relates to the number of affordable dwellings based on 35% of the total suggested dwelling capacity on sites with an increase of 10 or more dwellings (net).

* Mixed use scheme

3 Total by Designated Neighbourhood Area

Designated Neighbourhood Area	Suggested dwelling capacity
Binfield	222
Bracknell	1,250
Crowthorne	0
Sandhurst	240
Warfield	268 (incl. Submission Warfield Neighbourhood Plan site)
Winkfield	48
TOTAL	2028

6.26 The estimated capacity of the sites listed in Policy LP4 is 2,028 dwellings including the Warfield Neighbourhood Plan site but excluding the additional strategic site at Jealott's Hill (WAR3). This is sufficient to meet the need, including a flexibility buffer, as identified in LHN Table . The stated capacities are approximate since there will be a need to take into account further detailed evidence on constraints, design considerations and the need to ensure the most efficient use of land, at the planning application stage.

6.27 Para. 65 of the NPPF states that strategic policies should identify a housing requirement for designated neighbourhood areas within the overall requirement. It adds that this should reflect the overall strategy for the pattern and scale of development and any relevant allocations. Only one of the neighbourhood plans currently under preparation includes a possible site allocation - this is the Warfield Neighbourhood Plan which is currently at Examination. The site proposed for allocation is Land at Hayley Green for 235 dwellings. Whilst the site is of a strategic nature, it is not considered that it undermines the approach being taken in this Plan in terms of the Spatial Strategy. Due to the variation in timescales, different procedures and risks that are associated with taking a neighbourhood plan and local plan forwards, the site is also included in Policy LP4 as an endorsement of the principle of development of this site.

6.28 The Local Plan's approach to density is not to be overly prescriptive, but to let the purpose of the development, the context of the site and the defining characteristics of the surrounding area guide the appropriate density. Higher densities will generally be more appropriate in and around accessible locations such as Bracknell Town Centre and other transport hubs. There may also be some opportunities for higher densities on larger sites, where there is scope to design a range of environments with varying characteristics.

6.29 A significant number of the dwellings allocated in this plan will form part of mixed-use schemes on sites in and around Bracknell Town Centre (these allocations therefore need to be read alongside those included for economic development in Policy X). These proposals will therefore support the continued regeneration of the area, building on improvements made through the completion of the Lexicon and supporting infrastructure. The Council has reconfirmed its commitment to extend the regeneration of Bracknell Town Centre through publishing Bracknell Town Centre Vision 2032.

6.30 This identifies key sites in Bracknell Town Centre and discusses their potential and how their redevelopment can be pursued. Due to the need to ensure that development on the sites proposed for allocation in Bracknell Town Centre support and complement existing and committed development, a Supplementary Planning Document will be produced which will give further details of scale, use and phasing together with the supporting infrastructure required.

6.31 Specific policies have been included for two sites listed in the policy in Table 1 (BRA4 and SAND5), which have specific requirements. Development proposals should enable a comprehensive scheme to be delivered on this allocation to create a sustainable development that supports and complements the role of the existing settlements and communities in proximity. The proposal at Land at Beaufort Park, Nine Mile Ride (South Road) is also supported by the inclusion of a concept plan that shows a possible arrangement of uses. This is because of the constraints impacting on the developable area and layout.

6.32 For other sites listed in Policy LP4, a list of requirements is set out in each site's profile in Appendix 4: 'Site profiles for allocated sites'. Maps have been included showing developable areas, as these do not necessarily coincide with site boundaries due to the need to take into account site specific requirements. For sites involving extensions to existing settlements, the proposed settlement boundary is also shown in order to provide a degree of certainty to developers and the community. Allocated sites will be subject to all relevant policies within the Local Plan. Development Briefs may be produced for some sites at a later stage. For summaries on the evidence that has been obtained in relation to each site (including the Sustainability Appraisal), and how this evidence has informed each site's Site Suitability Assessment, Developable Area Assessment and Site Specific Requirements see the Housing Background Paper.⁽¹³⁾

6.33 The majority of new homes brought forward on sites through the SALP are on sites of more than 500 dwellings. Due to long lead in times caused by the amount of infrastructure required and site preparation works, many of these will be delivering housing over much of this plan period. In recognition of this, the Council favours the release of smaller sites through this plan, which support the Government's aim of diversifying the market and supporting medium and small housebuilders. Small sites will also help meet any short-term housing requirements.

KEY EVIDENCE

- NPPF (paragraphs 20, 65 and 67)
- Strategic Housing and Economic Land Availability Assessment (SHELAA)
- Draft Bracknell Forest Local Plan evidence base.

DELIVERY AND MONITORING

6.34 Delivery

- Determination of planning applications.

6.35 Monitoring

- Number of dwellings (net) permitted and completed each year
- Build out rates and data from developers.

13 LP/Ev/2e
<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/draft-bracknell-forest-local-plan/evidence-base>

6.3 Land at Beaufort Park, Nine Mile Ride, Bracknell

6.36 The site comprises a parcel of land in single ownership that is currently predominantly coniferous and broadleaved woodland including woodland plantations and areas of grassland and heathland. An existing vacant office building has been excluded from the site and is in different ownership. It is subject to separate proposals for residential development. The southern boundary of the site adjoins Nine Mile Ride which forms an important east-west route.

6.37 The western boundary of the site adjoins woodland and sporadic development. The former Transport Research Laboratory site lies to the south which is currently being developed as an extension to the settlement of Crowthorne. The comprehensive development of the land is essential to maximise the site's potential and deal effectively with the constraints that affect the site.

Policy LP 5

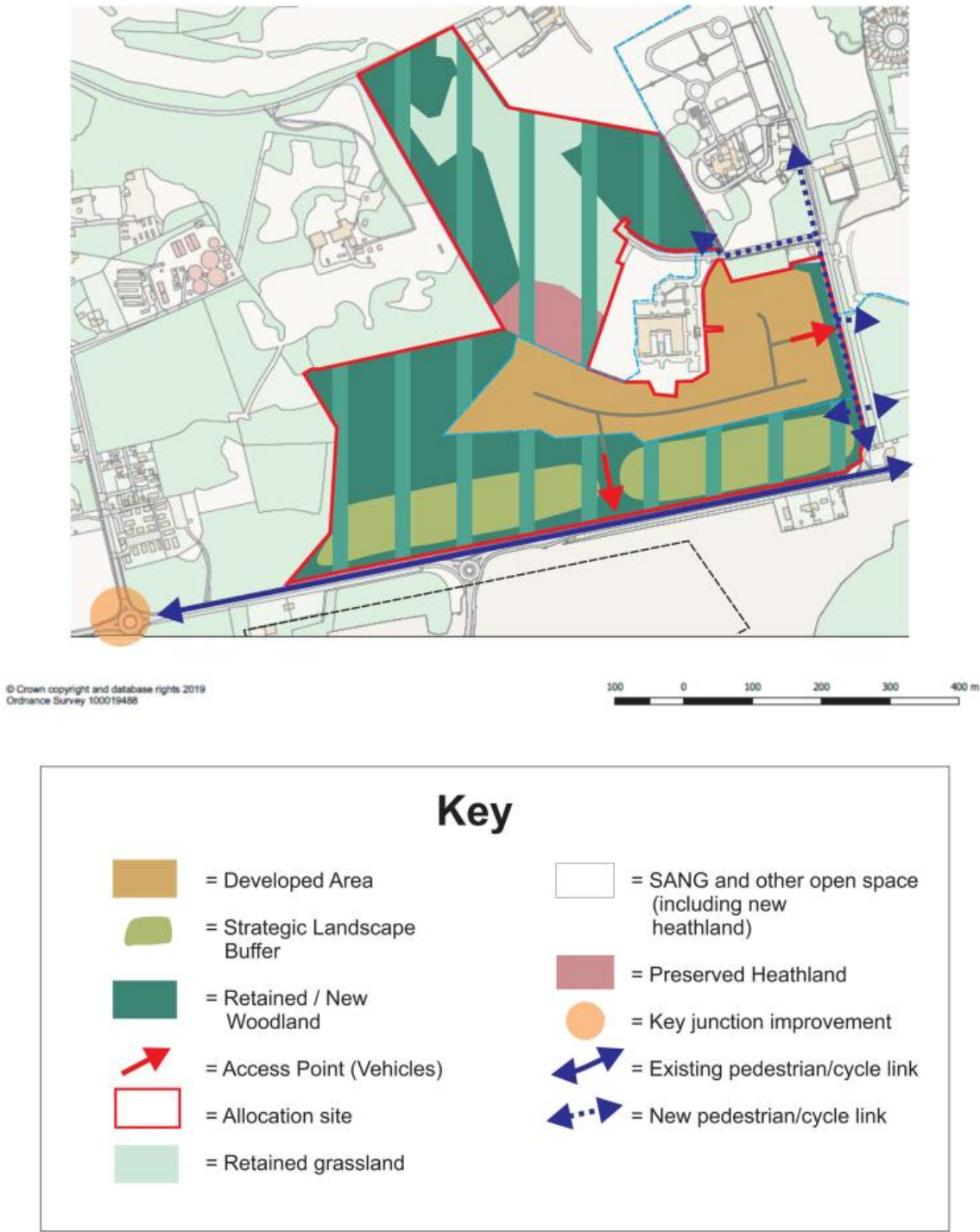
Land at Beaufort Park, Nine Mile Ride, Bracknell

Land at Beaufort Park as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well designed development including the following:

- 226 residential units (including 79 affordable homes) (total final number to be subject to further work on the implications of flood and ecological avoidance and mitigation).
- 5% of dwellings as serviced plots for sale to custom builders. On-site Active Open Space of Public Value and Suitable Alternative Natural Greenspace (SANG).
- Maintenance of a gap between Bracknell, Wokingham and Crowthorne (comprising on-site open space and/or SANG).
- The safeguarding of an oil pipeline.
- Provision of green routes along Nine Mile Ride.
- The infrastructure required to support this development includes:
 - A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
 - Off-site in-kind provision or financial contributions towards a multi-functional community hub.
- Measures to avoid and mitigate the impact of residential development upon Habitats Sites, in agreement with the Council and Natural England. This will include provision in perpetuity of:
 - A bespoke SANG of at least 8ha per 1,000 new population; a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- On-site in-kind provision of waste recycling facilities.
- Telecommunications infrastructure including fibre to the premises (FTTP) for high-speed broadband provision.
- Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development.
- Provision of Green Infrastructure (in addition to elements listed above).
- Ecological avoidance, mitigation and compensation in line with policy requirements.
- Masterplan and design code to be submitted and approved by the LPA prior to any planning application submissions.

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

Figure 5 Land at Beaufort Park, Nine Mile Ride, Bracknell



6.38 The final layout of the site will need to be influenced, amongst other matters, by a project level Habitats Regulations Assessment.

KEY EVIDENCE

- NPPF (Section 5 delivering a sufficient supply of homes)
- Strategic Housing and Economic Land Availability Assessment

DELIVERY AND MONITORING

6.39 Delivery;

- Whilst the majority of the area to be developed is greenfield, extensive investigations and preparatory works will be required due to flooding and biodiversity issues.
- Provided that an acceptable scheme can be negotiated, including suitable mitigation and SANG can be provided in a timely manner, it is envisaged that housing could start to be delivered in 2027/2028. Depending on market conditions and other factors, it is estimated that the development will take 4 years to complete (Appendix 2).

6.40 Monitoring;

- Determination and monitoring of planning applications and appeals,
- Partnership working with relevant landowners, developers, statutory agencies and the local community.
- Number of dwellings (net) permitted and completed each year.

6.4 Land East of Wokingham Road and South of Dukes Ride (Derby Field)

6.41 The site comprises of a parcel of land in single ownership that is currently used as school playing fields. There is a pavilion building in the north east corner. The site boundaries consist of hedging and trees. To the east and north is a mix of residential and commercial uses, to the west and south is sporadic residential development amidst woodland. The railway line runs along the eastern boundary. The site is in close proximity to Crowthorne Rail Station (where there is a small car park) which is on the Reading to Guildford line.

Policy LP 6

Land East of Wokingham Road and South of Dukes Ride (Derby Field)

Land East of Wokingham Road and South of Dukes Ride (Derby Field) as shown on the Policies Map is allocated for a comprehensive well designed development including the following:

- 217 residential units (including 76 affordable homes).
- 5% of dwellings as serviced plots for sale to custom builders.
- Provision of alternative playing pitches to replace those currently provided on site.
- On-site Active Open Space of Public Value.
- Provision of additional car parking for Crowthorne Rail Station.
- The infrastructure required to support this development includes:
 - A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
- Measures to avoid and mitigate the impact of residential development upon Habitats Sites, in agreement with the Council and Natural England. This will include provision in perpetuity of:
 - A bespoke SANG of at least 8ha per 1,000 new population;
 - A financial contribution towards Strategic Access Management and Monitoring; and;
 - Any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- On-site in-kind provision of waste recycling facilities.
- Telecommunications infrastructure including fibre to the premises (FTTP) for high-speed broadband provision.
- Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development.
- Provision of Green Infrastructure (in addition to elements listed above).
- Ecological avoidance, mitigation and compensation in line with policy requirements.
- Masterplan and design code to be submitted and approved by the LPA prior to any planning application submissions.

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

KEY EVIDENCE

- NPPF (Chapter 5 delivering a sufficient supply of homes)
- PPG
- Strategic Housing and Economic Land Availability Assessment

DELIVERY AND MONITORING

6.42 Delivery

- The site is currently a playing field. Although it is not publicly accessible it will be necessary to provide alternative playing pitches, to replace those currently provided on site, prior to development.
- Provided that an acceptable scheme can be negotiated, including suitable mitigation and SANG can be provided in a timely manner, it is envisaged that housing could start to be delivered in 2027/2028. Depending on market conditions and other factors, it is estimated that the development will take 4 years to complete (see Appendix 2)

6.43 Monitoring

- Determination and monitoring of planning applications and appeals,
- Partnership working with relevant landowners, developers, statutory agencies and the local community.
- Number of dwellings (net) permitted and completed each year

6.5 Land at Jealott's Hill, Warfield

6.44 This is a large site (240 hectares) within the Green Belt that has a long-established use as a research facility for a multi-national agricultural technology company. The site currently contains a number of buildings of varying ages, sizes and construction and a large amount of farmland. The existing built envelope on the site covers some 25 hectares of the 240 hectare site.

6.45 It is allocated for a sustainable mixed use settlement based on Garden Village principles. It includes the creation of a Science and Innovation Park based around the existing facility operated by Syngenta on the site. The proposal is a long-term development, the construction of which will continue well beyond the period of this plan with a projected completion date of 2049.

6.46 The work carried out at the site is of global importance and represents a significant proportion of the research undertaken nationally in this field. The way in which this kind of research is carried out has changed significantly and, as technology is developed, research operations on the site are likely to evolve over time. Changing research methods mean that large scale field trials at the site are no longer required, however, there is a greater requirement for built facilities, to meet the needs of Syngenta, and to enable increased collaborative working with companies involved in associated technologies.

6.47 The future operation of the site is dependent on significant investment being made which will require enabling development to help fund it. Investment is required in order for Syngenta to maintain its position globally as a centre for scientific research by building on existing links with universities and other research organisations, within the region and further afield, whilst fostering links to schools and businesses within the borough.

6.48 The boundaries of the Green Belt in Bracknell Forest were originally defined in the Green Belt Local Plan for Berkshire (1985) and have been retained through subsequent Local Plans. Green Belt boundaries can only be altered in exceptional circumstances. It is the national and international importance of continuing this work that provides the exceptional circumstances necessary to justify the proposed changes to the Green Belt boundary. The removal of land from the Green Belt will need to be accompanied by compensatory improvements to the remaining Green Belt. These improvements could include enhancements to green infrastructure, new woodland, biodiversity improvements, access improvements for sustainable travel modes and recreational facilities.

6.49 The NPPF (para 139) lists criteria for defining Green Belt boundaries which include ensuring that boundaries are enduring and are clearly defined using physical features that are readily recognisable and likely to be permanent. Whilst the general extent of the Green Belt in Bracknell Forest is to be retained following a review of the Green Belt, it is proposed to alter the Green Belt to accommodate the allocation at Land at Jealott's Hill.

Policy LP 7

Land at Jealott's Hill

Land at Jealott's Hill, as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive mixed use development based on Garden Settlement principles with associated housing, employment and social and physical infrastructure including:

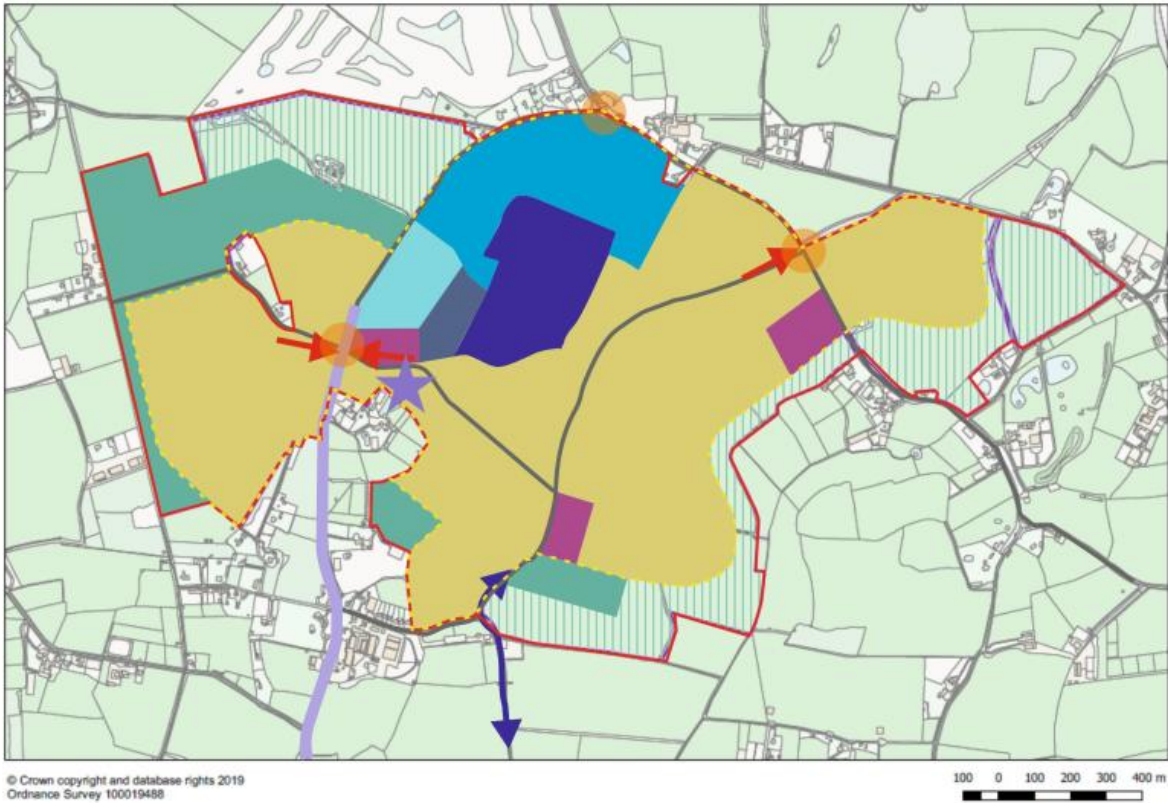
- 4,000 new homes of which approximately 1,200 will be completed within the period of this plan
- 1,400 affordable homes as part of the overall allocation of 4,000 of which approximately 420 will be completed within the period of this plan
- A total of 132,800 sqm of employment floorspace of which 72,200 sqm will be in the form of a Science and Innovation Park and 60,600 sqm will meet the needs of the existing occupier (comprising existing and new floorspace), 36,800 sqm of the additional floorspace will be completed within the period of this plan
- A package of compensatory improvements to offset the impact of removing land from the Green Belt including on-site open space
- Measures to avoid and mitigate the impact of development on Habitat Sites in agreement with the Council and Natural England. This will include the provision, in perpetuity, of:
 - On-site bespoke SANG; and,
 - A financial contribution towards Strategic Access Management and Monitoring; and,
 - Any other measures required to satisfy the Habitat Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance
- On-site provision of three primary schools and one secondary school
- Measures to ensure zero net carbon and sustainable waste management
- A comprehensive package of on and off-site transport measures to:
 - mitigate the development's impact on roads,
 - encourage self-containment of journeys within the site; and,
 - encourage sustainable modes of transport including measures to increase the use of bus services
- Local centre providing convenience retailing and acting as a focus for other community facilities
- Primary healthcare facility
- Community Hub
- Other community facilities including:
 - Community Landshare, to include an orchard;
 - Sports Ground and Pavilion; and,
 - Allotments
- Sustainable Drainage Systems

- Telecommunications infrastructure including fibre to the premises (FTTP) for high-speed broadband provision.
- Measures to protect and enhance biodiversity
- Appropriate protection and mitigation of heritage assets and their settings
- Strategic landscaping, based on detailed landscape assessment, including tree planting, to reduce the visual impact of the new settlement in the wider landscape
- Protection, enhancement and establishment of Public Rights of Way
- Provision of extensive green infrastructure including a network of green routes and retention of important existing trees and tree belts within residential areas, in addition to the elements referred to above.
- Masterplan and design code to be submitted and approved by the LPA prior to any planning application submissions.

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

Land at Jealott's Hill identified on the Policies Map and Concept Plan is removed from the Green Belt and included within a new settlement boundary

Figure 6 Jealott's Hill Concept Plan



6.50 The site will be developed in accordance with a comprehensive masterplan. The masterplan shall be approved by the Local Planning Authority before the submission of any planning application for the development of the site. The masterplan will:

- be prepared in collaboration and agreement with the local planning authority;
- be amended or updated only in collaboration and agreement with the local planning authority;
- be clearly based on landscape, heritage, drainage, ecology and other evidence;
- include design codes for character areas within the development;
- take into account the illustrative concept plan; and,
- demonstrate compliance with the requirements of this policy.

6.51 The Green Belt boundary is amended, as shown on the Policies Map, to exclude from the Green Belt the part of the Jealott's Hill site that is allocated for built development.

KEY EVIDENCE

- NPPF (paras 133-142)
- Strategic Housing and Economic Land Availability Assessment

DELIVERY AND MONITORING

6.52 Delivery

6.53 The site is within single ownership. Whilst a small proportion of the area to be developed is previously developed land, the majority of the land to be allocated is greenfield. Due to the scale of development proposed, extensive investigative and preparatory works will be required together with the provision of a wide range of supporting infrastructure.

6.54 Representatives of the land owner are preparing a masterplan and carrying out technical work in preparation for the submission of a planning application. Provided that an acceptable scheme can be negotiated and infrastructure can be provided in a timely manner, it is envisaged that housing could start to be delivered in 2027/28. The development will be phased. Depending on market conditions and other factors, it is estimated that 1,200 number of dwellings and 36,800 sqm amount of employment floorspace will be delivered during the plan period. Further development will take place in the next plan period, the projected completion date being 2049, (Appendix 2).

6.55 Monitoring;

- The determination and monitoring of planning applications and appeals,
- Partnership working with the landowner, developers, statutory agencies and the local community.
- Number of dwellings (net) permitted and completed each year

6.6 Forms of residential accommodation

6.56 In addition to ensuring an adequate supply of housing, it is also necessary to ensure that the makeup of accommodation provided meets future needs and helps achieve mixed and inclusive communities. This may include new and innovative approaches to provision that require all involved in the housing market to work together. The following sections therefore set out the framework for allowing this to happen and consider affordable housing, accommodation for older people and provision for gypsies, travelers and travelling showpeople. At this stage, some of the evidence for this section is drawn from the Berkshire (including South Bucks) Strategic Housing Market Assessment. However, the Council has recently commissioned consultants to produce updated evidence on affordable housing and other specific residential needs that is related to the LHN. The outcome of this work will need to be considered in the context of viability and may result in the need to make adjustments to the policy and text in this section prior to the submission of the BFLP.

6.7 Affordable housing

6.57 The NPPF states that local authorities should deliver a wide choice of quality homes to widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The importance of housing choice is a central objective of the Local Plan since housing costs in the Borough and neighbouring areas, for purchase and for rent, are generally high. The provision of affordable housing is necessary to ensure that housing is available to local people in priority housing need who are unable to afford adequate housing on the open market.

Objectives

D - Level of development / land supply

F - Strong Communities

6.58 The fundamental objective of this policy is to help those who are unable to access the housing market to be able to buy or rent a home.

6.59 Housing costs within the Borough for purchase or rent are high. In terms of purchase, the average house price has remained well above the national average for many years and median and lower quartile house prices in the Borough are nine times the equivalent earnings. The availability of mortgage finance and the ability to save for a deposit when rental costs in the Borough are also high precludes many from accessing the market housing. A range of housing products exist to facilitate affordable housing ownership but this will not meet the needs of all. Affordable housing for sale and rent is necessary for those whose needs are not met by the market.

Policy LP 8

Affordable Housing

To secure a mix of housing types and tenures the Council will require:

- i. **Affordable housing to be provided on sites of 10 dwellings (gross) or more or which have an area of 0.5 hectares or more;**
- ii. **35% of net new homes to be affordable;**
- iii. **The provision of affordable housing products that meet local housing need and affordability; and,**
- iv. **Affordable housing to be provided on site unless it can be demonstrated that exceptional circumstances exist to justify off-site provision or a financial contribution.**

6.60 In accordance with the NPPF and PPG the assumption is that development proposals will comply with the Council's affordable housing policy. Where there are exceptional site-specific circumstances that make policy compliance unviable the applicant would need to demonstrate this through a robust viability assessment which would be independently reviewed at the applicant's expense.

6.61 At the end of June 2019, there were 1,545 people on the housing register, of which 1,208 were in 'high need' when assessed against the Council's Housing Allocations Policy⁽¹⁴⁾. The number on the housing register needs to be seen in the context of the delivery of 426 affordable homes during the period 2015 – 2019 and the growth of the private rental sector⁽¹⁵⁾.

6.62 The housing need reflected through the housing register will not, in the foreseeable future, be met through the turnover in existing social housing or through the development of affordable housing. Whilst the private rental sector has a key role in meeting housing need, access for those on low incomes is a challenge in the face of competition in the rental market from individuals and families who are using private renting as a long term housing solution.

6.63 The delivery of affordable housing, whether for rent or by means of affordable home ownership, is essential if the Council is to meet the housing needs of the Borough. Affordable housing need represents 35% of the objective assessment of housing need in the Berkshire SHMA. On this basis, the Council will require 35% of housing on qualifying sites to be affordable by means of on-site provision. Where it has been demonstrated that exceptional circumstances exist, provision of affordable housing off site will be required on an alternative deliverable site. Provision or by means of a financial contribution will normally only be acceptable where a contribution would help facilitate the delivery of an identified site.

6.64 Exceptional circumstances include:

- when a Registered Provider has demonstrated, by means of evidence to be agreed with the Local Authority, that the provision of on-site affordable housing would not be practical to deliver or manage the units;
- where off site provision or a financial contribution would provide a larger number of affordable homes being provided on an alternative site.

6.65 When exceptional circumstances have been demonstrated, off-site provision, whether by means of a financial contribution or the delivery of housing, must be of equivalent in terms of size, mix and tenure, to that which would have otherwise been provided on the site of the originating development.

6.66 To secure the delivery of a range of housing tenure, provision of affordable housing should comprise 70% affordable housing for rent and 30% affordable home ownership. However, the financial and national and local housing policy context for the delivery of affordable housing is subject to change through time. In recognition of this, the Council may, subject to site specific circumstances, market conditions and income, consider an alternative negotiated mix of tenure. The objective will be to ensure that where affordable housing is being delivered it is affordable to those in need at the time when the planning application is determined.

6.67 The Council is committed to securing affordable housing as part of a range of housing to meet local housing need. It is recognised that there are circumstances, where national policy allows an exception to the normal requirement for affordable housing where vacant buildings

14 <https://www.bfcmchoice.org.uk/Data/Pub/PublicWebsite/ImageLibrary/Housing%20Allocations%20Policy%202016%20-%20Web%20Version.pdf>
15 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/draft-bracknell-forest-local-plan/evidence-base>

are being reused or redeveloped. In such circumstances, where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building, the existing gross floorspace will be deducted from the overall affordable housing contribution calculation.

6.68 Given that this policy position has been informed by viability work, the Council will expect these requirements to be reflected fully in planning applications.

Linked Development Management Policies

- Policy LP 22 Housing for older people and people with disabilities
- Policy LP 23 Housing mix

6.69 KEY EVIDENCE

- NPPF (paras 47; 50; 54; 159)
- Planning Practice Guidance paragraphs: 015 Reference ID: 2a-015-20140306; 019 Reference ID: 2a-019-20140306; 021 Reference ID: 2a-021-20160401; 022 Reference ID: 2a-022-20140306; 024 Reference ID: 2a-024-20140306; 025 Reference ID: 2a-025-20140306; 026 Reference ID: 2a-026-20140306; Reference ID: 2a-027-20140306; 029 Reference ID: 2a-029-20140306; Reference ID: 23b-031-20161116
- Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016)

DELIVERY AND MONITORING

6.70 Delivery

- Determination of planning applications

6.71 Monitoring

- Number of affordable homes (net) granted planning permissions each year;
- Number of affordable homes (net) completed each year;
- Value of contributions towards the delivery of off-site contributions each year;
- Allocation of contributions to secure the delivery of affordable housing each year
- Nature of provision (on-site, off-site, tenure)

6.8 Housing for older people and people with disabilities

Future need

6.72 The SHMA ⁽¹⁶⁾ looked at the need for specialist housing for older people. As far as C3 accommodation is concerned, it found that there was a net need for 1,320 units of C3 accommodation between 2013 and 2036 which equates to around 57 units per year.

6.73 For C2 accommodation, it found that there was a net need for 319 bedspaces of C2 accommodation between 2013 and 2036 which equates to around 14 bedspaces per year.

6.74 At 31st March 2019, 131 units of C3 accommodation had been provided and 34 bedspaces (ratio applied in line with Housing Delivery Rule Book) of C2 accommodation had been provided. A further 71 bedspaces (ratio applied in line with Housing Delivery Rule Book) for C2 and 74 C3 Specialised units were committed for future development.

6.75 At this stage, the Council is not intending to proactively allocate sites, but a development management policy is included for the assessment of submitted applications.

Linked Development Management Policy

- Policy LP 22 Housing for older people and people with disabilities

16 <http://consult.bracknell-forest.gov.uk/file/3976882>

6.9 Self build, custom build and gypsy and travellers and travelling showpeople

Custom build and self build

6.76 The delivery of self build and custom build housing has an important role in adding to the diversity of the housing market by creating opportunities for individuals and associations to design and build their own homes. Custom build and self build are the two types of project most commonly referred to. They are as follows:

- **Custom build:** the eventual occupiers take on a “project management” role, coordinating the services of designers, architects, planners and construction staff. They may get actively involved in some aspects, but generally physical involvement is kept to a minimum.
- **Self-build:** the occupiers take on an active role, procuring, designing and building their own home. They may outsource elements of the project, where their skills or time do not allow it.

6.77 The Council has a register of people interested in custom and self-build opportunities. Details collected include preferred location. In August 2019, there were no Associations and 53 individuals registering an interest.

6.78 Self build and custom build plots can be delivered in a number of ways, ranging from multiple individual serviced plots within large developments to single or small sites identified by individuals or by Town and Parish Councils through the neighbourhood plan process. Due to the nature of the sites with larger allocations and viability considerations, the requirement for multiple serviced plots is restricted to Land at Beaufort Park, Nine Mile Ride, Bracknell, Land East of Wokingham Road and South of Dukes Rides (Derby Field) and Land at Jealott's Hill, Warfield. This does not prevent smaller scale proposals for self build and custom build housing coming forward on smaller sites as has historically been the case. They will be assessed on their own merits in the light of the prevailing policies of the plan and any other material considerations.

Gypsies, travellers and travelling showpeople

6.79 Paragraph 61 of the NPPF recognises the need to assess the housing needs of a range of groups including those of travellers. The July 2019 Planning Practice Guidance (PPG) paragraph: 001 Reference ID: 67-001-20190722 states '*the household projections that form the baseline of the standard method are inclusive of all households including travellers as defined in Planning Policy for Traveller Sites*'. The NPPF states that the PPTS sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document. The planning policy therefore differentiates between 'travelling' and 'non travelling' gypsies and travellers. The needs of non-travelling travellers, are met as non-travelling households and are a component of overall housing need.

6.80 This section therefore deals with the needs associated with those households meeting the definitions set out in the PPTS Annex 1.

6.81 The overall scale of need for gypsy, traveller and travelling showpeople accommodation in Bracknell Forest is small in comparison to wider housing needs. Using the definition of gypsy and travellers in Annex 1 of 'Planning policy for traveller sites (PPTS)', the GTAA concludes that:

- 3 gypsy and traveller pitches are required over the period 2016/17 - 2020/21 and 2 pitches are required over the latter half of the plan period.
- no plots are required for travelling showpeople.
- consideration should be given to the provision of transit pitches in Bracknell Forest Borough but that this should be dealt with as part of a strategic cross-boundary response to unauthorised encampment activity.

6.82 The PPTS states that local planning authorities should set pitch and plot targets which address the likely need for permanent and transit site accommodation needs of travellers in their areas. In producing a local plan, there is also a need to identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against locally set targets and a supply of specific developable sites or broad locations for years 6 to 10 and, where possible 11 to 15.

6.83 Since 2016/17, the Council has granted permission for 3 further pitches (which have been delivered) and at the time of writing is considering proposals for other sites that if found to be acceptable, would meet the outstanding need. As far as the provision of a Transit Site is concerned, no suitable sites were submitted through the SHELAA process or earlier consultations on this plan. As a similar need has been highlighted in neighbouring Authorities, the Council will continue to explore opportunities to meet this need outside the Borough.

6.84 Development management Policy LP 24 sets out specific criteria which will be used to assess applications that may come forward on unallocated sites and seeks to safeguard existing sites.

7: Economic development

7.1 Provision of economic floorspace

7.1 Bracknell Forest is home to many multi-national companies and thousands of smaller ones that contribute to a buoyant local economy with high levels of employment. Between April 2018 and March 2019, unemployment was 2.5% compared with 3.3% in the South East. One of the key roles of the Local Plan is to support sustainable economic growth by ensuring that the Borough provides suitable land and buildings to meet existing and future needs and that there is sufficient housing of the right quality to meet the demands for labour.

7.2 The Council has an adopted economic vision that states the Borough should remain an exceptional place for business and for individuals and should be home to companies from countries identified as having rapid growth potential. Bracknell Forest is in the Central Berkshire Functional Economic Market Area (FEMA) along with the Boroughs of Reading, Wokingham and part of Windsor and Maidenhead.

Future need for floorspace for economic development

7.3 For the purpose of this plan, employment development is defined as falling within Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage or Warehousing) together with any sui generis uses that share a significant number of characteristics with those uses. However, economic development covers a broader range of uses including employment development and 'Main Town Centre' uses such as retail, leisure and entertainment. Economic development is therefore taken as including office, industrial and storage (warehousing & distribution) and Main Town Centre uses which include retail, leisure and entertainment.

Employment development

7.4 The study on Employment Land Needs in Bracknell Forest includes projections for future employment (i.e. Use Classes B1, B2 and B8) land and floorspace requirements based on job forecasts and a bespoke variant on this that relates them to the standard methodology and the data sources needed to calculate the LHN. This therefore aligns the forecast of future jobs with the population generated by the LHN. The study concludes that whilst there is a need for 75,000 sq.m. of general industrial and storage/warehousing floorspace, there is no need for further office floorspace. This is after having taken account of the current planned supply (commitments and vacant floorspace) compared with gross need. As some of the commitments for office development have been outstanding for a number of years, it is believed that a cautious approach should be taken.

7.5 The latest Employment Commitments data shows a continuing reduction in the stock of A2, B1 and B2 floorspace with a marginal loss in the existing stock of B8 floorspace. Overall, there was a net reduction of -21,862 sq.m. of employment floorspace over the period 2018-2019. The total outstanding permissions for employment floorspace (including B1, B2 and B8) amount to 61,5977 sq.m. of floorspace, which represents a small increase on the amount last year. However, as indicated above, this figure involves a few permissions that have been outstanding for some time.

Retail development

7.6 The Western Berkshire Retail and Commercial Leisure Assessment (2016) sets out the need for comparison and convenience floorspace for the period 2016 to 2036, based on the findings of a household telephone survey and also having regard to planned future development, including the Lexicon, which has opened since the assessment was completed. At the time, it was assumed that Bracknell's attractiveness as a comparison goods shopping destination would increase as a consequence of the opening of the Lexicon and that therefore Bracknell's 'market share' would increase generating a greater 'need' for new comparison goods floorspace in Bracknell.

7.7 The Assessment presented the 'need' for new comparison and convenience goods floorspace at 2026 and 2036 with a warning that those post 2026 should be subject to regular review. For comparison floorspace, it was stated that 11,700 sq.m. net sales floorspace was required by 2026 and 27,900 sq.m. by 2036. For convenience floorspace, the equivalent figures were 3,800 sq.m. and 5,000 sq.m. net sales floorspace

7.8 The amount of new retail floorspace available has increased significantly recently, reflecting the regeneration of Bracknell Town Centre and the generally healthy nature of the Borough's retail centres. The Lexicon opened in September 2017 and Bracknell Town Centre has risen in the retail rankings (Trevor Wood Associates) to 29th in 2019 (from 255 before the redevelopment). Trading is good and as a result further investment is taking place through the implementation of a scheme based on the former Bentall's store which will provide new retail, food, drink and leisure facilities. It will be important to review the impact of the project as a whole on shopping patterns and turnover in a few years time.

Meeting future needs

7.9 As stated in para 4.17, few sites were submitted for consideration for economic development through the SHELAA. Market signals are therefore suggesting that there is no immediate appetite for additional economic floorspace.

7.10 However, it is important that businesses are able to expand and adapt to meet changing market conditions and achieve innovations. Technological advances are clearly resulting in changing working practices, which new and improved workspaces need to respond to. A growth in hot-desking, remote working, less regimented working hours, freelancing and small businesses are all increasing demand for more flexible workspaces that better facilitate collaboration and provide ancillary facilities on-site for workers to help improve their work-life balance.

7.11 To ensure that town centres remain viable, they must be able to offer experiences that cannot be matched by online shopping. Changing consumer demands related to new technologies are driving comprehensive change from traditional retail supply chain processes. In land use terms this is seen in storage and distribution development rather than significant retail floorspace growth. This means that town centres need to be given scope to diversify and evolve. Proposals for complementary town centre uses of an appropriate scale will therefore be welcomed if they help support the role of town centres as social spaces, increase customer dwell time, and have the potential to make them more interesting places to visit. This will require a flexible planning approach that encourages investment, not just through economic policies but also by ensuring that local infrastructure and the Borough's environment are of a high quality. If the full need for comparison and convenience floorspace predicted in the Western Berkshire Retail and Commercial Leisure Assessment does materialise then a future local plan

will be the appropriate vehicle to plan for that demand to be met. For Bracknell Town Centre, the focus of this Plan is to support the vitality and viability of the evolving form. At the end of October 2018 there remained a number of vacant premises that could provide for an element of unmet need. In the context of rapid change in the retail sector, the NPPF requires Local Plans to meet future shopping floorspace forecasts for 10 years rather than full plan period.

7.12 To enable growing economic sectors to continue to thrive and support existing businesses and their ability to adapt, the provision of new and refurbished economic floorspace designed to meet the needs of modern occupiers will be welcomed. To help supplement the current supply and provide opportunities for people to live and work locally, reducing out-commuting, it is proposed to allocate certain sites within and around Bracknell Town Centre for mixed use development. The following policy should be read alongside Policy LP 4 that deals with sites allocated for residential development since a mix of uses would be incorporated on each site listed.

Objectives

C - Support economic growth and resilience

D - Level of development/land supply

Policy LP 9

Sites allocated for economic development/mixed use in Bracknell Town

Site ref (as used in the SHELAA)	Address	Approximate capacity (sq.m.)
BRA7	Town Square, The Ring	7,100
BRA12	Former Bus Depot, Market Street	4,700
BRA14	Jubilee Gardens and the British Legion Club, The Ring	5,100
BRA15	Land east of Station Way and north of Church Road (Southern Gateway)	9,400
BRA17	Bus Station, The Ring	7,800
	Total	34,100

7.13 Bracknell Town Centre and its adjacent area is an important employment and commercial centre and the most accessible location in the Borough, offering the widest range of services and facilities. For these reasons, the Local Plan is directing further economic growth to the above sites which will help support the continuing regeneration and ongoing viability of the centre. This accords with the Bracknell Town Centre Vision 2032 in which the Council confirms its commitment to the further regeneration of the area. This also reflects the strategy of focusing a significant proportion of residential development on this area and encouraging it to become an activity-based community gathering place. Furthermore, it is likely that some of these schemes will include offices to help meet the need for flexible small to medium sized units in a town centre environment. This will provide opportunities for occupiers of sites in recognized employment areas to re-locate and for those sites to be redeveloped for other employment uses if the market indicates a need. Active uses, such as retail uses, cafes and restaurants will be encouraged on the ground floor of appropriate buildings.

Linked Development Management policy/policies

- Policy LP 25 Designated Employment Areas
- Policy LP 27 Smaller businesses
- Policy LP 28 Development in Bracknell Town Centre

KEY EVIDENCE

- NPPF (paragraphs 20, 80-82)
- Planning Practice Guidance (Housing and Economic Needs Assessment)
- Functional Economic Market Area Study
- Study on Employment Land Needs in Bracknell Forest

DELIVERY AND MONITORING

7.14 Delivery

- Determination of planning applications

7.15 Monitoring

- Amount of economic floorspace (net) permitted and completed each year

7.2 Hierarchy of 'Town Centres'

Shopping hierarchy

7.16 Bracknell Forest has a well-established network of town centres, ranging in size and function from local centres meeting day-to-day retail needs to larger district and town centres that provide a broader range of goods and services and serve a wider area.

7.17 Bracknell Town Centre is the main shopping destination for residents in the Borough and plays a very important role in creating a sense of place and identity for the Borough. It provides the main focus for retailing in the Borough, and is also a focus for leisure and business activity in a highly accessible location at the centre of the Borough's public transport network. The Lexicon has created a new social and cultural heart for the town - bringing a high-quality mix of shopping, leisure and vibrant public spaces to the Town Centre. The regeneration is continuing with the development of The Deck, based around the former Bentalls store in the High Street and work to develop Princess Square.

7.18 The District Centres of Crowthorne and Sandhurst are vibrant centres with a focus on smaller retail units, restaurants and coffee shops. They provide a varied retail and leisure range that helps meet local convenience and day-to-day shopping needs. Their comparison goods offer is limited and therefore they serve a more local catchment.

7.19 The Borough's Local Centres play an essential role in serving the everyday retail needs of the local community, providing such uses as convenience stores and pharmacies. Particularly important to residents with limited mobility, they reduce the need to travel by car to shop and are important in creating a sense of community and identity. Such is their importance in creating sustainable communities, centre's will continue to be provided as part of new residential development.

7.20 All the identified centres perform an important function for their local communities, and in some cases for wider communities. The purpose of this policy is to define the hierarchy and extent of the Borough's centres to ensure that development proposals are consistent with their role and function. The hierarchy reflects the definitions set out in the glossary to the NNPF.

Objectives

C – Support economic growth and resilience

E – Retail centres

F – Strong communities

Policy LP 10

Hierarchy and extent of town centres

Development proposals within centres, which are defined on the policies map with primary shopping areas, will be supported where they are consistent with the role and function of that centre, having regard to their place in the following hierarchy:

Primary Town Centre

- Bracknell

District Centres

- Crowthorne
- Sandhurst

Local Centres

- Bagshot Road
- Binfield
- Birch Hill
- Bullbrook
- College Town
- Crown Wood
- Crowthorne (Station Parade)
- Easthampstead
- Forest Park
- Great Hollands
- Hanworth
- Harmans Water
- Martins Heron
- North Ascot (Fernbank Road)
- North Ascot (Warren Row)
- Owlsmoor
- Priestwood
- Sandhurst (East of Swan Lane)
- Sandhurst (Old Mill)
- Whitegrove
- Wildridings

7.21 There are a number of retail facilities that, whilst planned for, have not been delivered at the time of drafting and therefore have not been included in the policy. Any new retail facilities (such as those within new strategic housing developments) should be considered in the context of this hierarchy.

7.22 The proposed new Local Centres are

- Land at TRL, Crowthorne
- Amen Corner South, Binfield
- Warfield
- Jealott's Hill, Winkfield.

Linked Development Management Policy/Policies

- Policy LP 28 Development in Bracknell Town Centre
- Policy LP 29 Development proposals in centres
- Policy LP 30 Out of centre development

KEY EVIDENCE

- Western Berkshire Authorities Retail and Commercial Leisure Assessment 2016 (Final Report, April 2017)
- National Planning Policy Framework (Paragraphs 85, 91, 92 & 104)
- Planning Practice Guidance (Town Centre and retail Paragraphs 001 Reference ID: 2b-001-20190722 to 008 Reference ID 2b-008-20190722)

DELIVERY AND MONITORING

7.23 Delivery

- Determination of planning applications
- The use of planning conditions and obligations

7.24 Monitoring

- Annual retail survey
- Health checks of identified centres

7.3 Edge of centre retail location

7.25 The NPPF defines edge of centre sites as within 300m of the primary shopping area for retail purposes. For other main town centre uses, the distance given is within 300m of a town centre boundary. For office development, edge of centre includes locations outside the town centre but within 500m of a public transport interchange. However, the definition is not a fixed distance as account will be taken of local circumstances.

Policy LP 11

Edge of centre retail location

The Peel Centre, Bracknell is defined as an edge of centre retail location.

7.26 In Bracknell Forest, the Peel Centre, Bracknell is a retail warehouse development located to the south west of Bracknell Town Centre. It is less than a 300 metre walk from the primary retail area of the regenerated centre. It is important to define these areas as the NPPF sets out two tests that must be applied when considering developments of certain main town centre uses that are not in a centre. These are the sequential test and the retail impact test and are aimed at protecting the primary shopping areas and centres from competing edge or out of centre development that could detrimentally affect their vitality and viability. Whilst the application of the sequential test is explained in the NPPF, Policy LP 30 deals with the sequential test and impact assessments.

Linked Development Management Policy

Policy LP 30 - Out of centre development

7.27 KEY EVIDENCE

- NPPF (paragraphs 85 - 87 and Annex 2: Glossary)
- Planning Practice Guidance (Town centres and retail)

DELIVERY AND MONITORING

7.28 Delivery

- Determination of planning applications
- The use of planning conditions and obligations

7.29 Monitoring

- Annual retail survey
- Health checks of identified centres
- No of planning permissions granted for retail uses in centres, edge of centre and other locations

8: Infrastructure

8.1 New development planned for the Borough will have an impact on local roads, school capacity, health facilities, open spaces, utilities and many other forms of infrastructure. To mitigate the impacts of new development and create sustainable developments and communities, new and improved infrastructure will be required at the right time in the right place.

8.2 Infrastructure covers a broad spectrum of items and facilities. There are three main elements of infrastructure namely, physical, social and green infrastructure:

- physical infrastructure includes transport, waste and recycling facilities, water supply and wastewater, including treatment plants, electricity and gas networks.
- social infrastructure includes education and community facilities, healthcare, emergency services and libraries. It can also include affordable housing which is covered in Policy LP 8.
- green infrastructure includes sustainable drainage systems (SuDS), parks, playing fields and other open spaces, woodlands, hedgerows and water features such as lakes and rivers (sometimes also referred to as 'blue infrastructure').

8.3 Failure to provide required infrastructure in support of sustainable development and communities will have a detrimental impact on local amenity and the quality of the Borough's built and natural environment. A key element of the Local Plan is for new development to be co-ordinated with the infrastructure it requires and to take into account the capacity of existing infrastructure.

8.4 One of the main challenges in the delivery of sustainable development will be funding the necessary supporting infrastructure. Delivery of new or improved infrastructure depends upon securing necessary contributions through the development process. Additional resources and support from both the public and private sector will be necessary, such as from the Thames Valley Berkshire Local Enterprise Partnership (TVBLEP) and national government funding initiatives. The Government also has a role in providing appropriate revenue support to those agencies that manage, maintain or provide infrastructure to create sustainable development.

Objective

I - infrastructure needs

Policy LP 12

Infrastructure

1. Development will be permitted which mitigates its impacts through the provision of new, or the enhancement of existing infrastructure.
2. As appropriate to its scale and nature development will be permitted which;
 - i. enhances existing infrastructure, including opportunities for multi-functional use of community facilities;
 - ii. provides, or funds necessary new infrastructure, either on or off-site;
 - iii. makes use of other sources of funding to bring forward joint infrastructure schemes;
 - iv. satisfies the requirements of infrastructure providers with regard to future and existing facilities and services including, but not limited to: educational, health and transport facilities and utilities infrastructure including telecommunication masts and broadband services;
 - v. phases new development to coordinate with, and deliver new or improved strategic and local infrastructure; and
 - vi. provides/contributes towards future maintenance of strategic and local infrastructure provided as a result of the new development.
3. Where infrastructure requirements could render a development unviable, relevant development proposals should be supported by an independent viability assessment on terms agreed by the local planning authority and funded by the developer / applicant. Where viability constraints are demonstrated by robust evidence, the Council will:
 - i. prioritise developer contributions for strategic and local infrastructure in line with relevant policies in the Local Plan and the detail of requirements outlined in the Infrastructure Delivery Plan; and / or
 - ii. use an appropriate mechanism to defer part of the developer contribution / in-kind provision requirement to a later date; or
 - iii. if necessary, refuse planning permission if the development proposal would be unsustainable without the required infrastructure following consideration of alternative funding sources.

8.5 The Council will work with infrastructure providers, stakeholders, partners and neighbouring councils to ensure that new and existing infrastructure is provided, improved and maintained to support sustainable development proposals identified in the Local Plan, helping Bracknell Forest grow sustainably. Development proposals and infrastructure provision will be coordinated to ensure that growth is supported by the timely and appropriate provision of infrastructure. Planning conditions, planning obligations and Community Infrastructure Levy (CIL) income will be used to provide infrastructure to support new development.

8.6 The Council's Infrastructure Delivery Plan (IDP) will indicate the type, scale and timetable for the delivery of infrastructure to support the relevant objectives and policies of the Local Plan. It will also identify the main funding mechanisms and lead agencies responsible for

infrastructure provision. Infrastructure requirements will also be set out in relevant supplementary planning documents, development briefs and masterplans associated with new major development proposals and allocated sites. In ensuring the timely delivery of infrastructure requirements, development proposals must demonstrate that full regard has been paid to the IDP and all other relevant infrastructure policies in the BFLP. Strategic and local infrastructure provision will be based on a whole life costs approach. The IDP will identify programmed infrastructure provision from both the public and private sector, in addition to that delivered through the development process. It will provide an overview of the Borough's infrastructure requirements and deficits, identify who is responsible for delivery of these and include a broad indication of phasing, timescales, costs and funding mechanisms. Capacity in infrastructure and services and the performance of both will be monitored through regular engagement with internal and external infrastructure services providers operating in the Borough and the IDP background supporting information will be regularly updated.

8.7 The Council adopted its CIL and its list of infrastructure to be funded by CIL (the Regulation 123 list) on 6th April 2015. This levy supports sustainable development in the Borough by securing funding for infrastructure, facilities and services necessary to meet local plan objectives and comply with relevant policies. The Council will also seek to secure site specific or local infrastructure through section 106 planning obligations, in-kind provision or financial contributions. This accords with the Council's Planning Obligations Supplementary Planning Document (SPD). Some on-site infrastructure may also be secured through planning permission conditions. Further infrastructure may be required through other policies, such as LP 15 Green Infrastructure and LP 16 Thames Basin Heaths Special Protection Area.

Linked Development Management Policy/Policies

- Policy LP 32 Play, open space and sports provision
- Policy LP 48 Sustainable Drainage Systems (SuDS)
- Policy LP 51 Assessing transport impacts and requirements
- Policy LP 52 Transport infrastructure provision
- Policy LP 53 Travel plans
- Policy LP 54 Parking

KEY EVIDENCE

- NPPF (paragraphs 7, 8, 16, 20, 22, 25, 26, 28, 34, 72, 81, 91, 102, 104, 149 and 151);
- Planning Practice Guidance (PPG) reference ID: 61-001, 61-002, 61-016, 61-034, 61-043, 61-045, 61-046 and 61-048;
- Section 106 of the Town and Country Planning Act 1990 (as amended);
- CIL Regulations 2010 (as amended)
- Planning Obligations Supplementary Planning Document 2015.

DELIVERY AND MONITORING

8.8 Delivery -

- Determination of planning applications
- Section 106 Legal Agreements and Planning Conditions
- Community Infrastructure Levy and / or other infrastructure funding mechanisms;

- Section 38/278 Highway Legal Agreements
- Implementation of the Infrastructure Delivery Plan Programmes;
- The statutory functions of the Local Highways Authority, and
- Implementation of other relevant Policies in the Local Plan.

8.9 Monitoring –

- Approved and implemented planning applications for new development in the borough;
- Section 106 legal agreements / Community Infrastructure Levy and other infrastructure funding mechanisms monitoring, and
- The progress and delivery of strategic and local infrastructure programmes in the Infrastructure Delivery Plan.

8.1 Transport principles

8.10 Development in the Borough has a direct impact on the transport infrastructure in the area such as roads, junctions, footpaths, cycleways and public transport. The current transport infrastructure is under pressure from the growing population, increased car ownership, new development in neighbouring authorities and traffic generated from further afield. The Council has a responsibility to ensure that the pressure on local transport infrastructure is carefully managed and planned for and that, where possible, adverse impacts are mitigated, including the relation to safety, design, the environment and existing infrastructure. The sustainability of future development will depend on the application of effective transport policies.

8.11 The following policy and supporting Development Management transport policies (Policy x and Policy X) will help to deliver a well-designed and sustainable transport system which enables reliable access to services and facilities, reduces the need to travel, enables a choice of transport modes, and mitigates the impacts of new development on the transport network.

8.12 The transport policies accord with the NPPF, PPG and policies in the Local Transport Plan 3, which also reflect the planning related statutory functions of the Local Highways Authority. They provide an integrated set of principles to guide decision making, and should be read and considered together with all the other policies in the BFLP.

Objective

H - Transport

Policy LP 13

Transport principles

Development must seek to prevent, minimise and mitigate negative impacts on the highways network and road safety. Where appropriate to the scale and nature of development, schemes will be approved only where they:

- i. **Provide sustainable modes of transport including the provision of infrastructure and measures that improve travel choice, particularly for pedestrians, cyclists and public transport.**
- ii. **Provide accessibility and connectivity both within and beyond the borough boundaries;**
- iii. **Provide transport solutions which reduce flood risk, greenhouse gas emissions and reduce emissions to air as a result of the development;**
- iv. **Provide an appropriate level of parking;**
- v. **Support an accessible public transport network including bus services and associated infrastructure;**
- vi. **Maintain and where possible improve the capacity and the safe and efficient operation of the public highway network;**
- vii. **Improve or not worsen highways safety;**
- viii. **Safeguard routes and/or land which is necessary to provide infrastructure to increase highway capacity or widen transport choice; and,**
- ix. **Provide effective, convenient and safe delivery, collection, servicing, refuse and recycling collection, and emergency arrangements.**

8.13 The Council recognises the need to accommodate the growing population in the Borough and aims to deliver an effective, efficient, well managed and sustainable transport system. New development can bring about positive changes to transport provision. Well designed and located development which provides a mix of new housing, schools, health facilities, retail and leisure facilities or employment can reduce the need to travel. However, new development can also add significant pressure to busy networks. There are often opportunities to minimise impacts but where severe impacts (particularly, but not solely, those relating to congestion and highway safety) cannot adequately be mitigated, proposals will be refused. Development will be expected to provide choice by making suitable provision for non-car modes of transport such as cycleways, to provide appropriate infrastructure and mitigate severe adverse impacts to ensure the Borough's transport system operates in a safe, efficient and convenient manner.

8.14 Bracknell Forest is situated between the M3 and M4 with several strategic A-roads running through the Borough. As a result, the local road network experiences high traffic volumes and must be effectively managed to minimise congestion. The Council will safeguard routes and land required for infrastructure improvements and secure works to improve routes and junction capacities. as identified on the Policies Map.

8.15 There are good rail links from the Borough to Reading and London Waterloo and the Blackwater Valley. However, some public transport networks may need better support to provide an attractive alternative choice to the car. The Borough benefits from an extensive range of cycle paths and pedestrian routes; the Council will ensure these are protected as part of its

normal highway function, and that the new development will provide safe and convenient opportunities for walking, and cycling both within the development and to nearby schools, shops, employment, leisure and other facilities. Opportunities will also be sought to improve and provide new links between existing routes and give priority to cycle and pedestrian movement through good design.

8.16 The Local Highway Authority will seek to adopt highways on residential developments of more than six dwellings or those which provide connections through the site which benefit general public use by improving connectivity and access.

Linked Development Management Policy/Policies

- Policy LP 51 Assessing, minimising and mitigating the transport impacts of developments
- Policy LP 52 Transport infrastructure provision
- Policy LP 53 Travel plans
- Policy LP 54 Parking

KEY EVIDENCE

- NPPF
- Planning Practice Guidance (PPG)
- Local Transport Plan 3 Core Strategy and Implementation Plan 2011-26 (April 2011),

DELIVERY AND MONITORING

8.17 Delivery

- Determination of planning applications. Implementation of the Infrastructure Delivery Plan. Section 106 Agreements and Planning Conditions. Section 38/278 Agreements
- Local Transport Plan 3 2011-2026 and its relating strategies.
- The Community Infrastructure Levy (CIL) and / or other infrastructure funding mechanisms

8.2 Standards for Open Space of Public Value

Objective

B - Protect / enhance existing assets and create new assets

F - Strong communities

G - Achieving high quality development

I - Infrastructure

Policy LP 14

Standards for Open Space of Public Value

1. **Residential development should provide Open Space of Public Value (OSPV) at a standard of 4.3 hectares (ha) per 1000 persons, comprising 2 ha of Active OSPV and 2.3 ha of Passive OSPV. This can be new provision and/or financial contributions, by agreement with the Council to meet the above standard.**
2. **Financial contributions will help fund OSPV projects which increase capacity including those identified in the Council's Infrastructure Delivery Plan using the triggers listed at Standards for the quantity of OSPV required from new development below.**
3. **Residential development providing financial contributions in lieu of on-site provision will ensure that the quality of existing OSPV is enhanced in line with the Plus One Principle and ensure that OSPV is accessible.**
4. **OSPV should accord with the Council's accessibility standards.**
5. **Wherever possible, development should improve the connectivity of OSPV which may include creating new routes or the enhancement of existing routes.**

8.18 Development will be required to contribute towards the provision of new, or improvement of existing, OSPV. How this is achieved depends on the scale of development. The delivery of planned OSPV within a site needs to be secured by planning obligation and will normally include provision to secure its future maintenance and public access for the life-time of the development. OSPV on an alternative site and provided by others, may be funded by the use of planning obligations.

8.19 The type of provision will depend on local needs and projects identified by the Council. It should be noted that there is a particular need for more allotments and sports pitches (grass and artificial) as identified in the Playing Pitch Strategy(53).Bracknell Forest Playing Pitch Strategy (PPS) (2017) .

8.20 The following table sets out the triggers relating to the amount of OSPV required from new residential development. Most of the provisions in the table are self-explanatory, but for clarification in C, through good planning some on-site OSPV provision can be accommodated on sites between 1 and 2 hectares. This amount is derived from a previous standard of 30% on-site provision and 70% by financial contributions in-lieu of provision.

Table 2 Standards for the quantity of OSPV required from new development

Trigger		Requirement
A	Site over 2 hectares or with a net increase of 109 dwellings or more where an on-site SANG is provided.	1. There is no requirement for the on-site Passive OSPV. The Council will accept a financial contribution in-lieu of Passive OSPV provision towards local related infrastructure projects and/or their on-going maintenance. It will be appropriate in some cases to provide some Passive OSPV on-site for good planning reasons such as providing a green corridor but this will be assessed on a case-by-case basis. In such instances there may be a residual financial contribution to make up the 2.3 hectares per 1000 persons standard.
		2. On-site provision of Active OSPV at a standard of 2 hectares per 1000 persons.
B	Sites over 2 hectares or with a net increase of 109 dwellings or more where the SANG is provided off-site. Sites of 108 dwellings or fewer which are not permitted to use Strategic SANGs.	On-site, in kind Passive and Active OSPV at 4.3ha / 1000 residents will be required in these circumstances unless otherwise agreed with the Council. If transferred to the Council a commuted maintenance sum will also be required for the assumed lifetime of the development. If more practical and of greater benefit; there will be the potential for off-site mitigation (towards providing, expanding, or improving local open space and/or recreational facilities) and/ or on-going maintenance. The Council may accept the private ownership of OSPV provided its public accessibility and maintenance is guaranteed.
C	Sites between 1 and 2 hectares	On-site in kind OSPV of 1.4 hectares per 1000 persons and financial contribution calculated at a standard of 2.9 hectares per 1000 persons towards off-site mitigation (providing, expanding, maintaining or improving local open space and/or recreational facilities).
D	Sites under 1 hectare	Financial contribution towards providing, expanding, or improving local open space and/or recreational facilities.
E	Sites of 50 dwellings or more between 5km and 7km of the TBHSPA designation.	On-site provision of 2.3ha passive OSPV per 1000 persons.

Quality Standards – The Plus One Principle

8.21 The Plus One Principle is a quality improvement standard for the continuous improvement of all OSPV on a progressive basis. The standard requires the improvement of OSPV for example from a good quality rating to a very good quality rating using quality assessment criteria based upon Green Flag Award assessments. It was first developed in the Council's study of open space⁽¹⁷⁾ which supported the Core Strategy Development Plan Document (2008) and was subsequently adopted by the Council in the Parks and Open Spaces Strategy⁽¹⁸⁾. The quality auditing process has been repeated in the latest POSS study which recommended a continuation of the Plus One Principle as a quality standard to improve the quality of play, open space and sports facilities.

8.22 The Plus One Principle will be used to quantify improvements to OSPV including to maintain OSPV which is already rated as excellent to keep it as an excellent rated space. Residential development will therefore need to ensure the quality of all new or existing OSPV is enhanced in line with the Plus One Principle. New OSPV provision should be provided to

17 Bracknell Forest Borough Study of open space, sports, recreational and leisure facilities. (PPG17) (2006)

18 Bracknell Forest Parks and Open Spaces Strategy (2012)

achieve an excellent standard with a guaranteed future provision to ensure its quality does not decline. The Plus One Principle can also be used to justify financial contributions from new development in-lieu of providing new provision where the quality improvements will also increase the capacity of the existing provision.

Table 3 The Plus One Principle ratings are:

Existing quality rating of OSPV	Improvement in quality
Very poor, poor or moderate quality	Good quality
Good quality	Very good quality
Very good quality	Excellent quality
Excellent	Maintain excellent quality

OSPV Accessibility Standards

Table 4 The accessibility standards are:

Typology	O S P V Type				Rationale /Source
A. Parks and Gardens	Active / Passive	1	Local Access to a park and garden within 400m of home	400m walking distance	Locally derived standard based on experience
		2	Strategic Access to a destination park or open space within 4km	4000m driving distance	
B. Natural and Semi Natural (including urban woodlands)	Passive	3	Local Access to Nature 5 minutes walk (240m) from all homes	240m walking distance	Locally derived standard based on existing biodiversity character of the Borough
C. Green Corridors		4	No person should live more than 500 metres from at least one area of accessible woodland of no less than 2 hectares in size.	500m walking distance	The Woodland Trust (Space for People – Targeting action for woodland access, Jan 2015)
		5	There should also be at least one area of accessible woodland of no less than 20 hectares within 4 kilometres (8 kilometre round-trip) of people's homes.	4000m driving distance	
D. Children and people (Children's Play)	Active	6	LAP	100m walking distance	Fields in Trust (FIT)
		7	LEAP	400m walking distance	Standards (Guidance for Outdoor and Play – Beyond the six acre standard, England)
		8	NEAP	1000m driving distance	
		9	Other: Muga, Skateboard park Teenage play, kickabout, paddling pool/splash pad etc.	700m driving distance	
E. Outdoor sports facilities	Active	10	All provision: Football, Cricket, Rugby Union, Hockey, Bowls, Tennis, Baseball, Softball	1200m driving distance	
F. School facilities	Active	11	Selected schools whose pitch provision is also used by the public	1200m driving distance	

Connectivity

8.23 All development sites, not just residential, may offer the opportunity to improve the connectivity of OSPV. For example, if an office block is proposed as a site between two existing OSPV areas it is possible that a link between them could be achieved through the good planning of the site. If a PRoW runs along the perimeter of a site, development may allow for the widening or enhancement of this route.

Linked Development Management Policies

- LP 32 Play, open space and sports provision
- LP 48 Sustainable Drainage Systems (SuDS)
- LP 51 Assessing transport impacts and requirements
- LP 52 Travel Infrastructure Provision
- LP 53 Travel Plans

KEY EVIDENCE

- NPPF
- Planning Practice Guidance (PPG)
- Bracknell Forest Parks and Open Spaces Strategy (2012).
- Bracknell Forest Play, Open Space and Sports (POSS) study (2019).
- Bracknell Forest Playing Pitch Strategy (PPS) (2019).

DELIVERY AND MONITORING

8.24 Delivery

- Determination of planning applications.
- Implementation of the Infrastructure Delivery Plan.
- Section 106 Agreements and Planning Conditions.
- The Community Infrastructure Levy (CIL) and / or other infrastructure funding mechanisms.
- Bracknell Forest Parks and Open Spaces Strategy (2012).
- Bracknell Forest Play, Open Space and Sports (POSS) study (2019).
- Bracknell Forest Playing Pitch Strategy (PPS) (2019).
- Planning Guidance.

8.25 Monitoring

- S106 Agreement / CIL / planning condition monitoring
- Amount of OSPV (hectares) secured in S106 Agreement

9: Climate change and built and natural environment

9.1 Climate change

9.1 Climate change is caused in part by greenhouse gases that are primarily produced through the burning of fossil fuels and land use changes. It results in hazards such as flooding, heatwaves, and drought.

9.2 Bracknell Forest has set out its commitment to address the causes and impacts of climate change in its Climate Change Action Plan.

9.3 Paragraph 148 of the NPPF states that “The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”.

9.4 This Plan will play an important role in addressing climate change by including policies to mitigate and adapt.

9.5 Mitigation is about reducing emissions, the plan includes: -

- Reducing the need to travel by locating development in the most sustainable locations.
- Encouraging sustainable transport, through promoting sustainable modes of transport and travel choice, travel plans, electric vehicle charging
- Supporting renewable and low carbon technologies and sustainable construction
- Promoting zero carbon design approaches such as using site landform to benefit from shelter and therefore minimise heat losses in winter and maximise shade in summer.

9.6 Adapting to climate change is about being prepared for climate change, the plan includes:

- Consideration of the risks of climate change when allocating development sites, such as through the consideration of flood risk
- Consideration of the impact of good design, for example in response to flood risk
- Consideration of the availability of water and reduction of water use through efficiency standards
- Consideration of water quality through review of the wastewater infrastructure
- Promoting green infrastructure to allow habitat connectivity, provide urban cooling and shading, surface water management and carbon capture and storage. This is further supported by open space standards and provision of SANG.

9.7 A combination of the policies outlined in this document and measures under the Building Regulations should ensure sustainable forms of development that minimise carbon emissions from housing and associated transport.

Linked Development Management Policy/Policies

- Policy LP39 - Design
- Policy LP46 – Sustainable Construction
- Policy LP47 – Renewable and low carbon energy
- Policy LP48 - Sustainable urban drainage systems
- Policy LP53 - Travel plans

9.2 Natural environment - Green infrastructure

9.8 Green infrastructure is the network of green spaces and natural and semi-natural features, including 'blue infrastructure' such as watercourses. Bracknell Forest contains many green infrastructure assets which contribute to its character and sense of identity and provide an important contribution towards increasing biodiversity, helping to provide mitigation for climate change and improved health and well-being. These assets are partly a result of the design of the Bracknell New Town and planning policy standards for the provision of open space and partly due to the natural assets found within the Borough of international, national and local importance. The requirement for Suitable Alternative Natural Green space (SANG) that is used as mitigation for the Thames Basin Heaths Special Protection Area (TBH SPA) (see Policy LP 15) that provides alternative open space has added to these assets.

9.9 The Council has undertaken a review of green infrastructure (GI) in the Borough to identify existing assets, deficits and opportunities within the green infrastructure network. The Council is using the results of this study to develop a green infrastructure strategy. This policy seeks to protect and enhance the green infrastructure network by maximising opportunities that arise through development.

Objective

B - Protect/enhance existing assets and create new assets

I - Infrastructure

Policy LP 15

Green Infrastructure

The borough's green infrastructure network will be protected and enhanced. In considering proposals that affect the borough's green infrastructure account will be taken of the scale, type and quality of any assets lost or created and the contribution they make to the wider green infrastructure network. Development should where appropriate:

- i. be designed and located to maximise opportunities for green infrastructure within the development;
- ii. protect and enhance the wider green infrastructure network including the connectivity of specific habitat types as appropriate to the scale of development and the opportunities it offers;
- iii. provide new links to the existing public access networks;
- iv. create new green infrastructure either through on site provision or financial contributions; and,
- v. not fragment green infrastructure assets or create barriers to the movement of people, biodiversity and water through the green infrastructure network.

Where new or improved green infrastructure is proposed, the maximum benefit should be achieved by designing it to serve a variety of functions.

Where possible, development should provide accessible natural green space to help meet identified green infrastructure deficits in Bracknell Forest such as accessible natural green space and habitat connectivity in line with the standards in Policy Play, open space and sports provision

Development proposals on or affecting green infrastructure will only be supported where it can be demonstrated that the need for the development outweighs any harm caused by the development including through fragmentation and that adequate mitigation measures are put in place.

Where the adverse impacts of development on green infrastructure are identified, they must be proportionately addressed in accordance with the mitigation hierarchy of:

- Avoidance;
- Mitigation;
- Compensation

Where the requirements of this hierarchy cannot be met, development will be refused.

Where development is proposed adjacent to a main river an 8m wide undeveloped area should be retained alongside (16m wide undeveloped area in total).

Planning permission will normally only be granted for proposals which do not involve the culverting of watercourses and which do not prejudice future opportunities for de-culverting.

9.10 Green infrastructure is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.

9.11 Green Infrastructure can serve the following functions:

- access and recreation;
- increasing habitat connectivity through ecological networks of corridors and stepping stones for wildlife to move through the landscape;
- connecting urban and rural areas; landscape and visual amenity benefits;
- providing cooling and shading in urban areas; surface water retention and management; and,
- carbon capture and storage, providing mitigation for climate change.

9.12 It can contribute to human well-being by:

- providing accessible green spaces for exercise, recreation and play;
- creating opportunities for community cohesion through allotments, community gardens and community orchards; and,
- providing accessible walking, riding and cycling routes to link communities with both urban and rural areas.

9.13 Green infrastructure assets include:

- parks and gardens - urban parks, country parks, formal gardens;
- amenity greenspace - informal recreation spaces, outdoor sports facilities, domestic gardens, village greens, commons, other incidental space, green roofs, allotments;
- natural and semi-natural green space – SANGs, woodland and scrub, grassland, heath, wetlands, open and running water, unmanaged land and disturbed ground;
- blue infrastructure – waterbodies, flood zones, ponds and sustainable urban drainage systems.
- other green features – hedgerows, verges, individual trees or tree groups; and,
- corridors – paths, cycle ways, riparian, ditches, verges, lines of trees, strips of managed vegetation, linear green spaces.

9.14 Further details of the types and functions of green infrastructure assets can be found in the Council's Green Infrastructure Review, Play, Open Space and Sports study (POSS) and Playing Pitch Strategy (PPS).

9.15 Through the enhancement of existing green infrastructure assets, and the creation of new green infrastructure assets, opportunities will be sought to:

- enhance existing assets so they provide more functions; and to create new multi-functional assets;
- improve connectivity for access and recreation;
- provide accessible natural green space to help meet identified deficits in Bracknell Forest; improve connectivity of habitat and ecological networks;

- provide community opportunities for growing food; and,
- provide flood risk management measures such as land management and natural storage.

9.16 The provision of biodiversity enhancement, mitigation and compensation in relation to Policy LP 43 Biodiversity, provides opportunity to create or enhance green infrastructure.

9.17 The Bracknell Forest Green Infrastructure Review identified that Bracknell Forest has few formal green spaces (parks and gardens), but has significant amenity green space. It has significant natural assets, including blue infrastructure; woodlands are generally well connected, and grasslands and heathlands are more fragmented. There is good access to open space, especially some large areas, but it is not well connected. Some parishes have significant landscape and visual amenity assets (e.g. Crowthorne and Winkfield), but others do not (e.g. Warfield). Productive land is dominated by forestry; there is little agriculture, and community opportunities for growing food (orchards, allotments) are few in most parishes (Bracknell being the exception). Water and flood management can be a significant issue. There are opportunities for addressing gaps in provision and connectivity both in enhancing existing assets and in new provision as part of developments. The priorities for a Bracknell Forest green infrastructure network should focus on improving connectivity for wildlife and people, water and flood management and opportunities for community food production.

9.18 The Council is preparing a Green Infrastructure Strategy which will help to inform delivery of this Policy. The Green Infrastructure Strategy will set priorities for protecting key areas of the network and addressing deficiencies in green infrastructure. It will outline how the Council will work with partners to plan, protect, promote, enhance and extend the network and to embrace opportunities provided by development.

9.19 Green infrastructure has a strong relationship with other policies in this Plan including: Policy LP 14 relating to Standards for Open Space of Public Value, Policy LP 16 relating to the Thames Basin Heaths Special Protection Area, Policy LP 17 Flood Risk, Policy LP 32 relating to Play, Open Space and Sports, Policy LP 43 on Biodiversity, Policy LP 44 Designated nature conservation and geological sites, Policy LP48 for SuDS (drainage), Policy LP 52 Transport Infrastructure Provision relating to the network of public rights of way.

9.20 The Council will use its planning powers and responsibilities as a landowner to work with local communities and other partners, including those preparing Neighbourhood Plans and in adjoining local authorities, to identify and implement opportunities to improve the quality of the green infrastructure and to protect the existing green infrastructure assets from harmful development.

9.21 The provision of green infrastructure should be built into proposals at an early stage of the design process, particularly on larger sites where proposals should demonstrate how Green Infrastructure features are to be incorporated.

9.22 The rapid expansion of Bracknell New Town resulted in the culverting of a significant length of watercourse which it is desirable to de-culvert when opportunities arise. New culverting will normally be resisted except where it is clearly necessary such as to provide a means of access.

Linked Development Management Policies

- Policy LP 32 Play, Open Space and Sports
- Policy LP 43 Biodiversity
- Policy LP 44 Designated nature conservation and geological sites
- Policy LP 48 Sustainable Drainage Systems (SuDS)
- Policy LP 52 Transport Infrastructure Provision

KEY EVIDENCE

- National Planning Policy Framework, paragraphs 99, 109,114
- National Planning Practice Guidance, Paragraph: 027 Reference ID: 8-027-2160211 to Reference ID: 8-032-2160211
- Bracknell Forest Green Infrastructure Review TVERC 2017
- Biodiversity Action Plan
- Open Space and Playing Pitch Strategy
- Thames Basin Heaths Avoidance and Mitigation Strategy
- Natural England Green Infrastructure Guidance (NE176)
- Bracknell Forest Rights of Way Improvement Plan

DELIVERY AND MONITORING

9.23 Delivery

- Determination of Planning Applications
- Identification of improvements within CIL list of projects BFC land management
- Implementation of other Policies in the BFLP Infrastructure Delivery Plan

9.24 Monitoring

- Monitoring of the extent and quality of Green Infrastructure provision in the Borough.

9.3 Thames Basin Heaths Special Protection Area

9.25 The Thames Basin Heaths Special Protection Area (TBH SPA) is a network of heathland sites that provides a habitat for important ground nesting bird species. Two of these heathland sites are in Bracknell Forest. The TBH SPA was designated in March 2005 and is protected by UK legislation. The SPA affects eleven local authorities across Hampshire, Berkshire and Surrey.

9.26 The integrity of the SPA has the potential to be adversely affected by new development, such as through urbanisation, recreational activity and air pollution. To comply with the law, it must be certain that the harm is avoided and mitigated.

9.27 The SPA within Bracknell Forest covers over 1,300 hectares and includes Broadmoor to Bagshot Heaths Site of Special Scientific Interest (SSSI) (the area surrounding the Look Out Discovery Centre) and the Sandhurst to Owlsmoor Bogs and Heaths SSSI (also known as Wildmoor Heath).

Objective

B - Protect/enhance existing assets and create new assets

Policy LP 16

Thames Basin Heaths Special Protection Area

1. **New development which, either alone or in combination with other plans or projects, is likely to have a significant adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) without appropriate avoidance and mitigation measures will be refused.**
2. **Where development is proposed that is likely to have a significant adverse effect on the integrity of the SPA it must be demonstrated that adequate measures will be put in place to avoid or mitigate any such effects. Such measures must be agreed with the Council and Natural England. In order to assist the Council in carrying out an Appropriate Assessment, the developer will be required to provide such information as the Council may reasonably require for the purpose of the assessment. For larger residential developments which are not Local Plan allocations this may include an air quality assessment of the likely significant effects on the SPA. Applications for non-residential development will be dealt with on a case by case basis.**

Zones of Influence

3. **Where Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation measures are required for residential development the Council will follow a consistent approach to mitigation, based on the following zones of influence:**
 - i. **A straight line distance of between 0 to 400 metres from the SPA boundary. This will be an 'exclusion zone' where mitigation measures are unlikely to be capable of protecting the integrity of the SPA. Proposals for a net increase in dwellings within this zone will not be permitted unless it can be demonstrated through an Appropriate Assessment that there will be no adverse effect on the integrity of the SPA.**
 - ii. **A straight line distance of between 400 metres and 5 kilometres from the SPA boundary. within this zone measures must be provided for all residential proposals for 1 or more net new dwellings to ensure that the integrity of the SPA is protected. Mitigation measures will be based on a combination of the provision of SANG and SAMM measures and will be delivered prior to occupation and in perpetuity.**
 - iii. **A straight line distance of between 5 and 7 kilometres from the SPA boundary. Within this zone residential developments with a net increase of more than 50 dwellings will be dealt with on a case by case basis and are likely to be required to provide appropriate mitigation based on a combination of SAMM and the provision of SANG to a lower standard than within the 400m – 5km zone.**
 - iv. **Mitigation measures will be delivered prior to occupation and in perpetuity.**

SANG Standards

4. **The provision of SANG will meet the following standards and arrangements:**

- i. **Within the 400m – 5km zone a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) will be provided per 1,000 new occupants;**
- ii. **Residential developments of net 9 dwellings or fewer will not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents;**
- iii. **Developments of 10 or more net dwellings will need to be within the catchment of a specified SANG and a sufficient quantity of SANG land must be in place to cater for the consequent increase in residents;**
- iv. **Small developments as defined in supporting guidance will be required to provide developer contributions towards strategic SANG facilitated by the Council subject to available SANG capacity; and,**
- v. **Large developments as defined in supporting guidance may be expected to provide bespoke SANG that should accord with Natural England's SANG Guidelines and include a combination of benefits such as biodiversity enhancement, green infrastructure and, potentially, new recreational facilities.**

SAMM Contributions

- 5. **A developer contribution will be made toward the SAMM Project for each net additional dwelling. This will provide an SPA-wide wardening and education service and monitor the effectiveness of the avoidance and mitigation measures and visitor pressure on the SPA.**

Further Evidence

- 6. **Where further evidence demonstrates that the integrity of the SPA can be protected using different linear thresholds or with alternative mitigation measures (including air quality mitigation and standards of SANG provision different to those set out in this policy) these must be agreed with the Council and Natural England.**

9.28 The TBH SPA is designated under European directive 79/409/EEC because of its populations of three heathland species of birds—Dartford Warbler, Nightjar and Woodlark. This Directive has been transposed into UK law by the Habitats Regulations.

9.29 Natural England has identified that net additional housing up to 5 kilometres from the SPA boundary is likely to have a significant effect (alone or in combination with other plans or projects) on the integrity of the SPA. Some development between 5 and 7 kilometres from the SPA boundary may also have an impact on the integrity of the SPA. The evidence available indicates that effective mitigation measures should comprise a combination of providing suitable areas for recreational use by residents to divert them from the SPA and actions on the SPA to manage access and encourage use of alternative sites. Should other evidence become available, further avoidance and mitigation measures may be required and will be set out in supporting guidance.

9.30 The Council will support small developments wherever possible by providing strategic SANG capacity. Priority for the allocation of strategic SANG capacity will be given to small developments within the defined settlement. These are developments which in the Council's view are not sub-divisions of a larger site in order to meet the threshold for strategic SANGs. Other small development sites in areas outside of the defined settlement boundary may need to provide, or contribute towards, a bespoke SANG solution. Policy requires large developments to provide their own SANGs. The release of council-owned strategic SANG for such developments, or for developments permitted under Prior Approval arrangements could jeopardise the SANG capacity required for planned development on allocated sites. This would put them at risk of not being able to meet the Habitats Regulations and gain planning permission. The Council therefore reserves the right not to provide available SANG capacity if the proposal is considered to undermine the Council's SPA avoidance and mitigation strategy and/or the delivery of allocated development sites.

9.31 The focus of this policy is on avoidance and mitigation of the effects of the residential development. This does not obviate the need for possible Appropriate Assessment on other forms of development. All applications for non-residential development that are likely to have a significant adverse impact on the integrity of the TBH SPA will need to be subject to Appropriate Assessment.

9.32 Detailed guidance about SANG and the SAMM project is provided in the Thames Basin Heaths Special Protection Area Supplementary Planning Document which will be updated periodically as necessary. This guidance sets out:

- Strategic SANG provided in the Borough.
- Financial contributions for strategic SANG including how they are calculated on a per bedroom basis
- Standards and requirements for providing bespoke SANGs.
- Details of the SAMM Project including the financial contributions on a per bedroom basis

9.33 The Council will work with other local authorities to implement mitigation measures. This may include assistance to those authorities with insufficient SANG land within their own boundaries.

9.34 This policy has a strong relationship with other policies in this Plan including: LP 15 Green infrastructure.

Linked Development Management Policy/Policies

- Policy LP 43 Biodiversity
- Policy LP 44 Designated nature conservation and geological sites

KEY EVIDENCE

- National Planning Policy Framework (paras 20, 170, 171, 174, 175, 176, and 177)
- Planning Practice Guidance: ID references: 8-007, 8-008, 8-011, 8-017, 8-018 and 8-020
- BFLP Appropriate Assessment

- Thames Basin Heaths Delivery Framework (2009) Thames Basin Heaths Joint Strategic Partnership Board
- Thames Basin Heath Special Protection Area Supplementary Planning Document (TBHSPA SPD) (2018)

DELIVERY & MONITORING

9.35 Delivery

- Determination of planning applications
- Implementation of the TBH SPA SPD
- Management of CIL income
- Delivery of SANG Management Plans

9.36 Monitoring

- The Joint Strategic Partnership Board (including overseeing the SAMM Project, number of developments mitigated by SANG and availability of SANG capacity).
- The SAMM Project (including number of developments mitigated, level of SAMM contributions, visitor usage of the SPA, visitor usage of SANGs and bird populations on the SPA).
- The Council (including SANG capacity, expenditure on SANGs, number of planning applications approved contrary to Natural England advice and number of appeals allowed).

9.4 Flooding and drainage

9.37 The Climate Change Act 2008 demonstrates that climate change is a national policy priority. One of the major impacts of a changing climate is an increased risk of flooding. Flood risk is a combination of the probability and potential consequences of flooding from all sources including rivers, seas, rainfall, rising groundwater, sewers and drainage systems exceeding capacity, reservoirs, canals and lakes. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Application of the sequential test, sequential approach and the exception test, as required by the NPPF, achieve these objectives. A Bracknell Forest Level 1 (2018) and Level 2 (2019) Strategic Flood Risk Assessment (SFRA) ⁽¹⁹⁾ has been prepared to inform this policy and the allocations included within the Local Plan.

Objectives

B - Protect/ enhance existing assets and create new assets

D - Level of development/land supply

19 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/draft-bracknell-forest-local-plan/evidence-base>

Policy LP 17

Flood risk

1. **Development will only be permitted if:**
 - i. **The sequential test is applied to the location of development taking into account flood risk from all sources, both now and in the future;**
 - ii. **The sequential approach is applied to the layout of development within an application site, taking into account flood risk from all sources, both now and in the future;**
 - iii. **Where application of the exception test is required by national policy, it is fully complied with; and**
 - iv. **Flood risk from all sources of flooding, now and in the future, is taken into consideration and fully addressed.**
2. **Minor development⁽²⁰⁾ and changes of use⁽²¹⁾ are excluded from the application of the sequential test.**
3. **A Flood Risk Assessment (FRA) will be required for developments in areas identified in the latest SFRA as being at risk of flooding now or in the future, and when required by national policy. The FRA is required to demonstrate that:**
 - i. **All forms of flooding have been considered;**
 - ii. **The development will not exacerbate flood risk off-site over the lifetime of the development and implements opportunities to reduce the causes and impacts of flooding;**
 - iii. **Suitable allowances for climate change have been taken into account in accordance with the most up to date guidance;**
 - iv. **The development is safe for its lifetime from all forms of flooding with finished floor levels above predicted design flood levels; and**
 - v. **Safe access and egress routes are provided.**

9.38 Level 1 and Level 2 SFRAs for Bracknell Forest has been prepared to inform the Local Plan and decision making for planning applications. Developers should also have regard to the SFRA when submitting planning applications.

9.39 The SFRAs have considered all sources of flooding including fluvial, surface water, groundwater, sewers and reservoirs, both now and in the future, taking climate change into account. They have identified Flood Zone 3a, with an allowance for climate change, and Flood Zone 3b (functional floodplain). Fluvial flooding is not generally a significant issue as the majority of the Borough is within Flood Zone 1 (low risk of flooding). The most significant sources of flooding in the Borough are surface water and groundwater and the Council will require these sources of flooding to be fully addressed in the sequential test, sequential approach and site specific flood risk assessments. For example, by protecting overland flow routes and appropriate use of SuDS as a means of addressing surface water, supported by geotechnical investigation and groundwater monitoring.

²⁰ Minor development for the purposes of flood risk is defined in the NPPF and PPG

²¹ Exceptions are defined in the NPPF and PPG

9.40 Information on flood risk is being updated continuously and flood risk identified in the SFRAs may change. The most up to date flood risk information should always be used, including the SFRAs and the Flood Zones identified by the Environment Agency Flood Map for Planning.

9.41 A site-specific flood risk assessment will be required for any development located within areas identified as being at risk of flooding identified in the SFRAs as well as in locations prescribed by national policy (Flood Zone 2 and 3). Information on flood risk is being updated continuously and flood zones identified in the SFRAs may change and the most up to date fluvial flood zones should always be used (see the Environment Agency Flood Map for Planning).

Sequential test, sequential approach and the exception test

9.42 The aim of the sequential test is to direct new development to areas at the lowest risk of flooding from all sources, both now and in the future, to ensure that areas with little or no risk of flooding are developed in preference to areas at higher risk. Development should not be permitted if there are reasonably available sites in areas with a lower risk of flooding.

9.43 If it is not possible for development to be located to areas at lower risk of flooding, the exception test may need to be applied. The need for the sequential test will depend on the vulnerability of the proposed development which in accordance with the flood risk vulnerability classification and flood risk vulnerability and flood zone compatibility set out in the PPG.

9.44 The exception test requirements as set out in the flood risk vulnerability and flood zone compatibility table in the PPG are only concerned with coastal and fluvial flooding. In the context of Bracknell Forest, it is important that the risks from other sources, such as surface water, are addressed. The Environment Agency (EA) have advised that in locations within Flood Zone 1, where the exception test is not required, but there is a risk from other sources of flooding, where it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.

9.45 A sequential approach to the layout of a development site can reduce the risk of flooding through avoiding areas at risk of flooding from all sources and not increase flood risk overall, both off and on site. Although the first preference is to avoid flood risk, where this is not possible flood resistant and resilient measures can be incorporated into the design of buildings and infrastructure. Design can be addressed in site specific FRA. The Council's Design SPD (March 2017) provides further information.

9.46 The SFRA provides the necessary information for the sequential and exception tests to be applied. Early discussions with the EA for sites within flood risk areas, to address flooding issues, are encouraged at the pre-application stage.

9.47 The above policy and Policy LP 48 Sustainable Drainage Systems (SuDS) should be read in conjunction with Policy LP 24 Gypsies, travellers and travelling showpeople. National policy sets out that sites for travelling populations should not be located in areas at high risk of flooding (including functional floodplains), given the particular vulnerability of caravans.

Linked Development Management Policy/Policies

Policy LP 48 - Sustainable Drainage Systems (SuDS)

Policy LP 24 - Gypsies, travellers and travelling showpeople

KEY EVIDENCE

- National Planning Policy Framework (Meeting the challenge of climate change, flooding and coastal change)
- National Planning Practice Guidance (Flood risk and coastal change)
- Bracknell Forest Level 1 Strategic Flood Risk Assessment (2018)
- Bracknell Forest Level 2 Strategic Flood Risk Assessment (2019)

DELIVERY AND MONITORING

9.48 Delivery

- Determination of planning applications

9.49 Monitoring

- Number of appeals allowed when refusal is on grounds of flood risk.

9.5 Separation of settlements (gaps)

9.50 Bracknell Forest contains a number of distinct settlements, which are physically and visually separated by open areas of land. They are predominantly undeveloped areas which are subject to development pressures, being close to/adjoining defined settlements.

9.51 Gaps are a landscape function to prevent coalescence of distinct and separate settlements, rather than being related to landscape quality.

9.52 If these areas are developed, this could potentially lead to the merging of settlements, and the loss of individual settlement identity. The identification of 'gaps' is supported by the local community within Bracknell Forest. However, it should be noted that where 'gaps' are identified, this will not necessarily prevent development. Proposals will need to demonstrate that the landscape functions relating to the separation of settlements have not been compromised. (This is set out in a further policy contained in the Development Management section of this Plan).

9.53 The Council commissioned a study which assessed the function of gaps between settlements within Bracknell Forest. The study identified several strategic gaps (between larger settlements areas):

- Binfield – Wokingham
- Bracknell – Wokingham
- Bracknell – Crowthorne
- Crowthorne – Sandhurst
- Sandhurst – Yateley/Blackwater
- Bracknell – North Ascot.

9.54 A further 'wedge' area was also identified between Binfield and Warfield. This area does not separate two distinct settlements, but is an area of land between two parts of the same overall settlement boundary.

Objectives

B - Protect/enhance existing assets and create new assets

G - Achieving high quality development

Policy LP 18

Separation of settlements

The following strategic gaps are defined on the Policies Map.

- Binfield – Wokingham
- Bracknell – Wokingham
- Bracknell - Crowthorne
- Crowthorne – Sandhurst
- Sandhurst – Yateley/Blackwater
- Bracknell – North Ascot.

The following green wedge is defined on the Policies Map:

- Binfield - Warfield

Linked Development Management Policies

- Policy LP 33 - Protection of countryside
- Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements

KEY EVIDENCE

- NPPF (paragraph 170)
- Planning Practice Guidance (ref ID: 26-007)
- Landscape Character Assessment (LUC, September 2015) Landscape Recommendations report (LUC, September 2015)

DELIVERY AND MONITORING

9.55 Delivery

- Determination of planning applications

9.56 Monitoring

- Number of appeals allowed contrary to the aims of the Landscape Character Assessment
- Number of appeals allowed in strategic gaps

9.6 Built environment - Design principles

1. The design of development has a significant influence over the identity, cohesion and function of places. The Council is committed to securing good, robust designs and placemaking, meeting the needs of the local community. This is supported by national policy which attaches great importance to the design of the built environment and advises that Local Plans should include robust and comprehensive policies that specify the quality of development that will be expected for the area. This policy sets out the key strategic principles of what the Council is expecting to see when development proposals are submitted.

Objective

G - Achieving High Quality Development

Policy LP 19

Design principles

1. **All development must achieve a high standard of design that positively contributes to placemaking. Development should respond to and enhance the distinctive character, amenity and or appearance of the local area. All development should create attractive places that people want to live and work in and that contribute to inclusive, connected, healthy communities and, to this end, proposals will be assessed in terms of their level of accessibility. Proposals should be design-led and will be supported where they:**
 - i. **provide details of a full site appraisal that informs the proposals submitted and retains site assets of quality and/or visual value such as trees and hedgerows and other site features that are of ecological or heritage value, and where appropriate these features should be enhanced;**
 - ii. **ensure layouts make efficient use of land, having regard to topography, location and other factors affecting good design;**
 - iii. **have regard to solar orientation, include measures to ease living with a change in climate, opportunities for energy efficiency and are designed to prevent overheating;**
 - iv. **include a mix of uses appropriate to the scale and location of the development with the aim of creating safe, walkable, easily connected developments and communities;**
 - v. **enable easy, inclusive, safe and well designed access to, and within development and buildings for all potential users, including disabled people, and provide appropriate facilities to achieve ease of access;**
 - vi. **provide housing to meet the needs of all the community, with provision being appropriate to the site and location; and**
 - vii. **do not prejudice by way of design and layout the comprehensive development of a wider area.**
2. **Masterplans and Design Codes will be required for larger, complex or more sensitive developments to agree an overall vision and strategy for a development as a whole that demonstrates a comprehensive and inclusive approach to design. These documents will be required to be agreed with the Council prior to the submission of any planning applications for the site.**

9.57 There is potential to deliver a positive social and environmental effect through design. The design and function of buildings and the space around buildings can help to improve local identity, social wellbeing and health outcomes and discourage crime.

9.58 The Council is committed to securing a high standard of design and ensuring development meets the needs of all the community. Proposals must achieve a high standard of design and positively contribute to placemaking.

9.59 Developers are expected to have regard to emerging advice and good practice to ensure that development schemes positively contribute to the public realm, local streetscene and wider landscape through high quality design.

9.60 Development proposals should consider how the scheme will integrate with the existing circulation patterns particularly pedestrian, cycle and public transport routes and the existing road network. Safe and secure pedestrian and cycle routes should be provided both within the site and linking into the wider network. The policy seeks to ensure that the design and location of new development makes it accessible to all potential users and encourages sustainable travel methods.

9.61 Developments should be planned comprehensively in an integrated manner. Some larger scale developments or complex sites can take a number of years to complete and are often delivered and planned in stages. In order to ensure developments take place in a coherent and structured way, Masterplans and Design Codes should be produced and agreed with the Council to establish an overall vision and strategy for a development as a whole, prior to the submission of any planning applications.

Linked Development Management Policy/Policies

Policy LP 39 - Design

Policy LP 40 - Tall buildings

KEY EVIDENCE

- NPPF (paragraphs 7-10 and 124-132)
- Planning Practice Guidance (Design)
- Building for Life
- The Council's Supplementary Planning Documents (SPDs):
 - Character Area Assessments SPD (2010)
 - Streetscene SPD (2011)
 - Design SPD (2017)
 - Designing for Accessibility SPD (2008)
- Sport England - Active Design

DELIVERY AND MONITORING

9.62 Delivery

- Determination of planning applications

9.63 Monitoring

- The number of residential schemes that meet 'Building for Life' criteria (or similar national standard) "very good", "good", "average" or "poor" standards.

10: Changes to Policies Map

Introduction

10.1 In preparing some of the policies in the Draft BFLP it has become apparent that there is a need to add, delete and/or amend certain policy boundaries on the Policies Map. These changes are summarised below and listed in Policy LP 20. They are incorporated in a revised Policies Map.

Summary of changes

Settlement Boundaries

10.2 Policy LP 4 'Sites allocated for residential/mixed use development' of the BFLP, proposes to allocate a number of sites located on the edge of settlements. It is therefore proposed to amend settlement boundaries to incorporate the developable areas of these sites. This relates to the following sites:

- Land north of Tilehurst Lane, Binfield
- Land south of Forest Road and east of Cheney Close, Binfield
- Popes Manor, Murrell Hill Lane, Binfield
- Land south of London Road (Eastern Field), Binfield
- Land at Beaufort Park, Nine Mile Ride (South Road), Bracknell
- Land east of Wokingham Road and south of Dukes Ride (Derby Field), Sandhurst
- Land south of Lower Church Road, Sandhurst
- Jealott's Hill International Research Centre, Warfield
- Land north of Herschel Grange, Warfield
- Whitegates, Mushroom Castle, Chavey Down Road, Winkfield

10.3 A settlement boundary change is also included on the London Road tip site, Winkfield (even though it is not allocated specifically for housing) in order to facilitate future mitigation and remediation of the site.

10.4 These changes are shown in Appendix 3 and 4.

10.5 There have also been instances where sites have been granted planning permission on the edge of settlements. In cases where the scheme has been implemented (or is currently under construction), and it adjoins an existing defined settlement, amendments are shown that reflect the extent of the approved built development. This relates to the following locations:

- Popeswood Manor, Binfield
- Land to rear of September Cottage, Murrell Hill Lane (Fitzgerald park), Binfield
- Popes Farm, Murrell Hill Lane (The Croft), Binfield
- Land to rear of Alford Close (Sandhurst Gardens), Sandhurst
- Land south of The Limes (Nos 17-16 The Limes), Warfield
- Land to rear of Neuchatel, Chavey Down Road, Winkfield
- Land at the Yard, Chavey Down Road (Brickfields), Winkfield

10.6 These changes are shown in Appendix 3.

10.7 Defined Town Centres

10.8 Policy LP 10 defines a retail hierarchy for Town Centres within the Borough. The boundaries of the defined centres, together with associated primary shopping areas are defined on the Policies Map, and shown in Appendix 5.

10.9 LP 11 defines an edge of centre location (at the Peel Centre, Bracknell), the extent of which is set out in Appendix 5.

Designated Employment Area boundaries

10.10 A review of the recognised Employment Areas⁽²²⁾ has been carried out to establish whether or not changes of use have taken place which mean that peripheral sites are no longer being used for employment generating uses, this is particularly where permitted development rights have been exercised involving change of use from offices to residential. In other cases, the review has revealed that new development has occurred on adjoining sites which means that an extension to the recognised employment area is justified or that there is a need to create a new employment area.

10.11 Land to be added to the defined employment areas:

- Wellington Business Park, Crowthorne
- Phoenix Business Centre, Western Employment Area, Binfield

10.12 Land to be removed from defined employment areas:

- Beneficial House, Western Employment Area, Bracknell
- One Thames Valley House and Aspect 1-3 (Trinity Court), Western Employment Area

10.13 These changes are shown in Appendix 6.

Landscape Character Areas

10.14 The Bracknell Forest Landscape Character Assessment⁽²³⁾ identifies a number of landscape character areas which are formed by the nature and geology of the area. These areas are:

- B1 – Crowthorne/ Sandhurst Heathland Mosaic
- C1 – Binfield and Warfield Clay Farmland
- C2 – Winkfield and Cranbourne Clay Farmland
- D1 – The Hazes Wooded Clayland
- E1 – Blackwater River Valley
- F1 – Chavey Down Wooded Sands
- G1 – Easthampstead Wooded Estate
- G2 – Sunninghill Wooded Estate
- H1 – Windsor Great Park
- H2 – Windsor Forest

10.15 The geographical extent of these areas is shown on the Policies Map. The areas relate to both the countryside and Green Belt and are shown in Appendix 7.

22 <http://consult.bracknell-forest.gov.uk/file/4860617>

23 <http://consult.bracknell-forest.gov.uk/file/3976918>

Separation of settlement

10.16 Policy LP 18 defines strategic gaps in the following locations:

- Binfield – Wokingham
- Bracknell – Wokingham
- Bracknell-Crowthorne
- Crowthorne – Sandhurst
- Sandhurst – Yateley/Blackwater
- Bracknell – North Ascot.

10.17 A ‘green wedge’ area has also been identified between Binfield and Warfield. The geographical extent of these areas is shown on the Policies Map. The areas relate to both the countryside and Green Belt and are shown on the Key Diagram (Figure 3).

Green Belt Villages

10.18 Policy LP 34 - Green Belt defines the following Green Belt village area for the purposes of allowing limited infilling. The extent and locations of the village areas are shown in Appendix 8.

- Cranbourne
- Church Road, Winkfield
- North Street Cranbourne
- Cheapside
- Maidens Green/Winkfield Street

Green Belt Boundary

10.19 Policy LP 7 removes the built area of the Jealott's Hill allocation from the Green Belt.

Policy LP 20

Policies Map Change

1. The following boundary changes are made to the Policies Map:
 - i. Amendments to the settlement boundary
 - ii. Addition of boundaries for allocated housing sites
 - iii. Addition of allocated urban extension sites, including associated settlement boundaries
 - iv. Designation of boundaries and associated primary shopping areas of ‘town centres’
 - v. Designation of edge of centre site (Peel Centre)
 - vi. Amendments to defined employment areas
 - vii. Designation of Landscape Character Areas
 - viii. Designation of separation of settlement areas (gaps and green wedge)
 - ix. Amendments to Green Belt Village boundaries
 - x. Amendments to the Green Belt boundary (removal of part of the Jealott's Hill allocation from the Green Belt)

Linked Development Management Policies

- Policy LP 34 - Green Belt
- Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements

Appendices

Appendix 1: Summary of Local Plan Evidence Base

Summary of evidence list

<https://www.bracknell-forest.gov.uk/sites/default/files/documents/summary-of-evidence.pdf>

Appendix 2: Housing Trajectory

Figure 7 Draft Local Plan Trajectory 2019/20 - 2035/36

Application References	No. Bedrooms (C2 use)	Projected Net Completions (April-March)																	Total Net	Site Status (as at April 2019)
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35			
Land south of Fairclough Farm, Newell Green, Winkfield (SALP Policy SAC Area 1) (Agriculture)	10	25	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	UC	
Land at Watersplash Lane, Winkfield (SALP Policy SAC Area 1) (Leisure and Recreation)	10	25	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	UC	
Cranbourne Corner, Forest Road, Winkfield and adjoining Winkfield Park, Long Hill Road, Winkfield	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	UC	
Kingwood, Kings Rise, Winkfield (Allowed on appeal)	8	5	10	15	15	15	7	0	0	0	0	0	0	0	0	0	0	82	MS	
The Bucklers Lodge Road, Ascot (Brompton Gardens)	58	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	UC	
Total Large Sites (C3 uses, non-specialised)	829	841	623	431	240	204	140	98	88	84	0	0	0	0	0	0	0	3575		

Application Reference	No. Bedrooms (C2 use)	Projected Net Completions (April/March)																Total Net	Site Status (as at April 2019)	
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/23	2033/34	2034/35			2035/36
Medium Size hard commitments (C2 uses: non-specialised)																				
17/00227-FUL 17/01164-FUL* (Allowed on appeal) 18/00070-FUL and adj. Birch Hill Medical Centre, Leppington, Bracknell	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	UC
18/00250-FUL 18/00553-FUL 18/00450-FUL 18/00531-MHA (part of Eastern Rd allocation) (Claridge)	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	UC
18/00252-FUL 17/00255-MHA 15/00004-FUL 16/01233-FUL 18/00062-FUL 18/00057-FUL 16/01035-FUL	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	NS
18/00252-FUL 17/00255-MHA 15/00004-FUL 16/01233-FUL 18/00062-FUL 18/00057-FUL 16/01035-FUL	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	NS
18/00252-FUL 17/00255-MHA 15/00004-FUL 16/01233-FUL 18/00062-FUL 18/00057-FUL 16/01035-FUL	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	UC
18/00252-FUL 17/00255-MHA 15/00004-FUL 16/01233-FUL 18/00062-FUL 18/00057-FUL 16/01035-FUL	0	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	UC
18/00252-FUL 17/00255-MHA 15/00004-FUL 16/01233-FUL 18/00062-FUL 18/00057-FUL 16/01035-FUL	41	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	UC
18/00252-FUL 17/00255-MHA 15/00004-FUL 16/01233-FUL 18/00062-FUL 18/00057-FUL 16/01035-FUL	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	UC
18/00252-FUL 17/00255-MHA 15/00004-FUL 16/01233-FUL 18/00062-FUL 18/00057-FUL 16/01035-FUL	0	26	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	NS (demolition complete)
18/00252-FUL 17/00255-MHA 15/00004-FUL 16/01233-FUL 18/00062-FUL 18/00057-FUL 16/01035-FUL	0	0	0	0	0	0	84	109	0	0	0	0	0	0	0	0	0	0	193	NS (demolition complete)
17/01148-FUL 17/00454-FUL 17/00454-FUL 17/00454-FUL 17/00454-FUL 17/00454-FUL 17/00454-FUL	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	UC
17/00454-FUL 17/00454-FUL 17/00454-FUL 17/00454-FUL 17/00454-FUL 17/00454-FUL 17/00454-FUL	48	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	UC
17/00554-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	UC
17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NS (demolition complete)
17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	UC
17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL 17/00588-FUL	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	UC
18/00280-PAC* 17/01085-FUL* 17/01255-FUL* 18/00813-FUL* 18/00684-FUL* 17/00457-PAC* 17/00250-FUL	69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	UC
17/01085-FUL* 17/01255-FUL* 18/00813-FUL* 18/00684-FUL* 17/00457-PAC* 17/00250-FUL	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	UC
17/01255-FUL* 18/00813-FUL* 18/00684-FUL* 17/00457-PAC* 17/00250-FUL	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	NS
18/00813-FUL* 18/00684-FUL* 17/00457-PAC* 17/00250-FUL	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	NS (demolition complete)
18/00684-FUL* 17/00457-PAC* 17/00250-FUL	0	0	108	136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	242	NS
17/00457-PAC* 17/00250-FUL	69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	UC
17/00250-FUL	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	NS

Application References	No. Bedrooms (C2 use)	Projected Net Completions (April/March)																Total Net	Site Status (as at April 2019)
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35		
1501258/FUL 1700651/FUL Former Herts Leap Nursing Home, 5 Windrush Heights, Sandhurst For C2 demolition, see table below	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	UC
1600221/FUL Crossways Residential Care Home, 305 Yorktown Road, Sandhurst For C2 demolition, see table below	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5	NS
1600391/OUT* 1800968/REM Garth Works, Kennel Lane, Winkfield (The Brackens)	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	NS
1700160/OUT* 1800458/REM* Flower Bank, 891 Loks Hole, Winkfield Land adjacent to Broadcroft Cottages, Cocks Lane, Winkfield	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NS
1800601/OUT* Land near 4 Neuchâtel, Chisney Down Road, Winkfield	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	UC
17000388/FUL 17003989/FUL Land at the Yard, Chisney Down Road (Bridfields), Winkfield	4	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	UC
1401001/FUL Heathfield School, London Road, Winkfield	0	0	0	0	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	NS
1800003/FUL* Orchard House, Priory Road, Winkfield	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NS
1900021/PAAR* Jade Farm, Winkfield Lane, Winkfield	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	NS
Gold Medium Sites (C3 uses: non-specialised)	332	237	164	165	0	100	118	0	0	0	0	0	0	0	0	0	0	1,129	
Medium Winkfield Allowance (C3 uses: net)	0	0	31	62	62	62	62	62	62	62	62	62	62	62	62	62	62	659	
Small Sites Completions/Winkfield Allowance (C3 uses: non-specialised)	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	357	
TOTAL HARD COMMITMENTS (C3 uses: non-specialised)	1182	1099	869	669	323	390	341	178	171	167	83	83	83	83	83	83	83	860	
(Large, Medium & Small)																			

Application References	No. Bedrooms (C2 use)	Projected Net Completions (April-March)																Total Net	Site Status (as at April 2019)
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35		
SOFT COMMITMENTS (C3 USES: NON-SPECIALISED)																			
Large prior approval sites (decision granted) pending s.106 in relation to habitat mitigation (C3 uses: non-specialised)																			
Building 2, Technology House, The Boulevard, Cain Road, Birtley		0	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81	NS
Total Large Prior Approval sites		0	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81	
Medium Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation (C3 uses)																			
Century Court, Millennium Way, Brackwell		80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	UC
Fennel House, Firth House and Clifton House, Branta Bridge, Brackwell		79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	UC
Land west of Prince Albert Drive, Winkfield		0	0	95	0	0	0	0	0	0	0	0	0	0	0	0	0	95	NS
TOTAL Medium Prior Approval sites subject to s.106 C3 uses: non-specialised		159	0	95	0	0	0	0	0	0	0	0	0	0	0	0	0	164	
Large sites with a resolution to approve, subject to S106 Agreements (C3 uses: non-specialised)																			
Total Large sites subject to s.106		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Medium Sites with a resolution to approve, subject to S106 Agreements (C3 uses: non-specialised)																			
North Lodge Farm, Forest Road, Hayley Green, Winkfield		0	0	0	0	0	1	19	0	0	0	0	0	0	0	0	0	18	NS
Land at East Lodge, Great Hillards Road, Brackwell		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NS
Total Medium sites subject to s.106 C3 uses: non-specialised		0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	18	

Application References	No. Bedrooms (C2 use)	Projected Net Completions (April/March)																Total Net	Site Status (as at April 2019)
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/23	2033/34	2034/35		
Site Allocations Local Plan Sites (C3 uses: non-specialised) (Adjusted for Draft Local Plan) (Residual balance)																			
Land North of Peacock Lane, Binfeld (SALP SA2) (Residual balance)	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	16	NS
	0	0	0	0	0	0	25	25	25	0	0	0	0	0	0	0	0	75	NS
Land at Avenue Corner South, Binfeld (SALP SA2) (Residual balance)	0	0	0	0	0	0	25	50	50	50	50	50	50	50	40	0	0	415	NS
Commercial Centre (The Depot) Blackwell Garage (SALP SA1) (Residual balance)	0	0	0	0	0	0	50	15	0	0	0	0	0	0	0	0	0	115	NS
Old Backwell Lane West, Blackwell (SALP SA1) (Residual balance)	0	0	0	0	0	0	58	50	55	55	0	0	0	0	0	0	0	276	NS
Brookmoor Lower Brookmoor Road, Crowthorne (SALP SA4) (Residual balance)	0	0	0	0	0	0	0	25	75	75	35	0	0	0	0	0	0	210	NS
Land at Warfield Area 1 (SALP SA9) (Residual balance)	0	0	0	0	0	0	50	100	100	100	100	19	0	0	0	0	0	569	NS
Land at Warfield Area 2 (SALP SA9) (Residual balance)	0	0	0	0	0	0	25	35	40	0	0	0	0	0	0	0	0	100	NS
Land at Warfield Area 3 (SALP SA9) (Residual balance)	0	0	0	0	0	0	50	100	100	100	71	0	0	0	0	0	0	421	NS
Sandbanks, Longhill Road, and Doyler, Fern Bungalow and Palm Hill Estate, Crowthorne (SALP SA3) (Residual balance)	0	0	0	0	0	0	24	25	0	0	0	0	0	0	0	0	0	49	NS
Bog Lane, Windfield (SALP SA3) (Residual balance)	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	40	NS
Total SALP (lump)	0	0	0	0	0	0	223	358	400	420	380	256	69	100	90	40	0	2266	
SALP Medium Sites (C3 uses)																			
White Cam, Dukes Rise, Crowthorne (SALP SA3)	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	16	NS
Land at Belle Bridge House, Warfield House and Garage, Forest Road, Warfield (SALP SA1)	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	NS
Total SALP (medium)	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	26	
Total SALP Sites (Total SALP (C3 uses: non-specialised) (Adjusted for Draft Local Plan) (Residual balance))	0	0	0	0	0	0	233	414	400	420	380	256	69	100	90	40	0	2312	
TOTAL SOFT COMMITMENTS (C3 uses: non-specialised) (prior approval, s.106 & S261)																			
GRAND TOTAL (C3 uses: non-specialised) Completions Large, Medium and Small Completions Medium and Small Allowance, s.106 & S261	1341	1180	1864	669	323	831	774	578	591	547	339	162	133	123	83	83		8544	

Application References	No. Bedrooms (C2 use)	Projected Net Completions (April/March)																Total Net as at April 2019)	Site Status as at April 2019)
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35		
C3 SPECIALISED USES (senior living/extra care sheltered accommodation falling within C3 use)																			
HARD COMMITMENTS (C3 USES: SPECIALISED)																			
45-50 Dues Road, Crowthorne (Fleur-de-Lis) (For demolition of C3 uses, see table above)	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	UC
Jolly Farmer, Yorktown Road, College Town (Fleur-de-Lis, Sandhurst)	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	UC
TOTAL C3 SPECIALISED USES: Hard Commitments	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	
SOFT COMMITMENTS (C3 SPECIALISED)																			
Boardroom Hospital, Lower Broadmoor Salford (SALF S4)	0	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	60	NS
TOTAL C3 SPECIALISED USES: Soft Commitments	0	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	60	
TOTAL C3 SPECIALISED USES	74	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	134	
GRAND TOTAL OF ALL C3 USES (SPECIALISED & NON-SPECIALISED)																			
1415	1160	164	669	323	631	774	678	691	647	539	212	133	133	123	83	63	8618		

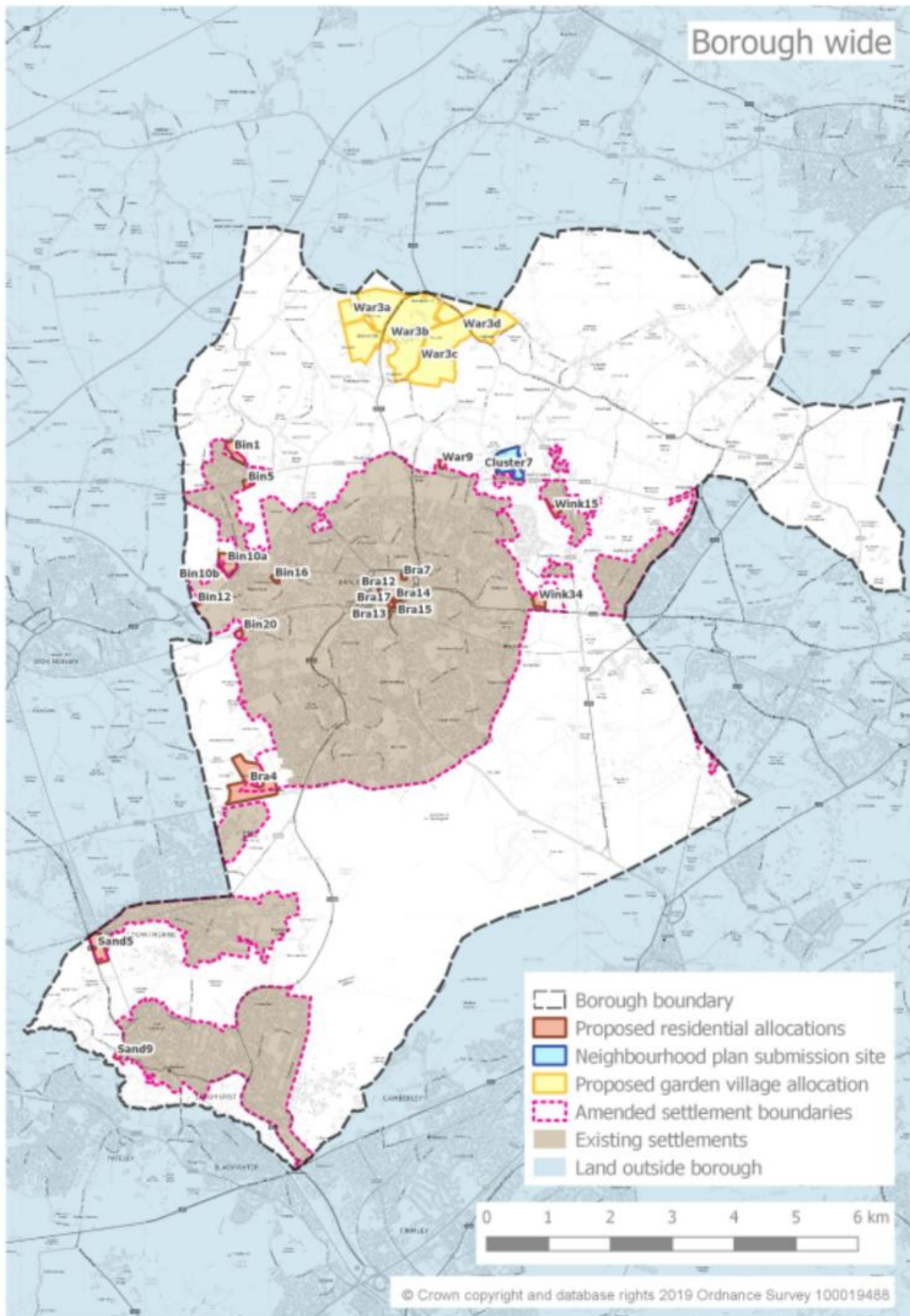
Application References	No. Bedrooms (C2 use)	Projected Net Completions (April/March)																Total Net C2 use	Site Status (as at April 2019)
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	
C2 USES Monitoring has only taken place since the monitoring period 2015/16 (NB for C2 uses, in line with the Housing Delivery Rule Book (July 2016), a ratio of 1.8 has been applied to the number of bedroom spaces to derive an equivalent number of dwellings, rounded to the nearest whole unit, for overall total).																			
HARD COMMITMENTS (C2 uses)																			
Former Birdgrove Nursing Home, Warfield Road, Bracknell	0	4,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43 UC
(77 bedspaces = 43 dwelling equivalent)																			
Site at former TRL Site, Nine Mile Ride, Crowthorne (SALP S45)	60	0	0	0	0	33,333	0	0	0	0	0	0	0	0	0	0	0	0	33 NS
(60 bedspaces = 33 dwelling equivalent)																			
Crowthorne Residential Care Home, 306 Yorktown Road, Sandhurst	48	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46 NS
(9 bedspaces = 5 dwelling equivalent) (For C3 new build see table above)																			
TOTAL C2 Hard Commitments	91	0	38	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	71
SOFT COMMITMENTS (C2 uses)																			
Broadmoor Hospital, Lower Broadmoor Road, Crowthorne (SALP S41)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL C2 Soft Commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GRAND TOTAL (C2 uses) - (Commitments & Predictions)	91	0	38	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	71
OVERALL TOTAL C2 & C3 USES (Current commitments, including Draft Local Plan SALP adjustments)		1416	1218	864	669	323	864	774	578	581	547	339	212	133	133	123	83	83	8748

Application Reference	No. Bedrooms (G2 use)	Proposed Net Completions (April-March)																Total Net	Site Status (as at April 2019)
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35		
DRAFT LOCAL PLAN SITES																			
Draft Local Plan Large sites (sites of 1 ha or more)																			
Land north of Tilford Lane, Brifield (BIN1)		0	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	45 NS	
Land south of Forest Road and east of Cherry Close, Brifield (BIN5)		0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	40 NS	
Pipers Manor, Murrell Hill Lane, Brifield (BIN10)		0	0	0	0	0	0	0	13	0	7	11	0	0	0	0	0	31 NS	
Land previously reserved for Park & Ride, Peacock Lane, Bracknell (BIN20)		0	0	0	0	0	0	33	34	0	0	0	0	0	0	0	0	69 NS	
Land at Bradcot Park, Nine Mile Ride, Bracknell (BRA4)		0	0	0	0	0	0	0	30	75	75	46	0	0	0	0	0	226 NS	
Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell (BRA13)		0	0	0	0	0	0	34	36	0	0	0	0	0	0	0	0	69 NS	
Land east of Wokingham Road and south of Dukes Ride (Derby Field), Sandhurst (SAN15)		0	0	0	0	0	0	0	30	75	75	37	0	0	0	0	0	217 NS	
Land north of Hensche Grange, Warfield (WAR8)		0	0	0	0	0	0	-1	17	17	0	0	0	0	0	0	0	33 NS	
Whitegates, Mushroom Castle, Otway Down Road, Winkfield (WIN15)		0	0	0	0	0	0	-1	22	21	0	0	0	0	0	0	0	42 NS	
Total Large Draft Local Plan sites		0	0	0	0	0	0	87	166	118	157	161	83	0	0	0	0	772	
Draft Local Plan medium sites (sites less than 1ha with 5+ dwellings)																			
Land south of London Road (Eastern Field), Brifield (BIN12)		0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10 NS	
Land between Gain Road and Turpin Road (3M recreational land), Brifield (BIN16)		0	0	0	0	0	0	13	14	0	0	0	0	0	0	0	0	27 NS	
Town Square, The Ring, Bracknell (BRA7)		0	0	0	0	0	0	0	0	0	0	0	0	0	71	71	71	213 NS	
Former Bus Depot, Market Street, Bracknell (BRA12)		0	0	0	0	0	70	71	0	0	0	0	0	0	0	0	0	141 NS	
Jubilee Gardens, The Ring, Bracknell (BRA14)		0	0	0	0	0	0	50	50	0	0	0	0	0	0	0	0	100 NS	
Land east of Station Way and north of Church Road (Southern Gateway), Bracknell (BRA15)		0	0	0	0	0	0	0	0	89	89	89	89	0	0	0	0	267 NS	
Bus Station, Station Road, Bracknell (BRA17)		0	0	0	0	0	0	0	0	0	0	0	0	0	76	76	76	234 NS	
Land at Lower Church Road, Sandhurst (SAN10)		0	0	0	0	0	0	12	11	0	0	0	0	0	0	0	0	23 NS	
Land to the rear of Forest View and Otway, Longfild Road and west of Fern Bungalow, London Road, Winkfield (extension of site allocated through Policy SA3 of the SALP) (WIN15)		0	0	0	0	0	3	3	0	0	0	0	0	0	0	0	0	6 NS	
Total medium Draft Local Plan sites		0	0	0	0	0	73	159	76	0	0	89	89	89	0	149	149	1021	
Total large and medium Draft Local Plan sites		0	0	0	0	0	73	246	241	116	157	250	172	89	149	149	1793		
Trajectory sub-total of existing commitments and Draft Local Plan (excluding NDP allocations)		1415	1218	864	689	323	737	1020	819	769	794	989	384	222	133	272	232	10542	

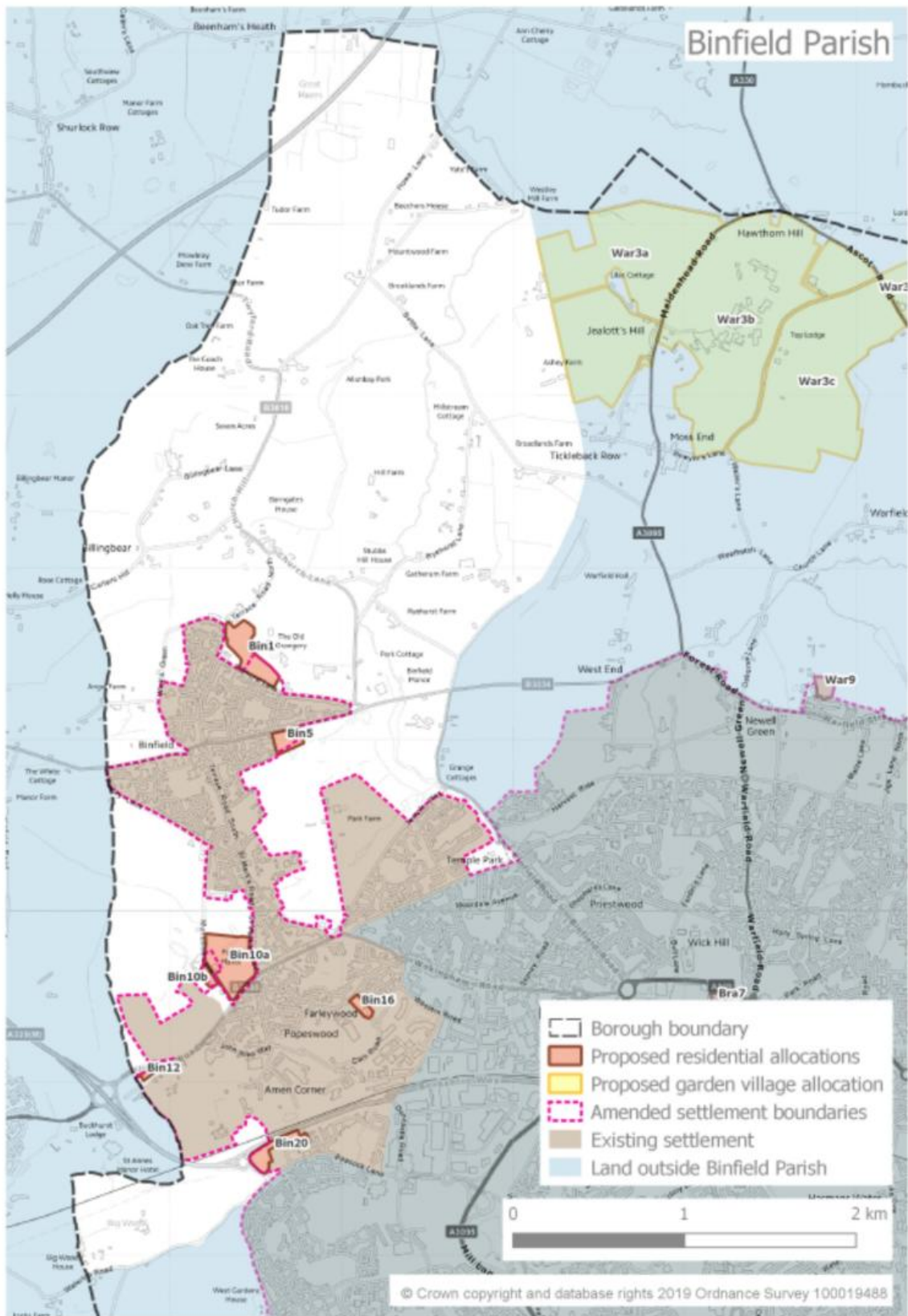
Application Reference/s	No. Bedrooms (CLT use)	Projected Net Completions (April-March)																Total Net	Site Status (April 2019)
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35		
Neighbourhood Plan sites (being defined in the Draft Local Plan)																			
Land at Hayley Green, Warfield (SHELAA ref: CLU7) (Submitted Warfield NDP Policy WNP2)																			
		0	0	0	0	0	0	0	0	0	20	50	50	50	15	0	0	235 NS	
		0	0	0	0	0	0	0	0	0	20	50	50	50	15	0	0	235	
Total NDP sites																			
		0	0	0	0	0	73	246	241	138	207	300	222	139	16	148	148	2028	
TOTAL DRAFT LOCAL PLAN SITES (inc NDP Sites excluding Jelscott Hill)																			
		0	0	0	0	0	73	246	241	138	207	300	222	139	16	148	148	2028	
Trajectory sub-total of existing Local Plan & Draft Local Plan (excluding Jelscott Hill)																			
		1415	1218	864	689	323	737	1020	819	729	754	639	434	272	148	272	232	10777	
Additional Strategic site proposed for allocation (additional to Draft Local Plan housing requirement)																			
		0	0	0	0	0	0	0	0	0	50	150	150	150	150	150	100	1200 NS	
Jelscott Hill International Research Centre, Warfield at Jelscott Hill, Maidenhead Road (WARS)																			
		0	0	0	0	0	0	0	0	0	50	150	150	150	150	150	100	1200 NS	
OVERALL TOTAL DRAFT LOCAL PLAN SITES (inc NDP sites & Jelscott Hill)																			
		0	0	0	0	0	73	246	241	188	357	450	372	289	165	299	249	3228	
OVERALL TRAJECTORY TOTAL (Current commitments, inc Draft LPA & Draft Local Plan, inc Draft LPA sites, inc NDP sites and Sympson)																			
		1415	1218	864	689	323	737	1020	819	778	904	789	584	422	298	422	382	11977	

Appendix 3: Borough and parish maps showing allocations

Map 1 Bracknell Forest Allocations



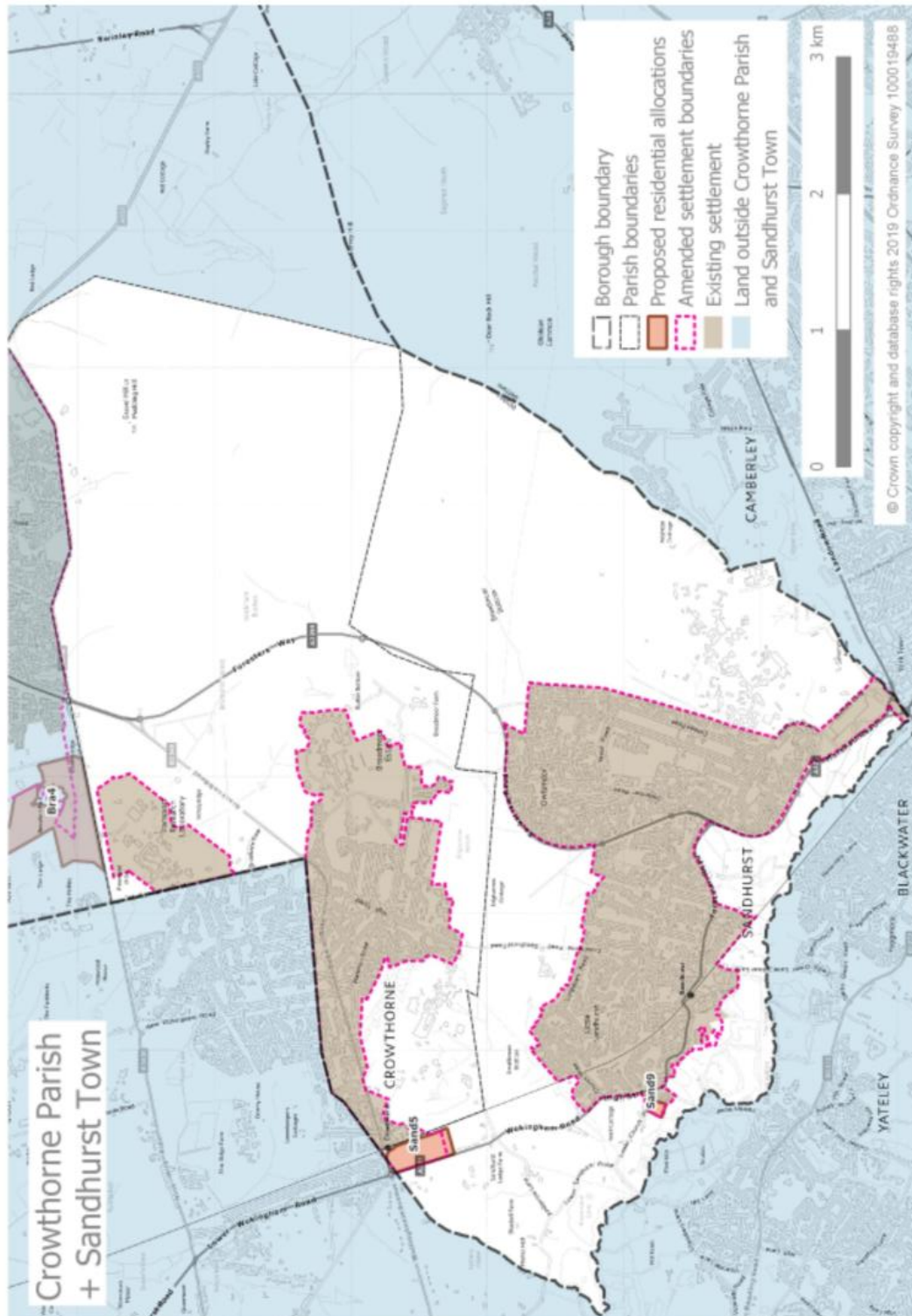
Map 2 Binfield Parish Allocations



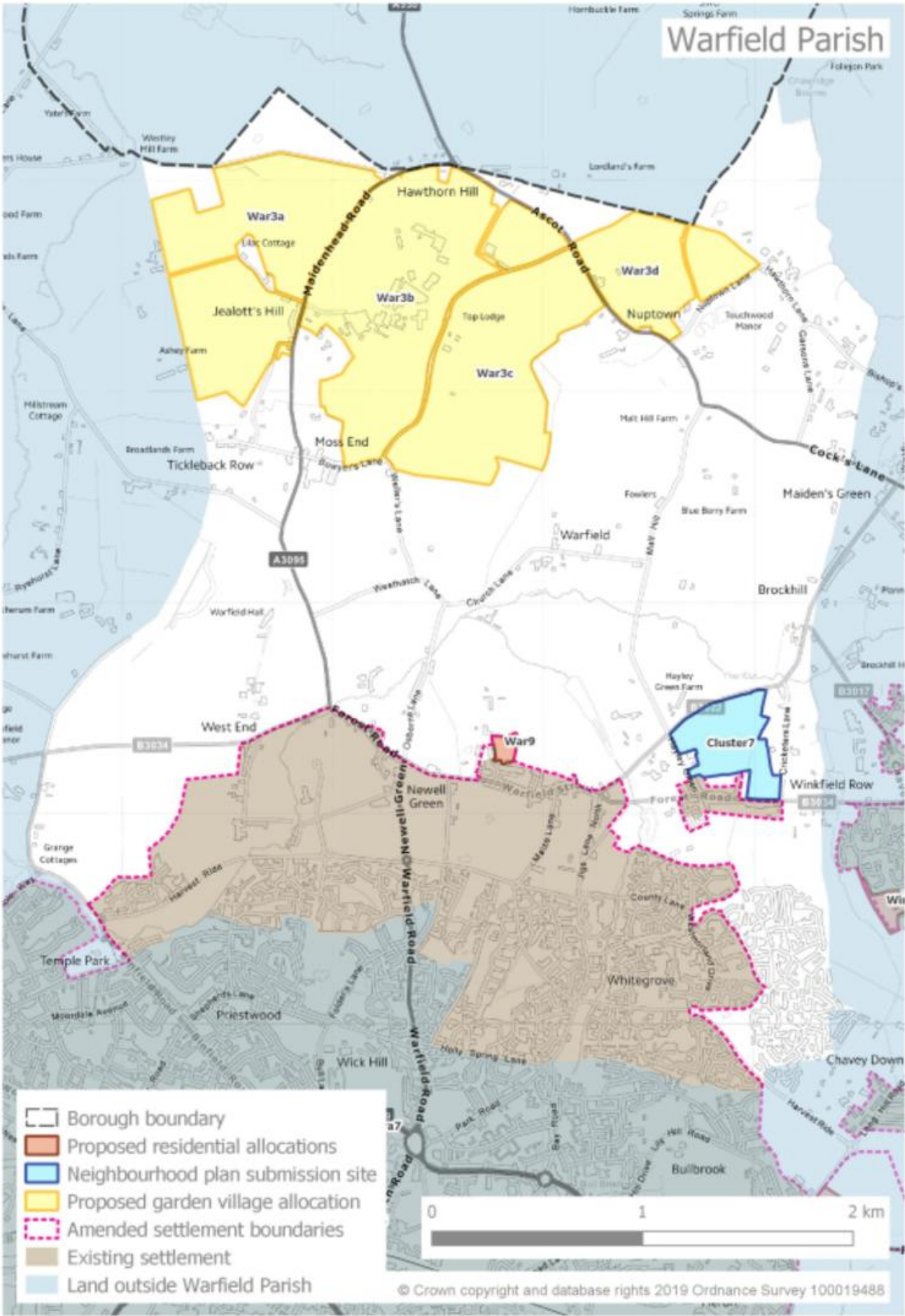
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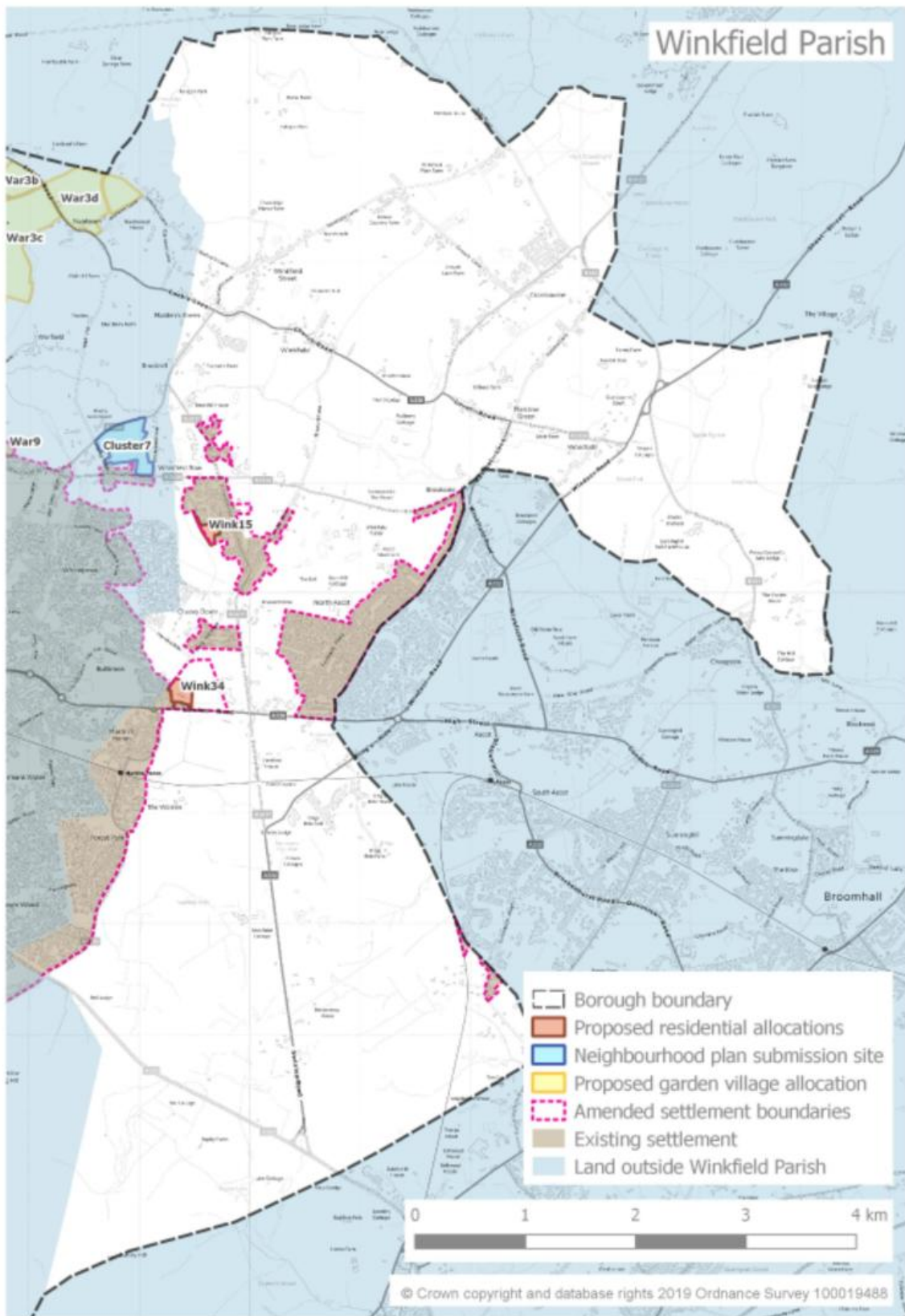
Map 4 Crowthorne Parish and Sandhurst Town Allocations



Map 5 Warfield Parish Allocations



Map 6 Winkfield Parish Allocations



Appendix 4: Site profiles for allocated sites

Figure 8 Site profiles for allocated sites

Site Profiles for allocated sites

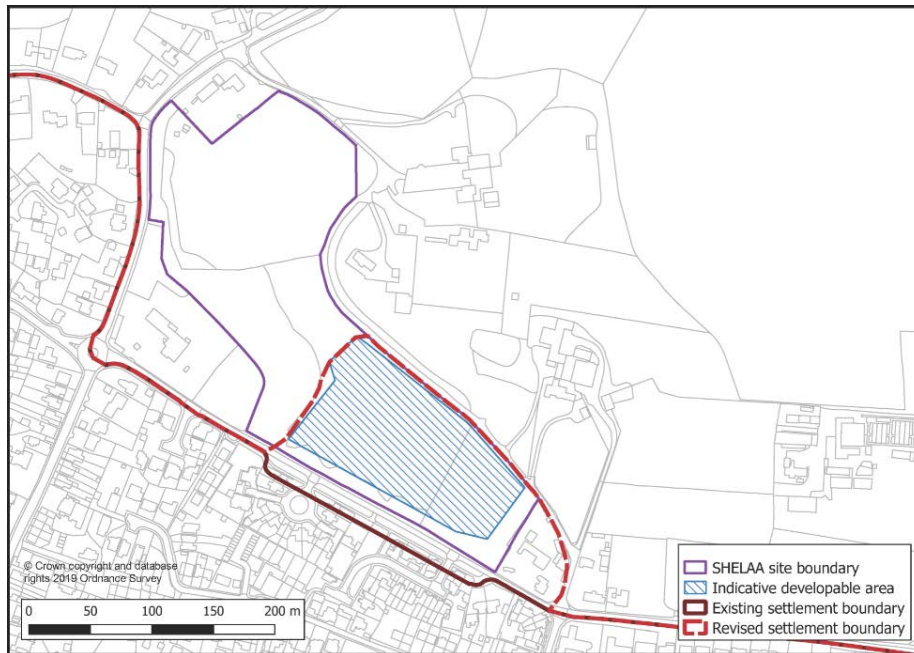
No site profile is included for Land at Hayley Green, as this relates to a Neighbourhood Plan allocation

Large sites (more than 1ha and with 5 (net) dwellings or more) proposed for allocation

Land north of Tilehurst Lane

SHELAA Ref:	BIN1
Capacity:	45 dwellings net (based on 30 dph)
Site Area:	4.92 ha
Developable Area:	1.50 ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Be sensitive to the setting of the listed buildings (including Grade II* Binfield Park, Grade II gate piers at the southern entrance to Binfield Park and the two Grade II cottages located adjacent to this entrance) and the undesignated parkland associated with the Binfield Park main house. This should be achieved through the use of an appropriate site layout, and the careful styling and designing of dwellings alongside the retention of and, wherever deemed necessary, addition of boundary vegetation. Landscape enhancements should be used between the listed buildings south east of the site and the development in order to protect their settings; • Preclude development from areas at risk of surface water flooding; • Retain hedgerows and trees on site and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows and incorporation of wildflower strips; • Ensure the development does not affect the groundwater source to the north. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

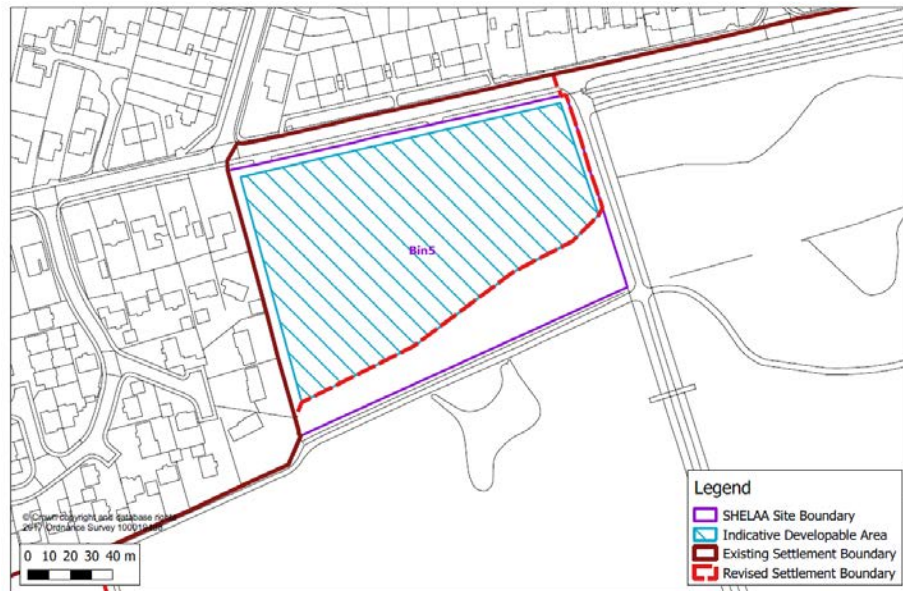
Map of Land north of Tilehurst Lane



Land south of Forest Road and east of Cheney Close

SHELAA Ref:	BIN5
Capacity:	40 dwellings net (based on 30 dph)
Site Area:	1.85 ha
Developable Area:	1.34 ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Meet the requirements for the site listed within the Level 2 SFRA Detailed Site Summary Tables: BIN5 Requirements for planning and NPPF sections; • Retain hedgerows and trees on site, and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows and incorporation of grassland/wildflower strips; • Ensure the development does not affect the groundwater source to the north; and • Ensure any archaeological remains are mitigated by design or through fieldwork. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

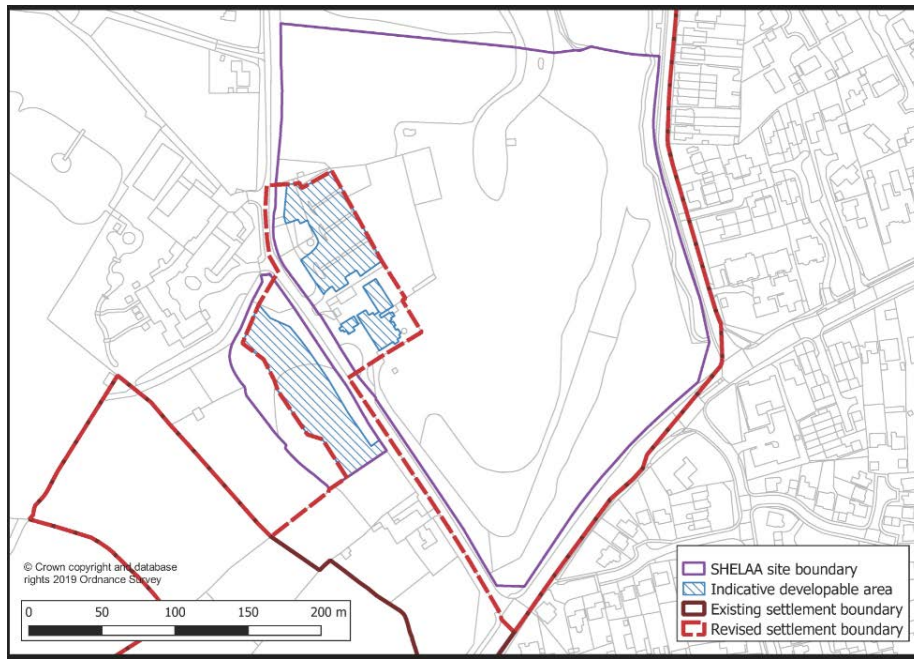
Map of Land south of Forest Road and east of Cheney Close



Popes Manor, Murrell Hill Lane

SHELAA Ref:	BIN10
Capacity:	31 dwellings net BIN10a: 7 dwellings on existing hard standing area (0.29ha) at 25dph BIN10a: 11 dwellings relating to conversion of existing building BIN10b: 13 dwellings on a developable area of 0.366ha at 35dph
Site Area:	8.45ha
Developable Area:	See above
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Be sensitive to the listed buildings (including Grade II listed Popes Manor and associated walls) internally and externally and their settings. Development must neither harm these features independently, harm the interrelationship between them, nor harm their settings which include the associated non-designated parkland. This can be avoided by: <ul style="list-style-type: none"> ○ retaining and enhancing boundary vegetation; ○ using a low-density site layout in the form of traditional terracing within the area of hard standing and employing appropriate styling and design reflective of the listed building; ○ Employing sensitive design and styling within the listed building, preserving any original features, and, wherever possible, enhancing the layout to reflect the building's original layout prior to the conversion to offices. ○ Development, wherever possible, enhancing the relationship between the listed building, listed walls and non-designated parkland; ○ Locating the entrance to BIN10b from the main frontage of Pope's Manor; and ○ Avoiding a suburbanising effect if road improvements are required along Murrell Hill Lane. • Retain trees and hedgerows on site, and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows and incorporation of grassland/wildflower strips; and • Mitigate the groundwater flooding risk. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

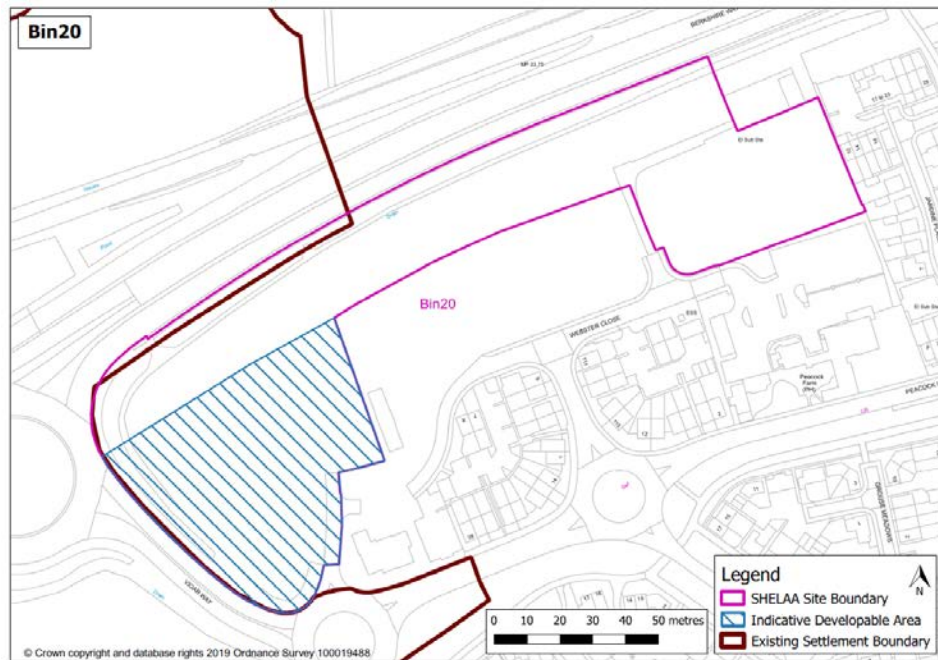
Map of Popes Manor, Murrell Hill Lane



Land previously reserved for Park and Ride, Peacock Farm

SHELAA Ref:	BIN20
Capacity:	69 dwellings net (based on 70dph)
Site Area:	2.66ha
Developable Area:	0.98ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Preclude development from areas at risk of surface water flooding; • Be located within the south western portion of the site, avoiding the electric cable easement and the area covered by the AQMA; • Not harm the setting of the nearby listed buildings; • Undertake and take account of an acoustic report, due to the site's proximity to an A-road and railway; • Improve the existing biodiversity connectivity through the site through the incorporation of grassland/wildflower strips; and • Undertake and take account of a contaminated land Phase I report, with a Phase II report, remediation and a remediation verification report potentially also necessary if recommended by the Phase I report. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

Map of land previously reserved for Park and Ride, Peacock Farm

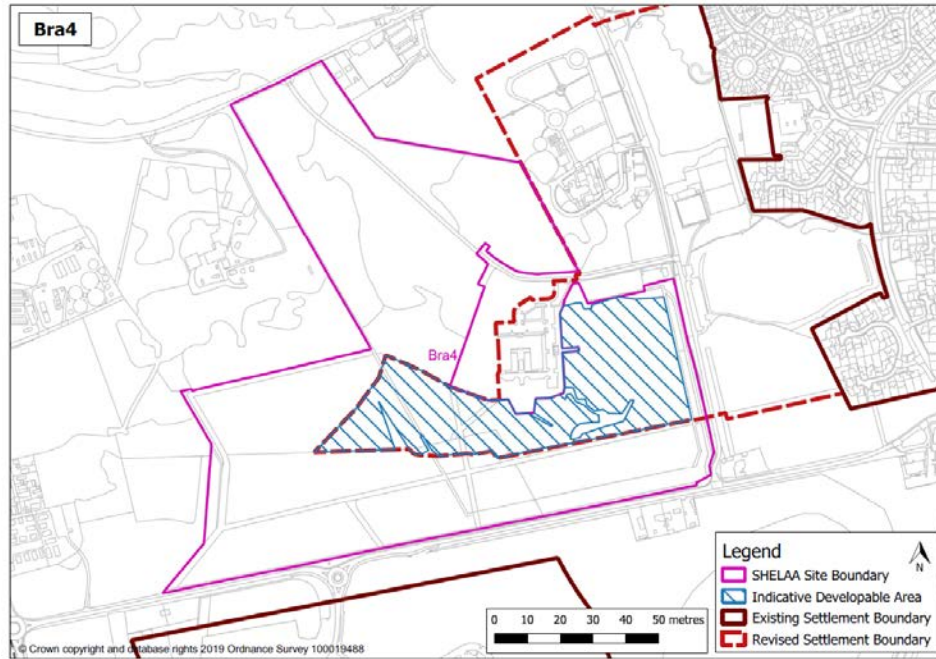


Land at Beaufort Park, Nine Mile Ride (South Road)

SHELAA Ref:	BRA4
Capacity:	226 dwellings net (based on 35dph)
Site Area:	32.47ha
Developable Area:	6.45ha

Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space (SANG)/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations) ; and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Maintain a gap between Crowthorne and Bracknell (comprising on-site open space and/or SANG) • Retain and enhance landscape buffer to the south of the site (along Nine Mile Ride); • Be sensitive to the landscape and on site habitats, particularly the areas of remnant heathland, unimproved grassland and deciduous woodland, which have a particularly high sensitivity; • Retain and enhance areas of shrub heathland, deciduous woodland and acid grassland by only developing the southern portion of the site. • Retain and enhance the existing biodiversity connectivity through the site; • Preclude development from areas within 400m of the Thames Basin Heaths SPA; • Seek to connect the on-site SANG to other local SANGs through wide green corridors. • Meet the requirements for the site listed within the Level 2 SFRA Detailed Site Summary Tables: BRA4 Requirements for planning and NPPF sections; • Undertake 'Linesearch' (www.lsbud.co.uk) in relation to the oil pipeline. All development in proximity to the CLH-PS pipeline must be consent to by CLH-PS and be in accordance with the Pipeline Safety Regulations 1996, Health and Safety at Work Act 1974. • Undertake and take account of an odour impact assessment due to the site's proximity to a water pollution control centre; • Undertake and take account of an acoustic report, due to the site's proximity to an A-road; • Undertake and take account of a minerals assessment to assess the viability and practicability of prior extraction of the minerals resource has been undertaken. The minerals assessment should comply with guidance produced by the Mineral Products Association and the Planning Officers' Society (April 2019); and • Submit for approval by the LPA prior to any planning application submissions a masterplan and design code. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>
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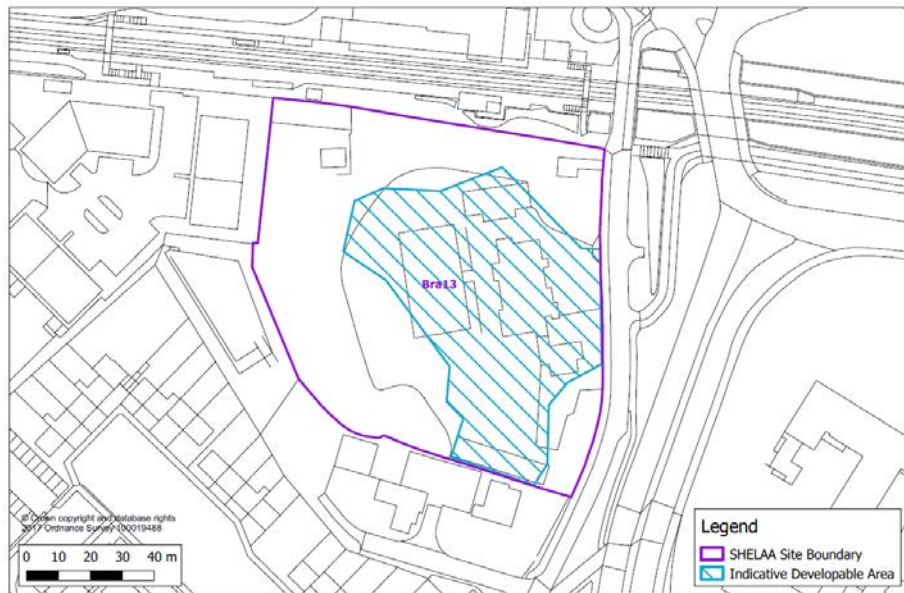
Map of land at Beaufort Park, Nine Mile Ride (South Road)



Coopers Hill Youth and Community Centre, Crowthorne Road North

SHELAA Ref:	BRA13
Capacity:	69 dwellings net (based on 150 dph) 230sqm non-residential institution (replacement of youth and community centre).
Site Area:	1.06 ha
Developable Area:	0.46 ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Preclude areas at risk of surface water flooding; • Reduce the groundwater flood risk on site; • Retain trees on site and improve existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows; and • Undertake and take account of an acoustic report, due to the site's proximity to an A-road and railway; and • Provide a replacement youth and community centre <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

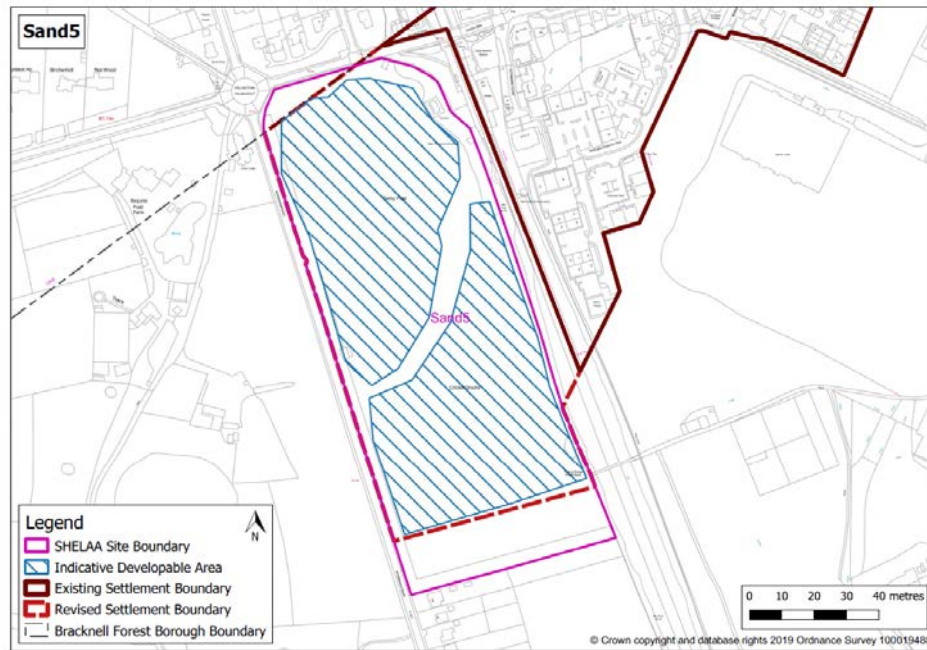
Map of Coopers Hill Youth and Community Centre, Crowthorne Road North



Land east of Wokingham Road and south of Dukes Ride (Derby Field)

SHELAA Ref:	SAND5
Capacity:	217 dwellings net (based on 35 dph)
Site Area:	8.88 ha
Developable Area:	6.21 ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Maintain a gap between Crowthorne and the linear development to the south of the site by providing open space within the southern end of the site; • Preclude development from areas at risk of surface water flooding; • Reprovide existing open space facilities ; • Retain hedgerows and trees on site, and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows; • Mitigate the groundwater flooding risk; and • Undertake and take account of an acoustic report, due to the site's proximity to an A-road and railway. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

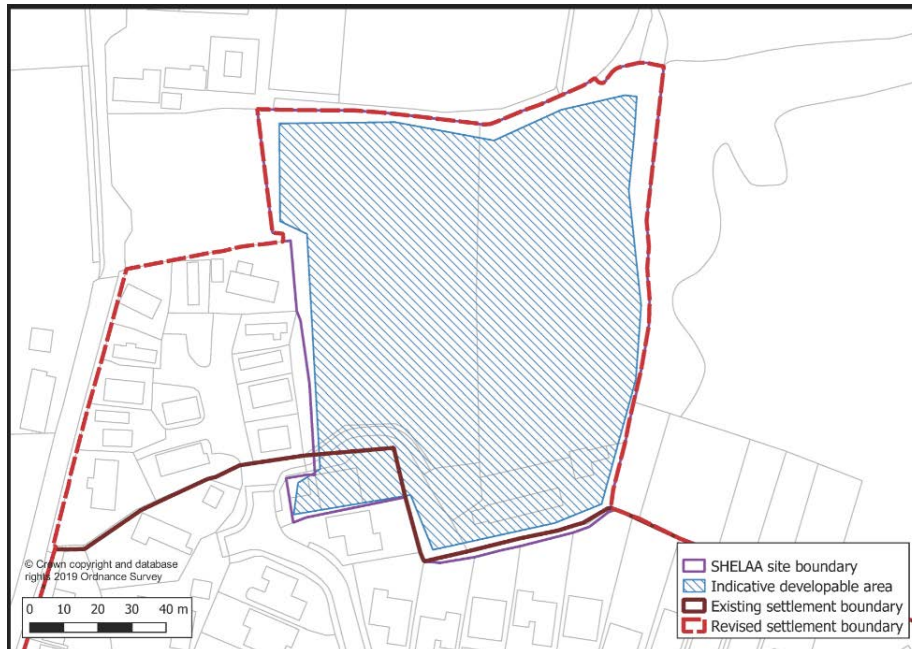
Map of Land east of Wokingham Road and south of Dukes Ride (Derby Field)



Land north of Herschel Grange

SHELAA Ref:	WAR9
Capacity:	33 dwellings net (based on 30 dph)
Site Area:	1.29 ha
Developable Area:	1.12 ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Policy requirements relating to no net loss/net gain of biodiversity are likely to result in the need to provide compensation offsite; • Undertake and take account of an acoustic report, due to the site's proximity to an A-road; and • Preclude development from areas at risk of surface water flooding; and • Retain hedgerows and trees on site; and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows and incorporation of grassland/wildflower strips. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

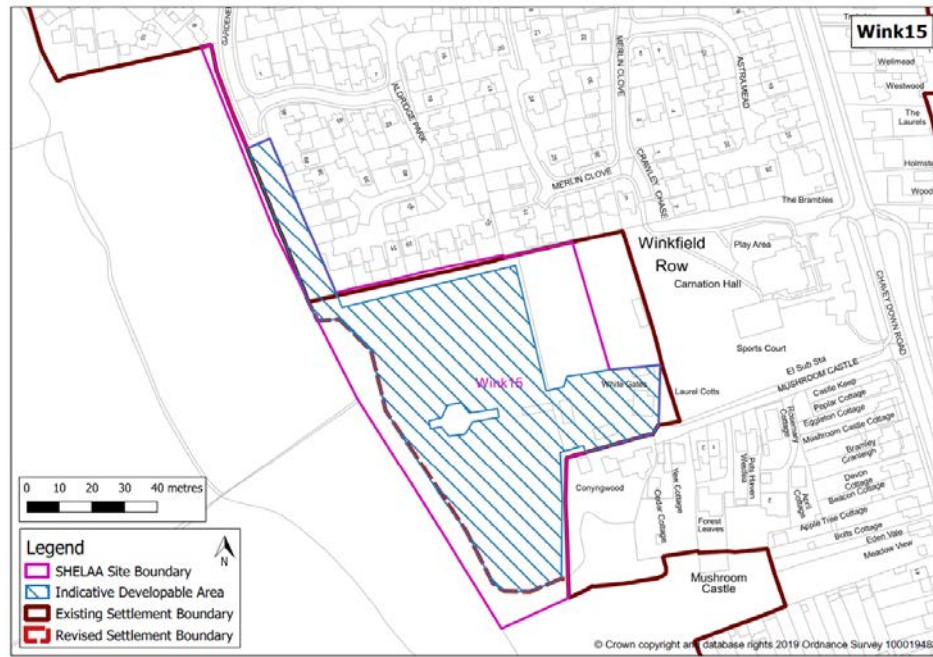
Map of Land north of Herschel Grange



Whitegates, Mushroom Castle, Chavey Down Road

SHELAA Ref:	WINK15
Capacity:	42 dwellings net (based on 30 dph)
Site Area:	2.21 ha
Developable Area:	1.4 ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Preclude development from areas at risk of surface water flooding; • Retain hedgerows and trees on site; and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows and incorporation of wildflower strips; • Undertake and take account of a contaminated land Phase I report, with a Phase II report, remediation and a remediation verification report potentially also necessary if recommended by the Phase I report; • Ensure any archaeological remains are mitigated by design or through fieldwork. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

Map of Whitegates, Mushroom Castle, Chavey Down Road

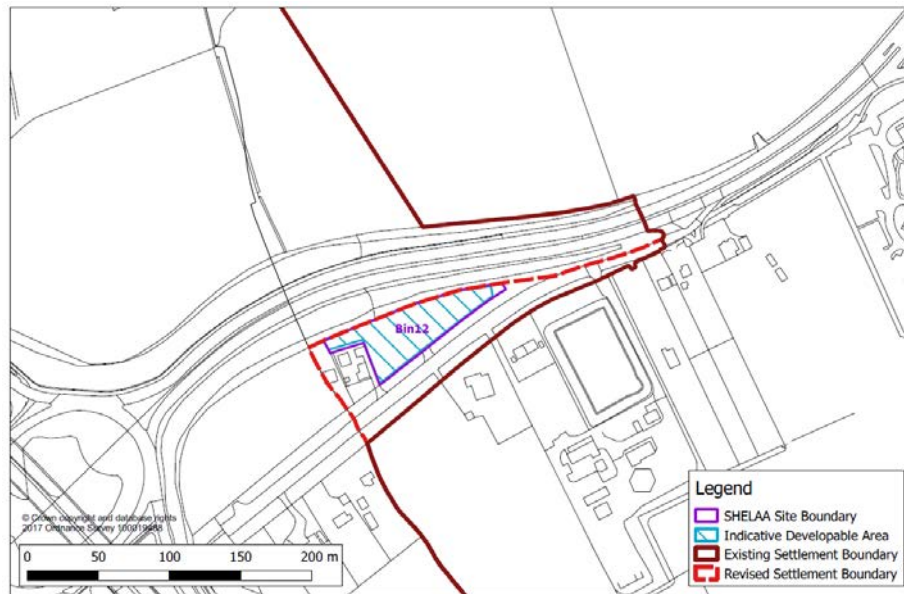


Medium sites (less than 1ha and with 5 (net) dwellings or more) proposed for allocation

Land south of London Road (Eastern Field)

SHELAA Ref:	BIN12
Capacity:	10 dwellings net (based on 35 dph)
Site Area:	0.31 ha
Developable Area:	0.28 ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and SANG, and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Meet the requirements for the site listed within the Level 2 SFRA Detailed Site Summary Tables: BIN12 Requirements for planning and NPPF sections; • Undertake and take account of a contaminated land Phase I report, with a Phase II report, remediation and a remediation verification report potentially also necessary if recommended by the Phase I report. • Undertake and take account of an acoustic report, due to the site's proximity to an A-road; • Retain hedgerows and trees on site; and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows and incorporation of grassland/wildflower strips; and <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

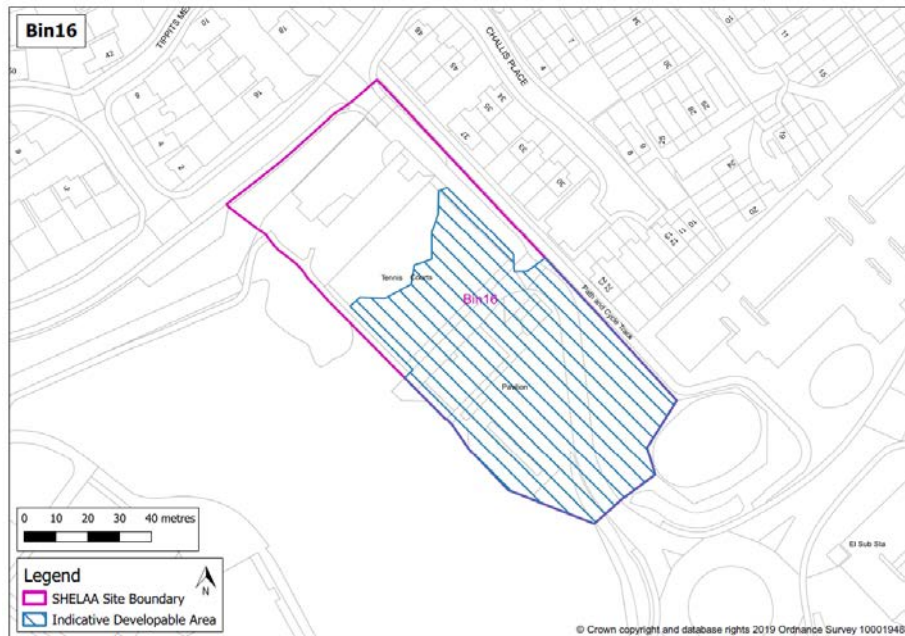
Map of Land south of London Road (Eastern Field)



Land between Cain Road and Turnpike Road (3M recreational land)

SHELAA Ref:	BIN16
Capacity:	27 dwellings net (based on 51dph)
Site Area:	0.85ha
Developable Area:	0.52ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment out of the site; • Meet the requirements for the site listed within the Level 2 SFRA Detailed Site Summary Tables: BIN16 Requirements for planning and NPPF sections; • Undertake and take account of an acoustic report, due to the site's proximity to an A-road and railway. • Undertake and take account of a contaminated land Phase I report, with a Phase II report, remediation and a remediation verification report potentially also necessary if recommended by the Phase I report. • Retain hedgerows and trees on site; and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows and incorporation of grassland/wildflower strips. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

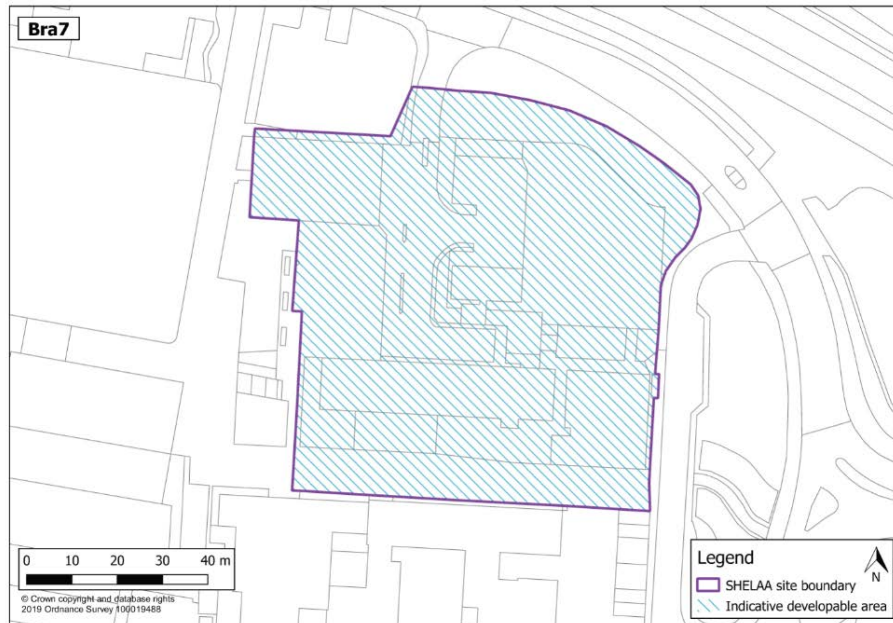
Map of land between Cain Road and Turnpike Road (3M recreational land)



Town Square, The Ring

SHELAA Ref:	BRA7
Capacity:	213 dwellings net (based on 300dph) 7,100sqm commercial floor space
Site Area:	0.71ha
Developable Area:	0.71ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Meet the requirements for the site listed within the Level 2 SFRA Detailed Site Summary Tables BRA7: Requirements for planning and NPPF sections; • Take account of the changes in levels across the site; • Undertake and take account of an acoustic report, due to the site's proximity to an A-road; • Retain the pedestrian links through the site to other locations, and either retain underpass or replace with a street level crossing; • Retain or replace the trees and hedgerow within the site in such a way that the existing biodiversity connectivity through the site is improved; • Provide an area of hardstanding large enough for BFC to provide an over ground facility with 3 glass banks and 1 textile bank (a standard bank is 1.75 metres high, 1.2 metres wide and 1.8 metres in length. Each bank should have a 15 millimetre gap beside adjoining banks), and • Provide a replacement library facility. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

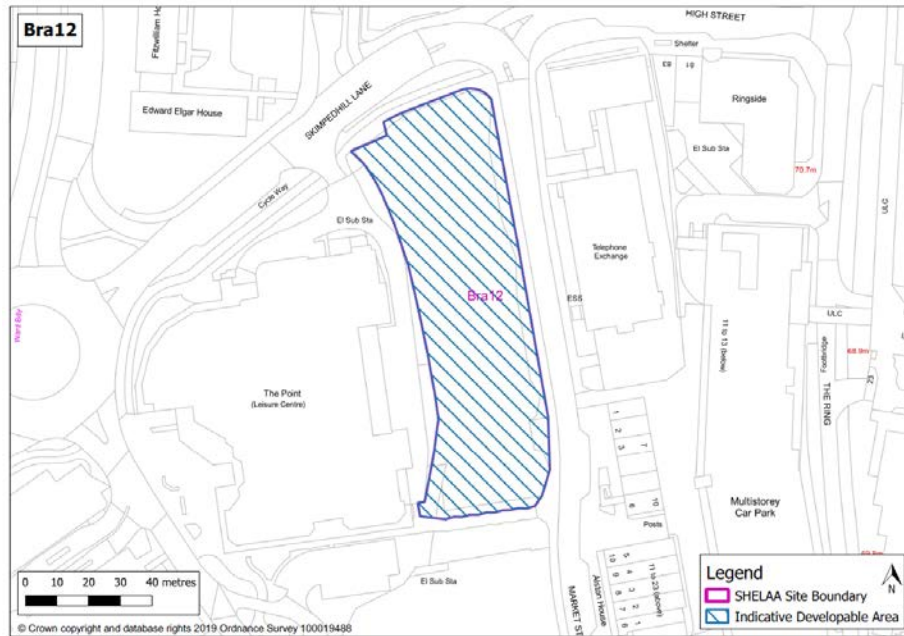
Map of Town Square, The Ring



Former Bus Depot, Market Street

SHELAA Ref:	BRA12
Capacity:	141 dwellings net (based on 300dph) 4,700sqm commercial floorspace
Site Area:	0.47ha
Developable Area:	0.47ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Meet the requirements for the site listed within the Level 2 SFRA Detailed Site Summary Tables: BRA12 Requirements for planning and NPPF sections; • Ensure any contamination on site from existing use is mitigated; and • Undertake and take account of an acoustic report, due to the site's proximity to an A-road. <p>Development Management should be contacted for up to date</p>

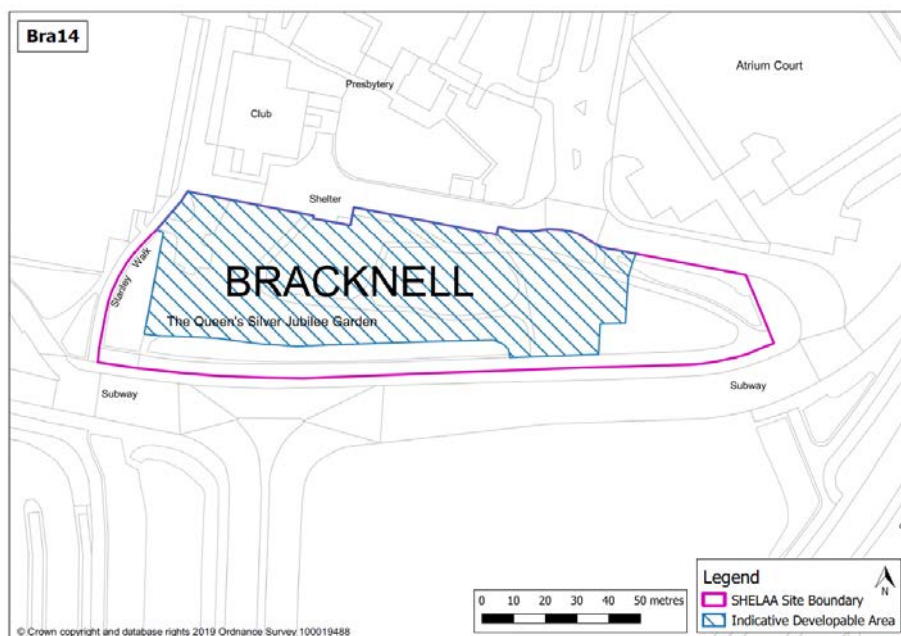
Map of Former Bus Depot, Market Street



Jubilee Gardens, The Ring

SHELAA Ref:	BRA14
Capacity:	100 dwellings net (based on 300dph) 5,100sqm commercial floor space
Site Area:	0.51ha
Developable Area:	0.51ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations, and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Be informed by a masterplan that demonstrates how development on this site and the other southern Bracknell town centre sites (BRA15 (Southern Gateway) and BRA17 (Bus Station)) will take place in a comprehensive manner, and form a high quality gateway to the town centre ; • Meet the requirements for the site listed within the Level 2 SFRA Detailed Site Summary Tables: BRA14 Requirements for planning and NPPF sections; • Avoid areas where pronounced changes in levels are present, retain pedestrian links through site to other locations, and either retain underpasses or replace with street level crossings; • Improve the existing biodiversity connectivity within this site and the other southern Bracknell town centre sites (BRA15 (Southern Gateway) and BRA17 (Bus Station)); • Undertake and take account of an acoustic report, due to the site's proximity to an A-road; and • Be sensitive to the setting of the war memorial to the north. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

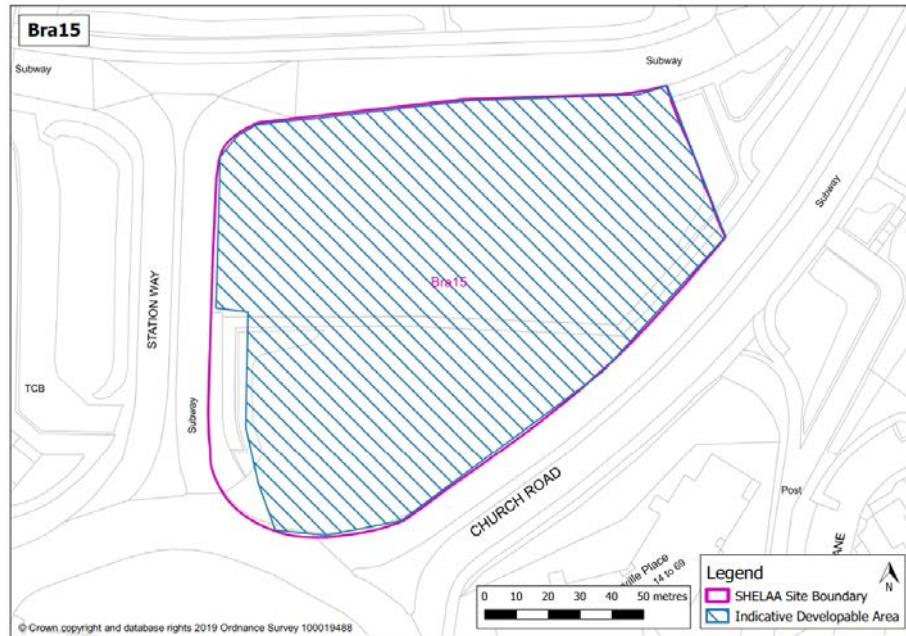
Map of Jubilee Gardens, The Ring



Land east of Station Way and north of Church Road (Southern Gateway)

SHELAA Ref:	BRA15
Capacity:	267 dwellings net (based on 300dph) 9,400sqm commercial floor space
Site Area:	0.94ha
Developable Area:	0.89ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations, and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Be informed by a masterplan that demonstrates how development on this site and the other southern Bracknell town centre sites (BRA14 (Jubilee Gardens) and BRA17 (Bus Station)) will take place in a comprehensive manner, and form a high quality gateway to the town centre; • Address how open space within this site could be replaced with a smaller area of higher quality OSPV to cater for future residents' needs. • Meet the requirements for the site listed within the Level 2 SFRA Detailed Site Summary Tables: BRA15 Requirements for planning and NPPF sections; • Undertake and take account of an acoustic report, due to the site's proximity to an A-road and railway; • Retain pedestrian links through site to other locations, and either retain underpasses or replace with street level crossings; and • Improve the existing biodiversity connectivity within this site and the other southern Bracknell town centre sites (BRA14 (Jubilee Gardens) and BRA17 (Bus Station)). <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

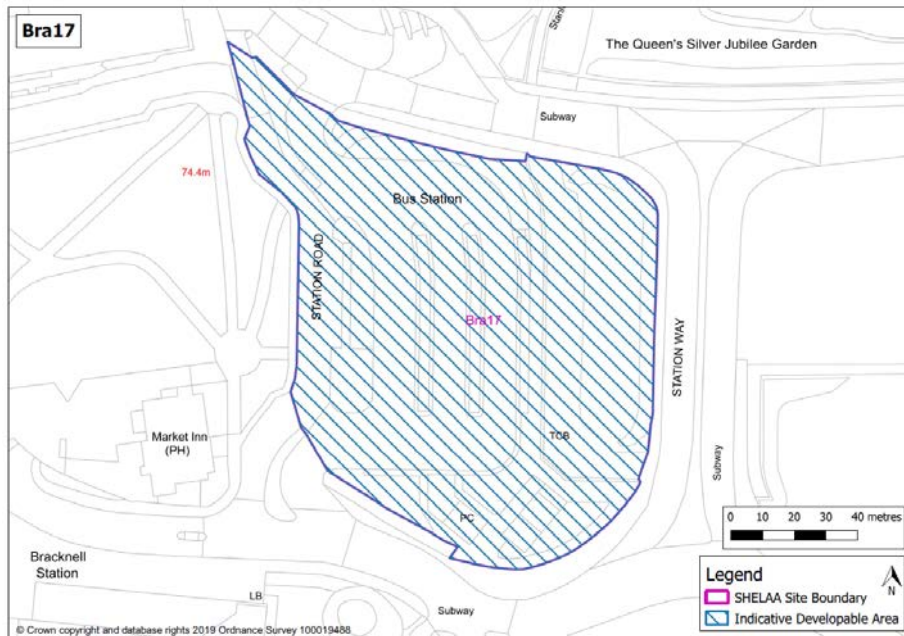
Land east of Station Way and north of Church Road (Southern Gateway)



Bus Station, Station Road, Bracknell

SHELAA Ref:	BRA17
Capacity:	234 dwellings net (based on 300dph) 7,800sqm commercial floor space
Site Area:	0.78ha
Developable Area:	0.78ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Be informed by a masterplan that demonstrates how development on this site and the other southern Bracknell town centre sites (BRA14 (Jubilee Gardens) and BRA15 (Southern Gateway)) will take place in a comprehensive manner, and form a high quality gateway to the town centre; • Either replace bus station on-site or at a nearby location that allows the bus station and rail station to continue to be a multi-modal public transport hub; • Ensure any contamination on site from existing use is mitigated; • Seek opportunities to reduce overall level of flood risk both on and off-site; • Retain pedestrian links through site to other locations, and either retain underpasses or replace with street level crossings; • Undertake and take account of an acoustic report, due to the site's proximity to an A-road and railway. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

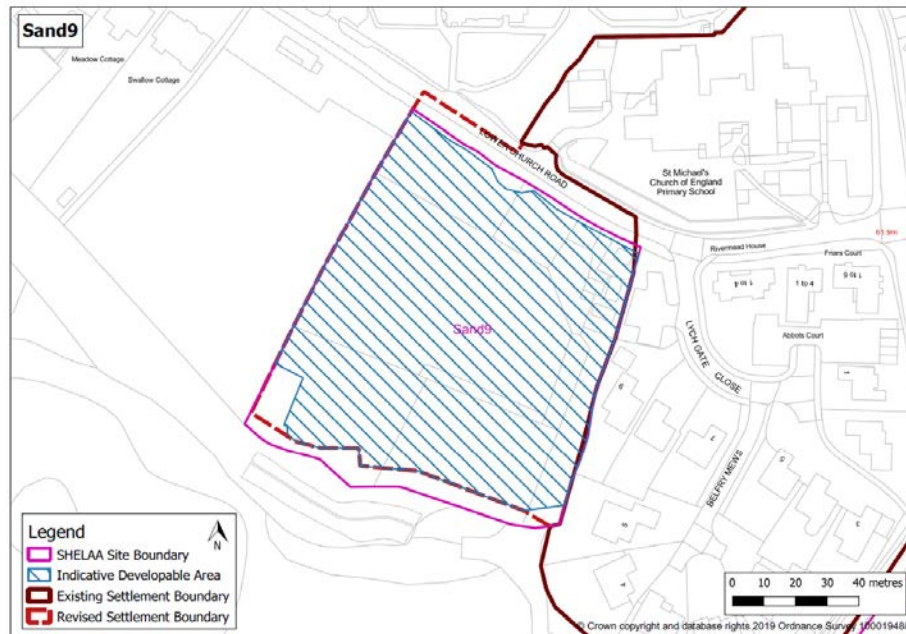
Map of Bus Station, Station Road, Bracknell



Land at Lower Church Road, Sandhurst

SHELAA Ref:	SAND9
Capacity:	23 dwellings net (based on 25dph)
Site Area:	0.99ha
Developable Area:	0.9ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site. • Be sensitive to the setting of the Grade II* St Michael's Church through the site layout, the style and design of dwellings, and the retention and enhancement of boundary vegetation, and location of access into the site; • Meet the requirements for the site listed within the Level 2 SFRA Detailed Site Summary Tables: SAND9 Requirements for planning and NPPF sections; • Undertake and take account of an acoustic report, due to the site's proximity to an A-road and railway; and • Retain hedgerows and trees on site, and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows and incorporation of grassland/wildflower strips. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

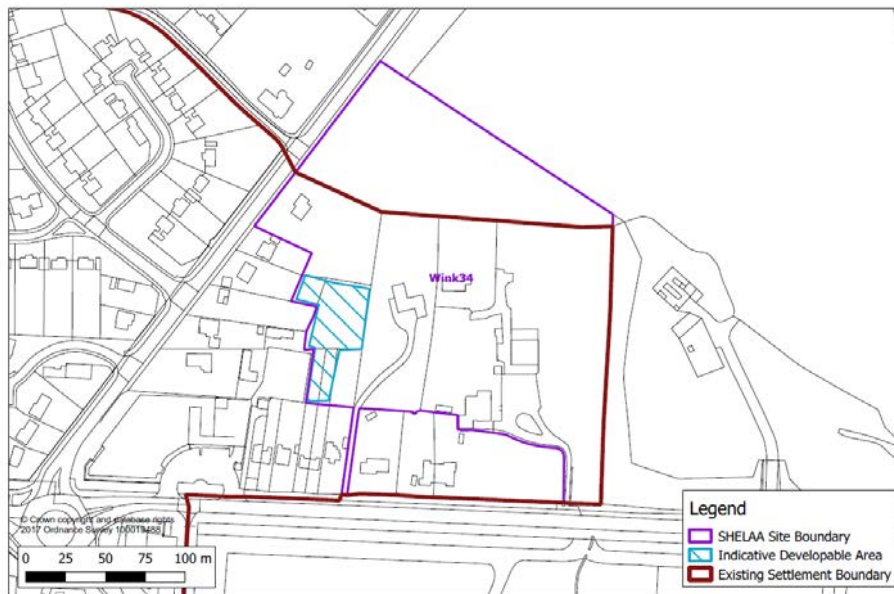
Map of land at Lower Church Road, Sandhurst



Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)

SHELAA Ref:	WINK34
Capacity:	6 dwellings net (based on 30 dph)
Site Area:	3.69 ha
Developable Area:	0.19 ha
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Preclude development from areas at risk of surface water flooding; • Preclude development from areas within the gas pipeline inner consultation zone; • Undertake and take account of an acoustic report, due to the site's proximity to an A-road; • Mitigate the groundwater flood risk; and • Retain hedgerows and trees on site, and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows and incorporation of grassland/wildflower strips. <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>

Map of Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)

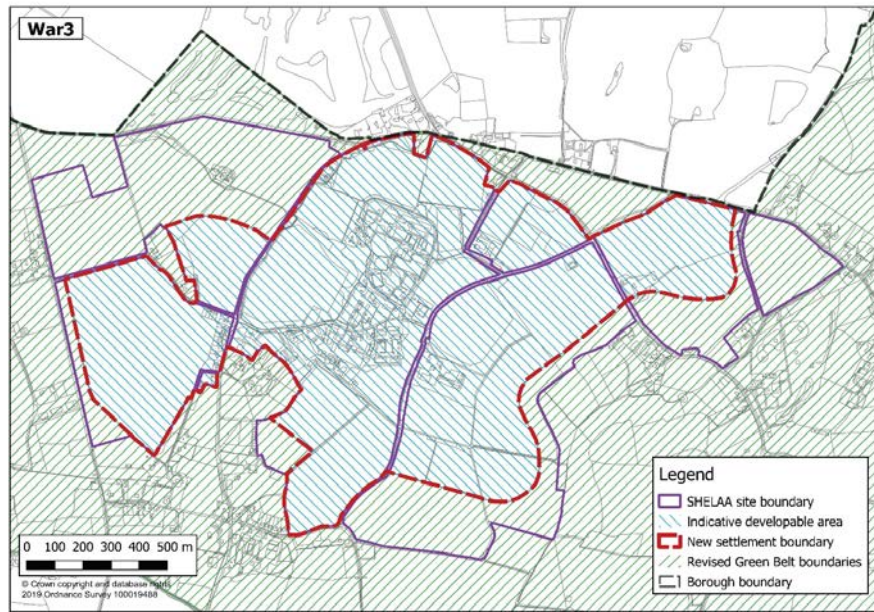


Jealotts Hill International Research Centre, and land at Jealotts Hill, Maidenhead Road

SHELAA Ref:	WAR3
Capacity:	1,200 dwellings (net) during plan period 30,000sqm employment floorspace during plan period One primary school during plan period
Site Area:	242 ha
Developable Area:	93.7ha

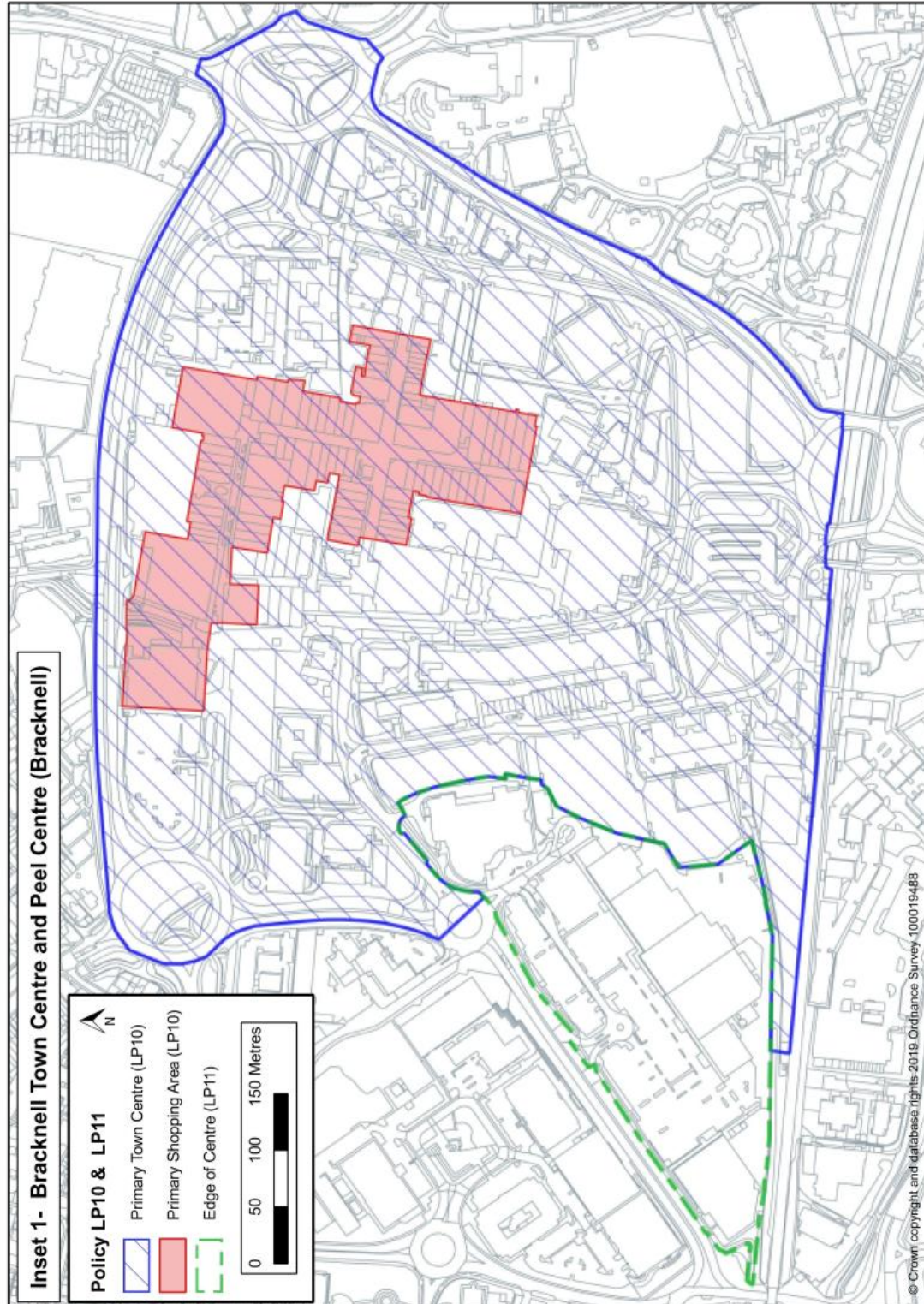
Requirements:	<p>Development of this site will be expected to:</p> <ul style="list-style-type: none"> • Comply with all relevant legislation, guidance and policies, including but not limited to those relating to the provision of affordable housing, open space and Suitable Alternative Natural Green Space/Strategic Access Management and Monitoring (and any other measures required to satisfy the Habitat Regulations), and take account of the recommendations made in evidence studies and the capacity assessment of the site; • Employ appropriate layouts and the careful design of development incorporating retained and new vegetation; • Be responsive to the landscape, particularly the areas of higher sensitivity; • Include enhancements to the parts of the site that remain within the Green Belt in accordance with PPG • Meet the requirements for the site listed within the Level 2 SFRA Detailed Site Summary Tables: WAR3 Requirements for planning and NPPF sections; • Upgrade transport infrastructure and services within the site and between the site and key destinations to ensure the extra capacity required is provided. This should include the provision of a new pedestrian/cycle route to improve the site's links to Bracknell town centre; • Avoid urbanising the surrounding countryside; • Not harm listed buildings or any other heritage assets or their settings within and in proximity of the site; • Retain hedgerows and trees on site, and improve the existing biodiversity connectivity through the site through the enhancement of the trees and hedgerows and incorporation of grassland/wildflower strips; • Undertake and take account of an odour impact assessment due to the on-site sewage works; • Undertake and take account of an acoustic report, due to the site's proximity to an A-road; and • Undertake and take account of a minerals assessment to assess the viability and practicability of prior extraction of the minerals resource. The minerals assessment should comply with guidance produced by the Mineral Products Association and the Planning Officers' Society (April 2019). • Investigation and remediation of any contaminated land. • Submit for approval by the LPA prior to any planning application submissions, a masterplan and design code. <p>Development Management should be contacted for up to date and comprehensive details of requirements</p>
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**Map of Jealotts Hill International Research Centre, and land at Jealotts Hill,
Maidenhead Road**



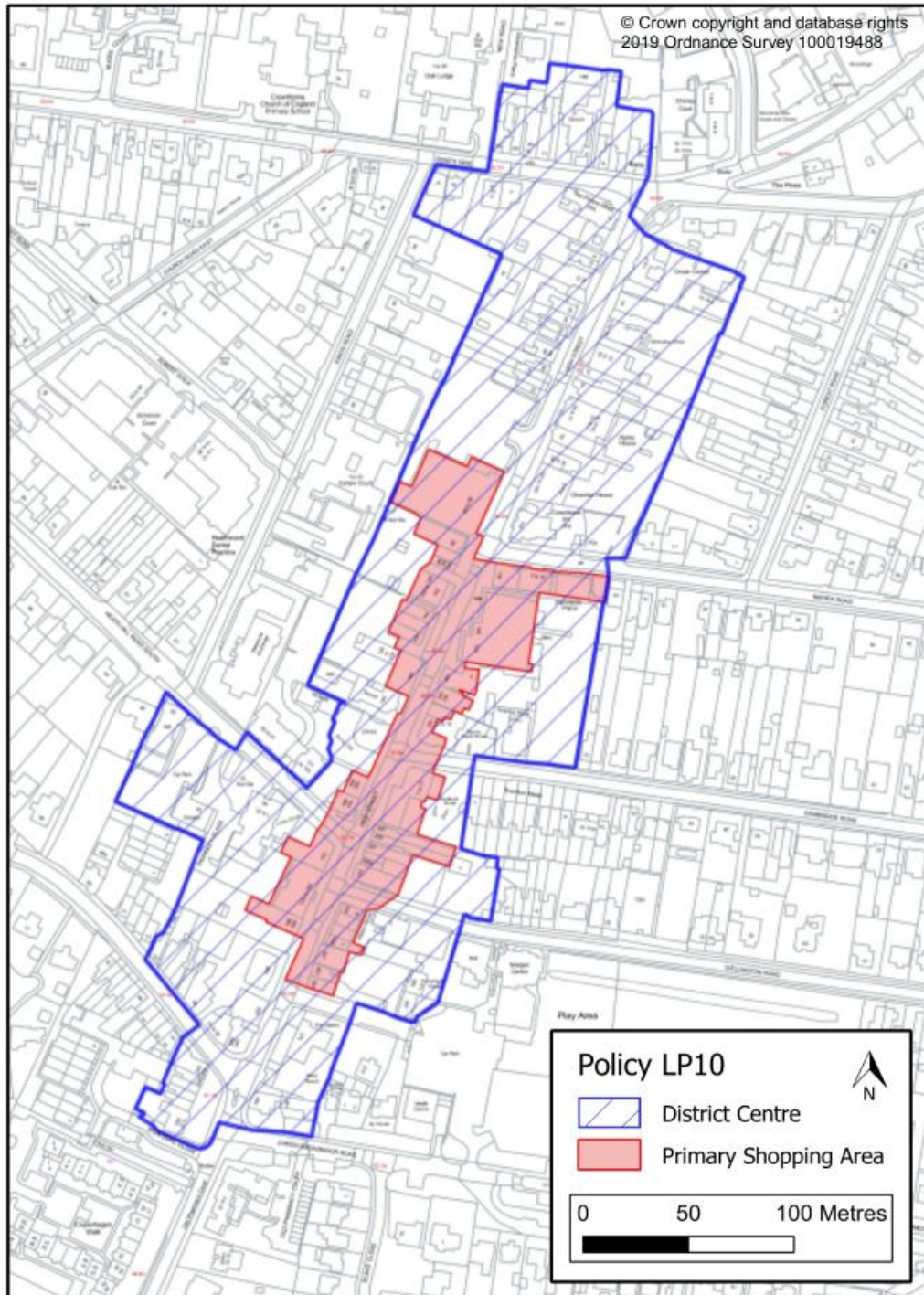
Appendix 5: Defined 'Town Centre' maps

Map 7 Bracknell Town Centre



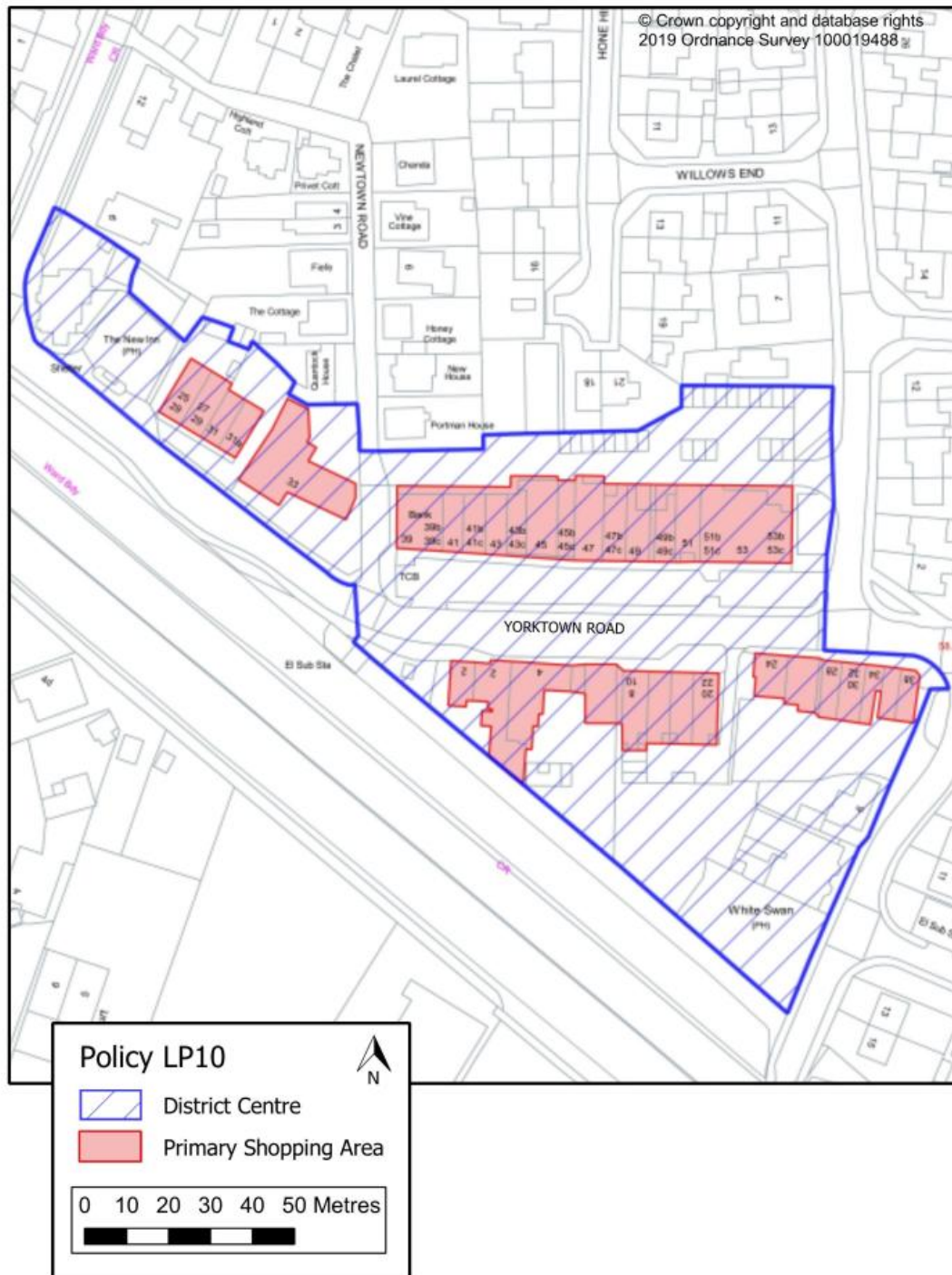
Map 8 Crowthorne

Inset 2 - Crowthorne



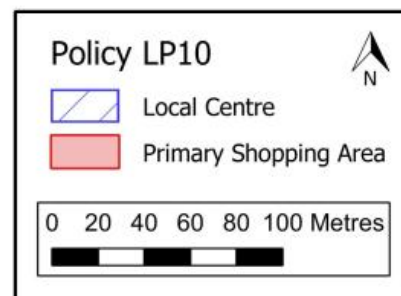
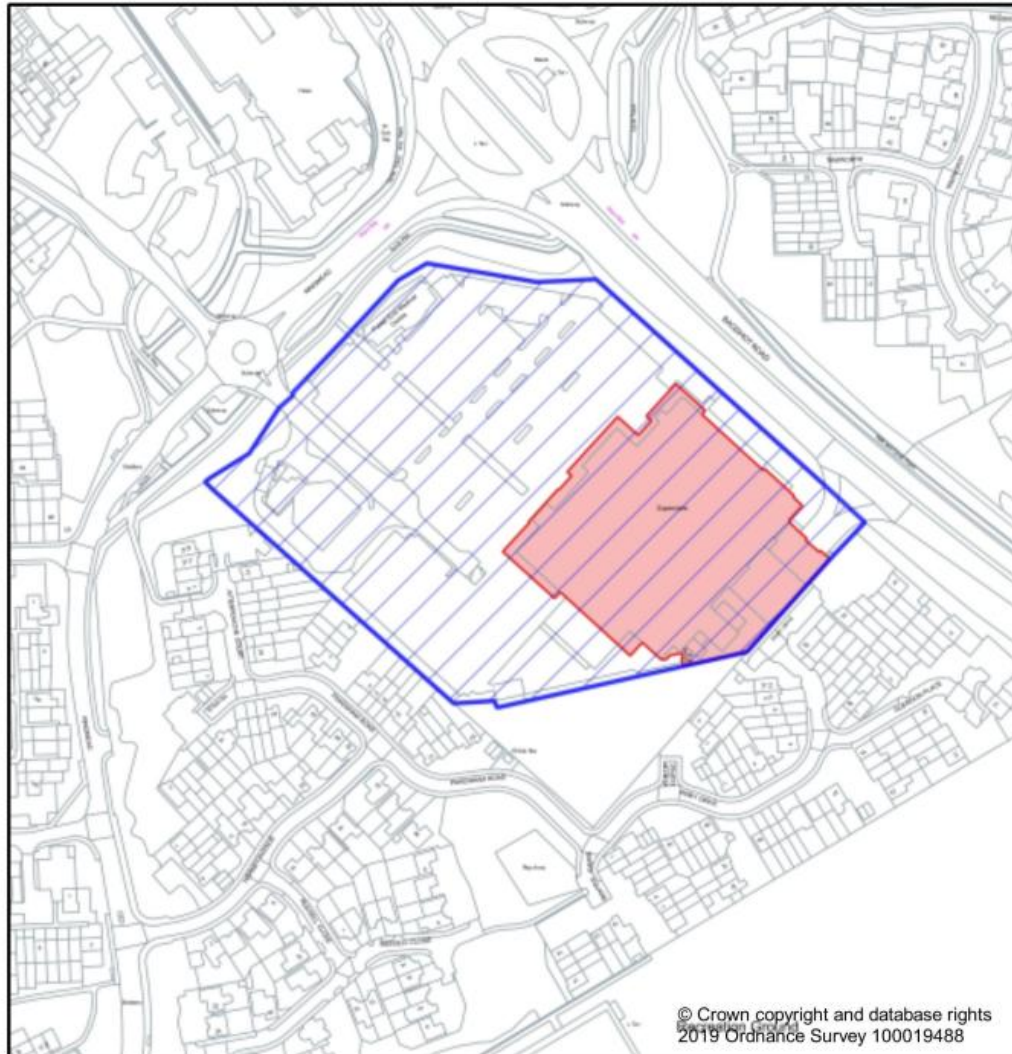
Map 9 Sandhurst

Inset 3 - Sandhurst



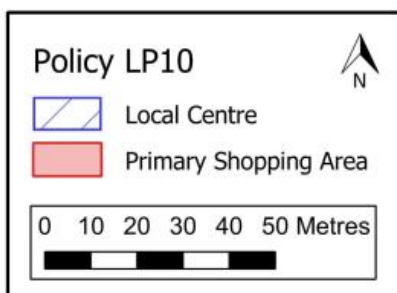
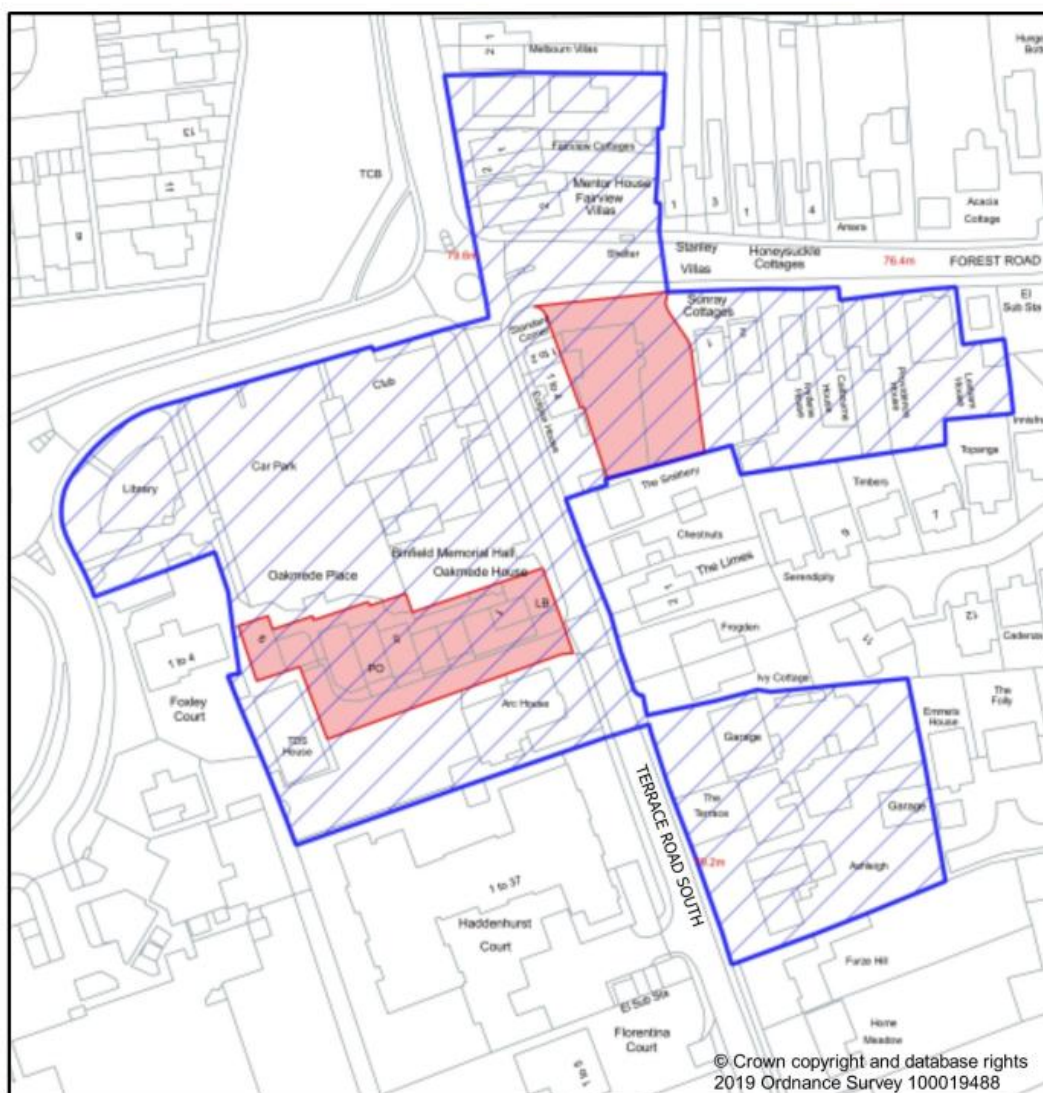
Map 10 Bagshot Road

Inset 4 - Bagshot Road



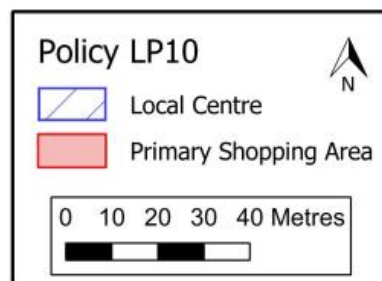
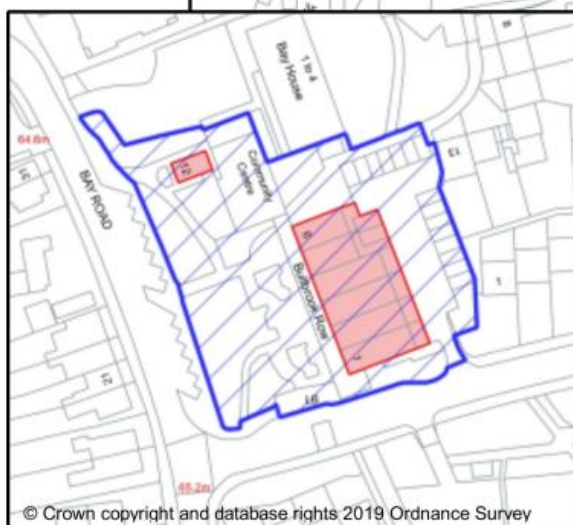
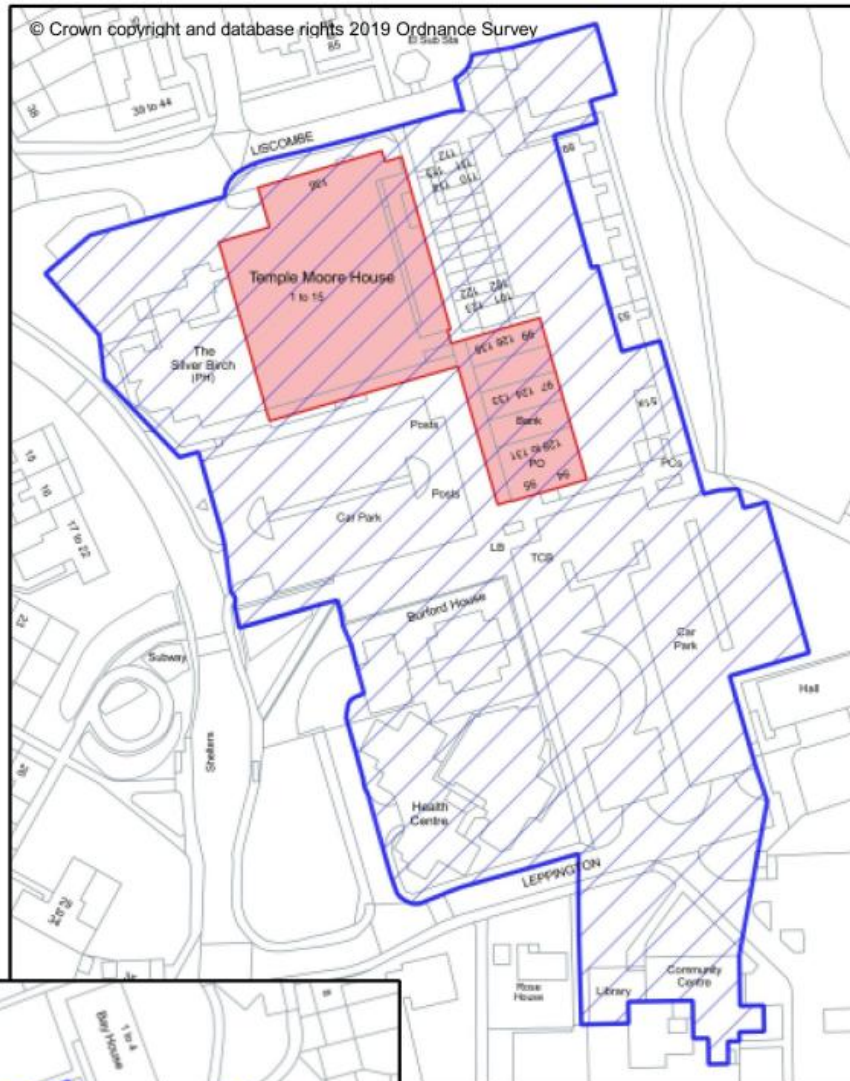
Map 11 Binfield

Inset 5 - Binfield



Map 12 Birch Hill and Bullbrook

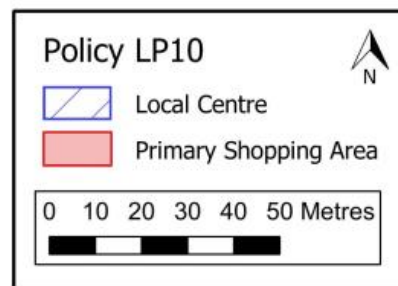
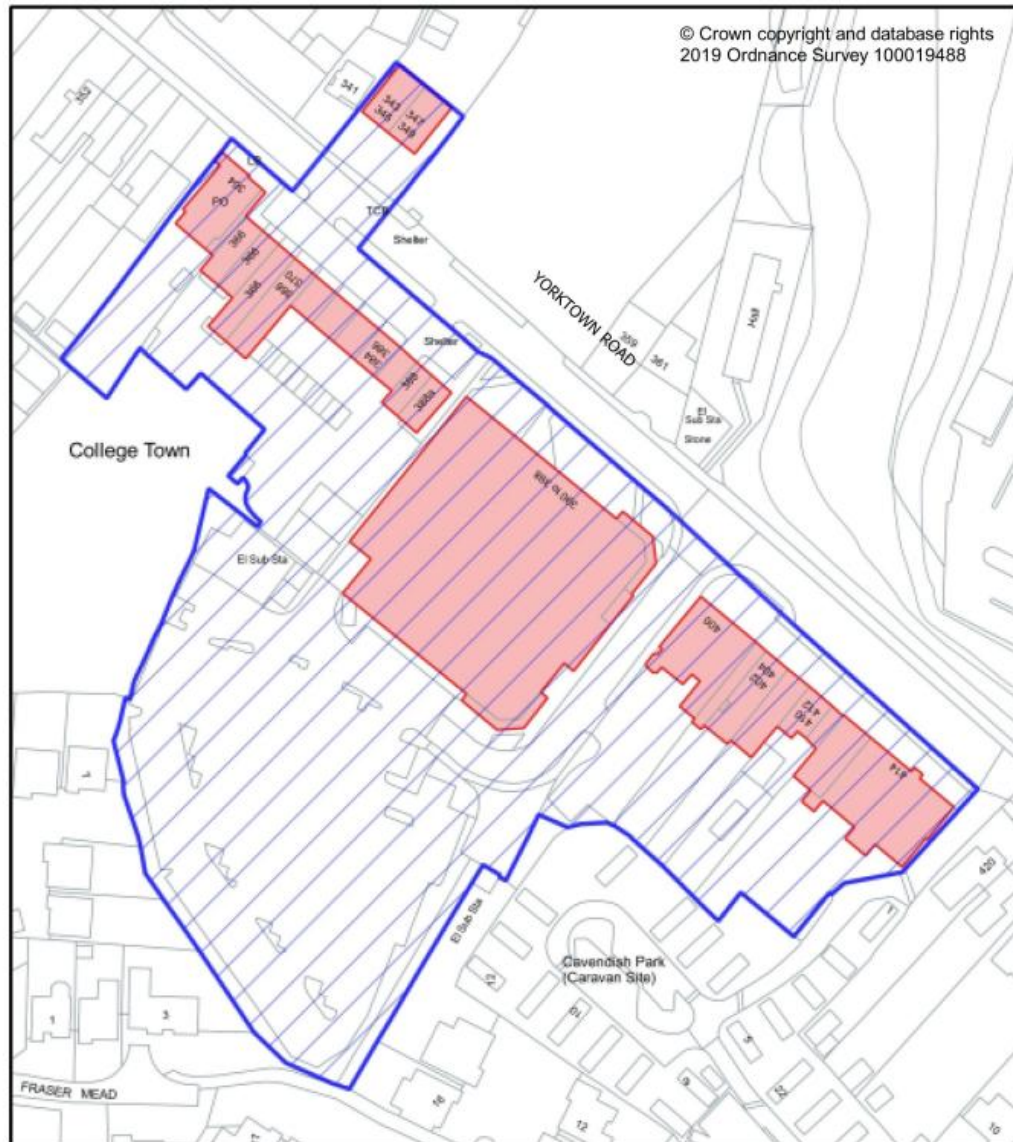
**Inset 6 -
Birch Hill**



Inset 7 - Bullbrook

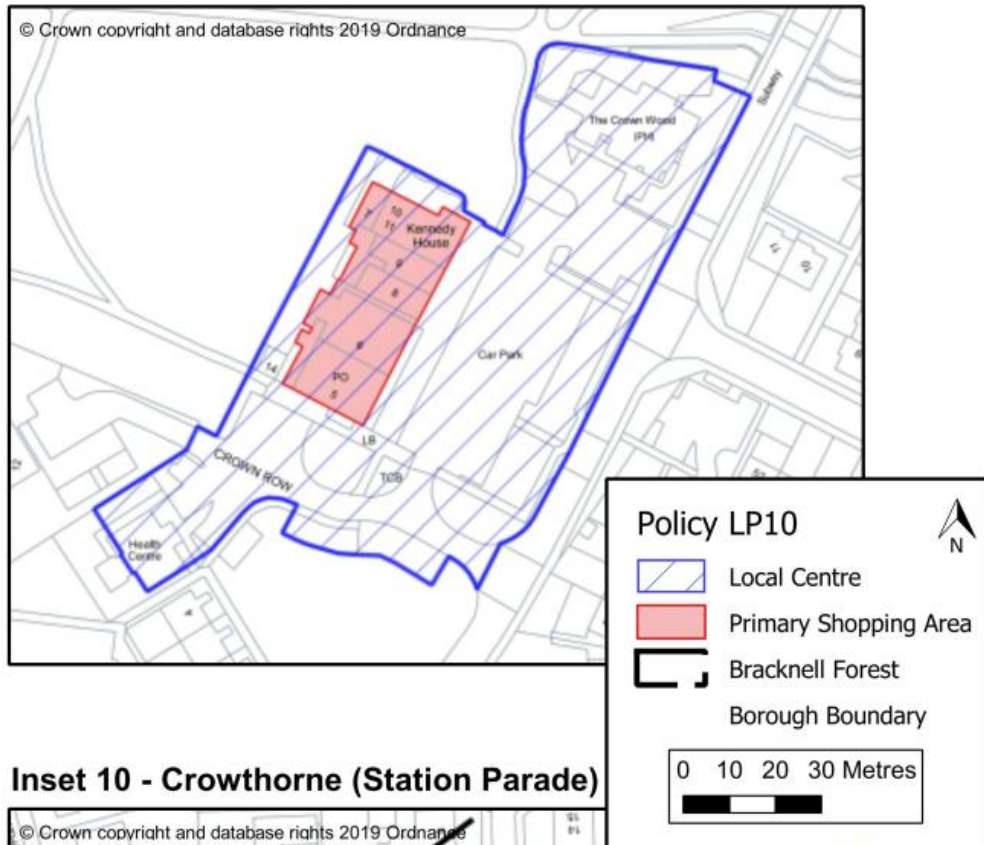
Map 13 College Town

Inset 8 - College Town



Map 14 Crown Wood and Crowthorne (Station Parade)

Inset 9 - Crown Wood

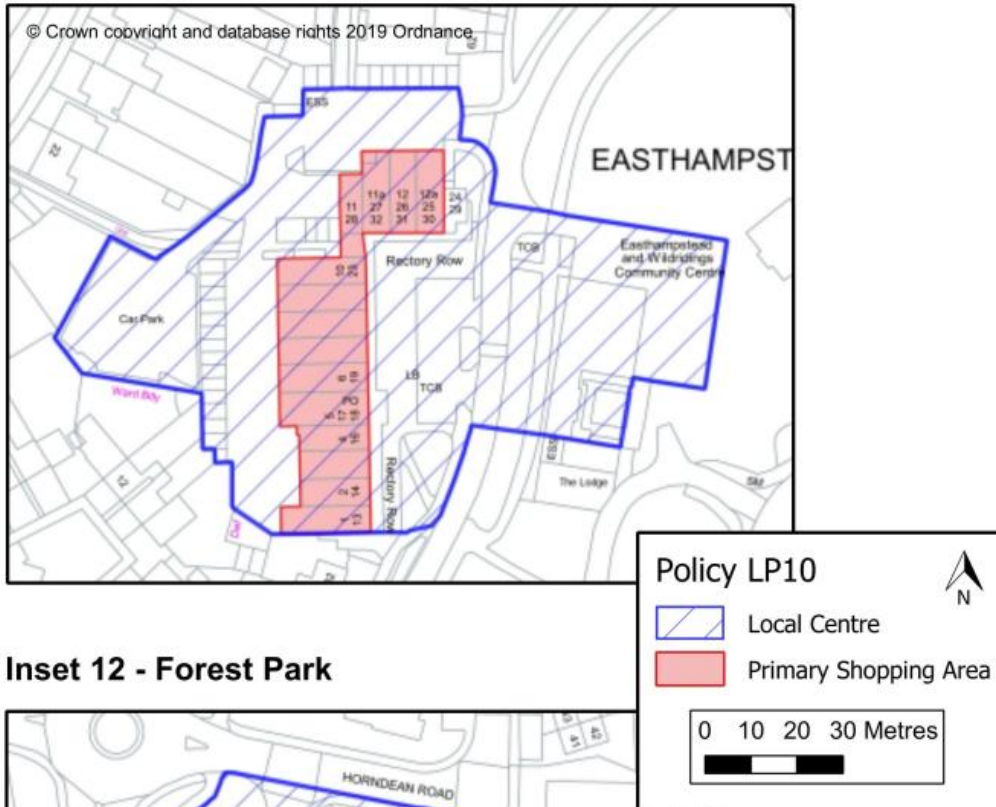


Inset 10 - Crowthorne (Station Parade)



Map 15 Easthampstead and Forest Park

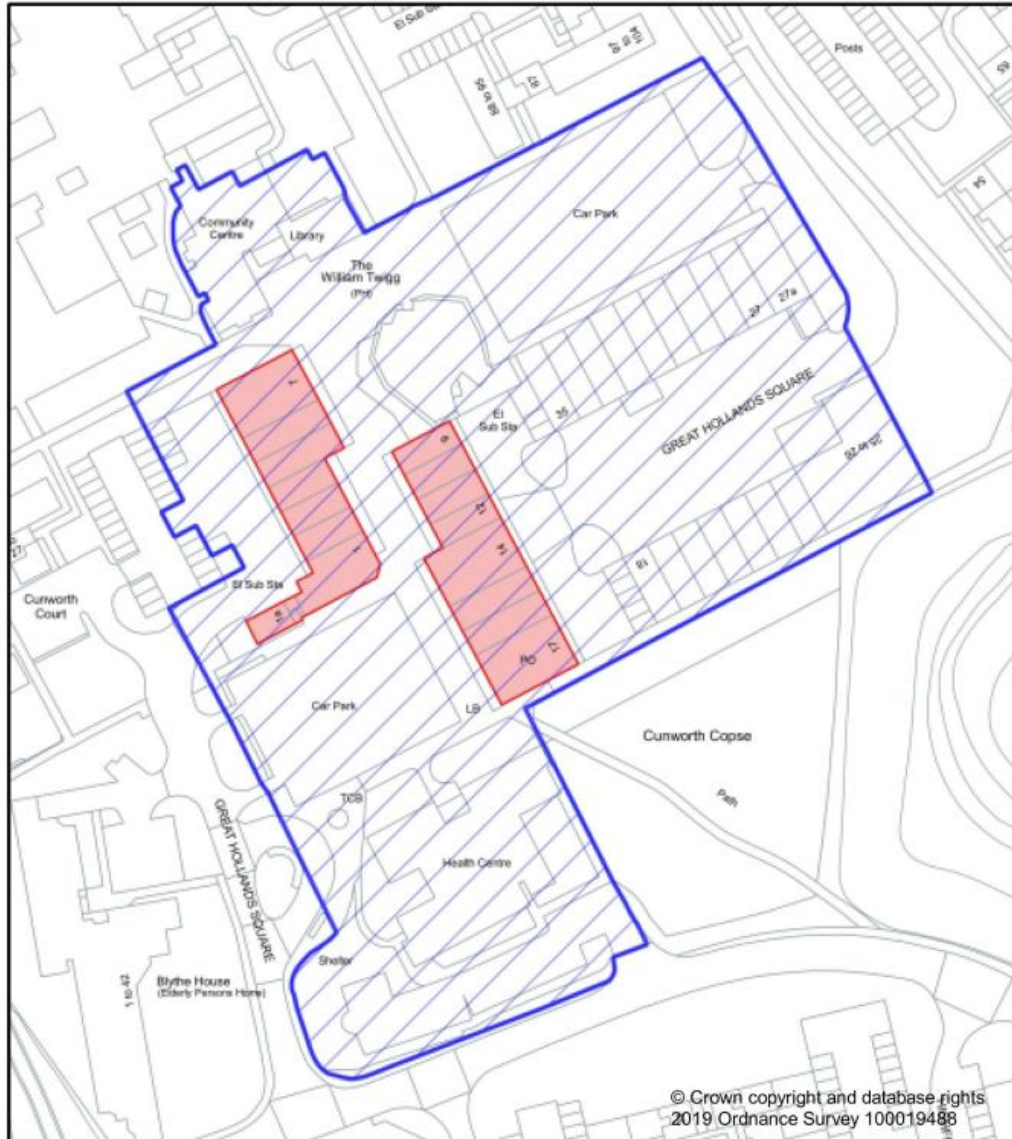
Inset 11 - Easthampstead



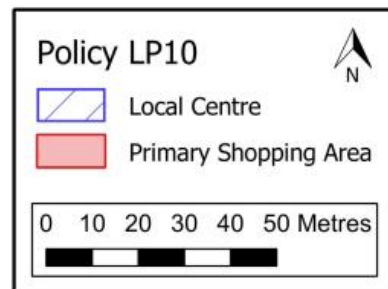
Inset 12 - Forest Park



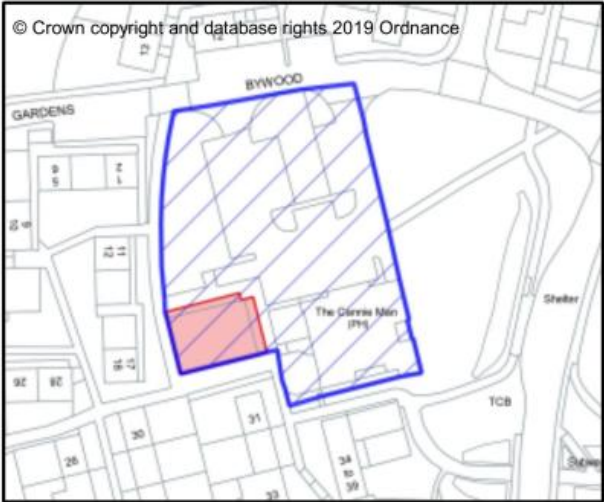
Map 16 Great Hollands



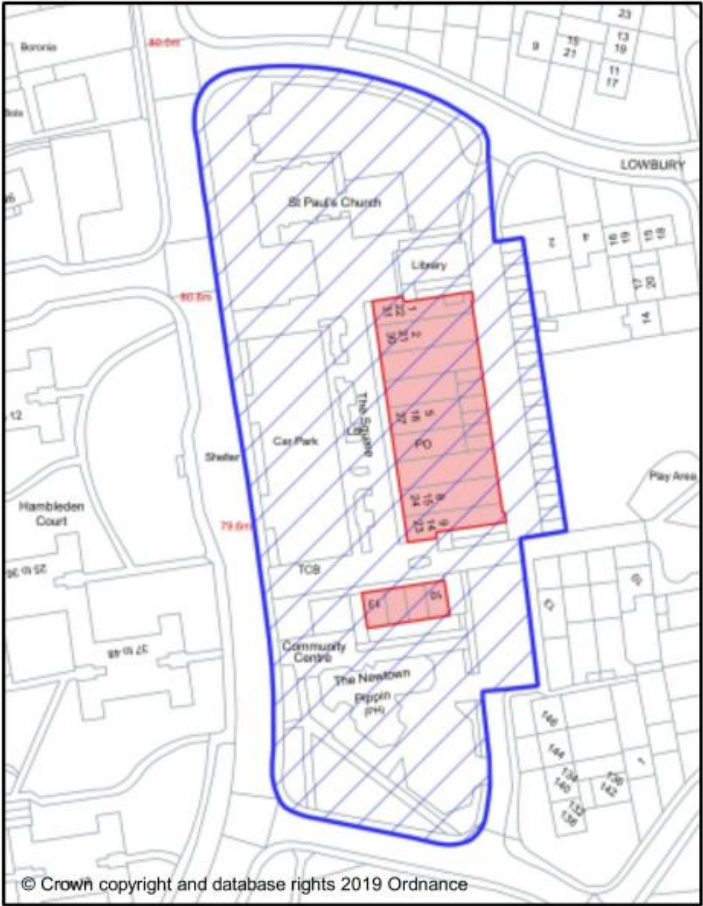
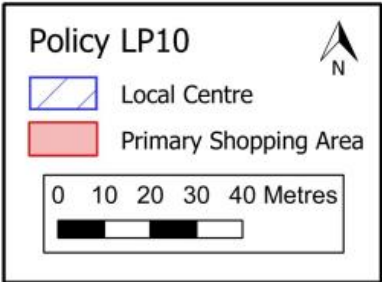
Inset 13 - Great Hollands



Map 17 Hanworth and Harmans Water



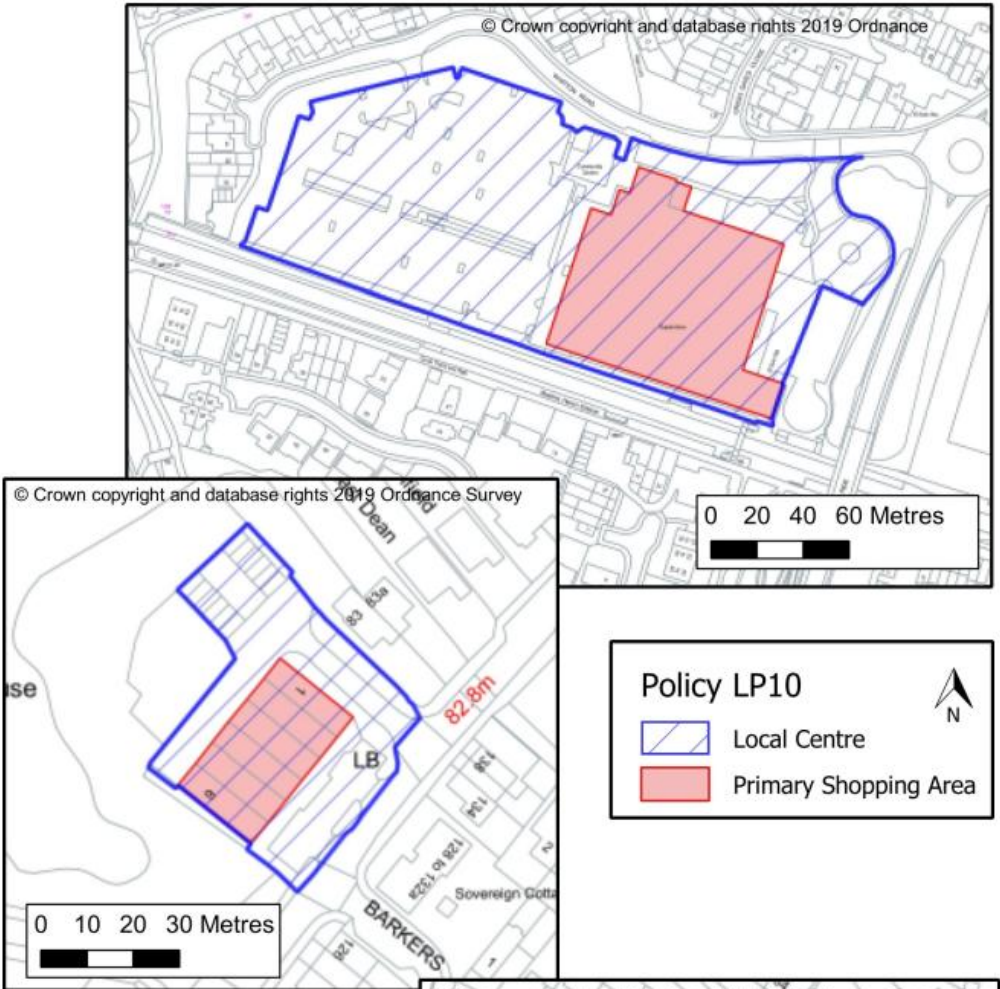
Inset 14 Hanworth



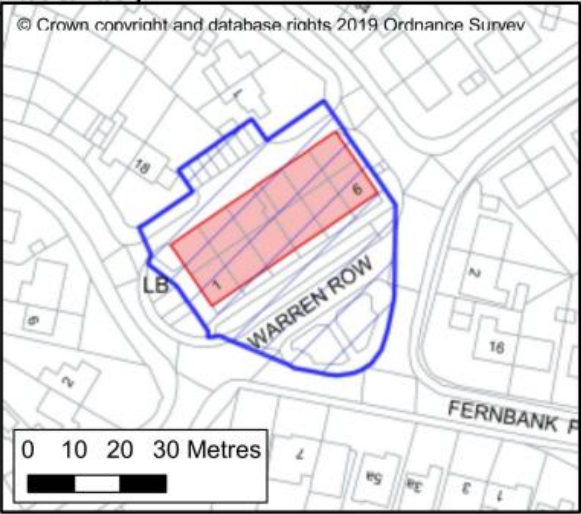
Inset 15 - Harmans Water

Map 18 Martins Heron, North Ascot (Fernbank Road) and North Ascot (Warren Row)

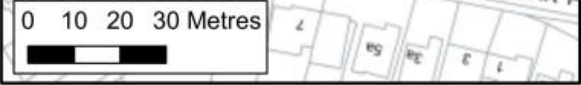
Inset 16 - Martins Heron



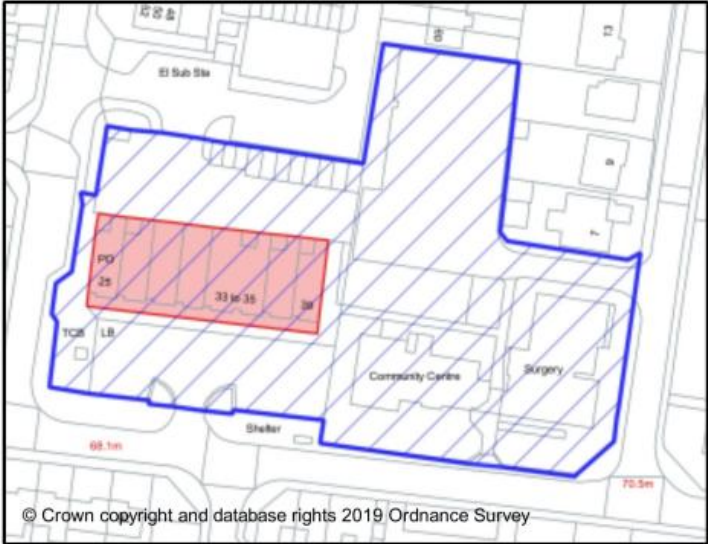
**Inset 17 - North Ascot
(Fernbank Road)**



**Inset 18 - North Ascot
(Warren Row)**



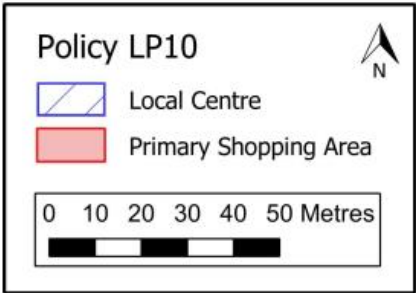
Map 19 Owlsmoor, Priestwood and Sandhurst (E of Swan Lane)



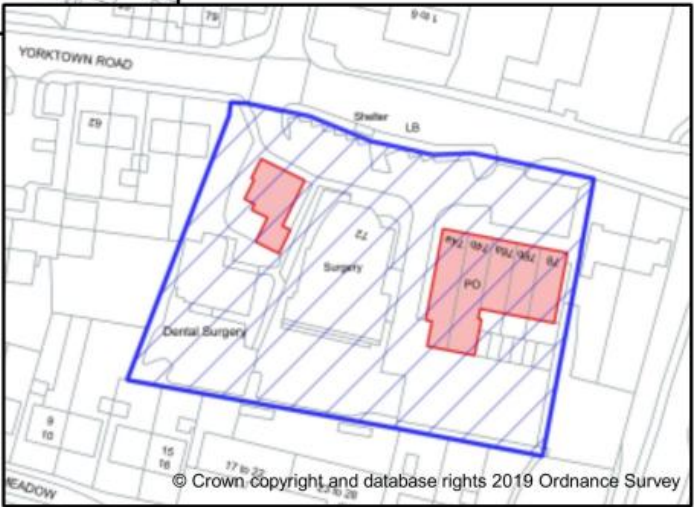
Inset 19 - Owlsmoor



Inset 20 - Priestwood

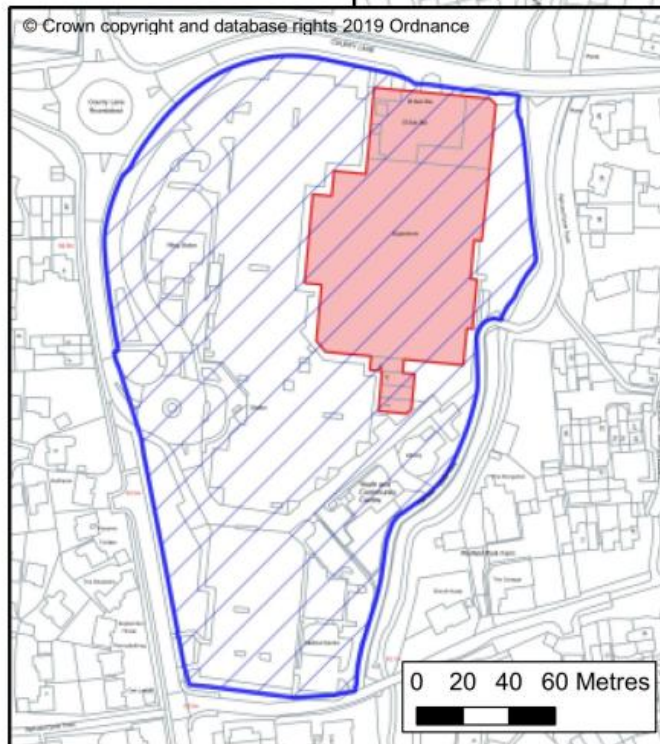
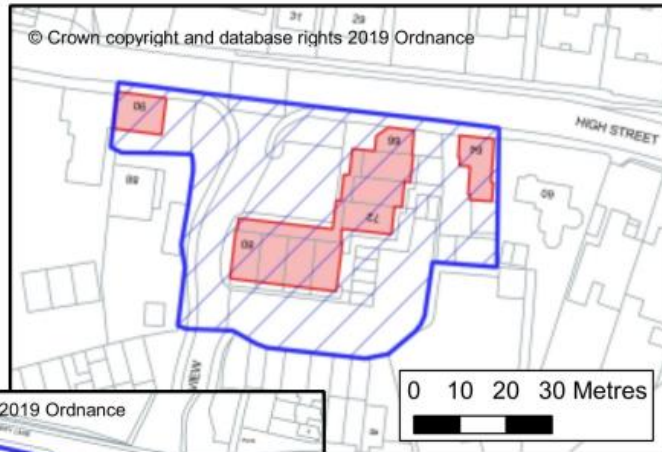


Inset 21 - Sandhurst
(East of Swan Lane)



Map 20 Sandhurst (Old Mill), Whitegrove and Wildridings

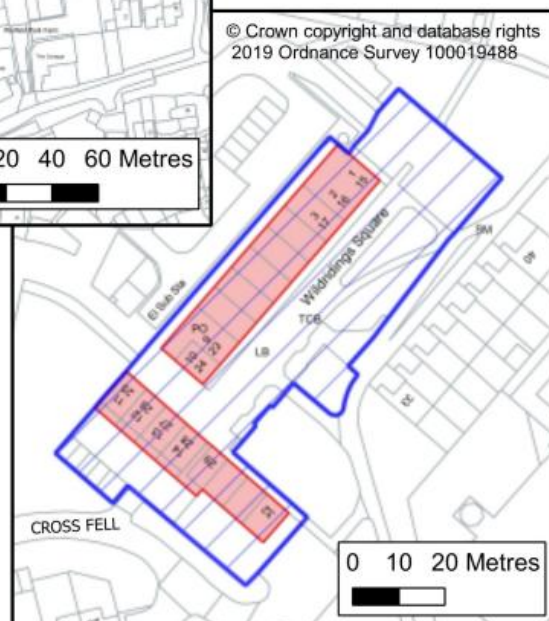
**Inset 22 - Sandhurst
(Old Mill)**



Inset 23 - Whitegrove



Inset 24 - Wildridings

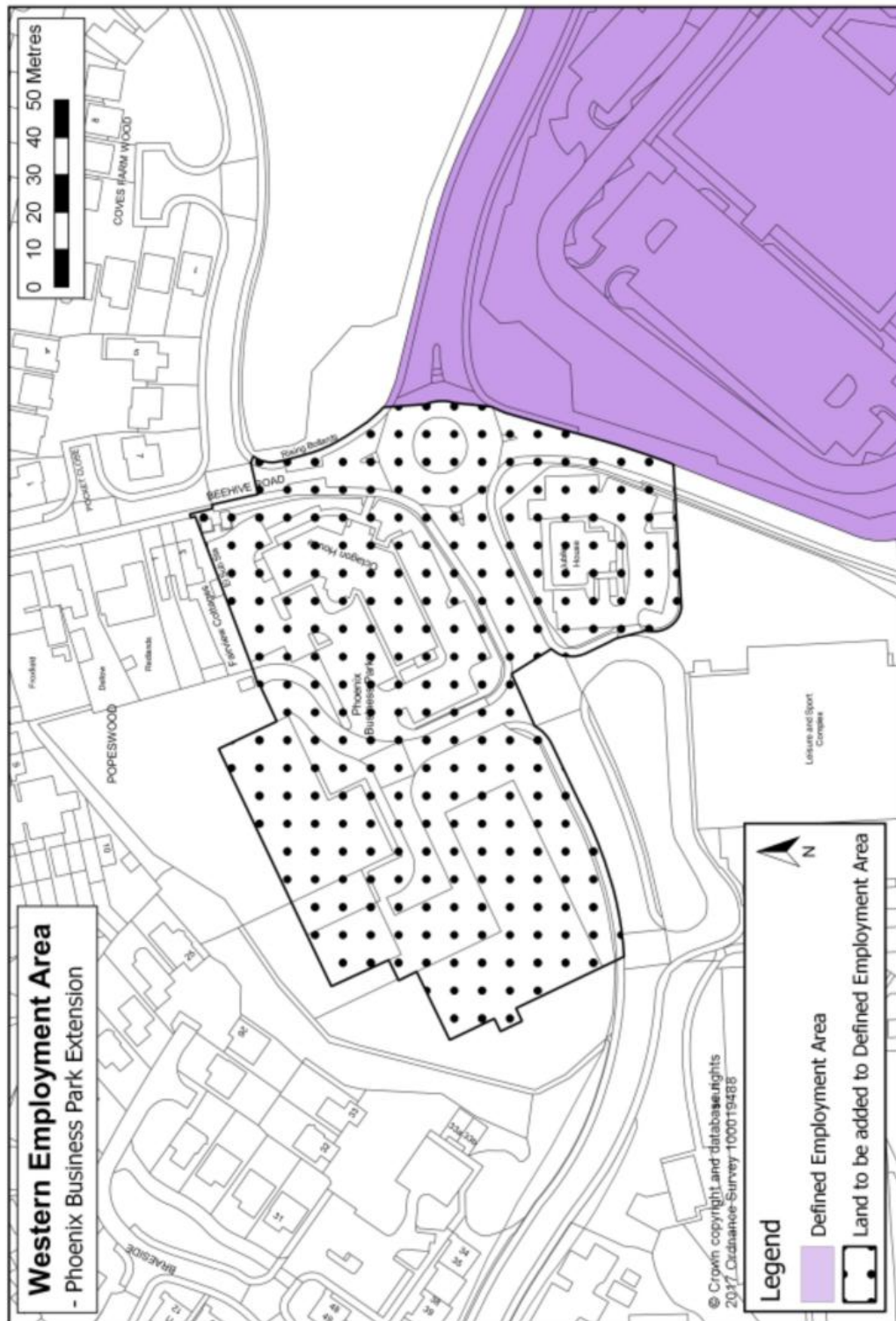


Appendix 6: Changes to designated Employment Areas

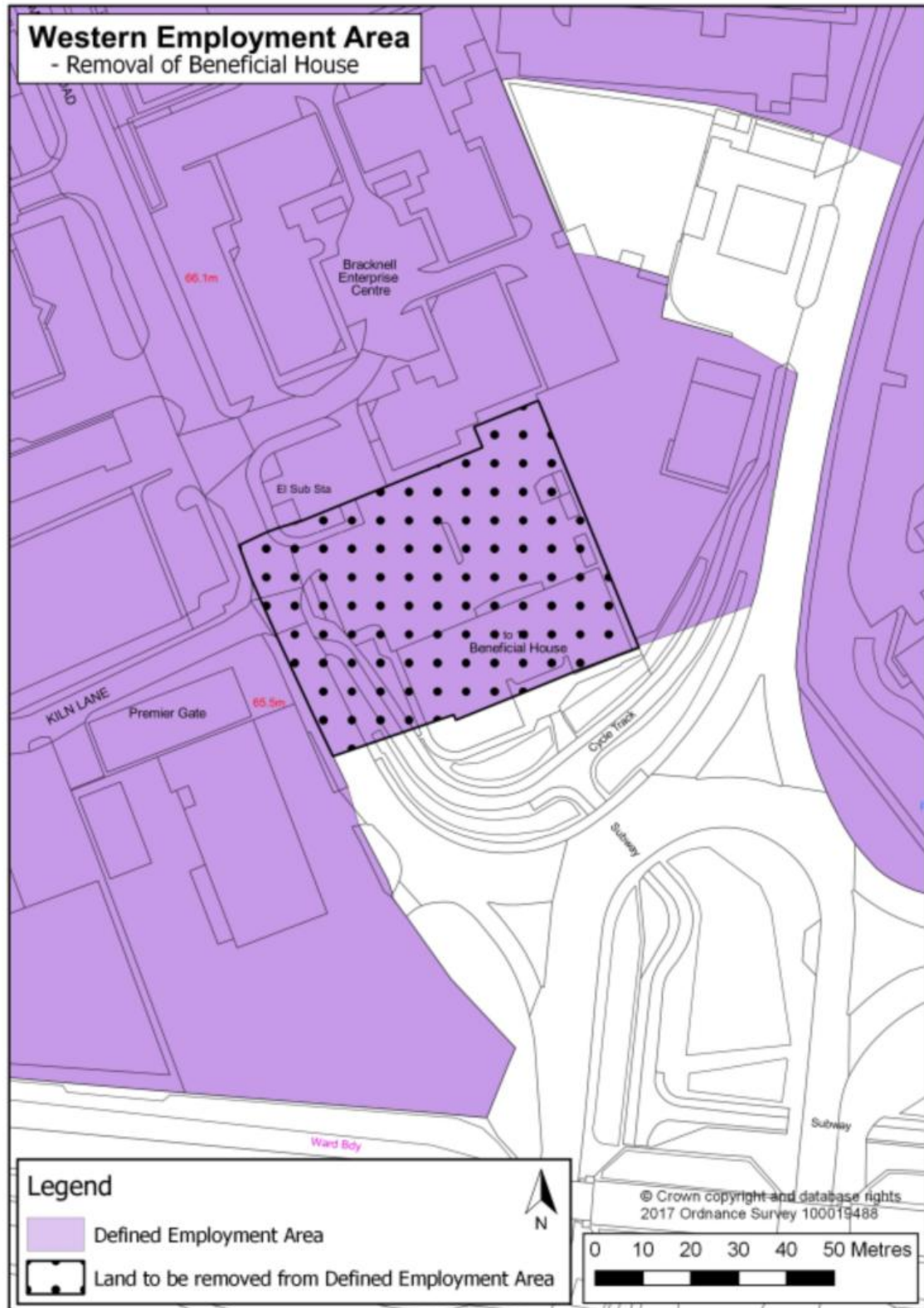
Map 21 Wellington Business Park, Crowthorne



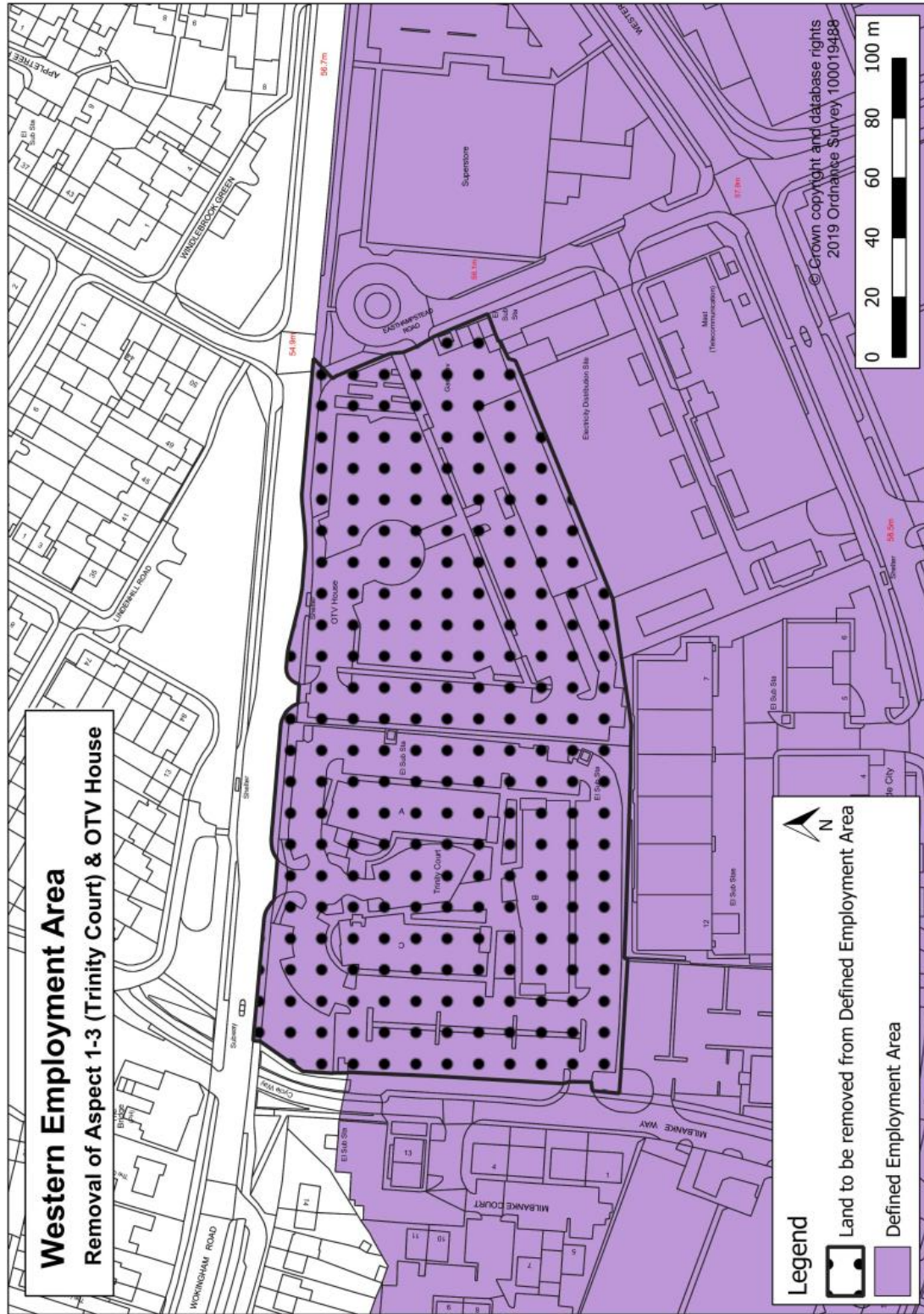
Map 22 Western Employment Area (Phoenix Business Park)



Map 23 Western Employment Area (Beneficial House)



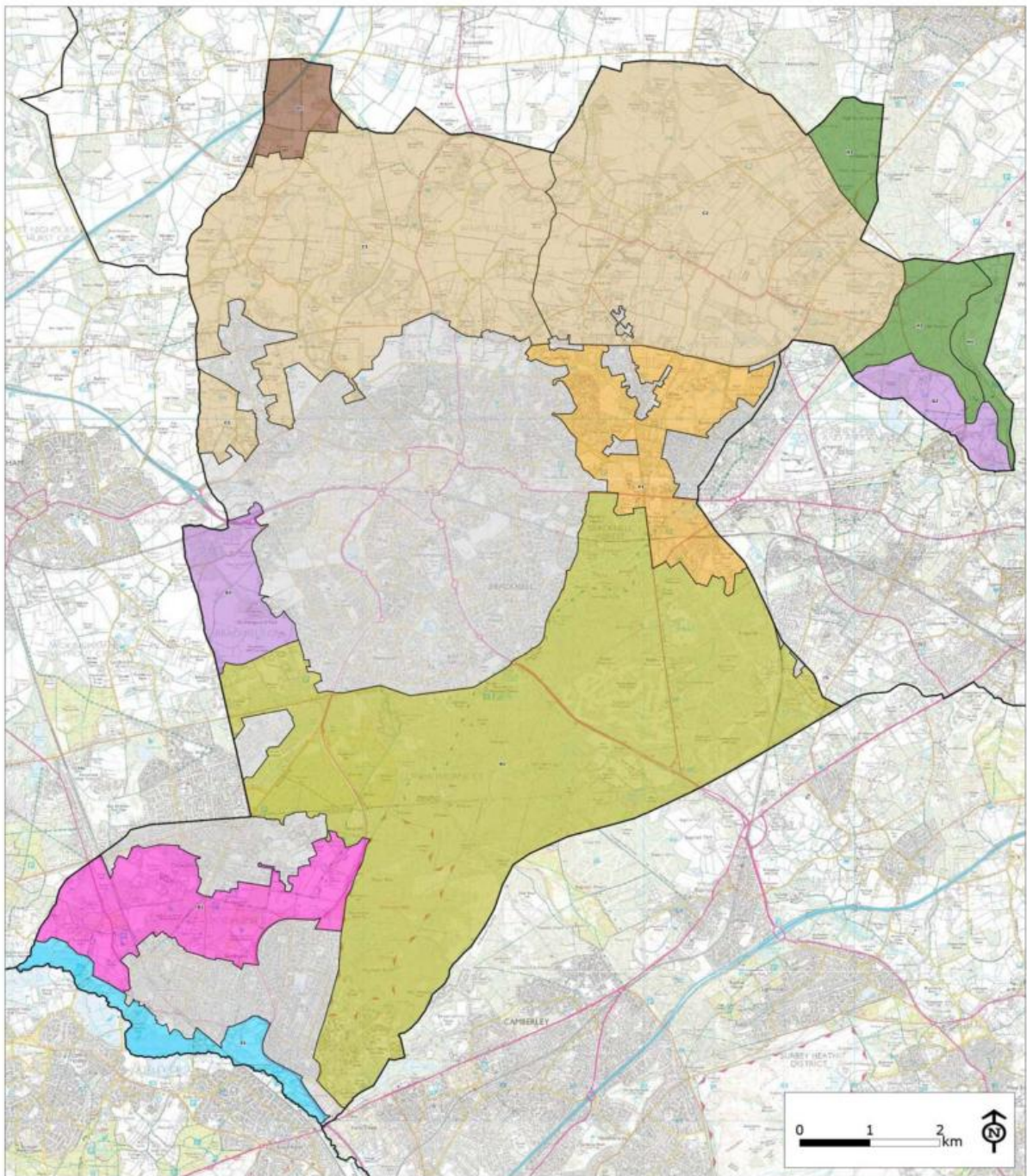
Map 24 Western Employment Area (Aspect 1-3 & OTV House)



Appendix 7: Landscape Character Areas

The Landscape Character Areas (LCAs) forming part of the Bracknell Forest Borough Landscape Character Assessment (LUC, 2015) are indicated on the map below. They relate to areas outside of the existing defined settlement boundaries. Once any changes to the existing settlement boundary are finalised through the Draft Local Plan, the LCAs will be adjusted to reflect the amended settlement boundaries.

Map 25 Landscape Character Area Borough Map



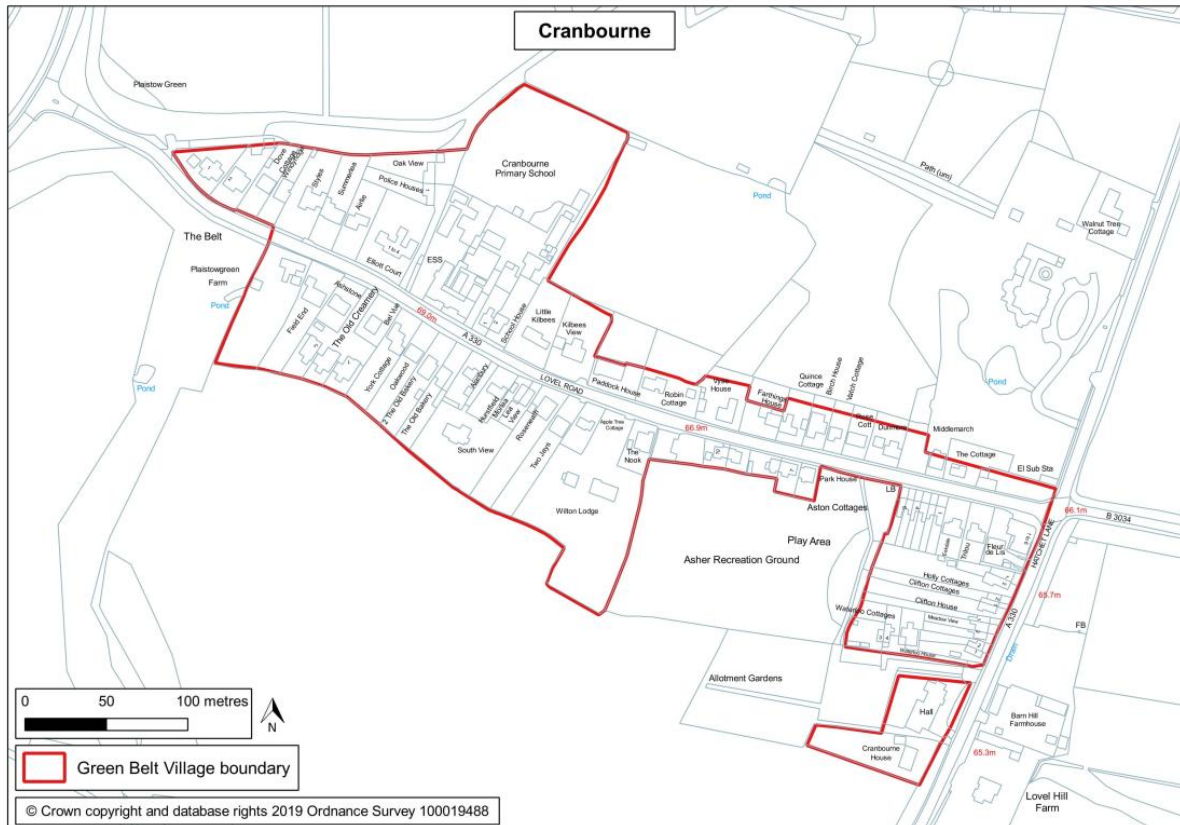
<p> Borough boundary</p> <p>Landscape Character Types and Areas</p> <p> A - Forested Sands A1 - Bracknell Forest B - Heathland Mosaic B1 - Crowthorne/Sandhurst Heathland Mosaic C - Clay Farmland C1 - Binfield and Warfield Clay Farmland C2 - Winkfield and Cranbourne Clay Farmland D - Wooded Clayland D1 - The Hazes Wooded Clayland</p>		<p> E - River Valley E1 - Blackwater River Valley F - Settled Wooded Sands F1 - Chavey Down Wooded Sands G - Wooded Estates G1 - Easthampstead Wooded Estate G2 - Sunninghill Wooded Estate H - Wooded Parkland H1 - Windsor Great Park H2 - Windsor Forest Urban</p>		<p>Bracknell Forest - Landscape Character Assessment</p> <p>Landscape Classification</p> <p>Source: Bracknell Forest Borough Council</p> <p></p>
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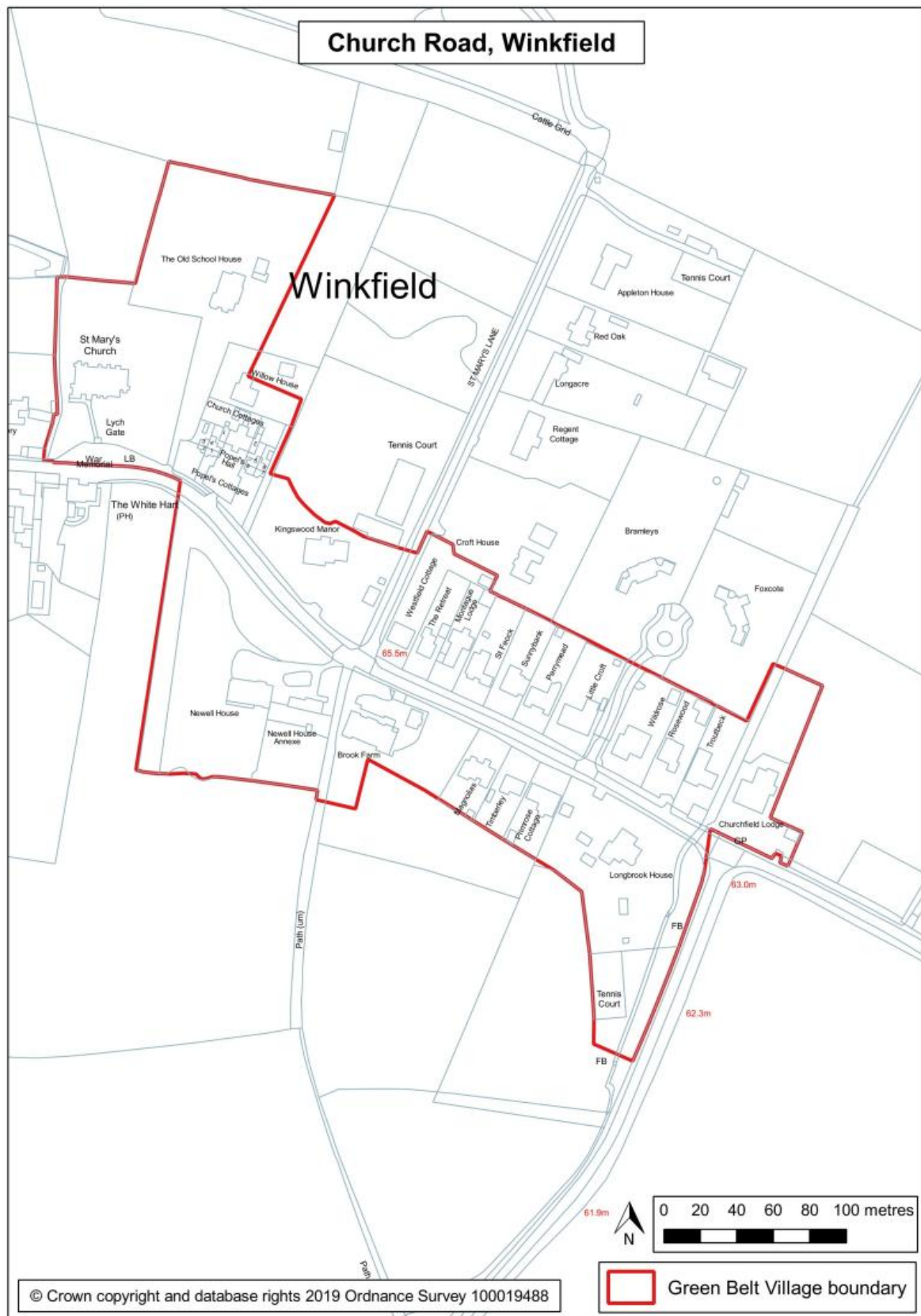
CB:Green_C EB:Green_C LUCGLA 6323-01_023_LCTs_A0 17/07/2015

Appendix 8: Green Belt villages

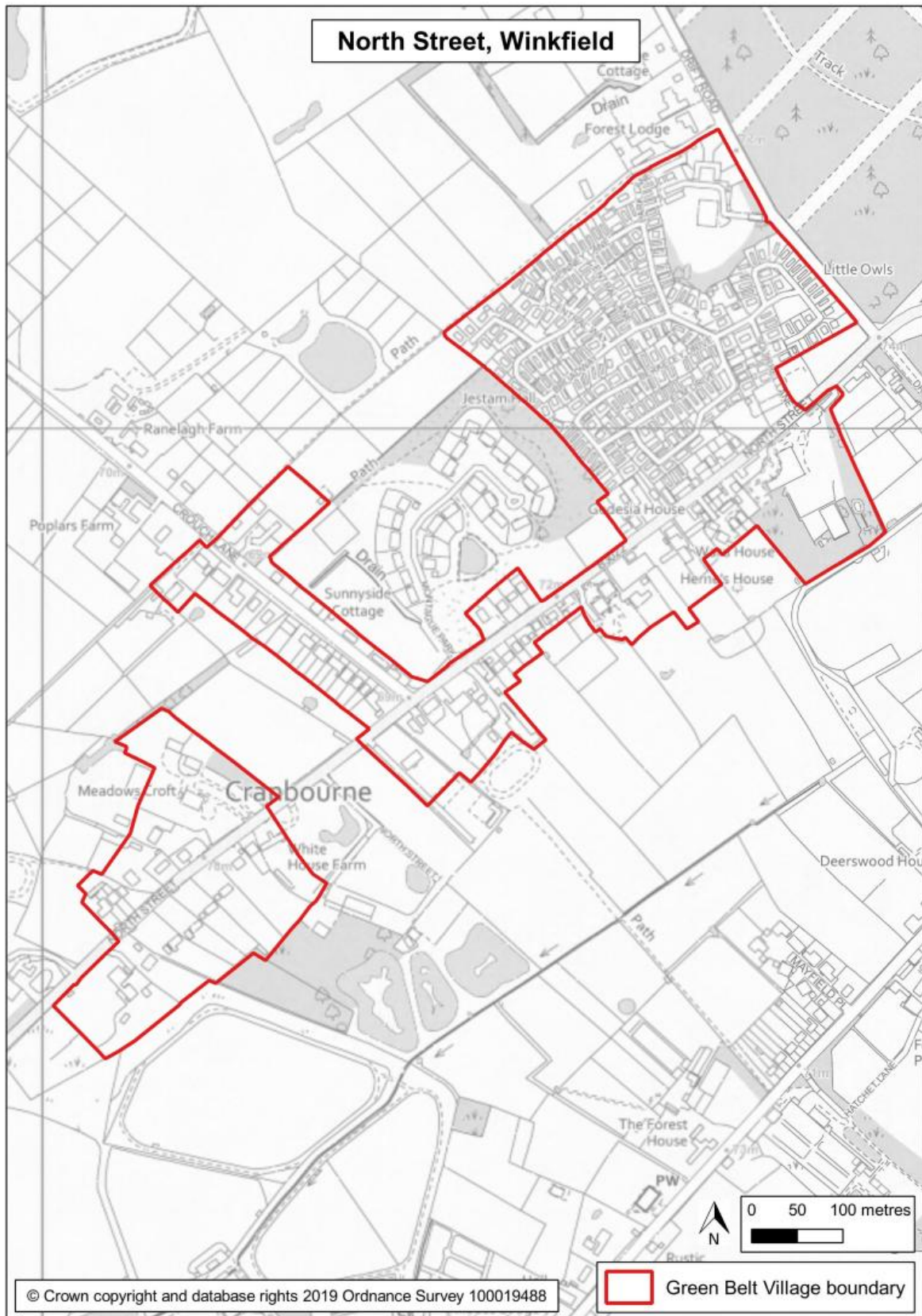
Map 26 Green Belt Village - Cranbourne



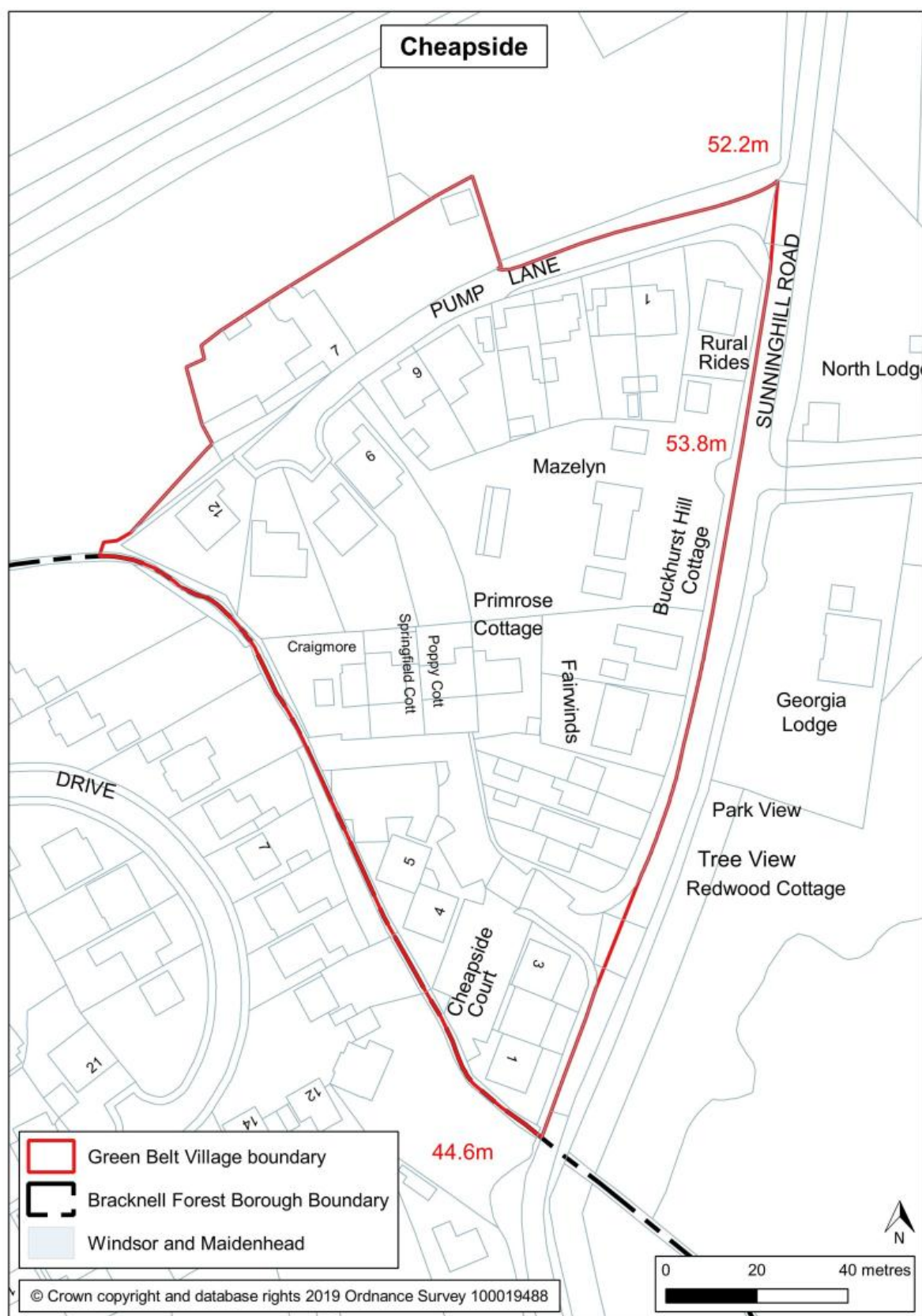
Map 27 Green Belt Village - Church Road



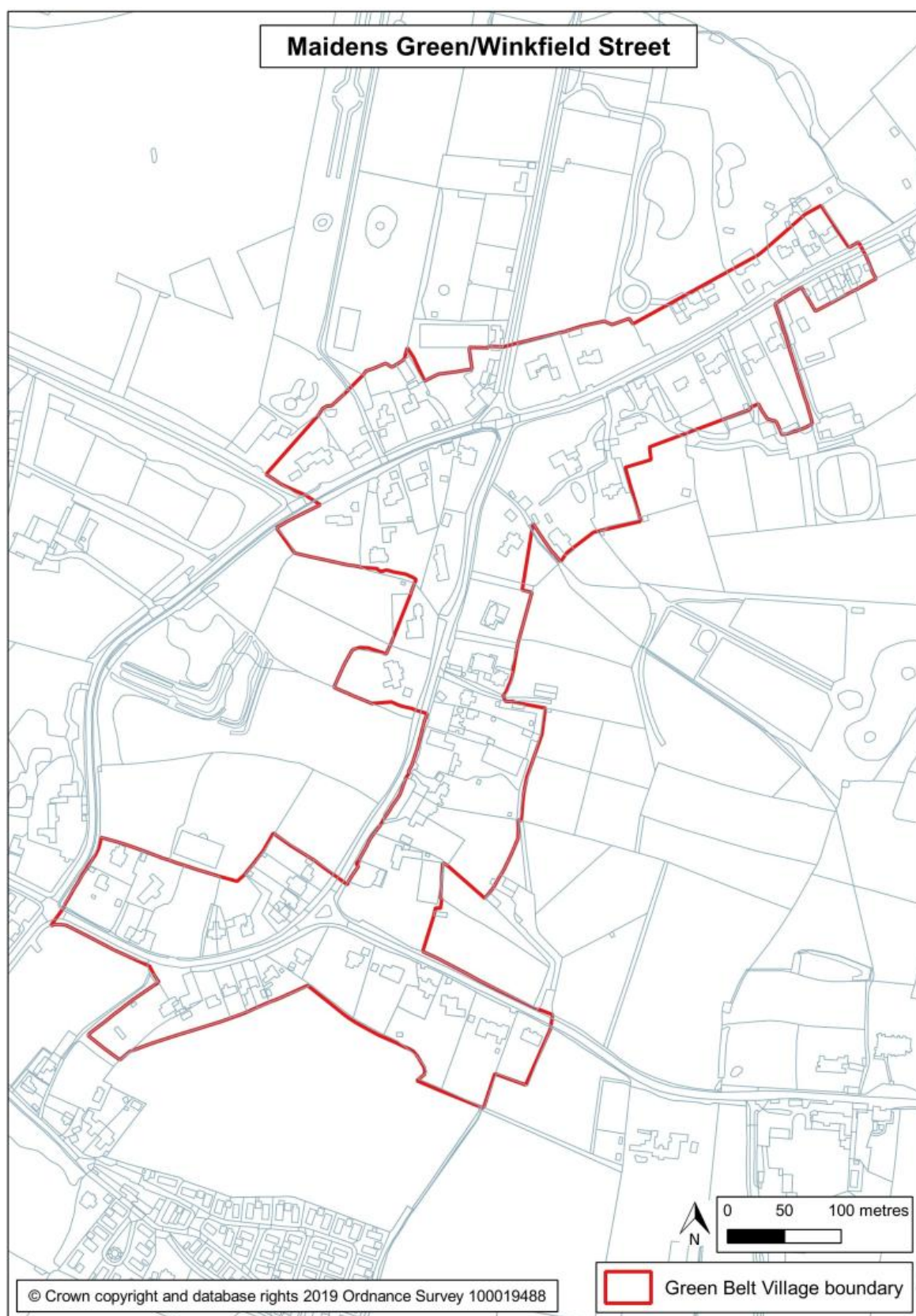
Map 28 Green Belt Village - North Street



Map 29 Green Belt Village - Cheapside



Map 30 Green Belt Village - Maidens Green



Appendix 9: Existing policies to be replaced by the Bracknell Forest Local Plan

Table 5 Policies to be replaced by the Bracknell Forest Local Plan

Existing Development Plan Policy	Replaced by Local Plan Policy
'Saved' Policies of the Bracknell Forest Borough Local Plan (2002)	
Policy EN1 - Protecting tree and hedgerow cover	Policy LP 45 Trees and Hedgerows Policy LP 43 - Biodiversity Policy LP 19 - Design principles
Policy EN2 - Supplementing tree and hedgerow cover	Policy LP 45 Trees and Hedgerows Policy LP 43 - Biodiversity Policy LP 19 - Design principles
Policy EN3 - Nature conservation	Policy LP 16 - Thames Basin Heath Special Protection Area Policy LP 44 - Designated Nature Conservation and Geological Sites Policy LP 45 Trees and Hedgerows
Policy EN4 - Local Nature Reserves, Wildlife Heritage sites and Regional Important Geological sites	Policy LP 44 - Designated Nature Conservation and Geological Sites Policy LP 45 Trees and Hedgerows
Policy EN6 - Ancient monuments and archaeological remains of national importance	Policy LP 42 - Protection and Enhancement of the Historic Environment Policy LP 44 - Designated Nature Conservation and Geological Sites
Policy EN7 - Other important archaeological remains	Policy LP 42 - Protection and Enhancement of the Historic Environment Policy LP 44 - Designated Nature Conservation and Geological Sites
Policy EN8 - Development on land outside settlements	Policy LP 33 - Protection of Countryside Policy LP 38 - Equestrian Uses Policy LP 36 - Rural Workers Dwellings

Existing Development Plan Policy	Replaced by Local Plan Policy
	Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements
Policy EN9 - Changes of use and adaptation of existing non-residential outside settlements, outside the Green Belt	Policy LP 33 - Protection of Countryside Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements
Policy EN10 - Areas of landscape importance	Policy LP 35 - Landscape character (outside of defined settlements) and separation of settlements
Policy EN11 - Warfield Park Mobile Home Site	Policy LP 33 - Protection of Countryside Policy LP 35 - Landscape character (outside of defined settlements) and separation of settlements
Policy EN12 - Historic park and gardens	Policy LP 42 - Protection and Enhancement of the Historic Environment
Policy EN14 - River corridors	Policy LP 43 - Biodiversity Policy LP 15 - Green Infrastructure Policy LP 35 - Landscape character (outside of defined settlements) and separation of settlements
Policy EN15 - Floodlighting	Policy LP 49 - Pollution and Hazards
Policy EN20 - Design consideration in new development	Policy LP 19 - Design principles Policy LP 39 Design Policy LP 35 - Landscape character (outside of defined settlements) and separation of settlements Policy LP 43 - Biodiversity
Policy EN22 - Designing for accessibility	Policy LP 19 - Design principles Policy LP 39 - Design Policy LP 23 - Housing Mix
Policy EN25 - Noise and other pollution	Policy LP 49 - Pollution and Hazards
Policy EN26 - Energy	Policy LP 46 - Sustainable Construction Policy LP 49 - Pollution and Hazards Policy LP 19 - Design principles Policy LP 39 - Design Policies LP 13, 51-54 Transport policies

Existing Development Plan Policy	Replaced by Local Plan Policy
Policy E1 - Development in Bracknell Town Centre	Policy LP 28 - Development in Bracknell Town Centre Policy LP 29 - Development proposals in centres
Policy E4 - Small businesses	Policy LP 27 - Smaller Businesses
Policy E5 - Hierarchy of shopping centres	Policy LP 10 Hierarchy and extent of town centres
Policy E7 - Business development in shopping areas	Policy LP 29 - Development proposals in centres
Policy E8 - Change of use of shop units (A1) to other uses outside defined shopping centres	Policy LP 29 - Development proposals in centres
Policy E9 - Non-retail uses in Bracknell Town Centre primary shopping area and the retail core area of Crowthorne	Policy LP 29 - Development proposals in centres Policy LP 28 - Development in Bracknell Town Centre
Policy E10 - Non-retail uses in Bracknell Town Centre secondary shopping area, Crowthorne retail area outside the retail core area and Sandhurst Centre	Policy LP 29 - Development proposals in centres
Policy E11 - Village and neighbourhood centres and local parades	Policy LP 29 - Development proposals in centres Policy LP 31 Protection of community facilities and services
Policy GB1 - Building in the Green Belt	Policy LP 34 - Green Belt Policy LP 36 - Rural Workers Dwellings Policy LP 38 - Equestrian Uses Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements
Policy GB2 - Changes of use of land within the Green Belt	Policy LP 34 - Green Belt
Policy GB3 - Residential development within Green Belt villages	Policy LP 34 - Green Belt Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements
Policy GB4 - Re-use of buildings within the Green Belt	Policy LP 34 - Green Belt Policy LP 38 - Equestrian Uses Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements
Policy GB5 - Syngenta - major development site within the Green Belt	Policy LP 7 Land at Jealott's Hill
Policy H3 - Residential subdivisions and houses in multiple occupation	Policy LP 21 - Protection of Existing Housing Stock and Land

Existing Development Plan Policy	Replaced by Local Plan Policy
	Policy LP 39 - Design
Policy H4 - Areas of special housing character	Policy LP 39 - Design Policy LP 45 Protecting and enhancement of trees and hedgerows
Policy H5 - New dwellings outside settlements	Policy LP 19 - Design principles Policy LP 33 - Protection of Countryside Policy LP 36 - Rural Workers Dwellings Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements
Policy H6 - Development involving existing dwellings in the countryside outside the Green Belt	Policy LP 33 - Protection of Countryside Policy LP 19 - Design principles Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements
Policy H8 - Affordable Housing	Policy LP 8 - Affordable Housing
Policy H11 - Retention of the housing stock	Policy LP 21 - Protection of Existing Housing Stock and Land
Policy H12 - Enclosure of open land in residential areas	Policy LP 19 - Design
Policy H14 - Accessible housing	Policy LP 19 - Design Policy LP 22 Housing for older and people with disabilities Policy LP 23 - Housing Mix - Tenure, Size and Accessibility policy
Policy M1 - Traffic management and Highway schemes	Policies LP 13, 51-54 Transport policies
Policy M2 - Safeguarded road line - extension of the Northern road lines	This policy is no longer relevant/ required. (Will likely come forward in support of a development proposal / site allocation in the BFLP).
Policy M3 - Protected road lines - Sandhurst - Crowthorne bypass road scheme	This policy is no longer relevant/ required. (It is unlikely to ever be developed).
Policy M4 - Highway measures expected in association with new development	Policies LP 13, 51-54 Transport policies
Policy M5 - Service road schemes	Policies LP 13, 51-54 Transport policies
Policy M6 - Cycling and walking	Policies LP 13, 51-54 Transport policies

Existing Development Plan Policy	Replaced by Local Plan Policy
Policy M7 - Access for people with disabilities	Policy LP 19 - Design Policy LP 23 - Housing Mix Policies LP 13, 51-54 Transport policies
Policy M8 - Public transport	Policies LP 13, 51-54 Transport policies
Policy M9 - Vehicle and cycle parking	Policy LP 54 - Parking
Policy M10 - Parking for countryside recreation	Policies LP 13, 51-54 Transport policies Policy LP 33 - Protection of Countryside
Policy R3 - Dual use of educational facilities	Policy LP 32 - Play, Open Space and Sports provision
Policy R4 - Provision of open space of public value	Policy LP 14 - Standards for Open Space of Public Value Policy LP 32 - Play, Open Space and Sports Provision
Policy R5 - Publicly usable open space for small sites	Policy LP 14 - Standards for Open Space of Public Value Policy LP 32 - Play, Open Space and Sports Provision
Policy R6 - Visitor accommodation	Policy LP 33 - Protection of Countryside Policy LP 28 - Development in Bracknell Town Centre Policy LP 34 - Green Belt Policies LP 13, 51-54 Transport policies Policy LP 49 - Pollution and Hazards Policy LP 19 - Design principles Policy LP 39 - Design
Policy R7 - Countryside recreation	Policy LP 33 - Protection of Countryside Policy LP 38 - Equestrian Uses Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements
Policy R8 - Public rights of way	Policies LP 13, 51-54 Transport policies
Policy R10 - Blackwater Valley	Policy 35 - Landscape character (outside of defined settlements) and separation of settlements
Policy SC3 - No reduction in existing community facilities	Policy LP 31 - Protection of Community Facilities and Services
Policy SC4 - Telecommunications provision	This policy is no longer relevant / required.

Existing Development Plan Policy	Replaced by Local Plan Policy
	(Telecommunications provision is addressed at the national level through relevant legislation and policy).
Proposal PE1i - Land in the northern sector of Bracknell Town Centre	Policy LP 28 - Development in Bracknell Town Centre
Proposal PE1ii - Land at south of Bracknell Town Centre	Policy LP 28 - Development in Bracknell Town Centre
Proposal PH1.1 - The Staff College, Bracknell	This policy is no longer relevant / required.
Proposal PH1.2 - New housing development proposal at Peacock Farm, west of Bracknell Town	This policy is no longer relevant / required.
Proposal PM1.1 - Road junction and highway works	This policy is no longer relevant / required. (Junctions are within the highway boundary and are therefore under Highways control. All strategic junction improvements are included in the LTP3).
Proposal PM1.3 - Land protected for dualling	This policy is no longer relevant / required.
Proposal PM5 - Service road schemes	This policy is no longer relevant / required (PM5i is partially developed and PM5ii and PM5iii are unachievable following the implementation of a local housing development and associated facilities).
Proposal PR10 - Blackwater Valley	Included as a project in the IDP.
Core Strategy (2008)	
CS1 - Sustainable Development Principles	Policy LP 2 - Sustainable Locational Principles Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements
CS2 - Locational Principles	Spatial Strategy Policy LP1 - Sustainable Development Principles
CS3 - Bracknell Town Centre	Policy LP 28 - Development in Bracknell Town Centre Policy LP 29 Development proposals in centres
CS4 - Land at Amen Corner (Parish of Binfield)	covered by SALP Policies SA6 and SA8
CS5 - Land north of Whitegrove and Quelm Park (Parish of Warfield)	covered by SALP Policy SA9
CS6 - Limiting the Impact of Development	Policy LP 12 - Infrastructure
CS7 - Design	Policy LP 19 - Design principles Policy LP 39 - Design

Existing Development Plan Policy	Replaced by Local Plan Policy
	<p>Policy LP 35 Landscape character (outside of defined settlements) and separation of settlements</p> <p>Policy LP 42 - Protection and Enhancement of the Historic Environment</p> <p>Policy LP 40 - Tall Buildings</p>
CS8 - Recreation and Culture	<p>Policy LP 32 - Play, Open Space and Sports Provision</p> <p>Policy LP 31 - Protection of Community Facilities and Services</p>
CS9 - Development on Land Outside Settlements	<p>Policy LP 34 - Green Belt</p> <p>Policy 35 Landscape character (outside of defined settlements) and separation of settlements</p> <p>Policy LP 33 - Protection of Countryside</p>
CS10 - Sustainable Resources	<p>Policy LP 19 - Design principles</p> <p>Policy LP 39 - Design</p> <p>Policy LP 46 - Sustainable Construction</p>
CS11 - Renewable Energy Generation	Policy LP 47 - Renewable and low carbon energy
CS12 - Renewable Energy	<p>Policy LP 19 - Design principles</p> <p>Policy LP 39 - Design</p> <p>Policy LP 46 - Sustainable Construction</p>
CS13 - Sustainable Waste Management	<p>Policy LP 1 Sustainable development principles</p> <p>Policy LP 12 - Infrastructure</p> <p>Policy LP 39 - Design</p> <p>Also see saved policies in the Waste Local Plan for Berkshire</p>
CS14 - Thames Basin Heath Special Protection Area	<p>Policy LP 16 - Thames Basin Heath Special Protection Area</p> <p>Policy LP 44 - Designated Nature Conservation and Geological Sites</p>
CS15 - Overall Housing Provision	Policy LP 3 - Provision of Housing
CS16 - Housing Needs of the Community	Policy LP 23 - Housing Mix - Tenure, Size and Accessibility

Existing Development Plan Policy	Replaced by Local Plan Policy
	Policy LP 8 - Affordable Housing Policy LP 22 Housing for older and people with disabilities
CS17 - Affordable Housing	Policy LP 8 - Affordable Housing
CS18 - Travelling Population	Policy LP 26 - Gypsies, travellers and travelling showpeople
CS19 - Location of Employment Development	Policy LP 28 - Development in Bracknell Town Centre Policy LP 25 - Designated Employment Areas Policy LP 26 - Employment Development outside Employment Areas Policy LP 27 - smaller businesses
CS20 - New Development in Employment Areas	Policy LP 25 - Designated Employment Areas
CS21 - Retail Development in Town Centres	Policy 29 Development proposals in centres
CS22 - Out of Town Centre Retail Development	Policy LP30 - Out of Centre Development
CS23 - Transport	Policies LP 13, 51-54 Transport policies
CS24 – Transport and New Development	Policies LP 13, 51-54 Transport policies
Site Allocations Local Plan (2013)	
Policy CP1 - Presumption in Favour of Sustainable Development	covered by NPPF
Policy SA1 - Previously Developed Land in Defined Settlements	To be saved
Policy SA2 - Other Land within Defined Settlements	To be saved
Policy SA3 - Edge of Settlement Sites	To be saved
Policy SA4 - Land at Broadmoor, Crowthorne	To be saved
Policy SA5 - Land at Transport Research Laboratory, Crowthorne	To be saved
Policy SA6 - Land at Amen Corner (North), Binfield	To be saved
Policy SA7 - Land at Blue Mountain, Binfield	To be saved
Policy SA8 - Land at Amen Corner (South), Binfield	To be saved
Policy SA9 - Land at Warfield	To be saved
Policy SA10 - Royal Military Academy, Sandhurst	To be saved
Policy SA11 - Bracknell Town Centre	Policy LP 29 Development proposals in centres Policy LP 28 - Development in Bracknell Town Centre

Existing Development Plan Policy	Replaced by Local Plan Policy
Policy SA12 - The Peel Centre	Policy LP 11 - Edge of centre retail location
Policy SA13 - Policies Map Changes	This policy is no longer relevant as changes were implemented when SALP was adopted

Appendix 10: Glossary and abbreviations

Glossary

Table 6 Glossary

Accessibility	The ability for people of different abilities to move around an area and to reach places and facilities with ease.
Accession mapping	A travel access and travel time mapping package.
Affordable Housing	Housing for sale or rent, provided to eligible households whose needs are not met by the housing market.
Air Quality Management Area	Area designated by local authorities as they are not likely to achieve national air quality objectives by relevant deadlines. They have an associated air quality action plan.
Ancient Woodland	An area that has been wooded continuously since at least 1600AD.
Appropriate Assessment	One stage of a Habitats Regulations Assessment. An assessment required under the Habitats Regulations if a plan or project is judged as likely to have a significant effect on a Habitats Site
Archaeological Interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of historical human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Article 4 direction	A direction which withdraws automatic planning permission that otherwise would be granted by the General Permitted Development Order. When an Article 4 direction is in place a planning application may be required.
Assisted Living	A type of residential care which involves an individual (or couple) living independently in a specialist complex (often known as Assisted Living Facilities). Facilities differ in terms of what services they offer but they usually provide nurses and care staff onsite to attend to individuals with care needs. Some assisted living facilities are comprised of self-contained apartments whilst others feature small houses or bungalows.
Authority Monitoring Report	The publication of monitoring information on at least an annual basis to include the progress on the implementation of the Local Development Scheme and the extent to which policies in the Development Plan are being implemented.
Biodiversity	The variety and abundance of all life.
Biodiversity Action Plan	A plan addressing threatened species and habitats designed to protect and restore biological systems.
Biodiversity Opportunity Areas	Biodiversity Opportunity Areas (BOAs) have been identified by the Thames Valley Environmental Records Centre as areas that offer the greatest opportunities for habitat creation and restoration. There are 29 Biodiversity Opportunity Areas (BOAs) in Berkshire.
Biodiversity net gain	Biodiversity net gain requires developers to ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development.
Bracknell Forest Borough Local Plan	The BFBLP was adopted in January 2002. It contains Development Management related policies which are used to determine planning applications. Although some of these policies have been dropped, many were 'saved' by the Secretary of State beyond 27 September 2007 and remain in effect. Some have been subsequently replaced by new policies in the adopted CSDPD and SALP.
Bracknell Forest Local Plan	The BFLP will guide the location, scale and type of future development, as well as providing detailed development management policies to be used in determining planning applications. The BFLP has previously been referred to as the Comprehensive Local Plan (CLP).
Brownfield Register	<p>Brownfield registers will provide information on brownfield sites that local authorities consider to be appropriate for residential development. All local authorities are required to publish up-to-date registers by 31 December 2017.</p> <p>Registers are in two parts, Part 1 comprises all brownfield sites appropriate for residential development and Part 2 comprises those sites granted permission in principle.</p>
Brownfield land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (excludes mineral workings, agriculture and forestry buildings or other temporary structures, and land that was PDL but where the remains of permanent structures have blended into the landscape in the process of time). The definition does not include residential gardens, parks, recreation grounds or allotments. Also referred to as 'previously developed' land.
Building Research Establishment Environmental Assessment Method	The Building Research Establishments' Environmental Assessment Method (BREEAM) is currently the best practice industry standard for sustainable non-residential buildings. It is recognised and quality assured scheme that independently assesses the environmental performance of buildings. Offices (class B1); industrial (class B1, B2/B8); retail (A uses); schools (D1); healthcare (D1) and residential institutions (C2) are covered. The following areas are assessed:

	<ul style="list-style-type: none"> Energy use; Health and wellbeing; Innovation; Land use and ecology; Materials; Management; Pollution; Transport; Waste; Water.
Built sports facilities	Built sports facilities include structures used as sports halls, gyms, swimming pools, synthetic pitches and bowling greens.
Coalescence of settlements	The coming together of settlements to form one mass or whole. The visual or physical merging of two settlements by new development within the gaps between them.
Code for Sustainable Homes	<p>The CSH is an assessment and rating system for the environmental impact of new homes.</p> <p>The Code contains mandatory minimum standards for energy, water, materials, waste and surface water runoff. There are further non-mandatory standards within each of the 9 key areas. Points are awarded for each sustainability feature; these are then combined and a rating is allocated accordingly. Please note the Government has withdrawn the CSH.</p>
Community Infrastructure Levy	Development contributions to be used on addressing demands that growth places on an area by funding the costs of supporting developments, particularly infrastructure. Excluding administration expenses, CIL income is directly attributed to infrastructure.
Comprehensive Local Plan	The Bracknell Forest Local Plan (BFLP) has previously been referred to as the Comprehensive Local Plan.
Concept plan	A high level plan indicating the general extent of different uses, general locations for key access points and any other key features or requirements. Concept plans indicate how a site could be developed but are not prescriptive.
Conservation	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area	<p>Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment. Bracknell Forest has five conservation areas, which are defined on the Policies Map:</p> <ul style="list-style-type: none"> Church Street, Crowthorne Easthampstead, Bracknell Church Lane, Warfield Winkfield Row Winkfield Village
Conservation Area Appraisal	Conservation Area Appraisals articulate why an area is special and what elements within the area contribute to this special quality.
Contaminant	A contaminant is a substance which is in, on or under the land and which has the potential to cause significant harm to human health and/or the environment.
Contaminated land	Contaminated land includes land polluted by heavy metals, oils, chemical substances, gases, asbestos and radioactive substances.
Core Strategy Development Plan Document	The Core Strategy was adopted in February 2008. It is a strategic document containing the Council's long-term aspirations for the Borough, and policies to guide and manage development in Bracknell Forest until 2026.
Countryside	Land which is outside the defined Green Belt, and outside of built-up areas (i.e. outside of defined settlement boundaries).

Decentralised energy	Energy that is generated locally off the main grid, including renewables and low carbon energy sources. It can refer to energy from waste plants, combined heat and power, district heating and cooling, as well as geothermal, biomass or solar energy.
Deliverable sites	<p>Those sites which are:</p> <ul style="list-style-type: none"> · Available – site is available now · Suitable – site offers a suitable location for development and contributes to the creation of sustainable, mixed communities · Achievable – there is realistic prospect that housing will be delivered on the site within 5 years.
Designated Heritage Asset	<p>A Designated Heritage Asset includes World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battle Field or Conservation Area, or a site designated under the relevant legislation.</p> <p>Bracknell Forest does not contain any World Heritage Sites, Protected Wreck Sites or Registered Battlefields.</p> <p>Designated Assets and listing details are available to view on the Historic England website.</p>
Developable sites	Those sites which are in a suitable location for housing development and which have a reasonable prospect of being available and viable for development within the envisaged timescale.
Development Plan	<p>This includes adopted Local Plans, Neighbourhood Plans and any regional strategy policies that remain in force (it does not include Supplementary Planning Documents). For Bracknell Forest the Development Plan currently consists of the Core Strategy, Site Allocations Local Plan, Bracknell Forest Borough Local Plan, Bracknell Forest policies map, Binfield Neighbourhood Plan, Minerals Local Plan for Berkshire, Waste Local Plan for Berkshire, and 'saved' Policy NRM6 of the South East Plan.</p> <p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.</p>
Duty to co-operate	<p>The duty to cooperate was created in the Localism Act. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.</p> <p>Strategic policies address the following strategic priorities:</p> <ul style="list-style-type: none"> · the homes and jobs needed in the area; · the provision of retail, leisure and other commercial development; · the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); · the provision of health, security, community and cultural infrastructure and other local facilities; and · climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
Ecological feature	Habitats, species or ecosystems.
Ecological Networks	A suite of high quality sites that together contain a sustainable level of biodiversity, and which have connections, or ways of moving between core sites to ensure gene flow between populations is maintained.
Economic Development Needs Assessment	A quantitative and qualitative review of land or floorspace required for economic development uses (focusing on Business, Industrial and Distribution and Storage uses) the existing employment land supply in the Borough and its associated Functional Economic Market Area.
Edge of centre	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area.

	<p>For all other main town centre uses, a location within 300 metres of a town centre boundary.</p> <p>For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange.</p> <p>In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.</p>
Employment area	Areas where employment uses are concentrated that provide an important supply of land and premises which support the local economy.
Employment uses	<p>These primarily relate to 'B' class uses which includes:</p> <ul style="list-style-type: none"> • B1 Business - offices (other than those that fall within A2 (professional services)), research and development of products and processes, light industry appropriate in a residential area. • B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste). • B8 Storage or distribution - includes open air storage.
Environmental noise	Noise from transport such as roads, rail or aircraft.
Exception test	If, following the Sequential Test (see below), it is not possible, for the development to be located in Flood Zones with a lower probability of flooding, the Exception Test can be applied. To be passed: the development must provides wider sustainability benefits to the community that outweigh flood risk and a site-specific flood risk assessment must demonstrate that the development will be safe.
Flood Zones	Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. Flood Zone 1 is low probability; Flood Zone 2 is medium probability; Flood Zone 3a is high probability and Flood Zone 3b is functional flood plain where land has to be stored or flows at time of flood.
Functional Economic Market Area	Considers the geographical extent of the local economy and its key markets.
Geodiversity	The range of geological (rocks, minerals, fossils), geomorphological (landforms, processes) and soil features.
Green Belt	<p>An area of open land around certain cities and built up areas where strict planning controls apply. The fundamental aim of the Green Belt is to prevent urban sprawl, by keeping land permanently open. The NPPF lists the five purposes of the Green Belt:</p> <ul style="list-style-type: none"> • to check the unrestricted sprawl of large built-up areas; • to prevent neighbouring towns merging into one another; • to assist in safeguarding the countryside from encroachment; • to preserve the setting and special character of historic towns; and • to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Green Infrastructure	Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.
Greenfield land	Land which does not meet the definition of 'previously developed land'. It is usually land that is currently undeveloped.
Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
Gypsy and Traveller Accommodation Assessment	A study which looks at existing and future Traveller needs and estimates pitch and plot requirements over a period of time.
Gypsy and Traveller Site	An area of land laid out and used for Gypsy/Traveller caravans; often, although not always, comprising slabs and amenity blocks or 'sheds'. An authorised site will have planning permission. An unauthorised development lacks planning permission.

Habitat Regulations Assessment	An assessment to identify any aspects of a Plan or Project that would have the potential to cause a likely significant effect on a Habitats Sites (either alone or in combination with other plans and projects) and to identify appropriate avoidance and mitigation strategies where such effects were identified. The need for HRA is set out in the Conservation of Habitats & Species Regulations 2017.
Habitats site	Any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic Environment Record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Historic Park and Garden	<p>A park or garden identified as having special historic character, and as such protected from inappropriate development by planning policies. Bracknell Forest contains six Historic Park and Gardens, which are defined on the Policies Map:</p> <ul style="list-style-type: none"> • Ascot Place, Winkfield • Moor Close (Newbold College), Binfield • South Hill Park, Bracknell • Broadmoor Hospital, Crowthorne • Part of Windsor Great Park, Winkfield • Part of Bagshot Park, Winkfield
Housing commitment	<p>Land which is in some way committed for housing development. For Bracknell Forest, the following definitions are used:</p> <ul style="list-style-type: none"> • Hard Commitment - a site which has planning permission for 1 or more dwelling. • Soft Commitment - land which has no formal planning permission, but which has been identified in principle as suitable for housing (either as a resolution to grant permission subject to a s.106 agreement, or an allocated site). • Large site: sites of 1ha or more • Medium site: sites less than 1ha with 10+ dwellings • Small site: sites less than 1ha with under 10 dwellings
Housing for older people	<p>A number of terms are used for housing for older people, many (or all) of which are used interchangeable.</p> <ul style="list-style-type: none"> • Sheltered Housing – sheltered homes are self-contained properties designated for older people that are linked to and supported by sheltered housing support staff. • Extra Care Housing is designed with the needs of older, frailer people in mind and with varying levels of care and support available on site. • Registered care provision is housing for people living in registered care homes which are managed and run by a care provider who is responsible for all aspects of their daily care needs and wellbeing. Such housing is not self-contained; it can also be referred to as either residential or nursing care. <p>Older person housing can fall within Class C3 Residential or Class C2 Residential Institutions or 'sui generis' (of their own kind) of the Town and Country Planning (Use Classes) Order 1987 depending upon such factors as the type of accommodation, level of care and communal facilities provided.</p>

Housing Implementation Strategy	Provides information on the (progress of) delivery of housing sites which form part of the housing trajectory. It is a requirement of the NPPF.
Housing Delivery Test	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.
Housing land supply	For planning purposes, this is the five year housing land supply. This relates to the number of dwellings considered capable of being delivered within a five-year time framework (as set out in the housing trajectory), when compared to the housing requirement.
Housing Market Area	This is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.
Housing trajectory	Includes completions to date and projected completions for large and medium hard and soft commitments (see housing commitments section above), across the plan period (2020-2036).
Infrastructure Delivery Plan	A document that identifies, as far as possible, the infrastructure needed (e.g. provision for new open space, road/junction improvements, schools and other community uses) to support planned development.
Isolux diagram	Shows the points of equal illuminance, e.g. a line through all points on a surface where the illumination is the same. A series of such lines for various illumination values is called an Isolux diagram. The diagram can be used to assess the distribution of the luminaire in addition to determining light levels.
Landscape and Visual Impact Assessment	A study that can be used to help identify the effects of new developments on viewpoints and the landscape itself. It specifically aims to ensure that all possible effects of change and development, both on the landscape itself, viewpoints and visual amenity, are taken into account in decision-making.
Landscape Character Assessment	A study which identifies and describes variations in character of landscape, and explains the features which makes one area distinctive from another.
Legibility	The degree to which a place can be easily understood.
Lifetime Homes Standards	Lifetime Homes incorporate features that enable inclusive access and support the changing needs of individuals and families at different stages of life.
Lifetime neighbourhood	A lifetime neighbourhood is defined as a neighbourhood that can meet the needs of all sections of a community now and in the future. As such, inclusive design, convenient access by different transport modes, sustainable construction, energy generation, access to a range of employment, leisure and education opportunities, and the creation of neighbourhoods that have social well-being and social capital at their heart are all important features of lifetime neighbourhoods. A lifetime neighbourhood would include the delivery of a range of older persons housing.
Listed Building	Buildings which are identified as having special architectural or historic importance and therefore are protected from demolition or inappropriate alteration or development by legislation and planning policies. Protection also applies to certain other structures within the curtilage of Listed Buildings. The categories of listed buildings are: <ul style="list-style-type: none"> Grade I - buildings of exceptional interest Grade II – buildings of special interest. Grade II* - buildings of more than special interest.
Local Development Scheme	A document which sets out the Council's three year programme for producing Local Plans.
Local Geological Site	Sites that have important geological and geomorphological features. (Formerly known as Regionally Important Geological and Geomorphological Sites).
Local Housing Need	The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of the NPPF).
Local Nature Reserve	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Local Plan	A plan for the future development of a local area. It contains planning policies to be used when the Council determines planning applications. It is subject to Examination by an independent Inspector and, once adopted, forms part of the Development Plan for the Borough.

Local Planning Authority	The public authority whose duty it is to carry out the specific planning function for a particular area.
Local Wildlife Site	. Sites of local importance for nature conservation (but are not legally protected). (Formerly referred to as Wildlife Heritage Sites)
Localism Act	The Localism Act received Royal Assent in November 2011 and covers a wide range of local government and other matters. The principle of localism is that power and resources should be transferred from central government to the local level. It is based on the principle that decisions should be taken as closely as possible to the people they affect.
Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Massing	The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk.
Masterplan	A detailed plan showing the layout of a development based on analysis of the site and its context including local characteristics, topography, constraints and opportunities. Masterplans will have additional information to a concept plan, including building heights, phasing, character areas etc.
Mitigation	Action to address and reduce any adverse impacts which could be incurred as a result of development. This could include compensating for unavoidable biodiversity loss and ensuring that development is flood resilient and resistant.
Mixed-use	A mix of uses within a building, on a site or within a particular area.
National Planning Policy Framework	The NPPF is a single document that sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development. The NPPF prioritises the role of planning in supporting economic growth. It was first published March 2012 and has been updated.
National Planning Practice Guidance	The NPPG is a web based resource which contains guidance to supplement the NPPF. It was first published March 2014, and is regularly updated.
Neighbourhood Development Plan	A development plan prepared by a Parish or Town Council. See Localism Act.
Neighbourhood noise	Noise generated within the community such as construction noise, licensed premises, telecommunication masts and cabinets, air conditioning plants and street noise. Excludes noise from traffic.
New Town	Inspired by Ebenezer Howard's idea of the Garden City New Towns were planned for 10 locations in the 1940s in order to house the population of London. The Development Corporation set up to oversee building intended to create a town where home, industry, and leisure could be constructed within one area, representing a balanced mix of town life and the countryside. The principle of the New Town was based on industrial sectors being separated from neighbourhoods, which each had their own neighbourhood centre.
Non-Designated Heritage Asset	Non-designated assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.
Objective Assessment of (housing) Need	The number, mix and range of tenures of dwellings that is likely to be needed in the housing market area over the plan period. It is a 'policy off' position (whereby policy constraints are not taken into consideration). The Local Plan process then translates the OAN into a local housing requirement. This has been replaced with Local Housing Need.
Open Space of Public Value	Open space of public value can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks, as well as areas of water (such as rivers, canals, lakes and reservoirs). Such areas can provide health and recreation benefits to people living and working nearby, by offering opportunities for sport and recreation and acting as a visual amenity; have an ecological value and contribute to green infrastructure, and be an important part of the landscape and setting of built development.
Out of Centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Out of Town	A location out of centre that is outside the existing urban area.
Pathway	A pathway is a route by which a receptor is or might be affected by a contaminant.
Permitted Development Rights	Permitted Development Rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. They are subject to conditions and limitations.
Pitch	An area of land on a Gypsy & Traveller site occupied by one resident family. MHCLG Planning policy for Traveller Sites (August 2015) states that "For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may need to incorporate space or to be split to allow for the storage of equipment.

Planning Conditions	Conditions help to mitigate adverse effects of development and can enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission.
Planning Obligations	Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Developers may be asked to provide contributions for infrastructure by way of the Community Infrastructure Levy or section 106 agreements.
Planning Permission in Principle	A type of permission that a Local Planning Authority may grant for housing-led development either on application or through identifying land in qualifying documents, such as Local Plans, Neighbourhood Plans or Brownfield Registers.
Planning Policy for Traveller Sites	Sets out the Government's policy of Traveller sites and is to be read in conjunction with the NPPF.
Plot	An area of land on a Travelling showpearsons site/yard occupied by one resident family. MHCLG Planning policy for Traveller Sites (August 2015) states that "For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may need to incorporate space or to be split to allow for the storage of equipment.
Policies Map	A map which identifies the location and spatial extent of policies and proposals that are set out in the Development Plan.
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment of general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
PPTS need	PPTS need is those Gypsies and Travellers that met the definition set out in the Planning Policy for Traveller Sites (PPTS) when surveyed.
Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (excludes mineral workings, agriculture and forestry buildings or other temporary structures, and land that was PDL but where the remains of permanent structures have blended into the landscape in the process of time). The definition does not include residential gardens, parks recreation grounds or allotments. Also referred to as 'brownfield' land.
Primary and Secondary Frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Primary Shopping Area	Defined area where retail uses are concentrated which may include food, drinks, clothing and household goods.
Protected Species	Legislation protects certain species of wild plants, birds and animals at all times and some species of bird at certain times of the year. The legislation is primarily in the Wildlife and Countryside Act 1981(as amended) with some amendments in the Countryside Rights of Way Act 2000. The protection of European animal species is covered by the Conservation of Habitats and Species Regulations 2010.
Receptor	A receptor is something that could be adversely affected by a contaminant e.g. a person, an organism, an ecosystem, property, or controlled waters. Controlled waters include groundwater, some of which may be defined as Source Protection Zones.
Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Residential uses	These relate to 'C' class uses which includes: <ul style="list-style-type: none"> · C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. · C3 Dwellinghouses - this class is formed of 3 parts: <ul style="list-style-type: none"> o C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child. o C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.

	<p>o C3(c): allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</p>
Retail uses	<p>These relate to 'A' class uses which includes:</p> <ul style="list-style-type: none"> · A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes. · A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. (It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses). · A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes. · A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs). · A5 Hot food takeaways - For the sale of hot food for consumption off the premises.
Scale	The impression of a building when seen in relation to its surroundings, or the size of parts of a building (particularly as experienced in relation to the size of a person).
Scheduled Ancient Monuments	There are nationally important archaeological sites. There are several within Bracknell Forest, which are shown on the Policies Map.
Self Build and Custom Build	Self build and custom housebuilding means the building or completion by an individuals, a group of individuals, or persons working with or for them, to be occupied as homes by those individuals. This does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.
Sensitive uses	These include dwellings, hospitals, schools, nurseries, residential care and nursing homes.
Sequential test	for the flood risk the sequential approach which steers new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance of a heritage asset	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Site Allocations Local Plan	The SALP was adopted in July 2013. It helps implement the adopted Core Strategy. It identifies sites for future housing development, ensures that appropriate infrastructure is identified and delivered alongside new development and also revises some designations on the Policies Map.
Sites of Biodiversity and Geological Importance	These include Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), Local Wildlife Sites (LWS), Local Geological Sites (LGS), Ancient Woodland and veteran trees.
Sites of Special Scientific Interest	Areas of special interest by reason of their flora, fauna, geological or physiological features. They are protected under the Wildlife and Countryside Act. There are several within Bracknell Forest, which are defined on the Policies Map.
Source Protection Zone	Source Protection Zones are areas identified, by the Environment Agency through the European Water Framework Directive, as at risk from potentially polluting activities, and often found around wells, boreholes and springs. They are designated for all groundwater supplies intended for human consumption.
South East Plan	The SEP sets out regional policy for the south east of England and was originally published in May 2009. It was partially revoked on 25th March 2013. Policy NRM6 that deals with the Thames Basin Heaths Special Protection Area remains in place.
Specialist Housing	Housing that has been specifically designed to meet the needs of people with particular needs. It can refer to housing that has been purpose designed or designated for a particular client group to assist tenants to live independently.
Special Area of Conservation	These are sites of international importance, and are designated under a European Habitat Directive. Within Bracknell Forest there is one SAC which relates to Windsor Forest and Great Park.

Special Protection Area	A nature conservation area designated for its bird interest under the European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.
Statement of Community Involvement	Document which sets out how Bracknell Forest will engage with people in preparing Local Plans and Supplementary Planning Documents. It was adopted in 2014.
Strategic Access Management and Monitoring	Overseen by Natural England and Hampshire County Council, implements standard messages and additional wardening and education across the Thames Basin Heaths SPA.
Strategic Environmental Assessment	An internationally-used term to describe high-level environmental assessment as applied to policies, plans and programmes. SEA is a requirement of European law, and considers the impact of proposed plans and policies on the environment. SEA is often undertaken in conjunction with a Sustainability Appraisal (SA).
Strategic Flood Risk Assessment	An assessment which sets out how flood risk from all sources of flooding to the development itself and flood risk to others will be managed.
Strategic gap	Areas of landscape between significant settlements that over time, if developed, could potentially lead to the merging of settlements and the loss of individual settlement identity. These areas are predominantly undeveloped and are often subject to development pressure i.e. usually they are close to settlements. Strategic gaps preserve the physical and visual separation of settlements.
Strategic Housing and Economic Land Availability Assessment	An assessment that identifies housing and economic development sites (that have been submitted to the Council by landowners and organisations) and assesses their development potential, and when they are likely to be developed. The SHELAA looks at whether the sites are deliverable (i.e. available, suitable for development, and likely to come forward in a reasonable timescale) and developable. However, the SHELAA does not allocate sites for development it informs the preparation of the documents that do.
Strategic Housing Market Assessment	A study which looks at how the characteristics of households and dwellings across a Housing Market Area, and sets out the OAN for the study area. It considers needs for all types of housing (including affordable) and the needs of different groups (older people, students etc).
Strategic Suitable Alternative Natural Greenspace	Strategic SANGs are open spaces in Bracknell Forest which, in agreement with Natural England have been identified as being suitable for the Council to bring up to SANGs standard through the application of developer contributions. These usually provide mitigation for smaller developments.
Suitable Alternative Natural Green Space	Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to divert dogwalkers and others from the SPA. It is provided by residential developments lying within a certain distance from the SPA to avoid those developments creating additional recreational pressure on it.
Supplementary Planning Document	A type of planning document that provides support, and additional detail on policies contained within Local Plans. SPDs are a material consideration but hold less weight than a Local Plan.
Sustainability Appraisal	<p>A process that examines the impact of proposed plans and policies on economic, social and environmental factors, and ensures that these issues are taken into account at every stage so that sustainable development is delivered on the ground. It also appraises the different options that are put forward in the development of policies and the identification of sites. Each Local Plan that the Council produces is accompanied by its own SA, which also incorporates the requirement of SEA.</p> <p>The first stage of the process involves producing a Sustainability Appraisal Scoping Report which identifies other relevant policies, plans and programmes and sustainability objectives plus baseline information and sustainability issues and problems.</p> <p>The second stage involves testing the Local Plan objectives against the sustainability appraisal framework, developing options and evaluating their likely effects, considering ways of mitigating adverse effects and maximising beneficial effects and proposing measures to monitor the effects of implementing the Local Plan.</p>
Sustainable Drainage Systems	Surface water drainage methods that take account of water quantity, water quality, biodiversity and amenity issues.
Sustainable Transport	Transport that minimises harmful effects on the environment and depletion of natural resources and hence can be sustained in the long term. Includes walking, cycling and fuel-efficient public transport.
Thames Basin Heaths Special Protection Area	A nature conservation area comprising a group of heathland sites designated for its bird interest under a European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.

Town Centre	<p>Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.</p> <p>References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p>
Transit Site	A site intended for short-term use while in transit. The site is usually permanent and authorised, but there is a limit on the length of time residents can stay.
Transport Assessment / Transport Accessibility Assessment	Assessment that analyses the transport issues relating to a proposed development and identifies what measures can be taken to deal with the anticipated transport impacts of the scheme. It also looks at ways of improving accessibility and safety for all modes of travel, including alternatives to the car such as walking, cycling and public transport. Transport Statements also assess the transport implications of development and are used when developments are anticipated to have limited transport impacts.
Travelling Showpeople	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
Tree Preservation Order	Tree Preservation Orders protect specific trees, groups of trees or woodlands in the interests of amenity. The cutting down, topping, lopping, uprooting or wilful damage or destruction of trees which are the subject of a TPO is prohibited unless written consent is given by the LPA.
Veteran tree	A tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.
Village Design Guide	Village Design Guides or Statements provide descriptions of local character.
Windfall allowance	The predicted number of dwellings that may come forward each year on sites that have not been identified through the Local Plan process. Normally relates to previously developed sites in settlements.
Windfall sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.
Yard	Travelling Showpeople travel in connection with their work and therefore live, almost universally, in wagons. During the winter months these are parked up in what was traditionally known as 'winter quarters'. These 'yards' are now often occupied all year around by some family members.

Abbreviations

Table 7 Abbreviations

AA	Appropriate Assessment
AMR	Authority Monitoring Report
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BFBLP	Bracknell Forest Borough Local Plan
BFLP	Bracknell Forest Local Plan
BOA	Biodiversity Opportunity Area
BREEAM	Building Research Establishment Environmental Assessment Method
CIL	Community Infrastructure Levy
CLP	Comprehensive Local Plan
CSDPD	Core Strategy Development Plan Document
CSH	Code for Sustainable Homes
EDNA	Economic Development Needs Assessment
FEMA	Functional Economic Market Area
GI	Green Infrastructure
GTAA	Gypsy and Traveller Accommodation Assessment
HER	Historic Environment Record
HIS	Housing Implementation Strategy
HLS	Housing Land Supply
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
LCA	Landscape Character Assessment
LDS	Local Development Scheme
LGS	Local Geological Site
LNR	Local Nature Reserve
LPA	Local Planning Authority
LVIA	Landscape and Visual Impact Assessment
LWS	Local Wildlife Site
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
OAN	Objective Assessment of (housing) Need
OSPV	Open Space of Public Value
PDL	Previously Developed Land
PIP	Planning Permission in Principle
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SALP	Site Allocations Local Plan
SAMM	Strategic Access Management and Monitoring
SANG	Suitable Alternative Natural Greenspace
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SEP	South East Plan
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPA	Special Protection Area
SPA / TBHSPA	Thames Basin Heath Special Protection Area
SPD	Supplementary Planning Document
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
Strategic SANG	Strategic Suitable Alternative Natural Greenspace
SuDS	Sustainable Drainage Systems
TA	Transport Assessment / Transport Accessibility Assessment
TPO	Tree Preservation Order

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Nepali

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

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