

Draft Habitats Regulations Assessment Pre-Submission Bracknell Forest Local Plan

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1 Introduction

1.1 Purpose of the Report

1.1 This report is a Habitats Regulations Assessment (HRA) undertaken by Bracknell Forest Council (BFC), as the local planning authority and competent body, in respect of the Pre-Submission Bracknell Forest Local Plan (BFLP) (March 2021). The objective of this assessment is to identify any aspects of the BFLP that have the potential to cause a likely significant effect (LSE) on habitats sites (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)), either alone or in combination with other plans and projects, and to identify an appropriate avoidance and mitigation strategy where such effects are identified.

1.2 The BFLP will be the principal planning policy document for the Borough and will guide development in the Borough up to 2037. Information relating to the BFLP can be found on the Bracknell Forest Council website.⁽¹⁾

1.3 An assessment of the air quality effects of the BFLP has been undertaken by WSP. This is entitled 'Air Quality Assessment of the Pre-Submission Bracknell Forest Local Plan March 2021' (to follow) and is hereafter referred to as 'The BFLP Air Quality Report'. This work includes an assessment of the likely air quality effects, at both ecological and human receptors, arising from the implementation of BFLP. The detailed methods and conclusions of the BFLP Air Quality Report is not repeated within this HRA but summarised where necessary for clarity.

1.4 The competent body can only adopt a plan once it has ascertained that this will not adversely affect the integrity of habitats sites (see section 1.3 for further information).

1.5 This HRA has been prepared on the basis of information currently available on the nature of the plan in relation to the habitats sites. Professional judgement has been applied to interpret this information within the context of current guidance.

1.6 Further HRA may also be required at later stages in the planning process, for example, at the planning application stage. This will ensure that any potential effects on the habitats sites that cannot be assessed in detail at plan level can be taken into account more fully.

1.2 Consultation

1.7 This document forms part of the consultation on the Pre-Submission BFLP (March 2021) to seek views on the Council's updated approach to meeting the Borough's development needs. The BFLP, this HRA and other documents are available on the Council's website for anyone to view and make comments. It follows consultation on:

- Issues and Options during June/July 2016
- A Draft BFLP in Spring 2018
- A focused consultation on two potential additional housing sites in September 2018
- A Revised Growth Strategy (October 2019)

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

1.8 The two consultations carried out in Spring 2018 and October 2019 have included a draft HRA. Consultation responses received during these consultation periods have been taken into account in further versions of the HRA and have helped to inform the content of the BFLP. The Council also has regular contact with Natural England and has sought advice and guidance on this HRA where necessary.

1.3 Legislation

1.9 The Conservation of Habitats and Species Regulations (2017) (as amended), referred to as the 'Habitats Regulations' aim to protect a network of sites in the UK (habitats sites) that have rare or important habitats and species in order to safeguard biodiversity.

1.10 In 2019 the Secretary of State for the Environment, Food and Rural Affairs and Welsh Ministers made changes to parts of the 2017 Regulations so that they operate effectively after the UK left the European Union (The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019). These came into effect on 1st January 2021. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. Importantly for this report, the obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change.

1.11 Habitats sites are any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) and include Special Areas of Conservation and Special Protection Areas.

1.12 According to Regulation 105 (4), the plan making authority must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the habitats site. This is an extract from the Conservation of Habitats and Species Regulations 2017 (as amended):

Assessment of implications for European sites and European offshore marine sites Regulation 105

(1). Where a land use plan—

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site, the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.

(2) The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specify.

(3) They must also, if they consider it appropriate, take the opinion of the general public, and if they do so, they must take such steps for that purpose as they consider appropriate.

(4) In the light of the conclusions of the assessment, and subject to regulation 107 (considerations of overriding public interest), the plan-making authority or, in the case of a regional strategy, the Secretary of State must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).

1.13 The HRA process is characterised by the precautionary principle. This is described by the European Commission as follows:

“If a preliminary scientific evaluation shows that there are reasonable grounds for concern that a particular activity might lead to damaging effects on the environment, or on human, animal or plant health, which would be inconsistent with protection normally afforded to these within the European Community, the Precautionary Principle is triggered.”

1.4 HRA Process

1.14 The HRA process consists of five steps as outlined below. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.

Table 1 Steps in the HRA Process

Steps	Task
1	Collect adequate information to complete the assessment – to include a description of the plan and the baseline conditions of the habitats site(s) that could be affected by the Plan.
2	Predict the likely effects of the plan on the habitats site(s), alone and in combination with other plans and projects (screening).
3	Assess whether the predicted effects will have adverse effects on the integrity of the habitats site(s), as defined by the conservation objectives (Appropriate Assessment).
4	Propose and assess impact avoidance measures to cancel or minimise the potential adverse effects, including a timescale and mechanisms through which the measures will be secured, implemented and monitored.
5	Consult the relevant nature conservation bodies and the public.

2 Information to Complete the Assessment

2.1 Bracknell Forest Local Plan (BFLP)

2.1 The BFLP will be the principal planning policy document for Bracknell Forest and will guide development in the Borough up to 2037.⁽²⁾ In particular the BFLP:

- sets out the strategy for the level and distribution of development in the Borough;
- allocates sites for specific uses, including housing and economic development; and
- includes policies used to determine planning applications.

2.2 Once adopted the BFLP will replace the Bracknell Forest Borough Local Plan (2002) and the Core Strategy Development Plan Document (2008) and supersede some policies in the Site Allocations Local Plan (SALP) (2013). Some of the policies in the SALP are still relevant and will not be replaced since it includes sites allocated for development that are still to be developed. Policy NRM6 of the South East Plan which deals with the Thames Basin Heaths Special Protection Area will also remain. The Council's Development Plan documents are available to view on the Bracknell Forest website.⁽³⁾

2.3 Map 1 below summarises the spatial strategy in the BFLP. Map 2 shows the sites for housing and mixed use development proposed in the Pre-Submission BFLP, their location in relation to habitats sites and the Thames Basin Heaths Special Protection Area (TBH SPA) buffer zones.

2.4 The TBH SPA buffer zones were first set out in the South East Plan Policy NRM6⁽⁴⁾ and in the Thames Basin Heaths Delivery Framework⁽⁵⁾ and provide a conservative guide to the likely buffer zones within which urbanisation and public pressure impacts can be experienced. They are an important consideration for BFLP proposals. These buffer zones dictate some of the avoidance and mitigation measures that are required to protect the integrity of the TBH SPA and are described as follows:

- a 400m exclusion zone, where no net increase in dwellings is permitted
- 400m and 5km, where additional residential development must be mitigated through a combination of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM)
- 5 - 7km⁽⁶⁾ zone where residential development over 50 dwellings must be mitigated as above, on a case-by-case basis

2 Some of the development on the Jealott's Hill and Peel Centre/The Point sites will be delivered beyond the plan period.

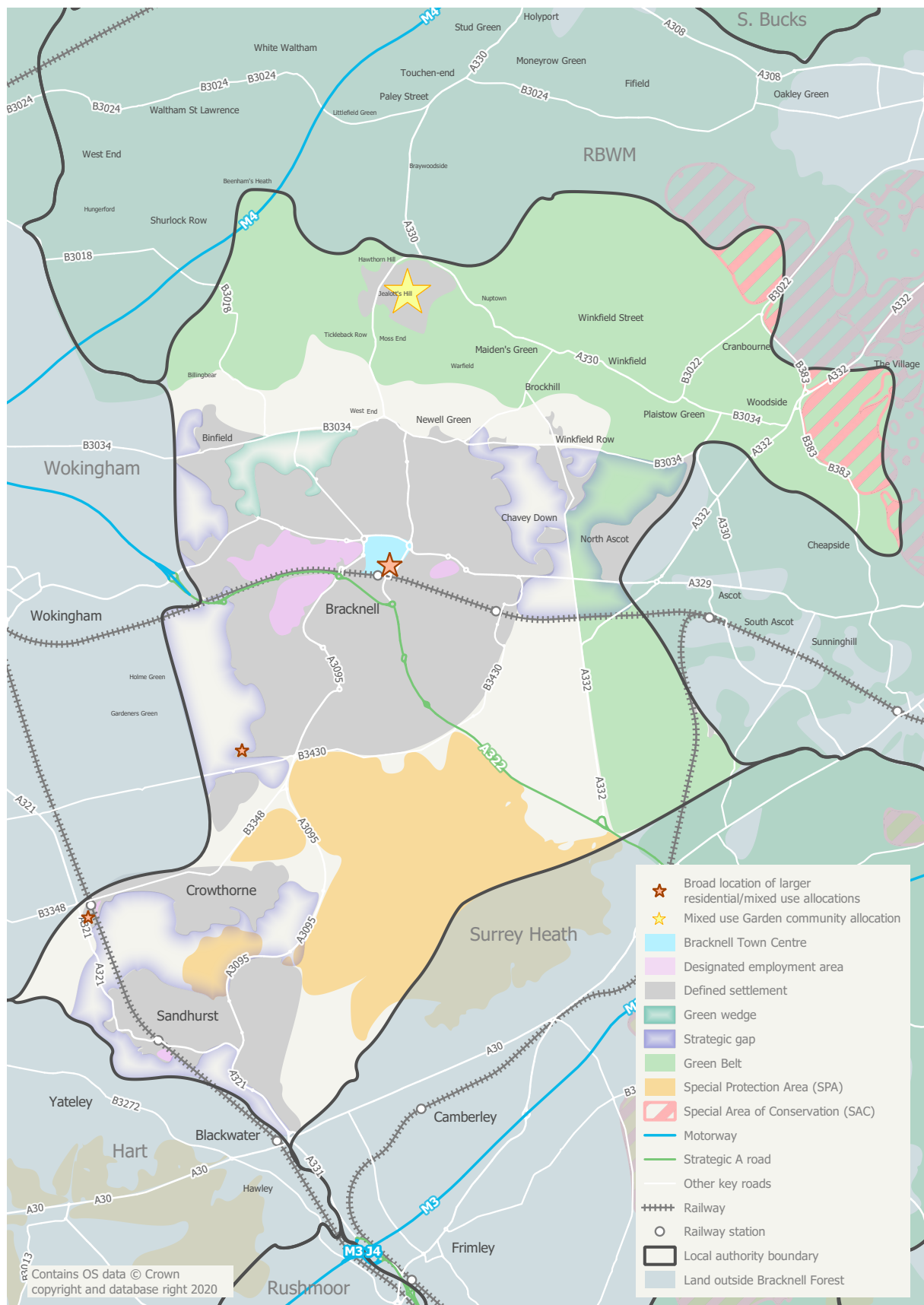
3 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan>

4 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/south-east-plan>

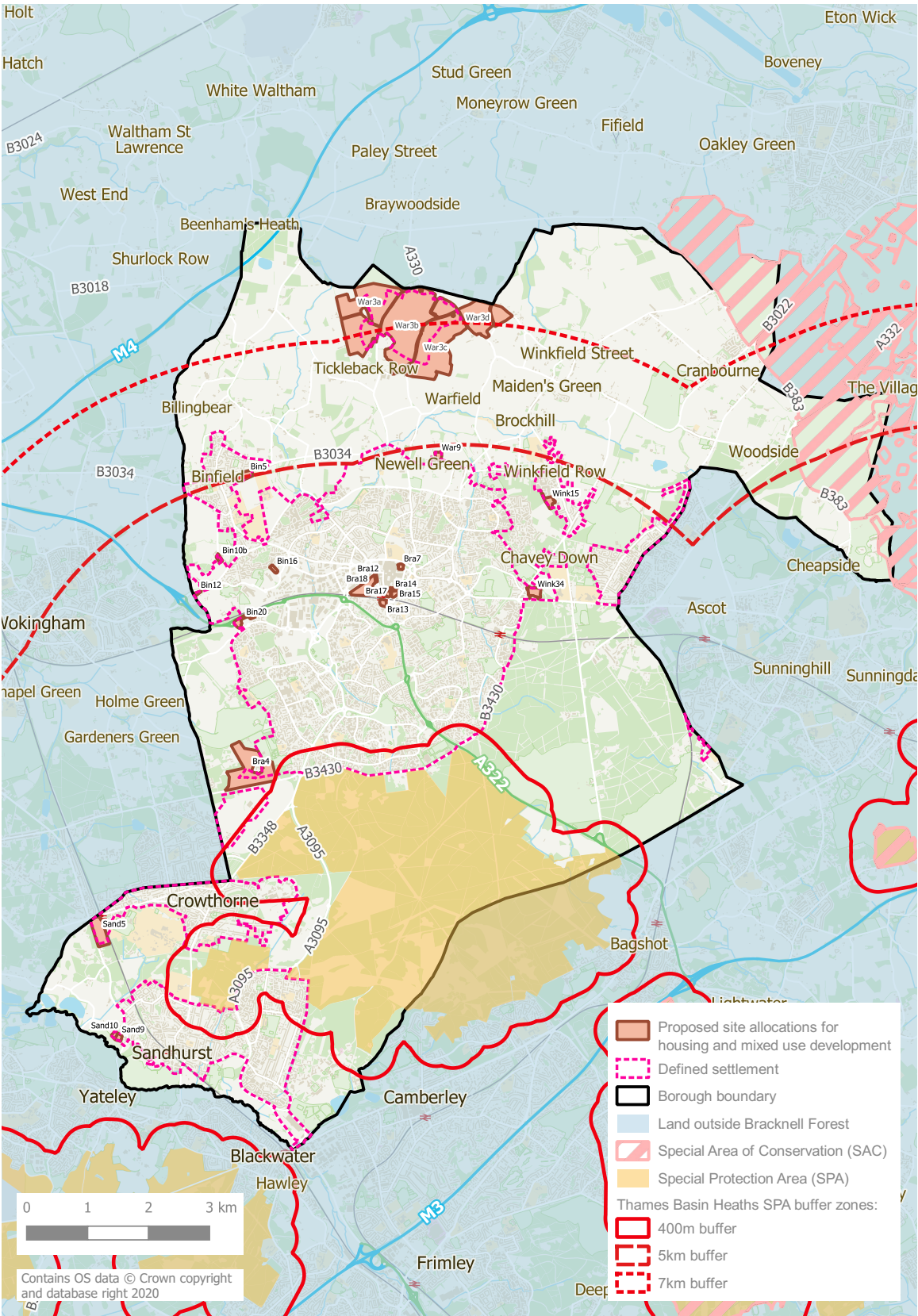
5 <https://www.bracknell-forest.gov.uk/sites/default/files/documents/thames-basin-heaths-spa-delivery-framework.pdf>

6 The Thames Basin Heaths Delivery Framework (2009) states in section 4.4 that 'Applications for large scale development proposals beyond the zone of influence should be assessed on an individual basis. Where appropriate a full appropriate assessment may be required to ascertain whether the proposal could have an adverse effect on the SPA'. Footnote 6 goes on to say that 'This is in line with the general requirements of the Habitats Regulations and reflects the approach proposed by the Assessor, who recommended that between 5 and 7km from the edge of the SPA residential developments of over 50 houses should be assessed and may be required to provide appropriate mitigation. It is recommended that such cases be considered on a case by case basis.'

Map 1 Key Diagram

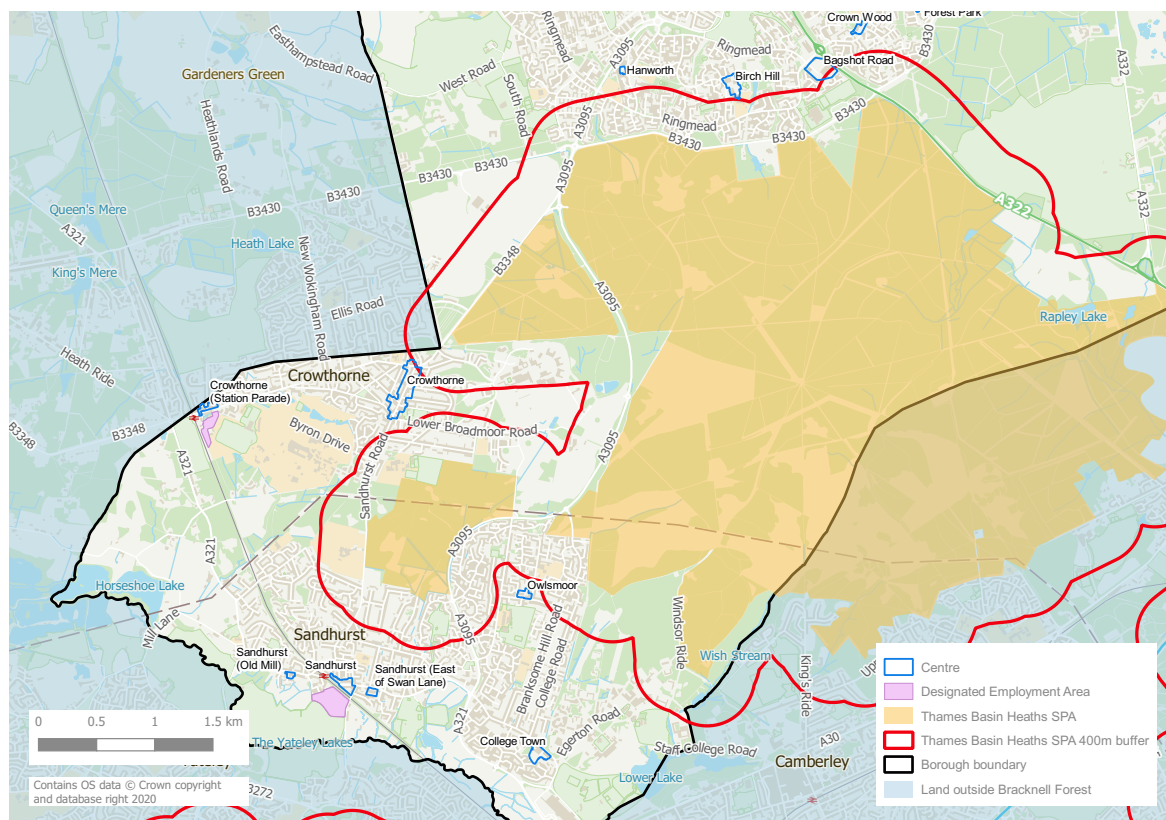


Map 2 Habitats sites and site allocations for housing and mixed use development



2.5 Map 3 below shows the location of retail centres and designated employment areas in relation to the 400m TBH SPA buffer zone. Bagshot Road (a small part on the eastern edge) and Crowthorne Centre (a very small part on the northern edge) lie within 400m of the TBH SPA.

Map 3 Retail centres and designated employment areas within 400m of the TBH SPA



2.6 For clarity, the following table lists the site references⁽⁷⁾ with cross reference to the relevant BFLP policies.

Table 2 Site references with cross reference to relevant BFLP policies

Site Ref.	Address	BFLP Policies
BIN5	Land south of Forest Road and east of Cheney Close	LP 4
BIN10b	Land opposite Popes Manor, Murrell Hill Lane	LP 4
BIN12	Land south of London Road (Eastern Field)	LP 4
BIN16	Land between Cain Road and Turnpike Road (3M Recreational Land)	LP 4
BIN20	Land previously reserved for Park and Ride, Peacock Farm	LP 4
BRA4	Land at Beaufort Park, Nine Mile Ride (South Road)	LP 4, LP 5
BRA7	Town Square, The Ring	LP 4, LP 11

⁷ As used in the Strategic Housing and Economic Land Availability Assessment (SHELAA)

Site Ref.	Address	BFLP Policies
BRA12	Former Bus Depot, Market Street	LP 4, LP 11
BRA13	Coopers Hill Youth and Community Centre, 69 (24) Crowthorne Road North	LP 4
BRA14	Jubilee Gardens, The Ring	LP 4, LP 11
BRA15	Land east of Station Way and north of Church Road (Southern Gateway)	LP 4, LP 11
BRA17	Bus Station, Station Road	LP 4, LP 11
BRA18	The Peel Centre and The Point	LP 4, LP 8, LP 11
SAND5	Land east of Wokingham Road and south of Dukes Ride (Derby Field)	LP 4, LP 6
SAND9	Land adjacent to Lych Gate Close, Lower Church Road, Sandhurst	LP 4
SAND10	Land adjacent to Swallow Cottage, Lower Church Road, Sandhurst	LP4
WAR3	Land at Jealott's Hill	LP 4, LP 7, LP 11
WAR9	Land North of Herschel Grange	LP 4
WINK15	Whitegates, Mushroom Castle, Chavey Down Road	LP 4

2.2 In-Combination Effects

2.7 The HRA must consider the BFLP both alone and in-combination with other plans or projects because a series of individually modest impacts may in-combination result in a significant impact. The intention of this in-combination provision is to take account of cumulative impacts, and these will often only occur over time.

2.8 Relevant plans with the potential to affect habitats sites include those in Bracknell Forest and other local authorities (Wokingham Local Plan, Windsor and Maidenhead Local Plan, Surrey Heath Local Plan, Hart Local Plan and Chiltern and South Bucks Local Plan) which, over the lifetime of the BFLP, lead to an increase in housing and commercial development. Further detail on the in-combination assessment related to air quality can be found in the BFLP Air Quality Report.

2.9 One of the neighbourhood plans currently under preparation in the Borough includes a proposed site allocation - this is the Warfield Neighbourhood Plan which is currently at Examination. The site proposed for allocation is Land at Hayley Green (235 dwellings). The Council supports the principle of development on this site and the dwellings proposed on it would be additional to the homes being planned in the BFLP. The Warfield Neighbourhood Plan is subject to a separate Air Quality Assessment and HRA process. The in-combination effects of the Warfield Neighbourhood Plan are therefore also considered in this HRA.

2.10 Spatial planning policies for local authorities surrounding Bracknell Forest are at various stages of production. These will be accompanied by HRAs identifying LSEs on habitats sites and, where necessary, avoidance and mitigation measures to address these effects.

2.3 Habitats Sites Considered

2.11 This section identifies the habitats sites that could be affected by the BFLP. Habitats sites within 10km of the boundary of Bracknell Forest are listed in the table below. Consideration of sites within this distance is consistent with the approach in other HRAs for Local Plans in the vicinity of Bracknell Forest.

Table 3 Habitats sites within 10km of the Bracknell Forest Borough boundary.

Habitats site	Distance from Borough boundary
Thames Basin Heaths Special Protection Area (TBH SPA)	Partly within the Borough
Windsor Forest and Great Park Special Area of Conservation (SAC)	Partly within the Borough
Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC)	2.3km
South West London Water Bodies (SPA)	5.5km
Chilterns Beechwoods Special Area of Conservation (SAC)	9.2km

2.12 The southern boundary of Burnham Beeches SAC lies just over 10km from the Borough boundary and approximately 13km from the northern most allocation in the BFLP (Land at Jealott's Hill). Taking into account the distance of this habitats site from the Borough and the fact that it has been screened out for further consideration in the BFLP Air Quality Report (see section 3.5 in this HRA for further information), Burnham Beeches SAC is not considered in this assessment.

2.13 The South West London Water Bodies SPA is also not considered in this assessment. This is because there is no pathway of impact identified between the BFLP and the South West London Water Bodies SPA site.

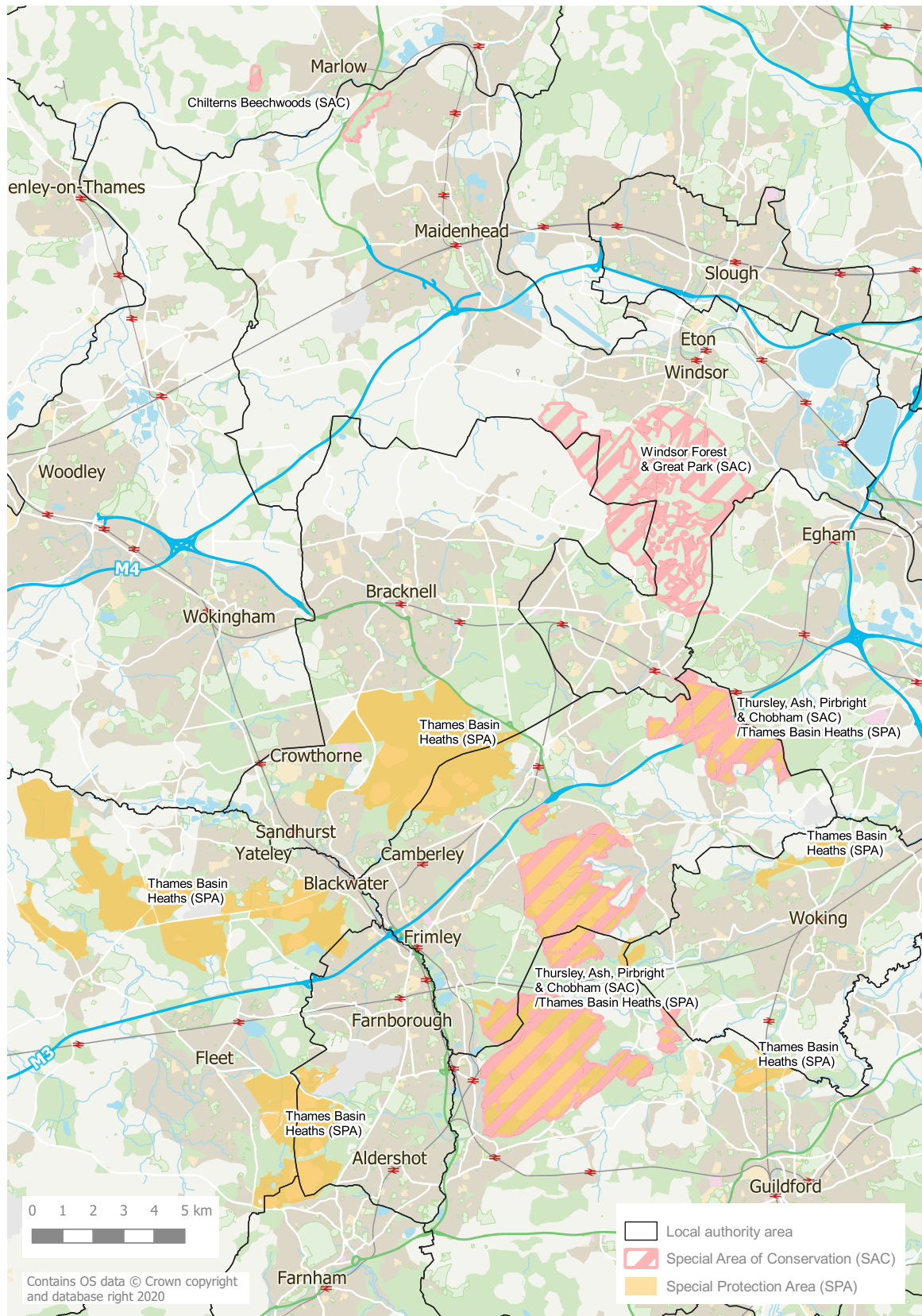
2.14 Habitats sites considered within the HRA are therefore as follows:

- Thames Basin Heaths Special Protection Area
- Windsor Forest and Great Park Special Area of Conservation
- Thursley, Ash, Pirbright and Chobham Special Area of Conservation (which sits largely within the Thames Basin Heaths SPA)
- Chilterns Beechwoods Special Area of Conservation

2.15 The scope of this HRA was confirmed and agreed with Natural England in February 2021. More detailed information on the habitats sites considered in this assessment and a description of potential adverse effects on site integrity⁽⁸⁾ is set out in appendices 2 - 5 and these are addressed in the following sections. The relevant habitats sites and their location in relation to Bracknell Forest are also shown on Map 4 below.

8 The 'integrity of a site' relates to the site's conservation objectives. If none of the habitat types or species for which the site has been designated is significantly affected then the site's integrity cannot be considered to be adversely affected.

Map 4 Habitats sites considered in the assessment



3 Pathways of Impact

3.1 Land use plans can have an impact on habitats sites by following the pathways along which development can be connected with them. Pathways are routes by which a change in activity associated with a development can lead to an effect upon a habitats site. Additional development within the proximity of the habitats sites will lead to an increase in the population living and working in the vicinity of the sites, which could in turn lead to an increase in traffic movements.

3.2 The following pathways of impact are considered relevant to the BFLP:

- Loss of functionally linked land
- Urbanisation
- Recreational pressure
- Hydrology
- Air pollution

3.3 It should be noted that the presence of a conceivable pathway linking the Borough to a habitats site does not mean that LSEs will be present.

3.1 Loss of Functionally Linked Land

3.4 Some qualifying species including birds, bats and amphibians are not confined to the boundary of designated sites. For example, the highly mobile nature of heathland birds implies that areas of habitat of crucial importance to the maintenance of their populations are outside the physical limits of habitats sites. Despite not being designated, this area is still integral to the maintenance of the structure and function of the interest feature on the designated site and, therefore, land use plans that may affect such areas should be subject to further assessment.

3.5 The TBH SPA is the only habitats site within 10km of the Bracknell Forest Borough boundary that supports mobile species, namely nightjar, Dartford warbler and woodlark. The main habitat requirements of these Annex 1 bird species⁽⁹⁾ are as follows:

- Nightjar prefer bare patches or areas of very short or sparse vegetation with widely scattered trees where they are able to see predators approaching. These patches may be on open heath, in patchy scrub and in the interface between heath and woodland, as well as in clearings in woodland or plantations.
- Woodlark are strongly associated with bare ground, especially where this is adjacent to structurally diverse vegetation and short heather. They use scattered trees and large bushes as song-posts. Woodlark use a variety of habitats adjacent to heathland for foraging, including short grassland, stubble fields or margins of arable fields, golf courses and bare areas in quarry sites.
- Dartford warbler favour large areas of open terrain, largely free of obstructions, in and around nesting, roosting and feeding areas in lowland heathland with gorse and heather. They benefit from availability of an unobstructed line of sight within nesting, feeding or roosting to enable birds to detect approaching predators, or to ensure visibility of displaying

9 Annex I of the Wild Birds Directive lists 193 species and sub-species which are in danger of extinction, vulnerable to specific changes in their habitat, considered rare because of small populations or restricted local distribution and/or require particular attention for reasons of the specific nature of habitat.

behaviour. However, they will utilise enclosed features such as clearings in conifer plantations.

3.6 Most of these qualifying species forage in a range of different habitats, including common and widespread ones, and the focus of assessment should therefore be on nesting habitat for which they have much more specific requirements.

3.7 Generally, the long-term substantial loss, degradation and fragmentation of lowland heathland habitats has been the major factor associated with the decline of nightjar and woodlark. Whilst a large portion of woodland and heathland in the area is located within the TBH SPA, there are various parcels of such habitats outside the designated site boundary, all of which could provide functionally linked supporting habitat to SPA bird species.

3.8 The most suitable habitats for nesting nightjar and woodlark are heathland, acid grassland and rotationally-managed plantation woodland. Woodland that is maintained as continuous-cover forestry is generally unsuitable for nesting nightjar and woodlark, unless they incorporate a sufficient number of large, sparsely vegetated, clearings. Development that would affect areas of rotationally-managed plantation woodland, heathland or acid grassland (irrespective of whether they are part of the habitats sites) could potentially affect nightjar and woodlark. The TBH SPA will therefore be considered further in the HRA in relation to loss of functionally linked land.

3.2 Urbanisation

3.9 Urbanisation impacts could result from an increase in population within close proximity to the TBH SPA and Thursley, Ash, Pirbright and Chobham SAC (which sits largely within the Thames Basin Heaths SPA) and is distinct from the trampling, disturbance and dog-fouling that results specifically from recreational activity. The main impacts are:

- Increased fly-tipping - garden waste can lead to the introduction of invasive alien species. Alien species may also be introduced deliberately or may be sown by birds from local gardens.
- Cat predation - a large proportion of domestic cats are found in the urban environment, and increasing urbanisation is likely to lead to increased cat predation. Of particular concern is predation of the chicks of ground-nesting birds by domestic cats.
- Uncontrolled fires – a high frequency of wildfires is associated with urban areas, where nature conservation sites have densely developed areas near to their boundaries.

3.10 Two areas of the TBH SPA lie within Bracknell Forest - the Broadmoor to Bagshot Heaths SSSI and the Sandhurst to Owlsmoor Bogs and Heaths (also known as Wildmoor Heath) SSSI. The TBH SPA will therefore be considered further in the HRA in relation to urbanisation.

3.11 The Thursley, Ash, Pirbright and Chobham SAC lies 2.3km from the Borough boundary and no BFLP site allocations are located close to this habitats sites. The Thursley, Ash, Pirbright and Chobham SAC will therefore not be considered further in the HRA in relation to urbanisation.

3.3 Recreational Pressure

3.12 As identified in appendices 2 and 5 recreational pressure has been identified as a threat or pressure for qualifying features of the TBH SPA and Chilterns Beechwoods SAC. Also, supplementary advice on conserving and restoring site features prepared by Natural England indicates that features within Windsor Forest and Great Park SAC may be sensitive to public access and disturbance threats, in particular, due to soil compaction around ancient trees from recreation related footfall.

3.13 Recreational pressure can have a significant adverse effect on the bird species for which the TBH SPA is designated in various ways. Increased nest predation by natural predators as a result of adults being flushed from the nest and deterred from returning to it by the presence of people and dogs is likely to be a particular problem. Recreational pressure can also lead to reduced breeding success as a consequence of disturbance. The main reasons given for the reduction in breeding success tend to be nest abandonment and increased predation of eggs or young.

3.14 Several studies have shown that birds are affected more by dogs and people with dogs than by people alone, with birds flushing more readily, more frequently, at greater distances and for longer. Also, dogs, rather than people, tend to be the cause of many management difficulties, for example by worrying grazing animals, and can cause eutrophication near paths. Nutrient-poor habitats such as heathland are particularly sensitive to the fertilising effect of inputs of phosphates, nitrogen and potassium from dog faeces.

3.15 All of the BFLP site allocations lie within (or partly within) the TBH SPA recreational buffers zones (400m - 5km and 5 - 7km of the TBH SPA boundary). Recreational pressure on the TBH SPA has the potential to lead to the following impacts and will therefore be addressed further in this HRA:

- Cause disturbance to the ground-nesting birds;
- Prevent appropriate management or exacerbate existing management difficulties;
- Cause damage through erosion; and
- Cause eutrophication as a result of dog fouling.

3.16 The Supplementary Advice for Windsor Forest and Great Park SAC includes a target to 'Maintain the soil structure within and around the root zones of the mature and ancient tree cohort in an un-compacted condition'. The explanatory notes state that '*Unless carefully managed, activities such as... trampling by grazing livestock and human feet during recreational activity may all contribute to excessive soil compaction around ancient trees*'. Natural England has however advised that there is currently no evidence of LSE due to recreational disturbance at Windsor Forest and Great Park SAC. Therefore Windsor Forest and Great Park SAC will not be considered further in the HRA in relation to recreational pressure.

3.17 The Chilterns Beechwoods SAC lies 9.2 km from the Borough boundary and even further from the site allocations in the BFLP so will also not be considered further in the HRA in relation to recreational pressure.

3.4 Hydrology

3.18 In addition to water quality, both the water level and flow are important determinants of the ecological status of habitats sites. Hydrological processes are critical in influencing habitat characteristics, including current velocity, water depth, dissolved oxygen levels and water temperature in rivers and / or lakes. In turn these habitat features determine the short and long-term viability of plant and animal species, as well as overall ecosystem composition.

3.19 As noted appendix 4, hydrology has been identified as a threat for the qualifying features of Thursley, Ash, Pirbright and Chobham SAC within the Site Improvement Plan (SIP) although the SIP highlights that the main concern regarding the SAC is the presence of drainage ditches that may change the water level within the site. Furthermore, a review of supplementary advice on conserving and restoring site features prepared by Natural England indicates that features within Chilterns Beechwoods SAC and Windsor Forest and Great Park SAC are also sensitive to changes in hydrology, in particular, water quality and quantity (see appendices 3 and 5). To summarise therefore, the following habitats sites within 10km of Bracknell Forest are sensitive to changes in the water quantity, level, flow or overall hydrological regime and will be discussed further in the HRA:

- Thursley, Ash, Pirbright & Chobham SAC
- Windsor Forest & Great Park SAC
- Chilterns Beechwoods SAC

3.5 Air Pollution

3.20 Information to follow.

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3.6 Summary

3.23 In summary, this HRA will focus upon the following:

- Loss of functionally linked land (TBH SPA)
- Urbanisation (TBH SPA)
- Recreational pressure (TBH SPA)
- Hydrology (Thursley, Ash, Pirbright & Chobham SAC, Windsor Forest & Great Park SAC and Chilterns Beechwoods SAC)
- Air pollution (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)

4 Likely Significant Effects (Screening)

4.1 This section identifies BFLP policies and sites allocations that, either alone or in combination with other plans and projects, (prior to considering the role of mitigation)⁽¹¹⁾ have the potential to result in LSEs upon habitats sites. Where elements of the plan will not result in an LSE on a habitats site these have been screened out and not considered in further detail in the HRA process.

4.1 Screening of BFLP Site Allocations

4.2 In appendix 6 the BFLP site allocations have been screened to establish potential pathways of impact through which LSEs on habitats sites might arise, prior to the consideration of mitigation measures. In order to complete this screening, reference has been made to maps 2 and 3.

4.3 To summarise, none of the site allocations could be screened out at this stage and, unmitigated, the proposed sites could result in the following pathways of impact linking to the habitats sites which has been discussed further in section 4:

- Loss of functionally linked land (TBH SPA) at BRA 4 Land at Beaufort Park
- Urbanisation from a net increase in dwellings within 400m of the TBH SPA on BRA 4 Land at Beaufort Park
- Recreational pressure from a net increase in dwellings located between 400m to 5km from the TBH SPA (all site allocations apart from WAR3 Land at Jealott's Hill)
- Recreational pressure from a net increase in over 50 dwellings located between 5km - 7km of the TBH SPA (WAR3 Land at Jealott's Hill)
- Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Thursley, Ash, Pirbright and Chobham SAC and Chilterns Beechwoods SAC) arising as a result of new residential and employment development (all site allocations)

4.2 Screening of BFLP Policies

4.4 In appendix 7 the BFLP policies have been screened to establish potential pathways of impact through which LSEs on habitats sites might arise, prior to the consideration of mitigation measures. In order to complete this screening, reference has been made to maps 2 and 3.

4.5 Many of the policies (indicated in green in appendix 7) require no further consideration in this assessment due to the absence of any mechanism for an adverse effect on the integrity of the habitats sites. Some of these policies offer environmental protection and are likely to lead to positive effects on habitats sites. Others are policies that cannot lead to development or other change. These have been screened out for further assessment. However, unmitigated and depending on the location of development proposals, some of the policies (indicated in orange in appendix 7) could result in the following pathways of impact linking to the habitats sites and have been screened in for further assessment. These have been discussed further in section 4:

- Loss of functionally linked land (TBH SPA) from windfall proposals (depending on the location of development) and on Land at Beaufort Park (Policy LP 5)

¹¹ The Court of Justice of the European Union's (CJEU's) decision in the matter of People Over Wind and Sweetman v Coillte Teoranta (C-323/17) concluded that mitigation measures could not be considered as part of the project, and thus that the screening stage of HRA should not take account of them.

- Urbanisation from a net increase in dwellings within 400m of the TBH SPA from windfall proposals in this zone and on Land at Beaufort Park (Policy LP 5)
- Recreational pressure from a net increase in dwellings located between 400m to 5km of the TBH SPA, a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA and a net increase in publicly accessible car parking within 400m of the TBH SPA.
- Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Thursley, Ash, Pirbright and Chobham SAC and Chilterns Beechwoods SAC) as a result of new residential and employment development.

4.3 In-Combination Screening

4.6 An in-combination assessment has been undertaken as part of the screening exercise (see Appendix 1). This provides a summary of the quantum of development proposed in other plans and projects and the findings of supporting HRA work that has been undertaken. It should be noted however that some of the plans and projects assessed are in their early stages of development and information is not currently available to allow a detailed assessment in this report. In-combination effects have been discussed further in section 4.

4.4 Loss of Functionally Linked Land

4.7 The TBH SPA is designated for its mobile breeding bird species, including nightjar, Dartford warbler and woodlark. These species routinely forage beyond the designated site boundary but can also nest in suitable locations (e.g. patches of heathland, acid grassland and plantation woodland) outside the TBH SPA. Bracknell Forest contains large areas of the TBH SPA (Broadmoor to Bagshot Heaths SSSI and the Sandhurst to Owlsmoor Bogs and Heaths (also known as Wildmoor Heath) SSSI) and any of the qualifying species could use suitable habitats within the vicinity of these sites.

4.8 Neither nightjar nor woodlark has highly specialised prey requirements and as a result they include many common and widespread habitats in their foraging resource. In contrast, they do have highly specialised nesting requirements; suitable habitat for nesting is therefore sparse and the loss of such habitat, even outside the SPA, could affect the overall SPA population. A review of the allocated sites in the BFLP indicates that only one of these comprise heathland, acid grassland and plantation woodland. This is BRA 4 Land at Beaufort Park.

4.9 Out of all the site allocations in the BFLP site BRA 4 lies closest to the TBH SPA with its south eastern corner just bordering on the 400m TBH SPA buffer zone. The site is predominantly coniferous and broadleaved woodland with woodland plantations covering the southern half of the site. There are also areas of acid grassland, acid heath and coniferous parkland/scattered trees. The screening assessment in appendix 6 shows that BRA 4 has been identified as potentially leading to the loss of functionally linked land as there is potential at this site for ground nesting birds to be present.

4.10 The Screening of BFLP policies in Appendix 7 has also shown that, unmitigated and depending on the location of development, the following policies have the potential to lead to the loss of functionally linked land as a result of residential and employment development (or other development such as sports and community facilities).

- LP 2 Sustainable locational principles

- LP 3 Provision of housing
- LP 4 Sites allocated for residential/mixed use development
- LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell
- LP 23 Specialist housing for older people and people with disabilities
- LP 25 Gypsies, travellers and travelling showpeople
- LP 27 Employment development outside designated Employment Areas
- LP 28 Smaller businesses
- LP 31 Development of main town centre uses outside of designated centres
- LP 32 Protection of community facilities and services
- LP 33 Play, open space and sports provision
- LP 35 Development in the countryside
- LP 39 Dwellings for rural workers
- LP 41 Equestrian uses
- LP 50 Renewable and low carbon energy
- LP 55 Transport infrastructure provision

4.11 Given that there is potential for the BFLP sites and policies outlined above to lead to loss of functionally linked land in relation to the TBH SPA, the TBH SPA has been screened in for Appropriate Assessment.

4.5 Urbanisation

4.12 Any net new development within 400m of the TBH SPA has the potential to result in increased urbanisation effects within the TBH SPA. The areas of Bracknell Forest which lie inside the TBH SPA 400m buffer distance designed to eliminate impacts caused by urbanisation effects include parts of Crown Wood, Birch Hill, Hanworth, Crowthorne, Owlsmoor and Sandhurst. Windfall proposals for a net increase in dwellings in these areas could therefore lead to urbanisation effects on the TBH SPA.

4.13 Unmitigated, BRA 4 is the only BFLP site allocation which has been identified as leading to potential urbanisation effects on the TBH SPA (see Appendix 6) as a very small part of the south east corner of the site lies within 400m of the boundary of the TBH SPA.

4.14 The Screening of BFLP policies in Appendix 7 has also shown that, unmitigated, the following policies that could lead to residential development within 400m of the TBH SPA have the potential to lead to urbanisation effects on the TBH SPA:

- LP 2 Sustainable locational principles
- LP 3 Provision of housing
- LP 4 Sites allocated for residential/mixed use development
- LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell
- LP 23 Specialist housing for older people and people with disabilities
- LP 25 Gypsies, travellers and travelling showpeople
- LP 30 Development proposals in centres
- LP 35 Development in the countryside
- LP 36 Green Belt
- LP 39 Dwellings for rural workers

4.15 Given that there is potential for the BFLP sites and policies outlined above to lead to urbanisation effects in relation to the TBH SPA, the TBH SPA has been screened in for Appropriate Assessment.

4.6 Recreational Pressure

4.16 The allocation of net new dwellings in the BFLP will be accompanied by an increase the local population as well as the demand for recreational resources. Being a local and attractive destination, the TBH SPA is likely to receive some of this additional recreational pressure. The SPA harbours breeding bird populations of nightjar, woodlark and Dartford warbler. All these bird species are ground-nesting (or build their nests close to the ground in gorse) and are therefore highly susceptible to recreational disturbance, particularly from dog walkers. Natural England's Site Improvement Plan highlights that the SPA is already subject to high levels of recreational use, which is likely to affect the distribution and breeding success of its Annex I bird species.

4.17 As reported in section 4.1 above, unmitigated, all of the BFLP site allocations (with the exception of WAR3 Land at Jealott's Hill) have the potential to lead to LSE as a result of recreational pressure from a net increase in dwellings located between 400m to 5km from the TBH SPA. Site WAR3 (Land at Jealott's Hill) has the potential (unmitigated) to lead to LSE as a result of recreational pressure from a net increase in over 50 dwellings located between 5km - 7km of the TBH SPA.

4.18 The screening of BFLP policies in Appendix 7 has shown that, unmitigated and depending on the location of development proposals, the following policies have the potential to lead to recreational pressure as a result of residential development located between 400m - 5km of the TBH SPA boundary:

- LP 2 Sustainable locational principles
- LP 3 Provision of housing
- LP 4 Sites allocated for residential/mixed use development
- LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell
- LP 6 Land East of Wokingham Road and South of Dukes Ride (Derby Field), Crowthorne
- LP 8 The Peel Centre and The Point
- LP 23 Specialist housing for older people and people with disabilities
- LP 25 Gypsies, travellers and travelling showpeople
- LP 29 Development in Bracknell Town Centre
- LP 30 Development proposals in centres
- LP 35 Development in the countryside
- LP 36 Green Belt
- LP 39 Dwellings for rural workers

4.19 Furthermore, the screening of BFLP policies in Appendix 7 has also shown that, unmitigated and depending on the location of development proposals, the following policies have the potential to lead to recreational pressure as a result of a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA boundary:

- LP 2 Sustainable locational principles
- LP 3 Provision of housing
- LP 4 Sites allocated for residential/mixed use development

- LP 7 Land at Jealott's Hill
- LP 23 Specialist housing for older people and people with disabilities
- LP 25 Gypsies, travellers and travelling showpeople
- LP 30 Development proposals in centres
- LP 35 Development in the countryside
- LP 36 Green Belt

4.20 In addition, the screening of BFLP policies in Appendix 7 has also shown that, unmitigated and depending on the location of development proposals, the following policies (which could lead to residential, employment or other windfall development) have the potential to lead to an increase in car parking spaces within 400m of the TBH SPA which are publicly accessible. Without appropriate mitigation this could also lead to an increased number of visitors accessing the TBH SPA:

- LP 2 Sustainable locational principles
- LP 3 Provision of housing
- LP 4 Sites allocated for residential/mixed use development
- LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell
- LP 23 Specialist housing for older people and people with disabilities
- LP 25 Gypsies, travellers and travelling showpeople
- LP 27 Employment development outside designated Employment Areas
- LP 28 Smaller businesses
- LP 30 Development proposals in centres
- LP 31 Development of main town centre uses outside of designated centres
- LP 32 Protection of community facilities and services
- LP 33 Play, open space and sports provision
- LP 35 Development in the countryside
- LP 39 Dwellings for rural workers
- LP 55 Transport infrastructure provision
- LP 57 Parking

4.21 Given that there is potential for the BFLP sites and policies outlined above to lead to increased recreational pressure on the TBH SPA, the TBH SPA has been screened in for Appropriate Assessment.

4.7 Hydrology

4.22 The Phase 1 Water Cycle Study (WCS) for Bracknell Forest⁽¹²⁾ carried out an assessment of potential sources of additional pollution from developments proposed in the BFLP and their likely impact on designated sites. No impacts were identified on habitats sites and no additional assessments of impact upon designated sites were recommended for the Phase 2 WCS.

4.23 It should also be noted that there are a range of potential environmental opportunities that will be delivered through the BFLP development proposals. Opportunities include enhancement of existing ecological features, such as watercourses, field margins and trees, the provision of new biodiversity habitats, and the creation of new recreational and amenity areas. Many of the BFLP policies will lead to positive effects on hydrology.

12 CLP/Ev/4c – Bracknell Forest Council Water Cycle Study Phase 1 Scoping Report (JBA Consulting, December 2017)

4.24 When new development is being planned, it is important to ensure that there are sufficient water resources in the area to cover the increase in demand without risk of shortages in the future or during periods of high demand, and without causing a negative impact on the waterbodies from which water is abstracted. It is therefore important to consider the Water Resource Management Plans (WRMPs) and their HRAs to determine whether the company's proposed abstraction regimes might result in changes to the flow regimes of waterbodies supplying the habitat sites identified in section 3.4. The relevant water supply companies for Bracknell Forest are Affinity Water and South East Water.

4.25 Affinity Water have published their Water Resources Management Plan 2020-2080 (April 2020) setting out how they plan to provide water over the period 2020 to 2080 whilst protecting the environment. A HRA has also been published.⁽¹³⁾ This has concluded that Affinity Water's options will have no adverse effects on the integrity of any habitats site during construction or operation, alone or in combination with other plans and projects.

4.26 South East Water have also published their Water Resources Management Plan 2020-2080.⁽¹⁴⁾ During the period from 2025 to 2045, South East Water will continue to implement demand management initiatives to achieve further leakage and water efficiency savings. The South East WRMP was subject to an HRA in 2018⁽¹⁵⁾ which concluded that all preferred options and alternative options were considered unlikely to result in a significant impact to habitats sites. These options have therefore been screened out because there are no pathways to habitats sites and/or the level of impact is not considered to be significant. It was recommended that the HRA process should not proceed beyond stage one screening and there is no requirement to undertake an appropriate assessment of the WRMP.

4.27 South East Water and Affinity Water are therefore able to demonstrate sufficient supply options to ensure no adverse effect at habitats site as a result of water quantity. Furthermore, the delivery of water and thus levels of abstraction required to service demand is determined by the Water Companies and their competent authority. In this case it is the Environment Agency that regulates abstraction licences so ultimately it is up to the Environment Agency to ensure that the required level of supply does not ultimately result in LSE.

4.28 The potential for a direct impact to Windsor Forest and Great Park SAC from the site allocations has also been considered. WAR 3 (Land at Jealott's Hill), WAR 9 (Land North of Herschel Grange), WINK 15 (Whitegates, Mushroom Castle, Chavey Down Road) and WINK 34 (Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road) lie closest to the SAC although they are all more than 4km away. These all drain to The Cut which flows away from the SAC. Furthermore, based on the nature of the developments and ground conditions, no substantial change in groundwater levels on these sites are anticipated.

13 Technical Report 4.12 Habitats Regulations Assessment Water Resources Management Plan 2020 -2080 (March 2020) <https://www.affinitywater.co.uk/corporate/plans/water-resources-plan>

14 <https://corporate.southeastwater.co.uk/news-info/publications/wrmp19-wrmp/>

15 South East Water Revised Water Resources Management Plan 2020 - 2080 Habitats Regulations Assessment Screening Report (August 2018)

4.29 It has therefore been demonstrated that likely significant effects arising from the BFLP in relation to hydrology can be excluded, and all the habitats sites can be excluded from further assessment in this HRA.

4.8 Air Pollution

4.30 Information to follow.

4.9 Summary of Screening Results

4.33 The screening exercise was unable to rule out likely significant effects at the following habitats sites:

- TBH SPA (loss of functionally linked land, urbanisation, recreational pressure and air pollution)
- Windsor Forest and Great Park SAC (air pollution)
- Thursley, Ash, Pirbright and Chobham SAC (air pollution)
- Chilterns Beechwoods SAC (air pollution)

4.34 Therefore, in line Regulation 105 of the Habitats Regulations 2017 (as amended), the Council must therefore '*make an appropriate assessment of the implications for the site in view of that site's conservation objectives*'. This assessment must consider the effects of the BFLP both alone and in-combination with other plans and projects. More information on the assessment of air pollution effects can be found in the BFLP Air Quality Report.

5 Appropriate Assessment

5.1 As stated in section 1.4 the Appropriate Assessment assesses whether the predicted effects will have adverse effects on the integrity of the habitats site(s), as defined by the conservation objectives.

5.1 Loss of Functionally Linked Land

5.2 As discussed in previous sections of this report, the loss of functionally linked land has the potential to lead to LSE on the integrity of the TBH SPA. The following pathway of impact linking to the habitats sites and has therefore been screened in for further assessment:

- Loss of functionally linked land (TBH SPA) from windfall proposals (depending on the location of development) and on BRA 4 Land at Beaufort Park (Policy LP 5)

5.3 The south eastern boundary of BFLP site BRA 4 (Land at Beaufort Park) lies approximately 400m from the TBH SPA. In the screening assessment the inclusion of this site allocation in the BFLP was identified as potentially leading to the loss of functionally linked land as there is potential at this site for ground nesting birds to be present. Depending on the location of development, this could also apply to windfall sites.

5.4 The Phase 1 Ecology Survey⁽¹⁶⁾ states that no species listed on Annex II of the Habitats Directive⁽¹⁷⁾ have been recorded on Land at Beaufort Park or in close proximity to it. The woodlark, listed on Annex I of the Wild Birds Directive⁽¹⁸⁾ has however been recorded breeding on the site in the past (2007) and the heathland and acid grassland have the potential to offer good structural diversity suitable for heathland and ground-nesting birds. A breeding bird survey is recommended to identify breeding within the heathland and acid grassland.

5.5 The supporting text in Policy LP 5 Land at Beaufort Park requires a detailed ecological impact assessment to identify and assess potential impacts on the habitats and species present at the site. Depending on the results of the detailed ecological assessment, mitigation measures that could be used to protect the integrity of the TBH SPA could include a safeguarded wildlife refuge which is not accessible to the public. This will need to be agreed with the Council and NE at the planning application stage.

5.6 The BFLP proposes that the least sensitive parts of site BRA 4 are developed avoiding the sensitive areas of heathland and grassland (which lie outside the settlement boundary). The SANG⁽¹⁹⁾ solution is expected to be on-site and the illustrative concept plan shows that there is flexibility in determining the location of the SANG at application stage. If the SANG cannot be accommodated on site, this allocation lies within the catchment of third party SANG.

16 Phase 1 Ecological Survey (September 2017) SHELAA Sites Bracknell Forest Berkshire John Wenman Ecological Consultancy Ref. CLP/Ev/8a

17 EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (Council Directive 92/43/EEC)

18 EU Directive on the Conservation of Wild Birds (Council Directive 2009/147/EC)

19 Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to divert dogwalkers and others from the Thames Basin Heaths Special Protection Area (SPA). SANGs are provided by residential developments lying within a certain distance from the SPA to avoid those developments creating additional recreational pressure on it.

5.7 BRA 4 Land at Beaufort Park and windfall sites (depending on location) will be subject to HRA at the planning application stage and such proposals will not be granted planning permission unless they can demonstrate no LSE on the TBH SPA as set out in the following table.

Table 4 Avoidance and Mitigation Measures to address Potential Loss of Functionally Linked Land (TBH SPA)

Plan Characteristic Leading to Potential Loss of Functionally Linked Land (TBH SPA)	Avoidance and Mitigation Measure(s)
Development proposals on certain areas of BRA 4 Land at Beaufort Park (e.g. patches of heathland and acid grassland)	<p>BFLP Policy LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell</p> <p><i>'1. 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:</i></p> <p><i>i. Approximately 226 residential units (including 79 affordable homes and provision of an element of specialist accommodation for older people), located outside of the Thames Basin Heaths Special Protection Area (SPA) 400m zone of influence...</i></p> <p><i>vi. Measures to avoid and mitigate the impact of development upon habitats sites, in agreement with the Council and Natural England. This will include provision in perpetuity of:</i></p> <p><i>a. A bespoke on-site Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population (there are two options for the SANG in the north or south of the site);</i></p> <p><i>b. A financial contribution towards the Thames Basin Heaths SPA Strategic Access Management and Monitoring measures;</i></p> <p><i>c. Any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance; and</i></p> <p><i>d. Provision of green leisure routes which link from the on-site SANG to other local SANGs.'</i></p> <p>The supporting text in Policy LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell states <i>'There is potential at this site for ground-nesting birds to be present (the same as those found within the wider Thames Basin Heaths SPA). Therefore, a detailed ecological impact assessment will be required to identify and assess potential impacts on the habitats and species present at the site. Overall, the site layout will need to be designed sensitively to balance existing biodiversity with the needs of the development. A site management plan for the</i></p>

Plan Characteristic Leading to Potential Loss of Functionally Linked Land (TBH SPA)	Avoidance and Mitigation Measure(s)
	<i>lifetime of the development is also required to set out the programme of works needed to achieve restoration and enhancements to the site'</i>
Windfall proposals (depending on location) on certain areas outside the TBH SPA (e.g. patches of heathland, acid grassland and areas of rotationally-managed plantation woodland)	<p>BFLP Policy LP 17 Thames Basin Heaths Special Protection Area</p> <p><i>'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) (as identified on the Policies Map) without appropriate avoidance and mitigation measures will be refused.</i></p> <p><i>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 a Habitats Regulations Assessment, the developer will be required to provide such information as the Council may reasonably require for the purpose of the assessment... Applications for non-residential development will be dealt with on a case by case basis'.</i></p>

5.8 Taking into account the mitigation measures above, it is concluded that the BFLP will not result in adverse effects on the integrity of the TBH SPA as a result of the loss of functionally linked land, either alone or in-combination with other plans and projects.

5.2 Urbanisation

5.9 As noted in section 4 above, urbanisation effects have been recognised as a threat to the qualifying features on the TBH SPA. This could arise as a result of a net increase in dwellings within 400m of the TBH SPA on the Beaufort Park site (BRA 4) and windfall development (residential - including care homes) within 400m of the TBH SPA.

5.10 The Thames Basin Heaths Special Protection Area Delivery Framework (2009) makes recommendations for accommodating development while also protecting the interest features of the TBH SPA. This includes the recommendation of implementing a series of zones within which varying constraints would be placed upon development. The zone extending 400m from the TBH SPA boundary (shown in Map 2) concerns urbanisation (particularly predation of the chicks of ground-nesting birds by domestic cats). The Delivery Framework states that it is unlikely to be possible to conclude no adverse effect on the TBH SPA as a result of a net increase in dwellings in this buffer zone. As such, no net increase in new dwellings should be located within this zone.

5.11 Although there are no proposals for residential development within 400m of the TBH SPA on BRA 4 Land at Beaufort Park (as the settlement boundary lies outside the 400m SPA buffer zone) this has been specifically addressed in Policy LP 5 Land at Beaufort Park. Avoidance and mitigation measures to address potential urbanisation effects on the TBH SPA are set out in the table below:

Table 5 Avoidance and Mitigation Measures to address Potential Urbanisation Effects on the TBH SPA

Plan Characteristic Leading to Potential Urbanisation Effect	Avoidance and Mitigation Measure(s)
A potential net increase in residential development within 400m of the TBH SPA on the Beaufort Park allocation (BRA 4)	<p>BFLP Policy LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell states:</p> <p><i>1. 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:</i></p> <p><i>i. Approximately 226 residential units (including 79 affordable homes, and provision of an element of specialised accommodation for older people), located outside of the Thames Basin Heaths Special Protection Area (SPA) 400m zone of influence.</i></p>
A potential net increase in residential development within 400m of the TBH SPA as a result of windfall proposals (which could include care homes)	<p>BFLP Policy LP 17 Thames Basin Heaths Special Protection Area sets an exclusion zone within 400m of the TBH SPA</p> <p><i>'...A straight line distance of between 0 to 400 metres from the SPA boundary (400m Zone of Influence). 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 a Habitats Regulations Assessment that there will be no adverse effect on the integrity of the SPA'.</i></p> <p>For proposals for care homes within 400m of the TBH SPA, guidance in paragraph 3.3.6 of the Bracknell Forest Council Thames Basin Heaths SPA SPD (2018) states:</p> <p><i>'In assessing any planning application for a C2 or C3 care or extra care facility these developments will be considered on a case by case basis at the planning application stage in agreement with Natural England. The Council will take account of whether there is any risk of the residents of the facility causing a likely significant effect upon the integrity of the SPA. If the development is located within 400m of the SPA and the patrons of the facility are truly immobile or unlikely to ever visit the SPA then the only mitigation which may be required are measures to ensure that the car park cannot be made available to the general public wishing to access the SPA'.</i></p>

5.12 Taking into account the mitigation measures above, it is concluded that the BFLP will not result in adverse effects on the integrity of the TBH SPA as a result of urbanisation, either alone or in-combination with other plans and projects.

5.3 Recreational Pressure

5.13 As identified in section 4 above, the following pathways of impact linking to the TBH SPA have been screened in for further assessment:

- A net increase in dwellings within 400m - 5km of the TBH SPA

- A net increase of over 50 dwellings within 5 - 7km of the TBH SPA
- A net increase in publicly accessible car parking spaces within 400m of the TBH SPA

5.14 As noted in appendix 2, recreational pressure has been recognised as a threat to the qualifying features of the TBH SPA. As set out in the screening of BFLP site allocations in Appendix 6, with the exception of WAR 3 Land at Jealott's Hill, all site allocations lie within or partly within 400m - 5km of the TBH SPA. One site (BIN5 - Land south of Forest Road and east of Cheney Close) lies partly within 400m - 5km of the TBH SPA but mostly within 5 - 7km of the TBH SPA. The southern half of WAR 3 (Land at Jealott's Hill) lies within 5 - 7km of the TBH SPA and the northern area of the site lies outside the 7km SPA buffer zone.

5.15 The screening assessment in section 4.6 above listed the policies which, unmitigated, have the potential to lead to recreational pressure. These were identified in Appendix 7.

5.16 Residential development proposed in the Warfield Neighbourhood Plan (235 dwellings at Hayley Green) and in neighbouring authorities Local Plans which lie within 5km of the components of the TBH SPA closest to the Bracknell Forest boundary (as well as any residential developments of over 50 dwellings within 5-7km of the TBH SPA) have the potential to result in an in-combination effect. These are likely to include development set out in the Windsor and Maidenhead Local Plan, Wokingham Local Plan, Hart Local Plan and Surrey Heath Local Plan – see Appendix 1 for more information.

5.17 Bracknell Forest Council and neighbouring local authorities are involved in the Thames Basin Heaths SPA strategic mitigation project which was established over 10 years ago. This was set up to address recreational pressure on the Thames Basin Heaths SPA and is a well established project which has been used as an example of best practice across the country when setting up other strategic mitigation projects. The project is overseen by the Thames Basin Heaths Joint Strategic Partnership Board (JSPB) and a Councillor from each of the affected local authorities (11 in total) sits on this board. The JSPB works closely with a number of partners and advisors such as Natural England, wildlife trusts and the RSPB.

5.18 In 2009 the South East Plan was adopted and Policy NRM6 Thames Basin Heaths Special Protection Area formed part of this plan. Although the South East Plan has now been revoked, South East Plan Policy NRM6 Thames Basin Heaths Special Protection Area was retained.⁽²⁰⁾ Policy NRM6 forms part of the Council's development Plan and is now largely reflected in BFLP Policy LP 17 Thames Basin Heaths Special Protection Area.

5.19 To provide further guidance on Policy NRM6 the Thames Basin Heaths Special Protection Area Delivery Framework⁽²¹⁾ was published by the JSPB in 2009. Bracknell Forest (and other local authorities affected by the Thames Basin Heaths SPA) has also provided guidance on this matter. The Bracknell Forest Thames Basin Heaths Special Protection Area Supplementary Planning Document⁽²²⁾ was first published in 2012 and was updated in 2018.

20 [South East Plan Policy NRM6](#)

21 [Thames Basin Heaths Special Protection Area Delivery Framework \(2009\)](#)

22 [Bracknell Forest Thames Basin Heaths Special Protection Area Supplementary Planning Document \(2018\)](#)

Net increase in dwellings within 400m - 5km and net increase of over 50 dwellings within 5 - 7km of the TBH SPA

5.20 The Thames Basin Heaths Special Protection Area Delivery Framework (2009) recommends buffer zones within which varying constraints are placed upon development. As shown in Map 2 the zones relating to recreational pressure extend 400m to 5km and 5 - 7km (for larger developments of more than net 50 dwellings) from the TBH SPA as this was determined from visitor surveys to be the principal recreational catchment for the TBH SPA.

5.21 Where increased recreational use is predicted to cause adverse effects on the TBH SPA, avoidance and mitigation measures should be provided. Retained Policy NRM6 of the South East Plan and BFLP Policy LP 17 sets out these measures for the TBH SPA.

5.22 Avoidance measures involve locating new development away from the TBH SPA. The majority of the BFLP site allocations are located in Bracknell town centre (approx. 3 km from the SPA boundary) and in the north of the Borough at WAR 3 Land at Jealott's Hill (part within 5 - 7km of the SPA and in part beyond 7km) which is allocated for approximately 2,000 dwellings. Only one site (BRA 4 Land at Beaufort Park) is located just outside the 400m SPA buffer zone.

5.23 Well established mitigation measures for residential developments within 400m - 5km of the SPA (and larger developments within 5 - 7km) involve a combination of provision of alternative recreational space (Suitable Alternative Natural Greenspace - SANG) and access management provided through the Strategic Access Management and Monitoring (SAMM) Project as follows. Applications for non-residential development will be dealt with on a case by case basis.

Provision of SANG

5.24 SANG can help to attract recreational visitors away from the TBH SPA and therefore reduce pressure on it. SANG should be funded by developer contributions⁽²³⁾ (for strategic SANG provided by the Council), purchased from landowners of private third party SANGs or may be provided by developers for individual developments (bespoke SANG). To meet the requirements of the Habitats Regulations, SANG must be provided and managed in perpetuity. Sufficient SANG should be provided in advance of occupation of a dwelling to ensure there is no LSE on the TBH SPA.

5.25 For residential developments located within 400m of 5km of the SPA SANG must be provided at a minimum of 8ha per 1,000 new residents as set out in the Thames Basin Heaths SPA Delivery Framework (2009). For larger developments (over 50 net dwellings) located between 5 - 7km of the TBH SPA, a minimum 2ha/1,000 new residents is likely to apply. It should be noted that mitigation proposals require the provision and management of public open space at a level above and beyond that which is normally sought by developer contributions⁽²⁴⁾ in order that the Council can have certainty that the Avoidance and Mitigation Strategy will prevent an adverse impact on the integrity of the TBH SPA.

5.26 Where a SANG is provided on existing public open space, these areas will have a level of existing visitor use this will need to be discounted to protect current access. When new land or existing public open space is proposed as SANG, any existing nature conservation interests must be taken into account and potentially discounted.

23 See Thames Basin Heaths SPA SPD (2018) for the level of developer contributions).

24 See Thames Basin Heaths SPA SPD (March 2018) Appendix 7

5.27 Where there is sufficient strategic SANG capacity available, for developments that have a net increase of less than 109 dwellings the Council will normally accept a payment contribution towards strategic SANGs in line with its adopted SPA Avoidance and Mitigation Strategy.

5.28 For developments with a net increase of 109 or more dwellings, a bespoke SANG must be provided.⁽²⁵⁾ Subject to available SANG capacity, the Council may make exceptions to this where, for example, the development is located in Bracknell Town Centre.

5.29 The standard provision of strategic SANGs (an average open space standard of at least 8ha per 1,000 new population) is not directly transferable to bespoke solutions where compliance with a general standard may not be sufficient to demonstrate that the requirements of the Habitats Regulations are met.

5.30 The quality of new SANG land should be agreed with the Council and Natural England.⁽²⁶⁾ (for strategic SANG provided by the Council), purchased from landowners of private third party SANGs or may be provided by developers for individual developments (bespoke SANG). To meet the requirements of the Habitats Regulations, SANG must be provided and managed in perpetuity. Sufficient SANG should be provided in advance of occupation of a dwelling to ensure there is no LSE on the TBH SPA.

Financial contribution towards Strategic Access Management and Monitoring (SAMM)

5.31 On-site access management (on the TBH SPA) aims to avoid the impacts of current and predicted future users of the TBH SPA. South East Plan policy NRM6 states that access management measures will be provided strategically to ensure that adverse impacts on the TBH SPA are avoided and that SANG functions effectively.

5.32 The TBH SPA comprises multiple SSSI sites, owned and managed by many different organisations and some private individuals. In order to ensure that access management implemented in one area does not simply displace visitors onto another part of the TBH SPA, it is necessary to take a strategic approach to visitor access management.

5.33 On 17 July 2011, Bracknell Forest Council, Natural England and 11 other local authorities in the sub-region affected by TBH SPA issues, signed the SAMM agreement. The SAMM Project aims to:

- Promote SANGS as new recreational opportunities for local people and particularly encourage their use during the breeding bird season.
- Provide on-the-ground wardening service to supplement existing wardening efforts.
- Provide an TBH SPA-wide education programme.
- Create new volunteering opportunities.
- Demonstrate best practice for strategic access management of visitors and visitor infrastructure where the supply of greenspace is heavily dependent on protected areas.
- Monitor visitor usage of SANGs and TBH SPA.
- Monitor Annex 1 birds⁽²⁷⁾ on TBH SPA sites.

25 109 dwellings is the number necessary (at an average of 2.31 people per dwelling and 8ha per 1000 population SANG requirement) to generate a requirement for a 2ha SANG (which is the smallest SANG by area which would be acceptable).

26 See Guidelines for the Creation of Suitable Accessible Natural Green Space (SANGs) Natural England (June 2008)

27 EU Directive on the Conservation of Wild Birds (Council Directive 2009/147/EC)

5.34 The SAMM Tariff Guidance⁽²⁸⁾ provides background information and a SAMM contribution will be required from developers for each net additional dwelling on new residential development sites. The contributions are calculated on a 'per bedroom' basis and are set out in the Thames Basin Heaths SPA SPD (March 2018). For larger developments (over 50 net dwellings) located between 5 - 7km of the TBH SPA, a reduced SAMM contribution is likely to apply. The level of these contributions may change over time.

Publicly accessible car parking within 400m of the TBH SPA

5.35 An increase in car parking spaces within 400m of the TBH SPA which are publicly accessible could also lead to an increased number of visitors accessing the TBH SPA. This could arise as a result of windfall development. Public access to any increase in car parking should therefore be restricted in these areas.

5.36 Avoidance and mitigation measures to address likely significant recreation effects on the TBH SPA are set out in the table below.

28 [SAMM Tariff Guidance \(2011\) Natural England](#)

Table 6 Avoidance and Mitigation Measures to Address Potential Recreation Effects on the TBH SPA

Plan Characteristic Leading to Potential Recreation Effect	Avoidance and Mitigation Measure(s)
<p>Net increase in dwellings within 400m - 5km of the TBH SPA and a net increase of over 50 dwellings within 5 - 7km of the TBH SPA</p>	<p>In addition to other mitigation measures, Land at Beaufort Park is required to provide a financial contribution towards Strategic Access Management and Monitoring and on-site bespoke SANG as follows:</p> <p><i>BFLP Policy LP 5 Land at Beaufort Park</i></p> <p><i>' 1. Land at Beaufort Park...is allocated for a comprehensive well-designed development including the following...</i></p> <p><i>vi. Measures to avoid and mitigate the impact of development upon habitats sites, in agreement with the Council and Natural England. This will include provision in perpetuity of:</i></p> <p><i>a. A bespoke on-site Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population (there are two options for the SANG in the north or south of the site);</i></p> <p><i>b. A financial contribution towards the Thames Basin Heaths SPA Strategic Access Management and Monitoring measures;</i></p> <p><i>c. Any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance; and d. Provision of green leisure routes which link from the on-site SANG to other local SANGs.</i></p> <p>For BRA 4 Land at Beaufort Park it has been noted⁽²⁹⁾ that there is potential at this site for ground-nesting birds to be present (the same as those found within the wider Thames Basin Heaths SPA). The BFLP Policy LP 5 Land at Beaufort Park proposes development on the least sensitive part of the site and there are alternatives for the location of SANG on site. The BFLP requires a detailed ecological impact assessment to be undertaken at the planning application stage to identify and assess potential impacts on the habitats and species present at the site. Overall, the site layout will need to be designed sensitively to balance existing biodiversity with the needs of the development and be informed, amongst other matters, by a project level Habitats Regulations Assessment.</p> <p>If SANG cannot be accommodated on site, this allocation lies within the catchment of third party SANGs which have SANG capacity available.</p> <p>In addition to other mitigation measures, Land East of Wokingham Road and South of Dukes Ride (Derby Field), Crowthorne is required to provide a financial contribution towards Strategic Access Management and Monitoring and SANG.</p> <p><i>BFLP Policy LP 6 Land East of Wokingham Road and South of Dukes Ride (Derby Field), Crowthorne</i></p>

29 Phase 1 Ecological Survey SHELAA Sites Bracknell Forest, Berkshire (September 2017) Ref. CLP/Ev/8a

Plan Characteristic Leading to Potential Recreation Effect	Avoidance and Mitigation Measure(s)
	<p>1. Land East of Wokingham Road and South of Dukes Ride (Derby Field)...is allocated for a comprehensive well-designed development including the following:</p> <p>viii. 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:</p> <p>a. A Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population and a financial contribution towards Strategic Access Management and Monitoring; and;</p> <p>b. Any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area (SPA) Avoidance and Mitigation Strategy and relevant guidance.</p>
	<p>In addition to other mitigation measures, Land at Jealott's is required to provide a financial contribution towards Strategic Access Management and Monitoring and on-site bespoke SANG.</p> <p><i>Policy LP 7 Land at Jealott's Hill</i></p> <p>1. Land at Jealott's Hill... is allocated for a comprehensive,...mixed use development</p> <p><u>Mitigation for Habitats Sites</u></p> <p>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:</p> <p>a. On-site bespoke Suitable Alternative Natural Greenspace (SANG) within the 79 hectare eastern country park; and,</p> <p>b. A financial contribution towards Strategic Access Management and Monitoring; and,</p> <p>c. Any other measures required to satisfy the Habitat Regulations, the Council's Thames Basin Heaths Special Protection Area avoidance and mitigation Strategy and relevant guidance.</p>
	<p>In addition to other mitigation measures, The Peel Centre and The Point, Skimped Hill Lane, Bracknell is required to provide a financial contribution towards Strategic Access Management and Monitoring and SANG.</p> <p><i>Policy LP 8 The Peel Centre and The Point, Skimped Hill Lane, Bracknell</i></p> <p>1. Land at the Peel Centre and The Point...is allocated for a comprehensive well-designed development including the following:</p>

Plan Characteristic Leading to Potential Recreation Effect	Avoidance and Mitigation Measure(s)
	<p>ix. 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:</p> <p>a. Suitable Alternative Natural Greenspace (SANG) capacity of at least 8ha per 1,000 new population and a financial contribution towards Strategic Access Management and Monitoring measures; and</p> <p>b. Any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area (SPA) Avoidance and Mitigation Strategy and relevant guidance.</p> <p>BFLP Policy LP 17 Thames Basin Heaths Special Protection Area sets zones of influence with specific mitigation measures required for each zone as follows which are relevant to all the BFLP site allocations and windfall developments (depending on their location):</p> <p>'3ii. A straight line distance of between 400 metres and 5 kilometres from the SPA boundary (400m-5km Zone of Influence). 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.</p> <p>3iii. A straight line distance of between 5 and 7 kilometres from the SPA boundary (5km-7km Zone of Influence). 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 quantity than within the 400m – 5km zone.</p> <p>3iv. Mitigation measures will be delivered prior to occupation and in perpetuity'.</p> <p>'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'.</p> <p>More detail is provided in BFLP Policy LP 17 and in the Thames Basin Heaths SPA SPD (April 2018).</p> <p>For proposals for care homes within 400m - 7km of the TBH SPA there is guidance in paragraph 3.3.6 of the Bracknell Forest Thames Basin Heaths SPA SPD (2018). It states: 'In assessing any planning application for a C2 or C3 care or extra care facility these developments will be considered on a case by case basis at the planning application stage in agreement with Natural England. The Council will take account of whether there is any risk of the residents of the facility causing a likely significant effect upon the integrity of the SPA... For such developments within 400m - 5km of the SPA, any facilities that house residents that will never or are very unlikely to visit the SPA would not require any mitigation. Where residents in this</p>

Plan Characteristic Leading to Potential Recreation Effect	Avoidance and Mitigation Measure(s)
<p>An increase in publicly accessible car parking within 400m of the TBH SPA as a result of windfall development</p>	<p>SPA buffer zone are in self-contained accommodation and can therefore live reasonably independently, even if there is a level of care required, then it is assumed that the residents are of a mobility level that would not preclude them from visiting the SPA. In these cases avoidance and mitigation measures will be required...'</p> <p>Proposals for new development located within the 400m SPA buffer zone must not lead to an increase in car parking within 400m of the TBH SPA that is accessible to the general public and could potentially be used for recreation purposes. Mitigation could include parking restrictions.</p> <p>BFLP Policy LP 17 Thames Basin Heaths Special Protection Area states,</p> <p>'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) (as identified on the Policies Map) without appropriate avoidance and mitigation measures will be refused.</p> <p>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 a Habitats Regulations Assessment, the developer will be required to provide such information as the Council may reasonably require for the purpose of the assessment... Applications for non-residential development will be dealt with on a case by case basis'.</p> <p>For proposals for care homes within 400m of the TBH SPA, guidance in paragraph 3.3.6 of the Bracknell Forest Council Thames Basin Heaths SPA SPD (2018) states: 'In assessing any planning application for a C2 or C3 care or extra care facility these developments will be considered on a case by case basis at the planning application stage in agreement with Natural England. The Council will take account of whether there is any risk of the residents of the facility causing a likely significant effect upon the integrity of the SPA. If the development is located within 400m of the SPA ... the only mitigation which may be required are measures to ensure that the car park cannot be made available to the general public wishing to access the SPA'.</p> <p>For proposals for traditional hotels offering short stay accommodation within 400m of the TBH SPA, guidance in paragraph 3.3.7 of the Bracknell Forest Council Thames Basin Heaths SPA SPD (2018) states: 'For hotels located within 400m of the SPA with a new car park, measures may be required to ensure that the car park cannot be made available to the general public wishing to access the SPA'.</p>

5.37 In Appendix 8 a provisional SANG solution has been identified for the residential dwellings in each site allocation in the BFLP. The following tables show SANG capacity available at the time of writing (January 2021). It should be noted that the Council has already reserved strategic SANG capacity for those developments that will require it. It is likely that further SANG capacity will become available during the plan period but this cannot be reported with certainty at the time of writing. This demonstrates there is more than sufficient SANG capacity to mitigate for the net increase in dwellings which will arise as a result of the implementation of the BFLP.

Table 7 Strategic SANG capacity available in Bracknell Forest (at January 2021)

SANG	Headline capacity (dwellings)	Committed capacity (dwellings)	Residual capacity (dwellings)
Peacock Meadow	457	446	11
Tarman's Copse	471	422	49
Big Wood	578	458	120
Piglittle Field	155	63	92
Popes Meadow	227	219	8
Cut Countryside Corridor	963	863	100
Anneford Place	37	37	0
Longhill Park	678	660	18
Lily Hill Park	1,009	1,008	1
Bullbrook	198	42	156
Englemere Pond	1,464	1,346	118
Great Hollands ⁽¹⁾	210	196	14
Horseshoe Lake	467	369	98
Shepherd's Meadow	1,594	857	737
Shepherds Meadow North	271	0	271
Ambarrow Hill/Court	661	657	4
Total ⁽²⁾	9,440	7,643	1,797

1. Part of Buckler's Park Super SANG

2. Figures for committed capacity and residual capacity include SANG already reserved for BFLP allocations (as set out in appendix 8).

Table 8 Third Party SANG Capacity available in Bracknell Forest (at January 2021)

SANG	Headline capacity (dwellings)	Committed capacity (dwellings)	Residual capacity (dwellings)
Cabbage Hill (surplus land)	194	24	174
Blue Mountain	286	80	206

SANG	Headline capacity (dwellings)	Committed capacity (dwellings)	Residual capacity (dwellings)
Frost Folly (N)	680	657	23
Frost Folly (S)	653	0	653
Windmill Farm	654	109	545
Moss End	1,379	50	1,329
Total ⁽¹⁾	3,846	920	2,930

1. Figures for committed capacity and residual capacity do not include SANG reserved for BFLP allocations or the proposed allocation at Hayley Green in the Warfield Neighbourhood Plan. The Council cannot recommend one third party SANG over another.

Table 9 Potential SANG capacity available - planning applications under consideration (at January 2021)

Address and planning reference	Headline capacity (dwellings)	Committed capacity (dwellings)	Residual capacity (dwellings)
Land To The Rear Of Silverdene 54 Ambarrow Corner Wokingham Road Crowthorne 17/01161/FUL	165	0	165
Land North Of Church Lane and West Of Malt Hill Church Lane Warfield Bracknell 19/00841/FUL	682	0	682
Total	847	0	847

5.38 Taking into account the mitigation measures above, it is concluded that the BFLP will not result in adverse effects on the integrity of the TBH SPA as a result of recreational pressure, either alone or in-combination with other plans and projects.

5.4 Air Pollution

5.39 Information to follow.

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6 Conclusions

6.1 This HRA was undertaken by BFC, as the local planning authority and competent body, in respect of the Pre-Submission BFLP (March 2021). The objective of this assessment was to identify any aspects of the BFLP that have the potential to cause a likely significant effect on habitats sites, either alone or in combination with other plans and projects, and to identify an appropriate avoidance and mitigation strategy where such effects are identified.

6.2 The habitats sites considered in this HRA (see section 2.3) were:

- Thames Basin Heaths Special Protection Area
- Windsor Forest and Great Park Special Area of Conservation
- Thursley, Ash, Pirbright and Chobham Special Area of Conservation (which sits largely within the Thames Basin Heaths SPA)
- Chilterns Beechwoods Special Area of Conservation

6.3 The pathways of impact considered (see section 3) were loss of functionally linked land, urbanisation, recreational pressure, hydrology and air pollution.

6.4 The screening exercise (section 4) was unable to rule out likely significant effects at the following habitats sites:

- TBH SPA (loss of functionally linked land, urbanisation, recreational pressure and air pollution)
- Windsor Forest and Great Park SAC (air pollution)
- Thursley, Ash, Pirbright and Chobham SAC (air pollution)
- Chilterns Beechwoods SAC (air pollution)

6.5 The appropriate assessment (section 5) considered mitigation set out in both the BFLP and within other plans and projects. It has concluded that:

- Taking into account the mitigation measures, the BFLP will not result in adverse effects on the integrity of the TBH SPA as a result of loss of functionally linked land, urbanisation and recreation effects, either alone or in-combination with other plans and projects.
- **Conclusion of air pollution effects, in combination with other plans and projects - to follow**

7 Glossary

Table 10 Glossary

Term / Acronym	Definition
Annex 1 birds	Annex I of the Wild Birds Directive lists 193 species and sub-species which are: <ul style="list-style-type: none"> • in danger of extinction; • vulnerable to specific changes in their habitat; • considered rare because of small populations or restricted local distribution; • requiring particular attention for reasons of the specific nature of habitat.
Appropriate Assessment (AA)	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.
Biodiversity	The variety and abundance of all life.
Competent Authority	The decision maker under the Conservation of Habitats and Species Regulations 2017 (as amended): often the local authority, but could be a planning inspector or other body responsible for assessing a plan or project.
Habitats Regulations	The Conservation of Habitats and Species Regulations 2017 (as amended). The 2017 Regulations are one of the pieces of domestic law that transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives). The main points and processes of the 2019 Regulations is to make them operable from 1 January 2021.
Habitats Regulations Assessment (HRA)	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 site (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 (as amended).
Habitats sites	Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended).
LSE	Likely significant effect
Natural England (NE)	The government's adviser for the natural environment in England helping to protect and restore the natural world.

Term / Acronym	Definition
Pathways of Impact	Land use plans can have an impact on habitats sites, by following the pathways along which development can be connected with habitats sites. Pathways are routes by which a change in activity associated with a development can lead to an effect upon a habitats site.
RBWM	Royal Borough of Windsor and Maidenhead
SHELAA	Strategic Housing and Economic Land Availability Assessment
Significant effect	Any reasonably predictable effect of a plan or project on the conservation objectives of the designated site features but excluding de minimis or inconsequential effects.
SIP	Site Improvement Plan - these have been developed for each habitats site in England as part of the Improvement Programme for England's Natura 2000 sites (IPENS) and are based on Natural England's current evidence and knowledge.
Special Area of Conservation (SAC)	These are sites of international importance, as defined in Regulation 8 of the Conservation of Species and Habitats Regulations 2017 (as amended). Within Bracknell Forest there is one SAC - the Windsor Forest and Great Park SAC. SACs are subject to the assessment procedure set out in the Habitats Regulations.
Special Protection Area (SPA)	A nature conservation area, as defined in Regulation 8 of the Conservation of Species and Habitats Regulations 2017 (as amended) designated in order to protect internationally important species of birds which live within them. Within Bracknell Forest there is one SPA - the Thames Basin Heaths SPA. SPAs are subject to the assessment procedure set out in the Habitats Regulations.
Strategic Access Management and Monitoring (SAMM) Project	A project overseen by Natural England which implements standard messages, additional wardening, education and monitoring across the Thames Basin Heaths SPA.
Supplementary Planning Document (SPD)	A document which adds further detail to the policies in the development plan. SPDs can be used to provide further guidance for development on specific sites, or on particular issues, such as design. They are capable of being a material consideration in planning decisions but are not part of the development plan.
Suitable Alternative Natural Greenspace (SANG)	Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to divert dogwalkers and others from the Thames Basin Heaths Special Protection Area (SPA). SANGs are provided by residential developments lying within a certain distance from the SPA to avoid those developments creating additional recreational pressure on it.

Term / Acronym	Definition
Thames Basin Heaths Special Protection Area (TBHSPA)	A nature conservation area in Berkshire, Hampshire and Surrey, as defined in Regulation 8 of the Conservation of Species and Habitats Regulations 2017 (as amended), comprising a group of heathland sites designated in order to protect internationally important species of birds which live within them. The TBH SPA is subject to the assessment procedure set out in the Habitats Regulations.
Thames Basin Heaths Joint Strategic Partnership (JSPB)	A partnership of Thames Basin Heaths SPA-affected local authorities and key stakeholders, which form and oversee the implementation of sub-regional guidance, for example the Thames Basin Heaths Special Protection Area Delivery Framework.
Wild Birds Directive	EU Directive on the Conservation of Wild Birds (Council Directive 2009/147/EC)
Windsor Forest and Great Park SAC	A nature conservation area, as defined in Regulation 8 of the Conservation of Species and Habitats Regulations 2017 (as amended), predominantly comprising mixed woodland designated for its beech forests, oak woods and the violet click beetle (and subject to the assessment procedure set out in the Habitats Regulations), in order to protect these internationally important habitats and species.

Appendix 1 In-Combination Assessment

Table 11 In Combination Assessment

Plans and Policies	Plan Status	Summary of proposed development that could lead to in-combination effects.	Summary of HRA findings
Warfield Neighbourhood Plan (WNP) ⁽¹⁾	The WNP was submitted to Bracknell Forest Council on 24 January 2019. A six week consultation was held from 5th March to 16th April 2019. The Plan is currently at Examination stage. An Air Quality Assessment and updated Habitats Regulations Assessment was submitted to the Examiner in February 2021.	Policy WNP2: Hayley Green Allocation - The Neighbourhood Plan allocates land at Hayley Green for a comprehensive mixed-use allocation of approximately 235 dwellings.	<p>The habitats sites that were considered are:</p> <ul style="list-style-type: none"> Thames Basin Heaths SPA Thursley, Ash, Pirbright & Chobham Common SAC Windsor Forest & Great Park SAC <p>The conclusions are as follows:</p> <ul style="list-style-type: none"> Given the adequate policy framework included in the WNP (i.e. appropriate recognition of the need to mitigate recreational effects in the SPA using SANG and SAMM), there will be no adverse effects of the plan on the site integrity of the TBH SPA regarding the impact pathway recreational pressure. The plan will not result in adverse effects on the integrity of the TBH SPA, Thursley, Ash, Pirbright & Chobham Common SAC and Windsor Forest & Great Park SAC regarding atmospheric pollution, even 'in combination' with other plans and projects.
Wokingham Local Plan Update (WLP) ⁽²⁾	Wokingham Borough Council is currently preparing a WLP. A consultation on a Draft Plan was carried out between 3 February and 3 April 2020.	The WLP identifies requirements for development and growth including where and how much development in the Local Plan period (2018 – 2036) will be delivered. The Plan projects that at least 13,901 net new dwellings and new employment space will be delivered in the Borough to serve the growing population.	<p>The HRA assessed the potential impacts of residential and employment growth on the:</p> <ul style="list-style-type: none"> Thames Basin Heaths SPA Thursley, Ash, Pirbright and Chobham SAC Chilterns Beechwoods SAC Windsor Forest & Great Park SAC. <p>The impact pathways considered included recreational pressure, atmospheric pollution, loss of functionally linked land, and water quantity, level and flow. It was considered that LSE of the WLP could not be excluded regarding recreational pressure and atmospheric pollution.</p>

Plans and Policies	Plan Status	Summary of proposed development that could lead to in-combination effects.	Summary of HRA findings
			<p>The HRA concluded:</p> <ul style="list-style-type: none"> Given the provision of adequate SANG and SAMM there will be no adverse effects of the WLP on the site integrity of the TBH SPA regarding the impact pathway recreational pressure. The full evidence base for the HRA will include an Air Quality Impact Assessment but that report is not yet available. The HRA will therefore be updated once the outputs of the air quality modelling are available.
Windsor and Maidenhead Local Plan ⁽³⁾	The Borough Local Plan 2013-2033: Submission version (BLPSV) was submitted to the Secretary of State for Housing, Communities and Local Government for independent examination on Wednesday 31 January 2018. RBWM consulted on Proposed Changes to the Borough Local Plan (2013 - 2033) Submission Version from 1 November 2019 until 15 December 2019. The Examination is ongoing.	Amendments to the submission version of the BLPSV have been consulted on and are being discussed in Examination.	<p>The appropriate assessment identified potential adverse effects on site integrity at a number of European sites as a result of the BLPSV-PC alone and/or in-combination with other plans and programmes:</p> <ul style="list-style-type: none"> Burnham Beeches SAC in relation to public access and disturbance pressures and threats Chiltern Beechwoods SAC in relation to air quality and public access and disturbance pressures and threats. South West London Waterbodies SPA in relation to air quality, hydrology pressures and threats. South West London Waterbodies Ramsar in relation to air quality, hydrology pressures and threats. Thames Basin Heaths SPA in relation to air quality, public access and disturbance and hydrology pressures and threats. Thursley, Ash, Pirbright and Chobham SAC in relation to air quality and hydrology pressures and threats. Windsor Forest and Great Park SAC in relation to air quality, public access and disturbance and hydrology pressures and threats. <p>The appropriate assessment considered mitigation set out in both the BLPSV-PC (Borough Local Plan Submission Version – Proposed Changes) and within other plans and projects. It has concluded that, following the application of this mitigation, the BLPSV-PC would have no AIOSI at any European site either alone or in-combination.</p>

Plans and Policies	Plan Status	Summary of proposed development that could lead to in-combination effects.	Summary of HRA findings
Hart Local Plan ⁽⁴⁾	Hart Local Plan (Strategy and Sites) 2032 adopted 30 April 2020.	Sets out a vision and strategy, together with strategic policies to guide development (including over 7,000 homes) in Hart until 2032.	Atmospheric pollution effects on the TBH SPA was screened in for further assessment. The conclusion was that the Plan will not affect the integrity of the TBH SPA alone or in combination,
Surrey Heath Local Plan ⁽⁵⁾	Pre-submission version of the Draft Local Plan is under preparation. The next consultation on the emerging Local Plan is intended to take place later in 2021.	Over the period 2016 to 2032, the Council will make provision for the delivery of approx. 4,901 new homes in the Borough.	<p>Outcome:</p> <p>Windsor Forest and Great Park SAC – The HRA identified potential recreational pressure and atmospheric pollution impacts. It concludes that the Plan is unlikely to lead to significant effects on the Windsor Forest and Great Park SAC and has therefore been screened out.</p> <p>Burnham Beeches SAC and the South West London Waterbodies SPA/Ramsar were screened out.</p> <p>TBH SPA and Thursley, Ash, Pirbright and Chobham SAC – The HRA identified potential recreational pressure, urbanisation and atmospheric pollution impacts. Provided that the recommendation (below) is incorporated in the Plan document, the HRA concludes that the Plan is unlikely to lead to significant effects on the TBH SPA and Thursley, Ash, Pirbright and Chobham SAC, and they have been screened out.</p> <p>It is acknowledged that, at the time of the assessment (April 2018), traffic modelling was being undertaken. Upon completion of the traffic modelling, air quality assessment and subsequent ecological interpretation of the findings will be undertaken.</p> <p>Recommendations: To ensure no likely significant effects arise, the HRA recommended that development of policy wording ensures that increased accessibility to green infrastructure does not result in increased recreational pressures on the SPA and SAC.</p>
Chiltern and South Bucks Local Plan ⁽⁶⁾	The Chiltern and South Bucks Local Plan 2036 was withdrawn on 21 October 2020. On 1 April 2020 Buckinghamshire	Over the plan period (to 2036) the Councils identified the need to provide for approx. 15,260 new	The Appropriate Assessment identified potential adverse effects on site integrity at two habitats sites as a result of the Local Plan alone and in-combination with other plans and programmes:

Plans and Policies	Plan Status	Summary of proposed development that could lead to in-combination effects.	Summary of HRA findings
	Council was created and became the local planning authority for the area previously covered by four local planning authorities, namely Aylesbury Vale District Council, Chiltern District Council, South Bucks District Council and Wycombe District Council, as well as Buckinghamshire County Council which was responsible for Minerals and Waste Planning.	homes and proposed to accommodate over 11,000 homes within the Local Plan area.	<ul style="list-style-type: none"> ● Burnham Beeches SAC in relation to air quality, public access and disturbance and hydrology pressures and threats; and ● Chiltern Beechwoods SAC (Tring Woods and Bisham Woods SSSI component) in relation to air quality pressures and threats. <p>The appropriate assessment considered mitigation set out in both the Local Plan and within other plans and projects. It concluded that, following the application of this mitigation, the Local Plan would have no adverse impact on the integrity of a habitats site either alone or in combination.</p>

1. See Warfield Neighbourhood Plan Habitats Regulations Assessment Warfield Parish Council (February 2021)
2. See Habitat Regulations Assessment of the Wokingham Local Plan Update (2020)
3. See Habitats Regulations Assessment of the Royal Borough of Windsor and Maidenhead Local Plan (March 2020)
4. See Hart Local Plan: Proposed Submission Version 2016 - 2032 Habitats Regulations Assessment Hart District Council (February 2018)
5. See Draft Local Plan to 2032 Issues and Options Consultation (May 2018) Habitats Regulations Assessment Surrey Heath Borough Council (May 2018)
6. See Habitats Regulations Assessment of the Chiltern and South Bucks Local Plan (June 2019)

Appendix 2 Thames Basin Heaths SPA

The TBH SPA was proposed in October 2000, and full SPA status was approved on 9 March 2005. It is an example of a heathland landscape based within a highly active economy. It consists of a composite site covering an area of some 8,274 hectares, consisting of 13 Sites of Special Scientific Interest (SSSI) scattered from Hampshire in the west, to Berkshire in the north, through to Surrey.

The habitat consists of both dry and wet heathland, mire, oak, birch acid woodland, gorse scrub and acid grassland with areas of rotational conifer plantation. Further information can be found in the following:

- EC Directive 79/409 on the Conservation of Wild Birds Special Protection Area (SPA): Thames Basin Heaths UK9012141 (Natural England)
- European Site Conservation Objectives for Thames Basin Heaths Special Protection Area UK9012141 (Natural England)
- European Site Conservation Objectives: Supplementary Advice on Conserving and Restoring Site Features Thames Basin Heaths Special Protection Area (SPA) UK9012141 9 May 2016 (Natural England)
- Natura 2000 Standard Data Form Thames Basin Heaths UK9012141 (JNCC)
- Site Improvement Plan: Thames Basin 3 November 2014 (Natural England)

Qualifying Features

This site qualifies under Article 4.1 of the Wild Birds Directive⁽³⁰⁾ as it is used by 1% or more of the Great Britain population of species of European Importance listed in Annex I of the Directive. During the breeding season this includes:

- Dartford warbler (*Sylvia undata*)
- Nightjar (*Caprimulgus europaeus*)
- Woodlark (*Lullula arborea*)

The TBH SPA supports the second largest concentration of Dartford warbler in Great Britain, the third largest number of woodlark, and the fourth largest population of breeding nightjars.

Seasonality

The breeding season of the protected bird species occurs predominantly in April, May, June and July, but an extended season can occur between February and August, therefore this is when the ground-nesting species are most vulnerable to disturbance. The breeding season for nightjar occurs from mid-May through to August, with a peak in June; woodlark nest from March until July, but commence territorial activity from early February; the Dartford warbler generally breeds between April and August. Territorial activity may begin as early as February and, as yet, there is no indication of how climate change might affect the breeding season.

Conservation Objectives

The conservation objectives for the TBH SPA are as follows (reference should be made to the qualifying features above):

30 EU Directive on the Conservation of Wild Birds (Council Directive 2009/147/EC)

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

SSSI Condition

The two areas of the TBH SPA that lie within Bracknell Borough are the Broadmoor to Bagshot Heaths SSSI and the Sandhurst to Owlsmoor Bogs and Heaths (also known as Wildmoor Heath) SSSI. The condition of these SSSIs is shown below.

Table 12 Condition of Broadmoor to Bagshot Wood and Heaths SSSI

Condition	% of Area
Favourable	75.63%
Unfavourable recovering	23.83%
Unfavourable no change	0.55%
Unfavourable declining	0%
Destroyed / part destroyed	0%

Table 13 Condition of Sandhurst to Owlsmoor Bogs and Heaths (also known as Wildmoor Heath) SSSI

Condition	% of Area
Favourable	0%
Unfavourable recovering	100%
Unfavourable no change	0%
Unfavourable declining	0%
Destroyed / part destroyed	0%

Ecological Requirements of the Qualifying Species

- Dartford warbler - large unbroken dwarf-shrub layer of heather with scattered gorse; abundance of shrub layer invertebrates; mix of heather trees and gorse amongst heathland vegetation; reduction in displacement of birds; extent and distribution of habitat area.

- Nightjar - abundance of night flying insects; open ground with predominantly low vegetation bare patches and sparse woodland/scrub cover; reduction in displacement of birds; extent and distribution of habitat area.
- Woodlark - abundance of ground surface invertebrates; mix of shrub/tree cover, short-medium vegetation and bare ground; reduction in displacement of birds; extent and distribution of habitat area.

Description of Potential Adverse Effects on Site Integrity

The Natura 2000 Standard Data Form for the TBH SPA (updated 22 December 2015) identifies the following threats and pressures which may have a negative impact on the site as:

- Air pollution, air-borne pollutants (from inside and outside the SPA)
- Other human intrusions and disturbances (from inside the SPA)
- Outdoor sports and leisure activities, recreational activities (from inside the SPA)
- Biocenotic evolution, succession (from inside the SPA)
- Forest and plantation management & use (from inside the SPA)

With reference to the Standard Data Form, it can be concluded that the first three pressures and threats above (air pollution, human disturbance and recreational activities) have the potential to lead to an adverse effect on the integrity of the TBH SPA as a result of the BFLP. The other pressures and threats listed are not relevant to this assessment.

Furthermore, the NE Supplementary Advice on Conserving and Restoring Site Features (9 May 2016) states that the air quality target for all the qualifying features is to restore as necessary the concentrations and deposition of air pollutants to at or below the site-relevant Critical Load or Level values given for these features of the site on the Air Pollution Information System. It also recognises that achieving this target may be subject to the development, availability and effectiveness of abatement technology and measures to tackle diffuse air pollution, within realistic timescales.

Appendix 3 Windsor Forest and Great Park SAC

Windsor Forest and Great Park SAC is a large area of continuous woodland. The SAC covers a total area of 1,687.26 hectares. The predominant habitat is mixed woodland (95%). There are also areas of dry grasslands (4.5%) and inland water bodies (0.5%). The soil and geology is a mix of acidic, clay, neutral and sand. The geomorphology and landscape is classified as lowland. The SAC represents old acidophilous oak woods in the south-eastern part of its UK range. It has the largest number of veteran oaks *Quercus spp.* in Britain (and possibly in Europe), a consequence of its long continuity of management. Windsor Forest is listed as the most important site in the UK for fauna associated with decaying timber on ancient trees (oak spp, beech, and other species of tree). It is of importance for its range and diversity of saproxylic invertebrates, including many rare species (e.g. the beetle *Lacon querceus*). The SAC is thought to support the largest of the known populations in the UK of European important Violet click beetle *Limoniscus violaceus*. It is also recognised as having rich fungal assemblages. Atlantic acidophilous beech forest habitat is present at the site and supports many of the important invertebrate and fungi assemblage. Further information can be found in the following:

- EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora. Citation for Special Area of Conservation (SAC): Windsor Forest and Great Park SAC: UK0012586 (Natural England)
- European Site Conservation Objectives for Windsor Forest and Great Park Special Area of Conservation UK0012586 (Natural England)
- European Site Conservation Objectives: Supplementary advice on conserving and restoring site features Windsor Forest and Great Park Special Area of Conservation (SAC) UK0012586 12 January 2019 (Natural England)
- Natura 2000 Standard Data Form Windsor Forest and Great Park UK0012586 (JNCC)
- Site Improvement Plan Windsor Forest and Great Park UK0012586 4 November 2014 (Natural England)

Qualifying Features

- Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Illici-Fagenion*); Beech forests on acid soils
- Old acidophilous oak woods with *Quercus robur* on sandy plains; Dry oak-dominated woodland
- *Limoniscus violaceus*; Violet click beetle

Conservation Objectives

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely

- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

SSSI Condition

The table below provides information on the condition of the SSSI making up the SAC.

Table 14 Condition of Windsor Forest and Great Park SSSI

Condition	% of Area
Favourable	100%
Unfavourable recovering	0%
Unfavourable no change	0%
Unfavourable declining	0%
Destroyed / part destroyed	0%

Description of Potential Adverse Effects on Site Integrity

The Natura 2000 Standard Data Form for the Windsor Forest and Great Park SAC (dated 25 January 2016) identifies the following negative threats, pressures which may have a negative impact on the site as:

- Air pollution, air-borne pollutants (from inside and outside the SAC)
- Invasive non-native species (from inside and outside the SAC)
- Forest and plantation management and use (inside the SAC)
- Interspecific floral relations (inside the SAC)

With reference to the Standard Data Form, it can be concluded that air pollution has the potential to lead to an adverse effect on the integrity of the SPA as a result of the BFLP. The other pressures and threats listed are not relevant to this assessment.

Furthermore, the NE Supplementary Advice on Conserving and Restoring Site Features (12 January 2019) states that:

- the air quality target is *'to restore as necessary the concentrations and deposition of air pollutants to at or below the site-relevant Critical Load or Level values given for these features of the site on the Air Pollution Information System'*. It also recognises that achieving this target may be subject to the development, availability and effectiveness of abatement technology and measures to tackle diffuse air pollution, within realistic timescales.
- the hydrology target is *'at a site, unit and/or catchment level as necessary, maintain natural hydrological processes to provide the conditions necessary to sustain the semi-natural woodland feature within the site.'*
- the target in relation to root zones of ancient trees is to *'Maintain the soil structure within and around the root zones of the mature and ancient tree cohort in an un-compacted condition'*.

Appendix 4 Thursley, Ash, Pirbright and Chobham SAC

Thursley, Ash, Pirbright and Chobham SAC covers an area of 5,154.5 hectares in Surrey, East and West Sussex. It is comprised of Ash to Brookwood Heaths SSSI, Chobham Common SSSI, Colony Bog and Bagshot Heath SSSI and Thursley, Hankley and Frensham Commons SSSI. Further information can be found in the following:

- EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora. Citation for Special Area of Conservation (SAC): Thursley, Ash, Pirbright and Chobham UK0012793 (Natural England)
- European Site Conservation Objectives for Thursley, Ash, Pirbright and Chobham Special Area of Conservation UK0012793 (Natural England)
- European Site Conservation Objectives: Supplementary Advice on Conserving and Restoring Site Features Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) UK0012793 29 February 2016 (Natural England)
- Natura 2000 Standard Data Form Thursley, Ash, Pirbright and Chobham UK0012793 (JNCC)
- Site Improvement Plan: Thames Basin 3 November 2014 (Natural England)

The heathland is a series of large fragments of previously more continuous areas & is principally dominated by heather – dwarf gorse (*Calluna vulgaris* – *Ulex minor*) dry heathland. There are transitions to wet heath & valley mire, scrub, woodland & acid grassland, including types rich in annual plants. This habitat supports an important assemblage of animal species, including numerous rare & local invertebrate species, including the nationally rare white-faced darter *Leucorrhinia dubia*, as well as sand lizard *Lacerta agilis* & smooth snake *Coronella austriaca*.

This site supports the sole area of lowland northern Atlantic wet heath in south-east England. The wet heath at Thursley is mainly cross-leaved heath – bog-moss (*Erica tetralix* – *Sphagnum compactum*) & contains several rare plants, including great sundew *Drosera anglica*, bog hair-grass *Deschampsia setacea*, bog orchid *Hammarbya paludosa* & brown beak-sedge *Rhynchospora fusca*.

Depressions on peat substrates are widespread, both in bog pools, mires & in flushes where they occur as part of a mosaic associated with valley bog & wet heath. They show extensive representation of brown-beak sedge & are also important for great sundew and bog orchid *Hammarbya paludosa*.

Qualifying Features

- Northern Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath
- European dry heaths
- Depressions on peat substrates of the Rhynchosporion

Conservation Objectives

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:

- The extent & distribution of qualifying natural habitats
- The structure & function (including typical species) of qualifying natural habitats
- The supporting processes on which qualifying natural habitats rely

Condition

The condition of the SSSIs is shown below.

Table 15 Condition of Ash to Brookwood Heaths SSSI

Condition	% of Area
Favourable	61.37%
Unfavourable - Recovering	37.65%
Unfavourable - No change	0.97%
Unfavourable - Declining	0%
Destroyed / part destroyed	0%

Table 16 Condition of Chobham Common SSSI

Condition	% of Area
Favourable	43.05%
Unfavourable - Recovering	56.95%
Unfavourable - No change	0%
Unfavourable - Declining	0%
Destroyed / part destroyed	0%

Table 17 Condition of Colony Bog and Bagshot Heath SSSI

Condition	% of Area
Favourable	94.94%
Unfavourable - Recovering	4.39%
Unfavourable - No change	0%
Unfavourable - Declining	0.67%
Destroyed / part destroyed	0%

Table 18 Condition of Thursley, Hankley and Frensham Commons SSSI

Condition	% of Area
Favourable	82.10%
Unfavourable - Recovering	17.90%
Unfavourable - No change	0%
Unfavourable - Declining	0%
Destroyed / part destroyed	0%

Description of Potential Adverse Effects on Site Integrity

The Natura 2000 Standard Data Form identifies the following key pressures and threats to the site's ecological integrity:

- Other human intrusions and disturbances (inside the SAC)
- Grazing (inside the SAC)
- Air pollution, air borne pollutants (from inside and outside the SAC)
- Human induced changes in hydraulic conditions (from inside and outside the SAC)
- Biocenotic evolution, succession (inside the SAC)

With reference to the Standard Data Form it can be concluded that changes arising from air pollution have the potential to lead to an adverse effect on the integrity of the SAC as a result of the BFLP. The other pressures and threats listed are not relevant to this assessment.

Furthermore the Site Improvement Plan (SIP) Thames Basin (3rd November 2014) identifies hydrological changes as a threat to H4010 Wet heathland with cross-leaved heath and H7150 Depressions on peat substrates on part of Thursley, Ash Pirbright & Chobham SAC (Elstead Common) because there is evidence of damaging impacts due to drainage. The SIP proposes further research and the implementation of mire restoration plans.

In addition the NE Supplementary Advice on Conserving and Restoring Site Features (29 February 2016) states that the air quality target for all the qualifying features is to restore as necessary the concentrations and deposition of air pollutants to at or below the site-relevant Critical Load or Level values given for these features of the site on the Air Pollution Information System. It also recognises that achieving this target may be subject to the development, availability and effectiveness of abatement technology and measures to tackle diffuse air pollution, within realistic timescales.

Appendix 5 Chilterns Beechwoods SAC

The Chilterns Beechwoods SAC covers an area of 1,276.48 hectares across nine separate sites scattered across the Chilterns. There are three features of interest: semi-natural grasslands and scrubland on chalk; *Asperulo-Fagetum* beech woodland (for which this is considered to be one of the best areas in the UK and lies in the centre of the habitat's UK range); and Stag beetle *Lucanus cervus*, for which the area is considered to support a significant presence. The rare coralroot *Cardamine bulbifera* is found in these woods. Further information can be found in the following:

- EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora. Citation for Special Area of Conservation (SAC): Chilterns Beechwoods UK0012724 (Natural England)
- European Site Conservation Objectives for Chilterns Beechwoods Special Area of Conservation UK0012724 (Natural England)
- European Site Conservation Objectives: Supplementary advice on conserving and restoring site features Chilterns Beechwoods Special Area of Conservation (SAC) UK0012724 30 November 2018 (Natural England)
- Natura 2000 Standard Data Form Chilterns Beechwoods UK0012724 (JNCC)
- Site Improvement Plan Chilterns Beechwoods UK0012724 4 March 2015 (Natural England)

Qualifying Features

- Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*); Dry grasslands and scrublands on chalk or limestone
- *Asperulo-Fagetum* beech forests; Beech forests on neutral to rich soils
- *Lucanus cervus*; Stag beetle

Conservation Objectives

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

Condition

The condition of Bisham Woods SSSIs (the closest SSSI to Bracknell Forest) is shown below.

Table 19 Condition of Bisham Woods SSSI

Condition	% of Area
Favourable	97.37%
Unfavourable - Recovering	2.63%
Unfavourable - No change	0%
Unfavourable - Declining	0%
Destroyed / part destroyed	0%

Description of Potential Adverse Effects on Site Integrity

The Natura 2000 Standard Data Form identifies the following key pressures and threats to the site's ecological integrity:

- Forest and Plantation management & use (inside the SAC)
- Problematic native species (from inside and outside the SAC)
- Invasive non-native species (from inside and outside the SAC)
- Interspecific floral relations (inside the SAC)

With reference to the Standard Data Form it can be concluded that the pressures and threats listed above are not relevant to this assessment.

Furthermore, the Site Improvement Plan (4 March 2015) states that atmospheric nitrogen deposition exceeds the critical loads for ecosystem protection. Some parts of the site are recorded as unfavourable (recovering), but impacts associated with nitrogen deposition are unclear. It should be noted that over 97% of Bisham Woods SSSI is in a favourable condition.

In addition, the NE Supplementary Advice on Conserving and Restoring Site Features (30 November 2018) has a target to '*Maintain natural hydrological processes to provide the conditions necessary to sustain the H9130 (Beech forests on neutral to rich soils) feature within the site*'.

Appendix 6 Screening of Site Allocations

Table 20 Screening summary of BFLP site allocations

Site Ref.	Address	Site Use	Dwelling number/employment floor space (net)	Loss of functionally linked land	Urbanisation Impact	Recreation Impact	Hydrology Impact	Air Quality Impact	Screening decision
BIN 5	Land south of Forest Road and east of Cheney Close	Residential	40	No	No	Part within 5km most within 5-7km of TBH SPA	No	Yes (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SPA, Thursley, Ash, Pirbright and Chobham SAC)	Screened in
BIN 10b	Land opposite Popes Manor, Murrell Hill Lane	Residential	13	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
BIN 12	Land south of London Road (Eastern Field)	Residential	10	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
BIN 16	Land between Cain Road and Turnpike Road (3M Recreational Land)	Residential	27	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
BIN 20	Land previously reserved for Park and Ride, Peacock Farm	Residential	100	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
BRA 4	Land at Beaufort Park, Nine Mile Ride (South Road)	Residential	226	Yes	Yes	Within 400m-5km of TBH SPA and very small part in SE corner within 400m of TBH SPA	No	As above	Screened in
BRA 7	Town Square, The Ring	Mixed use	213 / 3,160 sqm	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in

Site Ref.	Address	Site Use	Dwelling number/employment floor space (net)	Loss of functionally linked land	Urbanisation Impact	Recreation Impact	Hydrology Impact	Air Quality Impact	Screening decision
BRA 12	Former Bus Depot, Market Street	Mixed use	141 / 4,700 sqm	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
BRA 13	Coopers Hill Youth and Community Centre, 69 (24) Crowthorne Road North	Residential	69	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
BRA 14	Jubilee Gardens, The Ring	Mixed use	100 / 5,100 sqm	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
BRA 15	Land east of Station Way and north of Church Road (Southern Gateway)	Residential	267 / 9,400 sqm	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
BRA 17	Bus Station, Station Road	Mixed use	234 / 7,575 sqm	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
BRA18	The Peel Centre and The Point	Mixed use	900 ⁽¹⁾ / -12,139 sqm	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
SAND 5	Land east of Wokingham Road and south of Dukes Ride (Derby Field)	Residential	217	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
SAND 9	Land adjacent to Lych Gate Close, Lower Church Road, Sandhurst	Residential	23	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
SAND 10	Land adjacent to Swallow Cottage, Lower Church Road, Sandhurst	Residential	15	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in

Site Ref.	Address	Site Use	Dwelling number/employment floor space (net)	Loss of functionally linked land	Urbanisation Impact	Recreation Impact	Hydrology Impact	Air Quality Impact	Screening decision
WAR 3	Land at Jealott's Hill	Mixed use	2,000 / 72,200 sqm (2) plus allocation of 8 permanent gypsy and traveller pitches and delivery of education, community, retail and sports facilities.	No	No	Part within 5km -7km of SPA. The G&T pitches lie outside the 7km SPA buffer zone.	No	As above	Screened in
WAR 9	Land North of Herschel Grange	Residential	33	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
WINK 15	Whitegates, Mushroom Castle, Chavey Down Road	Residential	42	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in
WINK 34	Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road	Residential	6	No	No	Within 400m-5km of TBH SPA	No	As above	Screened in

1. 600 dwellings in the plan period.
2. Approx. 1,350 dwellings and a minimum of 38,750 sqm to be delivered within the plan period.

Appendix 7 Screening of BFLP Policies

The table below presents a screening of BFLP policies in order to identify potential pathways of impact linking to the habitats sites.

The green shading in the second column indicates that the policy requires no further consideration in this assessment due to the absence of any mechanism for an adverse effect on the integrity of the habitats sites (it has been screened out). The orange shading indicates that further discussion is required in this document since, unmitigated, a pathway of impact exists that cannot be immediately screened out at this stage.

Table 21 Assessment of Local Plan Policies

Policy Reference / Name	Pathways of Impact
LP 1 Sustainable development principles	This policy includes a statement to 'protect and enhance the natural environment' and this includes the protection of habitats sites. No specific development is identified. There are no impact pathways present.
LP 2 Sustainable locational principles	<p>This policy permits development in defined settlements. Unmitigated and depending on the location of development, this could result in the following pathways of impact linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Urbanisation from a net increase in dwellings within 400m of the TBH SPA • Recreational pressure from a net increase in dwellings located between 400m to 5km of the TBH SPA, a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA and a net increase in publicly accessible car parking within 400m of the TBH SPA. • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 3 Provision of housing	<p>This policy sets out the number of additional homes to be provided to 2037. Many of these homes will be located within 7km of the TBH SPA. Apart from one small area on one site (Land at Beaufort Park) all these sites lie outside the 400m TBH SPA buffer zone. The policy also makes reference to windfall sites, the proposed location of which are currently unknown. Unmitigated and depending on the location of development, this could result in the following pathways of impact linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Urbanisation from a net increase in dwellings within 400m of the TBH SPA

Policy Reference / Name	Pathways of Impact
	<ul style="list-style-type: none"> Recreational pressure from a net increase in dwellings located between 400m to 5km of the TBH SPA, a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA and a net increase in publicly accessible car parking within 400m of the TBH SPA Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
Policy LP 4 Sites allocated for residential/mixed use development	<p>This policy sets out the sites allocated for residential/mixed use development. Many of these homes will be located within 7km of the TBH SPA. Apart from one small area on one site (Land at Beaufort Park) all these sites all lie outside the 400m TBH SPA buffer zone. Unmitigated, this could result in the following pathways of impact linking to the habitats sites:</p> <ul style="list-style-type: none"> Loss of functionally linked land (TBH SPA) Urbanisation from a net increase in dwellings within 400m of the TBH SPA Recreational pressure from a net increase in dwellings located between 400m to 5km of the TBH SPA, a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA and a net increase in publicly accessible car parking within 400m of the TBH SPA Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell	<p>This policy allocates development for 226 dwellings and will include transport improvements, education and community facilities, waste recycling, drainage improvements, open space and utility connections. This site is located between 400m - 5km of the TBH SPA. There is a very small area in the south eastern area of the site located within the 400m TBH SPA buffer zone, however, this lies outside of the proposed settlement boundary. There is potential at this site for ground-nesting birds to be present (the same as those found within the wider TBH SPA). Whilst this policy provides development within 5km of the TBH SPA, it includes measures to avoid and mitigate the likely significant recreational effects on the integrity of the TBH SPA (in the form of onsite bespoke SANG and SAMM) and any other measures that are required to satisfy Habitats Regulations. Unmitigated the policy could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> The loss of functionally linked land (TBH SPA) Urbanisation from a net increase in dwellings within 400m of the TBH SPA

Policy Reference / Name	Pathways of Impact
	<ul style="list-style-type: none"> Recreational pressure from a net increase in dwellings located between 400m to 5km from the TBH SPA and a net increase in publicly accessible car parking within 400m of the TBH SPA Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 6 Land East of Wokingham Road and South of Dukes Ride (Derby Field), Crowthorne	<p>This site is located between 400m - 5km of the Thames Basin Heaths SPA. This policy allocates development including approximately 217 residential dwellings, replacement playing pitches, OSPV and transport infrastructure. Whilst this policy provides development within 5km of the SPA, it includes measures to avoid and mitigate the likely significant recreational effects on the integrity of the SPA (in the form of SANG and SAMM) and any other measures that are required to satisfy Habitats Regulations. Unmitigated the policy could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> Recreational pressure from a net increase in dwellings located between 400m to 5km from the SPA Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP7 Land at Jealott's Hill	<p>The southern half of this site is located between 5 - 7km of the TBH SPA. This policy allocates development including approx. 2,000 residential dwellings, 72,200 sqm additional employment floor space (with approx. 1,350 dwellings and a minimum of 38,750 sqm employment floorspace to be delivered during the plan period), educational, community and sports facilities, transport infrastructure and OSPV. It also allocates land for eight Gypsy and Traveller pitches outside the 7km SPA buffer zone. Whilst this policy provides development within 5 - 7km of the TBH SPA, it includes measures to avoid and mitigate the likely significant recreational effects on the integrity of the TBH SPA (in the form of a onsite bespoke SANG and a financial contribution towards Strategic Access Management and Monitoring - SAMM) and any other measures that are required to satisfy Habitats Regulations. Unmitigated the policy could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> Recreational pressure from a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)

Policy Reference / Name	Pathways of Impact
LP 8 The Peel Centre and The Point	<p>This site is located between 400m - 5km of the TBH SPA. It allows for development including approximately 900 residential dwellings (with approximately 600 to be delivered during the plan period), a supermarket, OSPV and transport infrastructure. Whilst this policy provides development within 5km of the TBH SPA, it includes measures to avoid and mitigate the likely significant recreational effects on the integrity of the TBH SPA (in the form of SANG and SAMM) and any other measures that are required to satisfy Habitats Regulations. Unmitigated the policy could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> • Recreational pressure from a net increase in dwellings located between 400m to 5km from the TBH SPA • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 9 Affordable housing	This policy requires large sites to provide a certain percentage of affordable homes. No specific development is identified. There are no impact pathways present.
LP 10 Designated Employment Areas	This policy defines designated employment areas in Bracknell Forest and is the result of a review of designated employment sites. No specific development is identified. There are no impact pathways present.
LP 11 Sites allocated for economic development/mixed use	<p>This policy allocates sites for economic / mixed use development. Unmitigated, this could result in the following pathways of impact linking to the habitats sites:</p> <ul style="list-style-type: none"> • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 12 Hierarchy and extent of centres	This policy defines the hierarchy and extent of centres in Bracknell Forest. No specific development is identified. There are no impact pathways present.
LP 13 Infrastructure	This policy sets out infrastructure requirements for development. No specific development is identified. There are no impact pathways present.
LP 14 Transport principles	This policy sets out transport principles for development to prevent, minimise and mitigate negative impacts on the highways network and road safety. It seeks to improve travel choice and provide sustainable modes of transport. No specific development is identified. There are no impact pathways present.

Policy Reference / Name	Pathways of Impact
LP 15 Design Principles	The policy is concerned with achieving a high standard of design and positively contributing to the distinctive character, amenity and / or appearance of the local area. No specific development is identified. There are no impact pathways present.
LP 16 Green infrastructure	This policy sets out the requirements for development to protect and enhance the green infrastructure network. No specific development is identified. There are no impact pathways present.
LP 17 Thames Basin Heaths Special Protection Area	This policy states that 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. The avoidance and mitigation measures are set out in some detail and there is also reference to the potential requirement for air quality mitigation. No specific development is identified. There are no impact pathways present.
LP 18 Flood risk	The policy is concerned with managing flood risk. No specific development is identified. There are no impact pathways present.
LP 19 Identification of strategic gaps and wedges	The policy is concerned with the identification of strategic gaps and wedges in order to prevent coalescence and help maintain the distinct and separate identity of a settlement. No specific development is identified. There are no impact pathways present.
LP 20 Identification of Green Belt villages	This policy is concerned with the identification of Green Belt villages. No specific development is identified. There are no impact pathways present.
LP 21 Protection of existing housing stock and land	The policy is concerned with ensuring no net loss of residential accommodation or the change of use of land used for residential purposes. No specific development is identified. There are no impact pathways present.
LP 22 Accessible and adaptable dwellings	This policy is concerned with securing the delivery of accessible and adaptable housing to meet changing accommodation requirements of occupiers throughout their lifetime. No specific development is identified. There are no impact pathways present.
LP 23 Specialist housing for older people and people with disabilities	The objective of this policy is to secure the delivery of specialist housing which meets the needs of older people and people with disabilities. This type of housing is included within policies LP6, LP7 and LP8 but development proposals could come forward throughout the Borough. Depending on the nature and location of the development, unmitigated this could result in the following pathways of impact linking to the habitats sites:

Policy Reference / Name	Pathways of Impact
	<ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Urbanisation from a net increase in dwellings within 400m of the TBH SPA • Recreational pressure from a net increase in dwellings located between 400m to 5km of the TBH SPA, a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA and a net increase in publicly accessible car parking within 400m of the TBH SPA. • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 24 Housing mix	This policy supports development proposals that include a mix of housing to meet existing and future housing needs. No specific development is identified. There are no impact pathways present.
LP 25 Gypsies, travellers and travelling showpeople	<p>This policy sets out the nature of development proposals for new gypsy and traveller pitches and travelling showpeople plots that will be supported and safeguards existing authorised sites for gypsies, travellers and travelling showpeople. The policy does state that such proposals will be supported where '<i>any adverse impacts upon local amenity and the natural environment are avoided, or where this is not possible, can be mitigated and improvement sought.</i>' Depending on the location of the proposed pitches however, unmitigated the policy could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Urbanisation from a net increase in dwellings within 400m of the TBH SPA • Recreational pressure from a net increase in dwellings located between 400m to 5km of the TBH SPA, a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA and a net increase in publicly accessible car parking within 400m of the TBH SPA • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 26 Development within designated Employment Areas	<p>This policy aims to protect and strengthen the economic function of designated Employment Areas, none of which lie within 400m of the TBH SPA. Unmitigated, this could result in the following pathways of impact linking to the habitats sites:</p> <ul style="list-style-type: none"> • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)

Policy Reference / Name	Pathways of Impact
LP 27 Employment development outside designated Employment Areas	<p>This policy aims to support the sustainable economic growth of the borough. Depending on the location of proposed development, unmitigated, this could result in the following pathways of impact linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Recreational pressure from a net increase in publicly accessible car parking within 400m of the TBH SPA • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 28 Smaller businesses	<p>This policy aims to support smaller businesses and their expansion over time. Depending on the location of proposed development, unmitigated, this could result in the following pathways of impact linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Recreational pressure from a net increase in publicly accessible car parking within 400m of the TBH SPA • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 29 Development in Bracknell Town Centre	<p>This policy sets the criteria for development proposals that will be supported in Bracknell Town Centre for a mix of uses including retail, residential, employment, recreational, leisure, civic, cultural and health facilities. Unmitigated, this could result in the following pathways of impact linking to the habitats sites:</p> <ul style="list-style-type: none"> • Recreational pressure from a net increase in dwellings located between 400m to 5km from the TBH SPA • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 30 Development proposals in centres	<p>This policy aims to maintain and enhance the vitality and viability of the Bracknell Forest's centres which are defined in Policy LP12 'Hierarchy and extent of town centres'. The purpose of the policy is to ensure that these centres continue to perform their intended function effectively, and to prevent development that would undermine this. A small part of the southern end of the Local Centre at Bagshot Road lies within the 400m TBH SPA buffer zone and part of this area is designated a Primary Shopping Area. The northern tip of Crowthorne District Centre also lies within the 400m TBH SPA buffer zone. This policy could therefore lead to limited development within 400m of the TBH SPA. Unmitigated the policy could provide for the following impact pathways linking to the habitats sites:</p>

Policy Reference / Name	Pathways of Impact
	<ul style="list-style-type: none"> • Urbanisation from a net increase in dwellings within 400m of the TBH SPA if proposals come forward in this zone • Recreational pressure from a net increase in dwellings located between 400m to 5km of the TBH SPA, a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA and a net increase in publicly accessible car parking within 400m of the TBH SPA • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 31 Development of main town centre uses outside of designated centres	<p>This policy sets out a sequential test and requirement for impact assessment for edge of centre and out of centre development (main town centre uses) in order to support the role of Bracknell Town Centre and other defined centres. Depending on the location of development proposals, unmitigated the policy could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Recreational pressure from a net increase in publicly accessible car parking within 400m of the TBH SPA • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 32 Protection of community facilities and services	<p>This policy does not allocate development but relates to the protection of community facilities and services and sets out a framework in which such development will be permitted. Depending on the location of development proposals, unmitigated and depending on location of development proposals, this could result in the following pathways of impact linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Recreational pressure from a net increase in publicly accessible car parking within 400m of the SPA • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 33 Play, open space and sports provision	<p>This policy does not allocate development but sets out how play, open space and sports provision will be protected and enhanced. Depending on the location of development proposals, unmitigated, this could result in the following pathways of impact linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA)

Policy Reference / Name	Pathways of Impact
	<ul style="list-style-type: none"> Recreational pressure from a net increase in publicly accessible car parking within 400m of the TBH SPA Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 34 Standards for Open Space of Public Value	This policy sets out the standards for OSPV. No specific development is identified. There are no impact pathways present.
LP 35 Development in the countryside	<p>This policy does not allocate development but describes the development that will be permitted in the countryside. Depending on the location of development proposals, unmitigated the policy could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> Loss of functionally linked land (TBH SPA) Urbanisation from a net increase in dwellings within 400m of the TBH SPA Recreational pressure from a net increase in dwellings located between 400m to 5km of the TBH SPA, a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA and a net increase in publicly accessible car parking within 400m of the TBH SPA Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 36 Green Belt	<p>This policy does not allocate development but sets out the approach to development in the Green Belt in Bracknell Forest. Whilst most forms of development are inappropriate in the Green Belt there are some exceptions. These include development such as new buildings for agriculture and forestry, and the limited infilling within Green Belt villages or redevelopment of previously developed land, where it would not have a greater impact on the openness of the Green Belt. Large residential developments of over 50 dwellings are unlikely to come forward in the Green Belt but, taking a precautionary approach, have been screened in. There is only a very small part of the Green Belt in Bracknell Forest which lies within 400m of the TBH SPA (at and near to Swinley Forest Golf Club). This Green Belt land is separated from the TBH SPA by a dual carriageway (A322). Depending on the location of proposed development, unmitigated the policy could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> Urbanisation from a net increase in dwellings within 400m of the TBH SPA

Policy Reference / Name	Pathways of Impact
	<ul style="list-style-type: none"> Recreational pressure from a net increase in dwellings located between 400m to 5km of the TBH SPA and a net increase in over 50 dwellings located between 5 - 7km of the TBH SPA Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 37 Landscape character (outside of defined settlements)	This policy does not allocate development but describes how the intrinsic character and beauty of the countryside, together with valued features of the landscape should be protected and enhanced, whilst enabling the sustainable growth necessary for communities and the economy to thrive. No specific development is identified. There are no impact pathways present.
LP 38 Separation of settlements	This policy does not allocate development but states that development will only be supported where it can be demonstrated that it would not adversely affect the function of the gap or wedge, and not unacceptably reduce the physical and visual separation of settlements. No specific development is identified. There are no impact pathways present.
LP 39 Dwellings for rural workers	<p>This policy sets out the criteria for when dwellings for rural workers will normally be permitted and has the potential to lead to a net increase in rural worker's dwellings. Whilst this policy states that 'the siting and landscaping of the new dwelling... (should) cause no adverse impact on designated sites' and is likely to lead to only a small amount of residential development, depending on location, unmitigated it could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> Loss of functionally linked land (TBH SPA) Urbanisation from a net increase in dwellings within 400m of the TBH SPA Recreational pressure from a net increase in dwellings located between 400m to 5km of the TBH SPA and a net increase in publicly accessible car parking within 400m of the TBH SPA Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 40 Occupancy conditions	The policy is concerned with the removal of occupancy conditions. No specific development is identified. There are no impact pathways present.

Policy Reference / Name	Pathways of Impact
LP 41 Equestrian uses	<p>The policy sets out criteria for when the development of equestrian facilities will be permitted. Whilst it states that 'the development will not cause harm to a site of nature conservation... that cannot be satisfactorily mitigated' depending on location, unmitigated it could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 42 Design	This policy sets out detailed matters of design required to meet and achieve the Design Principles policy. No specific development is identified. There are no impact pathways present.
LP 43 Tall buildings	The policy sets out criteria that should be met in order for proposals for tall buildings to be supported. No specific development is identified. There are no impact pathways present.
LP 44 Advertisements and shop fronts	The policy sets out criteria to be met for advertisements and shop fronts to be permitted. No specific development is identified. There are no impact pathways present.
LP 45 Protection and enhancement of the historic environment	The policy is concerned with protection and enhancement of the historic environment. No specific development is identified. There are no impact pathways present.
LP 46 Biodiversity	The policy sets out how development in the Borough will be expected to achieve a measurable net gain for biodiversity. No specific development is identified. There are no impact pathways present.
LP 47 Designated nature conservation and geological sites	The purpose of the policy is to safeguard and enhance designated nature conservation and geological sites which includes habitats sites. It states that 'development proposals on or affecting internationally designated habitats sites will not be permitted unless it can be clearly demonstrated through a Habitats Regulations Assessment that there will be no significant adverse effect on their integrity.' No specific development is identified. There are no impact pathways present.
LP 48 Protection and enhancement of trees and hedgerows	The policy requires development proposals to protect and enhance trees and hedgerows. No specific development is identified. There are no impact pathways present.

Policy Reference / Name	Pathways of Impact
LP 49 Sustainable construction	The policy requires development proposals to meet climate change objectives and achieve high standards of environmental sustainability. No specific development is identified. There are no impact pathways present.
LP 50 Renewable and low carbon energy	<p>The policy sets out when development involving the generation of energy from low carbon and renewable sources will be permitted. It states that it must be demonstrated that there will be no adverse impact on the natural environment. However, depending on the nature and location of development proposals, unmitigated the policy could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 51 Sustainable drainage systems (SuDS)	The policy sets out how development proposals will be required to use SuDS to reduce the level of flood risk. No specific development is identified. There are no impact pathways present.
LP 52 Pollution and hazards	The policy states that development proposals should minimise and reduce pollution and hazards. It states that development proposals 'neither individually nor cumulatively have an adverse effect on... the quality of the natural environment...'. No specific development is identified. There are no impact pathways present.
LP 53 Development of land potentially affected by contamination	This policy sets out criteria for when development proposals on or near land that is potentially contaminated will be supported. No specific development is identified. There are no impact pathways present.
LP 54 Assessing transport impacts and requirements	This policy requires that development proposals include an assessment of transport impacts, how modes other than the car will be planned and delivered and provide necessary mitigation measures. It will lead to an improvement in air quality and positive effects on habitats sites. No specific development is identified. There are no impact pathways present.
LP 55 Transport infrastructure provision	<p>Whilst the policy permits developments for transport infrastructure which provides alternatives to the car, the provision of major transport infrastructure in the Borough and any proposals for an increase in car parking within 400m of the TBH SPA could provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> • Loss of functionally linked land (TBH SPA) • Recreational pressure from a net increase in publicly accessible car parking within 400m of the TBH SPA

Policy Reference / Name	Pathways of Impact
	<ul style="list-style-type: none"> Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park SAC, Chiltern Beechwoods SAC and Thursley, Ash, Pirbright and Chobham SAC)
LP 56 Travel plans	<p>This policy requires that development proposals which are likely to generate a significant amount of movement have a Travel Plan or that residential development may require additional financial contributions to allow the Council to implement Travel Plan initiatives. The Travel Plan will be expected to actively promote sustainable travel modes, while reducing the need to travel. This will lead to an improvement in air quality and positive effects on habitats sites. No specific development is identified. There are no impact pathways present.</p>
LP 57 Parking	<p>The policy supports development which provides vehicle and cycle parking in accordance with the Councils' current parking standards. Although it encourages cycle use it has the potential to lead to an increase in car parking within 400m of the TBH SPA. It could therefore provide for the following impact pathways linking to the habitats sites:</p> <ul style="list-style-type: none"> Recreational pressure from a net increase in publicly accessible car parking within 400m of the TBH SPA

Appendix 8 Provisional SANG Solutions for Residential Development Sites

Table 22 Provisional SANG Solutions for Residential Development Sites

Site Ref	Site Name	Suggested Dwelling Capacity (net)	TBH SPA Buffer Zone	Type of SANG Mitigation Required	Minimum SANG Standard	Provisional SANG Solution	Notes
BIN5	Land south of Forest Road and east of Cheney Close	40	Part within 5km most within 5-7km	Third Party SANG	8ha/1,000 and 2ha/1,000	Financial contribution towards Blue Mountain excess SANG capacity	Purchase SANG capacity from third party SANG (owner of the site also has interest in Blue Mountain SANG). Alternatively, this allocation also lies within the catchment of other third party SANGs which have capacity available.
BIN10b	Land opposite Popes Manor, Murrell Hill Lane	13	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Popes Meadow	Strategic SANG capacity has been safeguarded for this development.
BIN12	Land south of London Road (Eastern Field)	10	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council Strategic SANG at Piglittle Field (Amen Corner North)	Strategic SANG capacity has been safeguarded for this development.
BIN16	Land between Cain Road and Turnpike Road (3M Recreational Land)	27	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at The Cut Countryside Corridor	Strategic SANG capacity has been safeguarded for this development.
BIN20	Land previously reserved for Park and Ride, Peacock Farm	100	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Bigwood.	Strategic SANG capacity has been safeguarded for this development.
BRA4	Land at Beaufort Park, Nine Mile Ride (South Road)	226	400m-5km	Bespoke	8ha/1,000	Bespoke SANG – land to be provided on-site linked to Buckler's Park SANG	Min. 4.18 ha SANG required. May need to be larger to meet NE SANG Quality Guidance. Location and area to be agreed with

Site Ref	Site Name	Suggested Dwelling Capacity (net)	TBH SPA Buffer Zone	Type of SANG Mitigation Required	Minimum SANG Standard	Provisional SANG Solution	Notes
							the Council and NE. The illustrative concept plan shows there is flexibility in determining the location of the on-site SANG at application stage. If SANG cannot be accommodated on site, this allocation lies within the catchment of third party SANGs which have capacity available.
BRA7	Town Square, The Ring	213	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Bigwood	Strategic SANG capacity has been safeguarded for this development.
BRA12	Former Bus Depot, Market Street	141	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Peacock Meadows	Strategic SANG capacity has been safeguarded for this development.
BRA13	Coopers Hill Youth and Community Centre, Crowthorne Road North	69	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Great Hollands	Strategic SANG capacity has been safeguarded for this development.
BRA14	Jubilee Gardens, The Ring	100	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Great Hollands	Strategic SANG capacity has been safeguarded for this development.
BRA15	Land east of Station Way and north of Church Road (Southern Gateway)	267	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Lily Hill (part of Bullbrook Countryside Corridor) and Popes Meadow	Strategic SANG capacity has been safeguarded for this development.

Site Ref	Site Name	Suggested Dwelling Capacity (net)	TBH SPA Buffer Zone	Type of SANG Mitigation Required	Minimum SANG Standard	Provisional SANG Solution	Notes
BRA17	Bus Station, Station Road, Bracknell	234	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Longhill Park (part of Bullbrook Countryside Corridor)	Strategic SANG capacity has been safeguarded for this development.
BRA18	The Peel Centre and The Point	900 (approx. 600 during the plan period)	400m-5km	Third party SANG	8ha/1,000	Purchase SANG capacity from a third party SANG.	This allocation lies within the catchment of several third party SANGs which have capacity available.
SAND5	Land east of Wokingham Road and south of Dukes Ride (Derby Field)	217	400m-5km	Combination of third party SANG and strategic SANG	8ha/1,000	Purchase SANG capacity from a third party SANG. Land adjacent to the site (Silverdene woodland) is subject to a current planning application for SANG and this will be appropriate but may not provide enough SANG capacity. In this case a financial contribution will also be made towards Council strategic SANG capacity at Ambarrow Hill/Court for the remaining SANG capacity required in tandem with the third party SANG. Should Silverdene woodland not come forward as SANG, an alternative SANG solution will be agreed with the Council and NE.	If nearby land does not provide enough SANG capacity, the Council will allow the purchase of some residual capacity from its strategic SANG. Strategic SANG capacity at Ambarrow Hill / Court for up to 55 dwellings has been safeguarded for this development.
SAND9	Land adjacent to Lych Gate Close, Lower Church Road, Sandhurst	23	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Ambarrow Hill/Court	Strategic SANG capacity has been safeguarded for this development.
SAND10	Land adjacent to Swallow Cottage, Lower Church Road, Sandhurst	15	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Ambarrow Hill/Court	Strategic SANG capacity has been safeguarded for this development.

Site Ref	Site Name	Suggested Dwelling Capacity (net)	TBH SPA Buffer Zone	Type of SANG Mitigation Required	Minimum SANG Standard	Provisional SANG Solution	Notes
WAR3	Land at Jealott's Hill	2,000 (approx 1,350 during the plan period)	Part within 5-7km	Bespoke	2ha/1000	Provide bespoke in-kind on-site SANG which is physically connected to existing Frost Folly SANG to the south of the Jealott's Hill site	Land in applicant's ownership. Depending on the number of new dwellings located in the 5-7km SPA buffer zone, up to approx. 10 hectares SANG will be required. The SANG will need to meet the Natural England SANG Quality Guidance and be agreed with the Council and Natural England.
WAR9	Land north of Herschel Grange	33	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Englemere Pond	Strategic SANG capacity has been safeguarded for this development.
WINK15	Whitegates, Mushroom Castle, Chavey Down Road	42	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Bullbrook Countryside Corridor	Strategic SANG capacity has been safeguarded for this development.
WINK34	Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road	6	400m-5km	Strategic SANG contribution	8ha/1,000	Financial contribution towards Council strategic SANG at Ambarrow Hill/Court	Strategic SANG capacity has been safeguarded for this development.

Appendix 9 Guidance Note for Air Quality Assessments

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

Nepali

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

Tagalog

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

Urdu

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Polish

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Portuguese

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

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