

APPENDIX A

Bracknell Forest Local Plan 2020 - 2037

Outline of Proposed Main Modifications to the Bracknell Forest Local Plan (Pre Submission version)

The Proposed Main Modifications are outlined in the same order as in the Inspectors' Post Hearings letter:

[EXAM 61 - Inspectors' Post Hearings Letter \(1\).pdf](#)

Although the schedule focuses on changes to policies, it does contain supporting text where changes are substantive. Limited consequential changes are provided at this stage. The final wording of all Main Modifications together with associated changes to the Policies Map and supporting documents, is to be agreed by the Inspectors, prior to a period of consultation (at least 6 weeks) during early Summer of 2023 (avoiding school holiday periods where possible). A schedule of Minor Modifications covering factual updates and textual corrections is also being produced.

Other examination documents referred to are available to view on the Council's website as follows:

[Examination of the Bracknell Forest Local Plan | Bracknell Forest Council \(bracknell-forest.gov.uk\)](#)

The suggested Main Modifications in the table are expressed in the conventional form of ~~strikethrough~~ for deletions and **underlined** text for additions, by specifying the modification in words in *italics*.

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
MM1 – MM3	24 - 25	Vision Para 4.1 to 4.9	<i>As per Main Modification MM1 – MM3 (LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152) and delete reference to Jealott's Hill:</i> By 2037 the Borough will have positively and sustainably embraced the need to build new homes, create new jobs and improve and develop new infrastructure, services and facilities.

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			<p>New development will have been focused on Bracknell, optimising the use of available brownfield sites, supporting the continued regeneration of the Town Centre and enabling it to thrive as a destination for retail, leisure and cultural activities and office-based employment. Significant progress will have been made on the creation of an exemplar low carbon Garden Village at Jealott's Hill. This will have introduced a dynamic hub of economic activity in the northern part of the Borough based on the legacy and reputation of an existing company and will have created a world-leading Science and Innovation Park at the forefront of next generation agricultural technology research and discovery accommodating existing and new third party occupiers looking to cluster to access all necessary capabilities to deliver accelerated innovation to market. This will have marked a new phase in the evolution of the existing company allowing it to maintain and further enhance its global role in helping to solve increasingly complex global problems through the development of innovative solutions for sustainable agriculture, food security and climate change. Exemplar contemporary homes will have been delivered in tandem with new employment floorspace and infrastructure. These will have met a variety of needs and aspirations (including for affordable homes). The buildings will have been constructed to high standards of sustainability and design within an exceptional environment incorporating and enhancing existing landscape features and providing outstanding leisure, recreational and sustainable travel opportunities.</p> <p>Elsewhere, a range of new homes (including affordable homes and specialist housing for older people) built to high environmental and design standards, will have been provided that will have met the needs of a growing and ageing population, with some smaller sites having been developed as extensions to the Borough's other towns and villages.</p> <p>New developments will have been designed to sustain a strong sense of community, inclusiveness, identity and local distinctiveness. Residents around the Borough will have been supported to influence the character of local development through neighbourhood plans.</p> <p>Existing key employment areas will have been protected and supported to adapt to changes in how people work and new business models. The Borough's economy will be dynamic and thriving with specialised sectors contributing to the wider area. The Borough will benefit from a well-educated, skilled and flexible labour force with high levels of employment.</p>

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			<p>New and improved infrastructure will have been planned and delivered alongside new developments in partnership with other organisations.</p> <p>The green and blue infrastructure network will have been enhanced, improving its connectivity and increasing the provision of accessible green spaces (including formal and informal recreational opportunities), encouraging people to have healthy and active lifestyles. The Borough's distinctive, varied mix of forested open landscapes and valued countryside (including Green Belt) will have been respected.</p> <p>A positive approach to adapting to and mitigating against the effects of climate change will have been taken by:</p> <ul style="list-style-type: none"> • promoting sustainable transport; • encouraging sustainable building design; • avoiding inappropriate development in areas at greatest risk of flooding; • promoting sustainable drainage and challenging water efficiency standards; and • protecting and enhancing green networks. <p>There will have been a net gain in biodiversity and any adverse environmental impacts of development will have been prevented or mitigated. Designated and non-designated heritage assets and their settings will have been effectively safeguarded for future generations.</p>
MM4 – MM5	26	<p>Plan Objectives</p> <p>D</p> <p>E</p>	<p><i>Amend as per relevant Main Modifications MM4 – MM5 (LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152):</i></p> <p>To allocate suitable, available and well located land to meet all identified development needs (including affordable housing and specialist housing for older people) sustainably. This will include:</p> <ul style="list-style-type: none"> • using land effectively, • minimising pollution, <p>addressing the effects and causes of climate change, including all sources of flood risk and supporting the move towards net zero carbon.</p> <p>To plan for the continued regeneration of Bracknell Town Centre to accommodate a range of uses to support and expand its role as the main retail, leisure and cultural centre for the Borough, along with</p>

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			office-based employment and to maintain the vitality and viability of all other identified retail centres within the Borough.
Action Point 3.2 (EXAM 41)	31 - 38	Spatial Strategy 5.6 – 5.30	<p><i>Insert new explanatory text to replace paras. 5.6-5.30 and new Spatial Strategy as per EXAM41 (https://consult.bracknell-forest.gov.uk/file/6073876). Amend to ensure it is consistent with the allocations which are recommended to be deleted, including the Garden Village at Jealott's Hill. For ease and clarity the policy and supporting text is shown as a consolidated replacement rather than an amended version:</i></p> <p><u>The strategy</u></p> <p><u>5.6 In seeking to achieve sustainable development, the strategy generally reflects the size, character, facilities and services available in existing settlements. Key aims of the strategy are meeting future housing needs, stimulating economic growth and delivering further infrastructure where needed whilst mitigating and adapting to climate change and protecting the natural and historic environment.</u></p> <p><u>Bracknell</u></p> <p><u>5.7 The principal settlement in the Borough is Bracknell, which is where the majority of the Borough's population lives. It has expanded rapidly since being designated as a New Town, the built-up area now extending into some of the adjoining parishes. Further residential and economic development is already committed on a range of sites, including some that were allocated through the SALP and are in the process of being developed, such as Land at Warfield. It is the most sustainable settlement in the Borough being the most accessible and containing the greatest range of facilities and services.</u></p> <p><u>5.8 The redevelopment of large parts of Bracknell Town Centre to create The Lexicon has resulted in substantial improvements in the overall shopping and leisure experience and has stimulated the evening economy. There has also been a significant increase in the amount of residential accommodation in the Town Centre as a result of the redevelopment and conversion of lower quality office buildings. These developments have been supported by improvements to the public realm</u></p>

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			<p><u>and transport infrastructure including the enhancement of footpaths, cycleways and car parks together with major highway improvements to roads such as Millennium Way.</u></p> <p><u>5.9 This Plan proposes further developments in and around Bracknell Town Centre on sites allocated for mixed use development. These involve maximising the effective use of previously developed land and underutilised land. They provide opportunities to improve linkages and supplement the current offer with complementary and innovative forms of floorspace. They will help Bracknell Town Centre respond to change and the need to have a character and offer that distinguishes it from other competing centres. It is envisaged that proposed economic development will include some office floorspace, in accordance with national policy, which treats offices as a main town centre use. The enhancement of the public realm, introduction of a greater mix of uses, including leisure and entertainment, together with improved linkages resulting from the ongoing regeneration scheme, have already increased the appeal of the area as a location for office development.</u></p> <p><u>5.10 A strategic greenfield site at Beaufort Park is also proposed as an urban extension on the south western edge of the settlement for comprehensive, well-designed development. It is envisaged that this will be aimed at providing family-orientated housing to supplement the supply through the SALP allocations. It will balance the provision of smaller units to be constructed on sites in and near the town centre. Other smaller allocations within the wider built-up area of Bracknell and on its periphery will add to the short-term supply.</u></p> <p><u>5.11 There are also three established concentrations of employment floorspace to the west, east and south west of the Town Centre that are designated as employment areas. They are important in providing space for more extensive industrial, storage and distribution uses. They are accessible from both the strategic road network and local residential neighbourhoods whilst being sufficiently segregated from them to minimise the possibility of conflict between uses. Due to the dated nature of some of the buildings, it is likely that there will be opportunities to intensify the use of these areas, which already include some clusters of similar activities.</u></p> <p><u>5.12 Despite the development that has taken place over the last few years, much of the layout of Bracknell still follows the principles that guided its development as a New Town. This is based</u></p>

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			<p><u>around a series of residential neighbourhoods each with a local centre with valued community facilities and shops together with good access to extensive greenspaces. Responses to consultations during the preparation of this Local Plan highlighted the importance of retaining these features. Policies in the Plan will help respect the physical form and identity of these neighbourhoods.</u></p> <p><u>Crowthorne and Sandhurst</u></p> <p><u>5.13 These settlements do not have as wide a range of services and facilities as Bracknell. However, they are sustainable locations providing employment, retail, education, health, access to public transport including buses, access to two train stations on the Reading to Gatwick Line and other community facilities. It is important that the viability and vitality of their centres are supported to help maintain the functionality of the area. Whilst options for growth in these centres are limited, there may be small scale opportunities for intensification and extensions where appropriate. This would assist in ensuring that suitable floorspace is available to allow centres to adapt and meet the changing needs of local communities. Other Local Centres in the settlements are also important in helping to meet the day to day needs of local residents. They are within walking distance of many residents and therefore help reduce the need to travel.</u></p> <p><u>5.14 Two strategic allocations were identified for growth as urban extensions to Crowthorne through the SALP. The former Transport Research Laboratory site (now known as Buckler's Park) is under construction providing a full range of house types and sizes including a care home. This site and land at Broadmoor will provide a significant amount of housing during the plan period.</u></p> <p><u>5.15 Locally, there are environmental and physical constraints that impact on possible locations for further growth. For example, land in the south eastern part of the Borough forms part of the Thames Basin Heaths, which is an SPA. There is an 'exclusion zone' restricting residential development within 400m of the SPA. No further sites were submitted in the parish of Crowthorne through the SHELAA although one greenfield site at Derby Field (in the Parish of Sandhurst) adjoins the built-up area of Crowthorne, to the west. This is allocated for a comprehensive well designed development which is located in a highly sustainable location adjacent to the railway station and near to a Local Centre (Station Parade) and other services. It is also near Wellington Business Park which together</u></p>

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			<p><u>with Vulcan Way, Sandhurst are designated as employment areas, as shown on the Policies Map. The location of these settlements in the southern part of the Borough means that residents are likely to access certain key services, such as a main hospital, outside the Borough. Binfield and North Ascot</u></p> <p><u>5.16 Binfield provides a range of basic facilities such as convenience stores and services within a Local Centre that meet the everyday needs of local residents and people living in hamlets and scattered development in the surrounding rural area. Whilst a number of sites were allocated through the SALP in the Parish of Binfield, they form urban extensions to the wider built-up area of Bracknell. However, due to their proximity to the settlement of Binfield, supporting infrastructure being provided as part of these developments is likely to be accessed by residents of Binfield, for example, the new community and health hub adjacent to Kings Academy School. One smaller site (south of Forest Road/east of Cheney Close is being allocated through this Plan which will form a small extensions to the settlement of Binfield. This will add choice and variety in the housing market in this part of the Borough and help maintain the vitality of the community.</u></p> <p><u>5.17 North Ascot straddles the boundary between Bracknell Forest and the Royal Borough of Windsor and Maidenhead. The higher density areas where basic facilities and services tend to be located are within Bracknell Forest. Whilst these meet everyday needs, residents also benefit from being in close proximity to the larger centre of Ascot which has a more diverse range of retail and other services, including a railway station. This is subject to further growth proposals focused on the High Street and its immediate vicinity in the Royal Borough of Windsor and Maidenhead's Borough Local Plan¹. Whilst the extension of North Ascot beyond its existing boundaries is highly restricted by Green Belt policy, development is acceptable in principle within the defined settlement and opportunities may arise for further intensification and redevelopment.</u></p> <p><u>Hayley Green, Winkfield Row (North and South) and Chavey Down</u></p> <p><u>5.18 These settlement areas have a limited range of services and inevitably draw upon those located in other nearby parts of Bracknell. There is a need to maintain and enhance the infrastructure</u></p>

¹ Borough Local Plan 2013 – 2033 Adopted 2022: Royal Borough of Windsor and Maidenhead

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			<p><u>available to make these communities more self-sufficient. Two small greenfield sites are being allocated, one on the northern side of Hayley Green and another on the western side of Winkfield Row (South). This development will help support existing infrastructure such as public transport. The provision of affordable housing alongside market housing will assist diversity in these areas. Other land within the Plan area</u></p> <p><u>5.19 Despite the development that has already occurred and the sites that are planned to be developed, there is a significant amount of land with a rural character.</u></p> <p><u>Land in the countryside</u></p> <p><u>5.20 A large swathe of land in the south eastern part of the Borough forms part of the Thames Basin Heaths Special Protection Area. Fragile bands of countryside remain to the west, east and north of the settlements of Bracknell and Binfield. This land is characterised by small villages, hamlets and scattered development that vary in scale and character reflecting their natural setting and historical development. Certain parts also play a significant role in separating and securing the identity of settlements and local communities. Development in this area is subject to greater restrictions and will be protected in line with local policies, with particular attention being given to maintaining the character and distinctiveness of the area.</u></p> <p><u>Land within the Green Belt</u></p> <p><u>Land in the northern and eastern parts of the Borough forms part of the Metropolitan Green Belt. Development within these areas is restricted in line with national planning policy. Specific locations in certain villages within the Green Belt have been identified where infill development may be acceptable.</u></p> <p><u>Neighbourhood planning</u></p> <p><u>5.23 Local communities have the power to prepare their own neighbourhood plans and to identify and respond to planning issues that are important locally such as the particular characteristics of an area that residents might want to protect. Once 'made' a neighbourhood plan forms part of the</u></p>

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			<p><u>Development Plan and its policies sit alongside other policies in documents comprising the Development Plan for the area, including this Plan. Collectively, these policies form the basis for determining planning applications in the neighbourhood area. National planning policy requires local plans to set out a housing requirement for designated neighbourhood areas. In this case, all the Borough's outstanding housing need is to be met through existing commitments, sites allocated for development in this Plan and 'windfall' development. There is no requirement for further housing development to be allocated in neighbourhood plans and this is reflected in the allocation policy of this Plan.</u></p> <p><u>5.24 The Council will expect communities preparing or reviewing neighbourhood plans, to consider local needs (based on evidence) and to address them in their plans where possible whilst respecting the overall strategy set out in this Plan.</u></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Policy X: Spatial Strategy</u></p> <p><u>In order to contribute towards the delivery of sustainable development and meet the vision and strategic objectives of this Local Plan, growth will be accommodated as set out below, reflecting</u></p> <ul style="list-style-type: none"> • <u>the need to deliver homes and jobs during the plan period and beyond;</u> • <u>the need to mitigate and adapt to climate change;</u> • <u>the need to maintain or enhance local services and facilities, including community facilities; the capacity of infrastructure within the defined settlements and the timescale for any necessary investment and improvement;</u> • <u>the settlement's role, character and setting; and,</u> • <u>environmental and policy constraints.</u> <p><u>Bracknell</u></p> <p><u>Development will be focused on Bracknell which is the most sustainable settlement in the Borough, making maximum use of previously developed sites and underutilised land, especially in and around Bracknell Town Centre. Mixed use development is proposed to help the continued revitalisation of the area. This should provide the flexibility to respond to continually changing retail, leisure and other 'main town centre' floorspace needs in a way that</u></p> </div>

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			<p><u>enables the area to develop its character and offer in a manner that distinguishes it from other competing centres.</u></p> <p><u>Employment development will be concentrated in Bracknell Town Centre (as appropriate) and the designated Employment Areas supporting existing and new businesses through the encouragement of schemes to redevelop sites or extend premises and use land more efficiently.</u></p> <p><u>An urban extension will be developed on the south western boundary of the settlement at Beaufort Park, predominantly with family housing and an integrated network of greenspace, to add to the existing supply and balance the provision of smaller dwellings in the central area. Smaller allocations are also planned within the wider built-up area of Bracknell and on its periphery to add to the short-term supply.</u></p> <p><u>The established pattern of residential neighbourhoods arranged around a network of local centres will be retained.</u></p> <p><u>Crowthorne and Sandhurst</u> <u>Whilst the scale of provision is less than within Bracknell, these settlements offer access to employment, retail, education, health, public transport and other community facilities. Whilst options for growth in these centres are limited (especially the District Centres of Crowthorne and Sandhurst), there may be small scale opportunities for intensification and extensions where appropriate. This would assist in ensuring that suitable floorspace is available to allow centres to adapt and meet the changing needs of local communities. Economic (including employment development) will be directed to these centres and two designated employment areas at Wellington Business Park and Vulcan Way, reinforcing the importance of their role in providing suitable locations for small to medium sized enterprises and job opportunities for local residents.</u></p> <p><u>To help provide a continuing supply of housing in this area over the plan period, a greenfield site that adjoins the western boundary of the built-up area of Crowthorne at Derby Field is allocated for a comprehensive well-designed development. Whilst it is recognised that</u></p>

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			<p><u>movement patterns are complex and vary with the purpose of the journey better links to Bracknell will be sought with new development.</u></p> <p><u>Binfield and North Ascot</u> <u>Binfield fulfils an important role in providing for the everyday needs of local residents and supporting other villages, hamlets and isolated development in the more rural areas beyond the settlement boundary. One further site is being allocated through this Plan in Binfield. This will add to choice and variety in the housing market in this part of the Borough and support and enhance the role of Binfield as a local service centre with particular attention being given to maintaining character and distinctiveness. Whilst North Ascot has a similar role to Binfield, any extension of the settlement is constrained by the surrounding Green Belt. Further growth is therefore limited to development within the settlement.</u></p> <p><u>Hayley Green, Winkfield Row (North and South) and Chavey Down</u> <u>The limited services and facilities that are present help meet the needs of residents of these settlements. Two greenfield sites are being allocated on the northern side of Hayley Green and on the western side of Winkfield Row (South) both providing a proportion of affordable housing and helping to secure mixed communities whilst assisting with the retention and provision of services.</u></p> <p><u>Within all the above defined settlements there is likely to be a limited supply of housing coming forward through 'windfall' sites.</u></p> <p><u>Other areas in the plan area</u></p> <p><u>Land in the countryside</u> <u>Development in this area is subject to greater restrictions and the area will be protected, commensurate with local policies.</u></p> <p><u>Land within the Green Belt</u></p>

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			<p><u>Development within these areas is restricted in line with national planning policy. Specific parts of certain villages within the Green Belt have been identified where infill development may be acceptable.</u></p> <p><u>Neighbourhood Plans</u> <u>The Council will support development proposals in accordance with ‘made’ neighbourhood plans. It will also guide communities preparing or reviewing neighbourhood plans and developing policies where evidence indicates a need to address particular local requirements. Such policies will reflect the overall strategy for the scale and distribution of development set out in the strategic policies of this Plan.</u></p> <p><u>5.25 The key diagram summarises the Spatial Strategy in graphical form. (To be revised by making settlements clearer in Tiers 1-4).</u></p>
MM6 – MM7	40	LP1 ‘Sustainable Development Principles’	<p>Amend as per Main Modifications MM6 – MM7 (LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152):</p> <p>2. Make efficient use of land/buildings, <u>particularly suitable previously developed land</u></p> <p>4. protect and enhance the natural environment and <u>sustain and enhance</u> the significance of heritage assets</p>
	43 - 44	LP2 ‘Sustainable Locational Principles’	<p>Delete Policy and explanatory text as per Inspectors’ Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773).</p>
Action Point 3.2 (EXAM41)		Settlement Hierarchy (and Policies Map)	<p>Insert new standalone policy and explanatory text as per EXAM41 (https://consult.bracknell-forest.gov.uk/file/6073876). Amend to remove Jealott’s Hill. For ease and clarity the policy and supporting text is shown as a consolidated version:</p> <p><u>Settlement Hierarchy</u></p>

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			<p><u>A settlement hierarchy ranks settlements according to their size and range of services and facilities. The relative sustainability of settlements has influenced the Spatial Strategy and allocations in this Plan. In future, the settlement hierarchy will be used to inform decisions about other developments that come forward on unallocated sites to assist in delivering the ‘Vision’ and objectives of the Plan.</u></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Policy XX Settlement Hierarchy</u></p> <p><u>1. Proposals for new development will be directed towards the most sustainable locations in accordance with the Borough’s settlement hierarchy.</u></p> <p><u>2. Settlement boundaries for first, second, third and fourth tier settlements are defined on the Policies Map. Development within the defined settlement boundaries is acceptable in principle but should be proportionate to the scale, role and function of the settlement.</u></p> <p><u>Tier 1: Bracknell</u></p> <p><u>Tier 2: Crowthorne and Sandhurst</u></p> <p><u>Tier 3: Binfield and North Ascot</u></p> <p><u>Tier 4: Hayley Green, Winkfield Row (North and South) and Chavey Down</u></p> <p><u>Areas not defined within the settlement hierarchy:</u></p> <p><u>Countryside</u> <u>Development in small villages, hamlets, scattered development and countryside outside the settlements listed above is restricted to that which requires a countryside location, meets an essential local rural need or supports rural diversification.</u></p> <p><u>Green Belt</u> <u>Development within these areas is restricted in line with national planning policy. Specific parts of certain villages within the Green Belt have been identified where infill development may be acceptable.</u></p> </div> <p><i>Supporting text</i></p>

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			<p><u>The classification of settlements within the hierarchy is based on both their existing characteristics and their future role through the plan period, taking account of planned development referred to in the Spatial Strategy. The settlement boundary shown on the Policies Map includes the developable areas of allocated sites.</u></p> <p><u>To ensure that the principles of sustainable development are achieved across the plan area the highest priority will be to focus development on the settlement of Bracknell reinforcing its role as a primary centre and supporting the continuing regeneration of Bracknell Town Centre. Although much of the growth will be through sites allocated in this Plan, opportunities will arise for further intensification or renewal of existing sites and appropriate infill.</u></p> <p><u>Sandhurst and Crowthorne also have substantial populations and contain a number of key facilities and services. It will be important to support the District Centres of Crowthorne and Sandhurst. The level of growth directed to these settlements through site allocations reflects their more limited role than Bracknell. Opportunities for further proportionate development will be supported on unallocated sites in defined settlements that may come forward, subject to other policy considerations.</u></p> <p><u>Settlements listed in Tiers 3 and 4 have lower sustainability than higher tiers. However, Binfield and North Ascot have important roles in meeting the day to day needs of residents and communities in the local area. Apart from the allocations in this Plan, small scale development may be appropriate on sites that become available within the defined settlement areas which will help maintain infrastructure and help these communities to thrive. Further development proposals should be assessed accordingly within the confines of the settlement.</u></p> <p><u>Other land outside the boundaries of the settlements listed in Tiers 1-4 is notated as ‘countryside’ or ‘Green Belt’ on the Policies Map. It is predominantly used for agriculture, woodland and outdoor recreational uses. It can also assist in the separation of settlements and help retain their settings and individual identities.</u></p>

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Action Point 19.3 (EXAM56) Action Point 3.3 (EXAM22) Action Point 10.3 (EXAM19)			<p>Change settlement boundary at Warfield Park as per EXAM56: https://consult.bracknell-forest.gov.uk/file/6117222</p> <p>Change settlement boundary to north of Tilehurst Lane as per EXAM22 (https://consult.bracknell-forest.gov.uk/file/6055762) and at the former office site at Beaufort Park and EXAM19 (https://consult.bracknell-forest.gov.uk/file/6054252).</p>
Action Point 1.4 (EXAM40) Action Point 1.5 (EXAM59)			<p>Redefine following policies as strategic as per EXAM40 (https://consult.bracknell-forest.gov.uk/file/6073877):</p> <ul style="list-style-type: none"> Policy LP 26 Development within designated Employment Areas (to be combined with Policy LP10) Policy LP 27 Employment development outside designated Employment Areas Policy LP 29 Development in Bracknell Town Centre Policy LP 31 Development of main town centre uses outside of designated centres Policy LP 35 Development in the countryside Policy LP 36 Green Belt (to be combined with Policy LP20) Policy LP 37 Landscape character (outside of defined settlements) Policy LP 45 Protection and enhancement of the historic environment Policy LP 47 Designated nature conservation and geological sites Policy LP 55 Transport infrastructure provision <p>Insert new Standalone strategic policy on Climate Change as per EXAM59 (https://consult.bracknell-forest.gov.uk/file/6119880):</p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Policy LP X Climate change</u></p> <p><u>1. Depending on the nature and scale of a development proposal, a proactive approach to mitigating risks and maximising measures to adapt to climate change will need to be demonstrated. This may include:</u></p> </div>

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			<p><u>i. Taking opportunities to reduce the need to travel and to maximise the use of sustainable transport modes.</u></p> <p><u>ii. Using innovative approaches to design and optimising site layout, orientation and building form to reduce carbon emissions and improve resilience to climate change.</u></p> <p><u>iii. Incorporating multi-functional green infrastructure and a minimum 10% biodiversity net gain.</u></p> <p><u>iv. Incorporating tree planting and shelter to provide cooling and enhance carbon sequestration.</u></p> <p><u>v. Applying a sequential approach to the location of development taking into account all sources of flooding and the current and future impacts of climate change.</u></p> <p><u>vi. Incorporating sustainable drainage systems.</u></p> <p><u>vii. Using sustainable construction and demolition techniques.</u></p> <p><u>viii. Applying stringent water usage standards.</u></p> <p><u>ix. Maximising the use of energy from renewable or low carbon sources.</u></p> <p><u>x. Avoiding or minimising light, water, air and noise pollution and improving or maintaining air and water quality</u></p> <p><u>2. Relevant proposals should be supported by a Climate Change Assessment which demonstrates how these principles have been considered and embedded in the development, where applicable. The level of information provided should be proportionate to the scale and nature of the development proposed.</u></p> <p><i>Supporting text will need to be drafted (not currently set out in this document).</i></p>
MM8	46 - 51	Policy LP3 'Provision of Housing' Para. 7.7	<p><i>Amend as per Inspectors' Post Hearing Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773) and Main Modifications (LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152)).</i></p> <p>Under the standard method for calculating local housing need, there is currently no unmet need that needs addressing. There is an unmet need within Reading Borough's adopted local plan (covering the</p>

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MM9		Para. 7.9	<p><u>period 2021 to 2036) of 230 dwellings, which is projected to arise in the second half of the plan period. As agreed by Western Berkshire HMA authorities[insert footnote], this unmet need will be accommodated in the HMA area.</u></p> <p><i>New footnote:</i> <u>Reading's housing needs: Memorandum of Understanding between the authorities in the Western Berkshire Housing Market Area, August 2021</u></p> <p>The LHN applies from 2020 and therefore the base date of the Plan is 1st April 2020. Furthermore, national policy requires strategic policies to cover a minimum of 15 years from the date of adoption. As the estimated date of adoption of this Plan is 2022, the housing need must be calculated for the period 2020/21 to 2036/37 (17 years). This results in a local need for a minimum of 10,438 (net) additional homes over the plan period, equating to 614 dpa.</p>
MM10		Para. 7.10	<p>In order to incorporate some flexibility for non-delivery or under-delivery of sites in the event of changing circumstances, an additional 10% of the local need figure referred to above has been added to the housing need will be planned for. This amounts to a further 1,044 (net) homes.</p>
MM11		Table 4	<p>4th line: Flexibility allowance (10% of total local housing need) —</p> <p>5th line: LHN with 10% flexibility buffer over Total homes to be planned over the plan period —</p>
MM12		Para. 7.11	<p><i>Relocate before Table 4 instead of after, with amendments:</i></p> <p>Taking account of existing commitments, the Plan therefore identifies further sites (including a windfall allowance) to meet the minimum requirement for 11,482 additional 10,438 homes across the plan period (67514 per annum), as set out in Policy LP 3. Provision of Housing.</p>

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MM13		Policy LP3	<p>Policy LP 3 Provision of Housing Provision will be made in Bracknell Forest for the period 2020/21 to 2036/37 for: 1- sufficient land to accommodate at least 10,438 homes (614 dpa) to meet the Borough's Local Housing Need. ,and,</p> <p>2- an additional supply of land for 1,044 homes (amounting to a buffer of 10%)to allow for flexibility.</p> <p><u>An additional supply of land is also provided to allow for flexibility.</u></p>						
MM16		Para 7.24	The NPPF refers to the need for a five year supply of deliverable housing sites against the housing provision requirement.						
		Para. 7.16	<p><i>Update para 7.16 to exclude first two years of windfall</i> Whilst an allowance of 77 dwellings (net) per year has been included for the period 2023/24 2025/26 to 2036/37; to avoid double counting, no allowance has been included for the first 2 years of projected completions and 50% of the allowance has been taken for the third year of the projections....</p>						
EXAM33		Para. 7.18	<p><i>Tables 5 & 6 and para 7.18. Amend to reflect up to date trajectory as set out in EXAM33 (https://consult.bracknell-forest.gov.uk/file/6060220). However, do not alter windfall assumption. Amend outstanding need to 1,738 dwellings.</i></p> <p>Table 5 Outstanding commitments for housing development at 31st March 2020 2022</p> <table border="1"> <thead> <tr> <th>Type of commitment</th> <th>Number of homes</th> </tr> </thead> <tbody> <tr> <td>Existing completions</td> <td>1,752</td> </tr> <tr> <td>(2020/21: 973 2021/22: 779)</td> <td></td> </tr> </tbody> </table>	Type of commitment	Number of homes	Existing completions	1,752	(2020/21: 973 2021/22: 779)	
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			<p>Homes with planning permissions (large and medium sites)² 3,705</p> <p>(C3 use: 2,733 C3 specialised use: -3 C2 use: 38 Prior approvals: 190) 2,958</p>
			<p>Large and medium sites already allocated, but without permission (2,429) (SALP sites) 3,019</p> <p>(C3 use: 1,809 C3 specialised use: 60) 1,869</p>
			<p>and homes approved subject to legal agreements (590).</p> <p>Homes approved subject to legal agreements 800</p>
			<p>Windfall allowance 1,524</p> <p>Small sites: 1,321</p> <p>24 homes per year for the period 2020/21 2022/23 to 2036/37 i.e. 17 15yrs. Small sites total = 408 360 homes.</p> <p>Medium sites:</p> <p>77 homes per year for the period 2023/24 2025/26 to 2036/37 i.e. 44</p>

² C3 (including C3 specialised) and C2 Use Class. C2 figures adjusted by applying the nationally set ratio set out on page 11 Housing Delivery Test: 2019 Measurement Technical Note Book February 2020 (MHCLG) to convert communal accommodation to dwelling

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		Para. 7.25	<table border="1" data-bbox="842 400 2047 619"> <tr> <td>12 yrs Total = 4,078 924</td> <td></td> </tr> <tr> <td>38 37 homes for 2022/23 2024/25 i.e. 1yr Total = 38 37</td> <td></td> </tr> <tr> <td>Medium sites total = 4,116 961 homes</td> <td></td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">8,248 8,700</td> </tr> </table> <p data-bbox="824 651 2040 708">Deducting the outstanding commitments from the requirement, leaves a need to identify sites for a further 3,234 1,738 new homes, as set out in table below.</p> <p data-bbox="824 746 1854 772">Table 6 Outstanding need for land to meet the housing requirement over the plan period</p> <table border="1" data-bbox="842 807 2047 979"> <thead> <tr> <th></th> <th style="text-align: right;">No of homes</th> </tr> </thead> <tbody> <tr> <td>Requirement LHN as set out in Policy LP3 (Table 4)</td> <td style="text-align: right;">11,482 10,438</td> </tr> <tr> <td>MINUS Outstanding commitments (Table 5)</td> <td style="text-align: right;">8,248 8,700</td> </tr> <tr> <td>Outstanding need</td> <td style="text-align: right;">3,234 1,738</td> </tr> </tbody> </table> <p data-bbox="824 1046 2069 1168"><u>Taking account of Policy LP3, for</u> For Bracknell Forest, this means that at 1st April 2022, there will be a need to identify sites which provide 675 614 homes per year plus an appropriate buffer, dependent on a range of circumstances set out in the NPPF³ <u>On adoption of this Plan, Bracknell Forest was able to identify a five year housing land supply (see Appendix xx).</u></p>	12 yrs Total = 4,078 924		38 37 homes for 2022/23 2024/25 i.e. 1yr Total = 38 37		Medium sites total = 4,116 961 homes		TOTAL	8,248 8,700		No of homes	Requirement LHN as set out in Policy LP3 (Table 4)	11,482 10,438	MINUS Outstanding commitments (Table 5)	8,248 8,700	Outstanding need	3,234 1,738
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³ para. 73 ~~74~~ of NPPF

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	115	Self build and custom build (Section 7.10)	<p>Delete 'up to' from paragraph 7.238 as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773):</p> <p>In order to meet the need identified on Bracknell Forest's Self and Custom Build Register, and, taking into account the nature of strategic sites, upto 5% of the overall dwellings shall be provided through the provision of serviced plots for sale to address local self or custom build need on Land at Beaufort Park, Nine Mile Ride, Bracknell, and Land East of Wokingham Road and South of Dukes Rides (Derby Field), Sandhurst and Land at Jealott's Hill, Warfield (Policies LP5 to LP76)....</p>																
EXAM28	55 - 54	<p>LP4 'Sites allocated for Residential/ Mixed Use Development'</p> <p>Table 9</p>	<p>Amend Tables 7 and 8 to refer to approximate dwelling capacity and approximate affordable housing capacity at 35%. Make consequential amendments to individual site allocation policies. Include reference to parish in each address. Round site capacity up or down to nearest 10.</p> <p>Amend Table 9 as per EXAM28 (https://consult.bracknell-forest.gov.uk/file/6055782):</p> <p><u>As no reliance is being placed upon any sites being allocated within neighbourhood plans across the Borough, there is no reason or need to set out a housing requirement figure for any of the Designated Neighbourhood Areas.</u></p> <table border="1"> <thead> <tr> <th>Designated Neighbourhood Area</th> <th>Suggested dwelling capacity (net)</th> </tr> </thead> <tbody> <tr> <td>Binfield</td> <td>190 0</td> </tr> <tr> <td>Bracknell</td> <td>2,150 of which 1,850 to be delivered in the plan period 0</td> </tr> <tr> <td>Crowthorne</td> <td>0</td> </tr> <tr> <td>Sandhurst</td> <td>255 0</td> </tr> <tr> <td>Warfield</td> <td>2,033 of which 1,383 to be delivered in the plan period 0</td> </tr> <tr> <td>Winkfield</td> <td>48 0</td> </tr> <tr> <td>TOTAL</td> <td>4,676 of which 3,726 to be delivered in the plan period 0</td> </tr> </tbody> </table>	Designated Neighbourhood Area	Suggested dwelling capacity (net)	Binfield	190 0	Bracknell	2,150 of which 1,850 to be delivered in the plan period 0	Crowthorne	0	Sandhurst	255 0	Warfield	2,033 of which 1,383 to be delivered in the plan period 0	Winkfield	48 0	TOTAL	4,676 of which 3,726 to be delivered in the plan period 0
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Action Point 10.1 – Action Point 10.4 and Action Point G10.1 – Action Point G10.3 (EXAM19) MM24	57 - 65	Policy LP5 'Land at Beaufort Park, Bracknell'	<p><i>Amend Policy as per EXAM19 (https://consult.bracknell-forest.gov.uk/file/6054252) and Main Modification MM24 (LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152) as follows:</i></p> <p>Policy LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell (BRA4)</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> i. Approximately 226 230 residential units (including 79 80 affordable homes and provision of an element of specialist accommodation for older people to contribute to the specific housing needs of the Borough), located outside of the Thames Basin Heaths Special Protection Area (SPA) 400m zone of influence. ii. Up to 5% of dwellings to be offered as serviced plots for sale to self and custom builders. iii. This site has been identified in Policy LP 15 'Design principles' as requiring the submission of a masterplan and design code, to ensure a design led approach to the development of this site. Once agreed by the Council, they will be an important material planning consideration in the determination of subsequent planning applications. iv. Provision of Green Infrastructure. 						

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			<ul style="list-style-type: none"> v. On-site Open Space of Public Value (OSPV). 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: <ul style="list-style-type: none"> a. A bespoke on-site Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population to be provided in perpetuity (there are two options for the SANG in the north or south of the site); b. A financial contribution towards the Thames Basin Heaths SPA Strategic Access Management and Monitoring (SAMM) measures; 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. vii. Maintenance of a gap between Bracknell, Wokingham and Crowthorne (comprising on-site SANG and/or OSPV). Protect and enhance the setting of the identified settlements of Bracknell and Crowthorne, and their distinctive characters. viii. Provision of a strategic landscape buffer along Nine Mile Ride (including enhancement and restoration with additional tree planting). ix. The safeguarding of the pipeline (along the southern boundary of the site). x. On- and off-site infrastructure, including in-kind provision, required to support this development (as set out in the Infrastructure Delivery Plan) comprising (but not limited to): <ul style="list-style-type: none"> a. A primary vehicular access route onto Nine Mile Ride, served by the Transport Research Laboratory Roundabout, with secondary access off South Road safe vehicular access; b. Provision of pedestrian routes and cycleways through the development which link to adjacent communities in the settlements of Bracknell and Crowthorne (including to the former Beaufort Park Office site, 'The Evergreens'); and c. Other transport improvements, education facilities, community facilities, waste recycling, drainage improvements, open space and utility connections. xi. Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, and provision of on-site sustainable drainage systems (SuDS).

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			<p>xii. Provision of an ecological network including retaining, protecting, enhancing, creating and buffering ecological features and a minimum 10% biodiversity net gain together with a site management plan for at least 30 years after development has been completed the lifetime of the development.</p> <p>xiii. Protection and enhancement of trees through the following measures:-</p> <ol style="list-style-type: none"> a. Undertake a Tree Survey and Arboricultural Impact Assessment, and b. Retain, protect and enhance trees identified within the survey to be of value. c. Provide new tree planting as part of the landscaping of the site, including at gateway locations. <p>xiv. Undertake and take account of an odour impact assessment, due to the proximity of the water pollution control centre.</p> <p>xv. Undertake and take account of an acoustic report, due to the site's proximity to a main road.</p> <p>xvi. Be informed by an appropriate desk-based archaeological assessment, and where necessary, a field evaluation in order to avoid and mitigate any impacts.</p> <p>xvii. Demonstrate that there is adequate wastewater capacity both on and off site to:</p> <ol style="list-style-type: none"> a. serve the development; b. not lead to problems for existing or new users; and c. protect existing water quality (due to underlying geology and presence of an aquifer). <p><i>Consequential changes needed to supporting text (not shown in this document). Changes also required to the Policies Map and Concept Plan.</i></p>
<p>MM27 & MM31</p> <p>MM32 – MM35</p> <p>Action Point 10.4 – Action Point 10.5 and Action Point</p>	<p>66 - 75</p>	<p>LP6 'Land East of Wokingham Road and South of Dukes Ride, Crowthorne'</p>	<p>Amend Policy LP6 as per EXAM24 (https://consult.bracknell-forest.gov.uk/file/6055783), EXAM50 (https://consult.bracknell-forest.gov.uk/file/6097182) and LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152):</p> <p>Policy LP 6 Land East of Wokingham Road and South of Dukes Ride (Derby Field), Crowthorne (SAND5)</p> <p>1. Land East of Wokingham Road and South of Dukes Ride (Derby Field) as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well-designed development including the following:</p> <ol style="list-style-type: none"> i. Approximately 217 220 residential units (including 76 77 affordable homes; and provision

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<p>G10.1 – Action Point G10.3 (EXAM24)</p> <p>Action Point 19.6 (EXAM50)</p>			<p>of an element of specialist accommodation for older people <u>to contribute to the specific housing needs of the Borough)</u>,</p> <ul style="list-style-type: none"> ii. Up to 5% of dwellings <u>to be offered</u> as serviced plots for sale to self or custom builders. iii. This site has been identified in Policy LP 15 'Design principles' as requiring a masterplan and design code. Proposals for this site should be design led and informed by a masterplan. Once agreed by the Council, they will be an important material planning consideration in the determination of subsequent planning applications. iv. Provision of Green Infrastructure. v. On-site Open Space of Public Value (OSPV) including a Multi-use games area, skate bowl and a play area. vi. Provision of alternative replacement playing pitches to replace those currently provided on site which will be secured for Wellington College and community use. vii. Provision of approximately 45 additional car parking spaces for Crowthorne Rail Station. 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: <ul style="list-style-type: none"> a. A <u>securing</u> Suitable Alternative Natural Greenspace (SANG) <u>capacity</u> of at least 8ha per 1,000 new population <u>to be provided in perpetuity</u> and a financial contribution towards Strategic Access Management and Monitoring (<u>SAMM</u>); and; 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. ix. Maintaining a gap between Crowthorne and the linear development to the south, including provision of a landscape buffer. x. On and off site infrastructure, including in-kind provision, required to support this development (as set out in the Infrastructure Delivery Plan) comprising (but not limited to): <ul style="list-style-type: none"> a. Provision of pedestrian and leisure route connections through and beyond the site; and b. Other transport improvements, travel planning, education facilities, community facilities, drainage improvements, waste recycling, green infrastructure including OSPV and biodiversity net-gain (including hedgerows, trees, tiny forests etc.), and utility connections. xi. Technical investigation and assessment of all sources of flooding (including surface water and

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
			<p>groundwater) to determine flood risk management measures to ensure sustainable development, including on-site sustainable drainage systems (SuDS) and off-site drainage improvements where necessary.</p> <p>xii. Provision of an ecological network including retaining, protecting, enhancing, creating and buffering ecological features and a minimum 10% biodiversity net gain together with a site management plan for <u>at least 30 years after development has been completed</u>. the lifetime of the development.</p> <p>xiii. Protection and enhancement of trees <u>through the following measures:</u></p> <p style="padding-left: 40px;"><u>a. Undertake a Tree Survey and Arboricultural Impact Assessment, and</u></p> <p style="padding-left: 40px;"><u>b. Retain, protect and enhance trees around the perimeter of the site, particularly those identified within the survey to be of value.</u></p> <p style="padding-left: 40px;"><u>c. Provide new tree planting as part of the landscaping of the site, including at gateway locations.</u></p> <p>xiv. <u>Undertake and take account of an acoustic report, due to the site's proximity to a main road.</u></p> <p>xv. <u>Be informed by an appropriate desk-based archaeological assessment, and where necessary, a field evaluation in order to avoid and mitigate any impacts.</u></p> <p>xvi. <u>Demonstrate there is adequate wastewater capacity both on and off site to:</u></p> <p style="padding-left: 40px;"><u>a. serve the development;</u></p> <p style="padding-left: 40px;"><u>b. prevent problems for existing or new users; and</u></p> <p style="padding-left: 40px;"><u>c. protect existing water quality (due to underlying geology and presence of an aquifer).</u></p> <p>xvii. <u>Undertake a Heritage Statement, due to the site's proximity to Crowthorne Station, a locally listed building. Demonstrate a clear understanding of:</u></p> <p style="padding-left: 40px;"><u>a. the significance of the building's setting and how its significance would be affected by development proposals;</u></p> <p style="padding-left: 40px;"><u>b. provide a clear explanation of how harm will be avoided; and</u></p> <p style="padding-left: 40px;"><u>c. seek opportunities to sustain, and if appropriate, enhance its significance.</u></p> <p><i>Consequential changes needed to supporting text and Concept Plan (not shown in this document).</i></p>

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	76 - 97	LP7 'Land at Jealott's Hill'	Delete Policy and supporting text. Make consequential changes throughout plan as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773). Changes also needed to the Policies Map.
MM54, MM55, MM57, MM59 – MM62 EXAM25	98 - 106	LP8 'The Peel Centre and The Point, Bracknell'	<p>Amend Policy as per EXAM25 (https://consult.bracknell-forest.gov.uk/file/6055785) and LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152):</p> <p>Policy LP 8 The Peel Centre and The Point, Skipped Hill Lane, Bracknell (BRA18)</p> <ol style="list-style-type: none"> 1. Land at the Peel Centre and The Point as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well-designed development including the following: <ol style="list-style-type: none"> i. Approximately 900 residential units, of which approximately 600 are to be delivered within the period of this plan. ii. Approximately 315 affordable homes (35%) as part of the overall allocation, of which approximately 210 are to be delivered within the period of this plan iii. Provision of an element of specialist accommodation for older people to contribute to the specific housing needs of the Borough. iv. A replacement supermarket with a floorspace of approximately 3,000 m² to be built before existing supermarket is removed. v. Approximately 500 m² gross floorspace for offices and 500 m² gross floorspace for other commercial development. vi. This site has been identified in Policy LP 15 'Design principles' as requiring a masterplan and design code. Proposals for this site should be design-led and be informed by a masterplan. Once agreed by the Council, they will be an important material planning consideration in the determination of subsequent planning applications. vii. Provision of Green infrastructure. viii. On-site Open Space of Public Value (OSPV) 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

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
			<p>perpetuity of:</p> <ul style="list-style-type: none"> a. securing Suitable Alternative Natural Greenspace (SANG) capacity of at least 8ha per 1,000 new population to be provided in perpetuity and a financial contribution towards Strategic Access Management and Monitoring (SAMM) measures; and 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. <ul style="list-style-type: none"> x. On- and off-site infrastructure, including in-kind provision, required to support this development (as set out in the Infrastructure Delivery Plan) comprising (but not limited to): <ul style="list-style-type: none"> a. An adopted foot/cycleway route connecting the site to the wider network and Town Centre; b. Transport (including a service road for the supermarket, retail units and associated customer car parking), travel planning, education, community facilities, Green infrastructure including OSPV (including a green corridor with fully integrated landscaping, biodiversity features, play space and amenity areas, creating a public realm that runs the length of the site), waste recycling, drainage improvements, and utility connections. xi. A high quality public realm that is not dominated by car parking. xii. Technical investigation and assessment of all sources of flooding (including surface water and groundwater) and drainage to determine flood risk management measures to ensure sustainable development, and provision of on-site sustainable drainage systems (SuDS). xiii. Provision of an ecological network including retaining, protecting, enhancing, creating and buffering ecological features and a minimum 10% biodiversity net gain (including trees, hedgerows, wildflower planting and two Tiny Forests) together with a site management plan for at least 30 years after development has been completed the lifetime of the development. xiv. Mitigation of any potential contamination.

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
			<p>xv. Mitigation of potential impact on residential amenity associated with the railway and surrounding highway network.</p> <p>xvi. <u>Demonstrate there is adequate wastewater capacity both on and off site to:</u> <u>a. serve the development;</u> <u>b. prevent problems for existing or new users; and</u> <u>c. protect existing water quality (due to underlying geology and presence of an aquifer).</u></p> <p><i>Consequential changes needed to supporting text and Concept Plan (not shown in this document).</i></p>
		Site BIN5 'Land South of Forest Road and east of Cheney Close'	<p><i>Amend to include whole field in allocation as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773).</i></p>
EXAM27		New Policy Site BRA7 'Eastern Gateway Development Area'	<p><i>Insert new Policy as per EXAM27 (https://consult.bracknell-forest.gov.uk/file/6055787):</i></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Policy LPX Eastern Gateway Development Area</u></p> <p><u>1. Land at Town Square, The Ring, Bracknell (Eastern Gateway) as shown on the Policies Map and Illustrative Concept Plan, is allocated for a comprehensive well-designed mixed-use development including the following:</u></p> <ul style="list-style-type: none"> <u>i. approximately 210 residential units (including 73 affordable homes)</u> <u>ii. 3,160m² net office floorspace (Class E – restricted)</u> <u>iii. 8,600m² floorspace for use within Class E (minimum of 500 m² unrestricted) and Class C1 (hotel use)</u> <u>iv. This site has been identified in Policy LP 15 'Design principles' as requiring a masterplan and design code. Proposals for this site should be design-led and informed by a masterplan. Once agreed by the Council, they will be an important material planning consideration in the determination of subsequent planning applications.</u> <u>v. Provision of Green Infrastructure.</u> <u>vi. On-site Open Space of Public Value (OSPV)</u> </div>

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			<p><u>vii. Measures to avoid and mitigate the impact of residential development upon habitats sites, in agreement with the Council and Natural England. This will include securing Suitable Alternative Natural Greenspace (SANG) capacity of at least 8ha per 1,000 new population to be provided in perpetuity and a financial contribution towards Strategic Access Management and Monitoring measures (SAMM).</u></p> <p><u>viii. A high-quality public realm including provision of attractive pedestrian connections through and beyond the site.</u></p> <p><u>ix. On and off-site infrastructure, including in-kind provision, required to support this development comprising:</u></p> <ul style="list-style-type: none"> <u>a. other transport improvements and travel planning,</u> <u>b. education facilities,</u> <u>c. community facilities,</u> <u>d. waste recycling, and</u> <u>e. utility connections.</u> <p><u>x. Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, including on site sustainable drainage systems (SuDS) and off-site drainage improvements where necessary.</u></p> <p><u>xi. Provision of an ecological network including retaining, protecting, enhancing, creating and buffering ecological features and a minimum 10% biodiversity net gain together with a site management plan for the lifetime of the development.</u></p> <p><u>xii. Protect and enhance trees through the following measures:</u></p> <ul style="list-style-type: none"> <u>a. Undertake a Tree Survey and Arboricultural Impact Assessment, and,</u> <u>b. Where feasible, retain, protect and enhance trees identified within the survey to be of value and,</u> <u>c. Provide new tree planting as part of the landscaping of the site.</u> <p><i>Supporting text and illustrative concept plan will be produced (not currently set out in this document). Changes will also be required to the Policies Map.</i></p>

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
EXAM26		New Policy Sites BRA14, BRA15 and BRA17 'Southern Gateway Development Area'	<p>Insert new Policy as per EXAM26 (https://consult.bracknell-forest.gov.uk/file/6055786):</p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Policy LPX Southern Gateway Development Area</u></p> <p><u>1. Land east of Station Way and north of Church Road, the Bus Station, Station Road, Station Green, Market Street and Jubilee Gardens, The Ring, Bracknell (Southern Gateway) as shown on the Policies Map and Illustrative Concept Plan, is allocated for a comprehensive well-designed mixed-use development including the following:</u></p> <ul style="list-style-type: none"> <u>i. approximately 600 residential units (including 210 affordable homes)</u> <u>ii. 22,300m² office floorspace (Class E – restricted)</u> <u>iii. 1,500m² floorspace for use within Class E (unrestricted)</u> <u>iv. This site has been identified in Policy LP 15 'Design principles' as requiring a masterplan and design code. Proposals for this site should be design-led and informed by a masterplan. Once agreed by the Council, they will be an important material planning consideration in the determination of subsequent planning applications.</u> <u>v. Provision of Green Infrastructure.</u> <u>vi. On-site Open Space of Public Value (OSPV)</u> <u>vii. Measures to avoid and mitigate the impact of residential development upon habitats sites, in agreement with the Council and Natural England. This will include securing Suitable Alternative Natural Greenspace (SANG) capacity of at least 8ha per 1,000 new population to be provided in perpetuity and a financial contribution towards Strategic Access Management and Monitoring measures (SAMM).</u> <u>viii. A high-quality public realm including provision of attractive pedestrian links through and beyond the site including linking the rail station with the Town Centre</u> <u>ix. Facilities to fulfil the function of the existing bus station and maintain a multi-modal public transport hub for rail, bus and taxi services.</u> <u>x. On and off-site infrastructure, including in-kind provision, required to support this development comprising:</u> <ul style="list-style-type: none"> <u>a. other transport improvements and travel planning,</u> <u>b. education facilities,</u> <u>c. community facilities,</u> <u>d. waste recycling, and</u> </div>

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			<p style="text-align: center;">e. <u>utility connections.</u></p> <p><u>xi. Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, including on-site sustainable drainage systems (SuDS) and off-site drainage improvements where necessary.</u></p> <p><u>xii. Provision of an ecological network including retaining, protecting, enhancing, creating and buffering ecological features and a minimum 10% biodiversity net gain together with a site management plan for the lifetime of the development.</u></p> <p><u>xiii. Protect and enhance trees through the following measures:</u></p> <p style="padding-left: 20px;"><u>a. Undertake a Tree Survey and Arboricultural Impact Assessment, and,</u></p> <p style="padding-left: 20px;"><u>b. Where feasible, retain, protect and enhance trees identified within the survey to be of value and,</u></p> <p style="padding-left: 20px;"><u>c. Provide new tree planting as part of the landscaping of the site.</u></p> <p><u>xiv. Undertake a Heritage Statement, due to the site's proximity to the Market Inn public house, a locally listed building. This should demonstrate a clear understanding of:</u></p> <p style="padding-left: 20px;"><u>a. the significance of the setting and how its significance would be affected by development proposals;</u></p> <p style="padding-left: 20px;"><u>b. provide a clear explanation of how harm will be avoided; and,</u></p> <p style="padding-left: 20px;"><u>c. seek opportunities to sustain, and if appropriate, enhance its significance.</u></p> <p><u>xv. The carrying out of a contaminated land Phase I report, and a Phase II report and any remediation and subsequent verification necessary if recommended by the Phase I report.</u></p> <p><u>xvi. Undertake and take account of an acoustic report, due to the site's proximity to a main road.</u></p> <p><u>xvii. Demonstrate there is adequate wastewater capacity both on and off site to:</u></p> <p style="padding-left: 20px;"><u>a. serve the development;</u></p> <p style="padding-left: 20px;"><u>b. prevent problems for existing or new users; and</u></p> <p style="padding-left: 20px;"><u>c. protect existing water quality.</u></p> <p><i>Supporting text and illustrative concept plan will be produced (not currently set out in this document). Changes to the Policies Map will also be required.</i></p>

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EXAM33	51	Housing supply (general) Para. 7.26	<i>Make explicit Council can demonstrate a 5 year housing land supply at date of adoption. Include an appendix as per EXAM33 (https://consult.bracknell-forest.gov.uk/file/6060220) with amendments, including removal of certain sites.</i>
EXAM23	116	Housing Supply (Gypsy and Traveller and Travelling Showpeople) Para. 7.241 – 7.243	<p><i>Amend as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773) and EXAM23 (https://consult.bracknell-forest.gov.uk/file/6055764):</i></p> <p>7.241 The overall scale of need for gypsy, traveller and travelling showpeople accommodation in Bracknell Forest is small compared with wider housing needs. Using the assumptions set out in the GTAA (taking account of turnover), the need in the Borough over the plan period 2021/22-2036/37 is for:</p> <ul style="list-style-type: none"> • eight gypsy and traveller pitches based on cultural need (of which three one pitches represents the PPTS need). This can be broken down into: <ul style="list-style-type: none"> ○ three four gypsy and traveller pitches (of which one is PPTS need) based on cultural need during the period 2020/24 in the first five years of the plan period 2024/25 (of which one pitch represents the PPTS need); ○ five four gypsy and traveller pitches based on cultural need during the period 2025/26 – 2036/37 2026/27 to 2036/37 (of which two pitches none represent the PPTS need); • no five plots for travelling showpeople; and • the need to give consideration to options for the transit provision of transit pitches in Bracknell Forest Borough as part of a strategic cross-boundary response to unauthorised encampment activity. <p>7.242 The Council intends to meet the cultural need for gypsy and traveller pitches. At the time of writing the Council had resolved to approve is considering an application for four retrospective pitches, which involve the intensification of an existing authorised site and if approved would wholly address the short-term need for pitches and start to meet the need in the latter part of the plan period. <u>Whilst the four pitches are currently unauthorised, they have already been delivered on the site and are available to meet the Borough's five year supply in full. The application seeks to regularise the existing use and there is no in-principle objection to permission being granted.</u></p>

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			<table border="1" data-bbox="824 400 1966 746"> <thead> <tr> <th data-bbox="824 400 1397 432">Short term need</th> <th data-bbox="1397 400 1682 432"></th> <th data-bbox="1682 400 1966 432">Cultural Need</th> </tr> </thead> <tbody> <tr> <td data-bbox="824 432 1397 491"><u>5 year authorised pitch shortfall (from GTAA, 2022)</u></td> <td data-bbox="1397 432 1682 491"><u>2021/22 to 2025/26</u></td> <td data-bbox="1682 432 1966 491"><u>7</u></td> </tr> <tr> <td data-bbox="824 491 1397 523"><u>Anticipated turnover on council site</u></td> <td data-bbox="1397 491 1682 523"></td> <td data-bbox="1682 491 1966 523"><u>3</u></td> </tr> <tr> <td data-bbox="824 523 1397 587"><u>Residual need 2021/22 to 2025/26 after turnover</u></td> <td data-bbox="1397 523 1682 587"></td> <td data-bbox="1682 523 1966 587"><u>4</u></td> </tr> <tr> <td data-bbox="824 587 1397 715"><u>Supply of pitches</u></td> <td data-bbox="1397 587 1682 715"><u>Retrospective planning application 19/00491/FUL</u></td> <td data-bbox="1682 587 1966 715"><u>4</u></td> </tr> <tr> <td data-bbox="824 715 1397 746"><u>Total unmet need in 5 year period</u></td> <td data-bbox="1397 715 1682 746"></td> <td data-bbox="1682 715 1966 746"><u>0</u></td> </tr> </tbody> </table> <p data-bbox="824 778 1666 810"><i>Delete text in paragraph 7.243 relating to Jealott's Hill and replace with:</i></p> <p data-bbox="824 842 2056 906"><u>Where windfall sites are submitted to meet the need identified in the latter part of the Plan period, these will be determined in accordance with Policy LP25.</u></p> <p data-bbox="824 938 2033 962"><i>Other consequential changes are needed to the supporting text (not currently set out in this document).</i></p>	Short term need		Cultural Need	<u>5 year authorised pitch shortfall (from GTAA, 2022)</u>	<u>2021/22 to 2025/26</u>	<u>7</u>	<u>Anticipated turnover on council site</u>		<u>3</u>	<u>Residual need 2021/22 to 2025/26 after turnover</u>		<u>4</u>	<u>Supply of pitches</u>	<u>Retrospective planning application 19/00491/FUL</u>	<u>4</u>	<u>Total unmet need in 5 year period</u>		<u>0</u>
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	109	Policy LP9 'Affordable Housing'	<p data-bbox="824 967 1868 1023"><i>Amend policy as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773) to read:</i></p> <p data-bbox="824 1066 958 1090">Policy LP 9</p> <p data-bbox="824 1129 1048 1153">Affordable housing</p> <p data-bbox="860 1161 2011 1377"> 1. In order to assist in meeting the identified local need for affordable housing, planning permission will only be granted for residential development on sites of 10 dwellings or more (gross) or which have an area of 0.5 ha or more, including mixed use developments which incorporate residential dwellings, which satisfy criteria (i) and (ii) below. This will also apply to specialist housing for older people where the site is delivering a gain of 10 or more self-contained units (C3 and C2), <u>as part of a wider housing scheme.</u> i. 35% of new homes will be affordable. </p>																		

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			<ul style="list-style-type: none"> ii. The <u>tenure, mix and type</u> affordable homes <u>to be delivered</u> will meet <u>be informed by</u> local housing need in accordance with the Council's most up to date evidence <u>of identified needs</u> which satisfy the criteria for qualifying cases. iii. <u>In stand-alone schemes for specialist accommodation for older persons (C2 or C3), any departure from the full requirement must be evidenced by a site-specific viability assessment.</u> <p>2. Proposals where affordable housing is required should have regard to the following:</p> <ul style="list-style-type: none"> i. Relaxation of the affordable housing requirement, in part or in full, will only be considered for a scheme that is clearly subject to abnormal costs, not including the price paid for land, and not otherwise envisaged by the Local Plan Viability Assessment. Relaxation will only be agreed following an independent assessment of an open book financial appraisal of the development provided by the applicant. i. <u>The assumption is that all proposals for housing will be able to comply with the above policy. The applicant may bring forward a viability assessment which is to be accompanied by an independently produced, open book financial appraisal to justify any relaxation of the requirement. Any relaxation will require compelling reasons.</u> ii. In cases where the 35% calculation provides a fraction of an affordable dwelling such provision will be collected through a financial contribution of broadly equivalent value to that which would have been required on-site. iii. An appropriate tenure mix of affordable homes for rent and other affordable home ownership products. iii. The affordable housing should be designed as an integral part of a development, distributed appropriately across the site and the mix should reflect the type and size of market housing unless otherwise specified by the Council. The affordable housing should be indistinguishable in appearance from the market housing onsite. iv. With the exception of part dwellings, affordable housing should be provided on site. v. Where a development falls below the site size thresholds in Part 1 but is demonstrably part of a potentially larger developable area above those thresholds, the Council will require affordable housing on a pro rata basis.

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
		7.216	<p><i>Amendments required to the supporting text incorporating changes set out the Inspector's Letter:</i></p> <p>The table above reflects the overall need in terms of tenure split based on the HNA (2020). The Council may consider alternative negotiated mixes of tenure on a site specific basis to best address local need. <u>The Council is keen to ensure the delivery of affordable housing products that meet this overall need. However, the Local Plan Viability Assessment indicates that sites in and immediately around Bracknell Town Centre may not be sufficiently viable to provide the preferred tenure mix. For sites in and immediately around Bracknell Town Centre, which would otherwise be unviable, there will be flexibility to vary the mix of tenures set out in Table 10 of this Local Plan in order to achieve 35% of affordable homes overall, or as close to that figure as possible. This flexibility will be subject to an independent assessment of an open book financial appraisal of the development provided by the applicant.</u></p> <p><u>Bracknell Forest Council is the owner of several such sites and may accept a lower land value than is assumed in the viability appraisal in order to meet its policy objective of increasing the supply of affordable housing.</u></p> <p><u>In other locations, the Council may also consider alternative negotiated mixes of tenure on a site-specific basis in the interests of addressing specific local needs.</u> Further details will be set out in a forthcoming Housing SPD.</p>
EXAM48	113 - 114	Section 7.9 'Specialist housing for older people and people with disabilities'	<p><i>Make amendments to supporting text paragraphs 7.227 to 7.230 as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773) and EXAM48 (https://consult.bracknell-forest.gov.uk/file/6095831):</i></p> <p><i>Insert new Policy:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Policy LP xxx Provision of Specialist Housing for Older People.</u></p> <p><u>1. To meet the needs of the growing ageing population, older persons accommodation will be encouraged within the settlement boundaries consistent with Policy LP 23.</u></p> </div>

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
			<p data-bbox="884 432 2011 555">2. <u>In order to provide a balanced mixed community, specialist older persons' accommodation, falling within both or either, C2 or C3, of the Use Classes Order, will be expected to be provided at the strategic allocations at Beaufort Park (LP5), Derby Field (LP6) and the Peel Centre and the Point (LP8).</u></p> <p data-bbox="819 619 2067 679"><i>Make amendments to the supporting text to provide clarification quantum and type of development should be agreed as part of masterplanning process.</i></p>

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References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
MM71 – MM76	117 - 119	Policy LP10 'Designated Employment Areas' (and Policy LP26 'Development within designated Employment Areas')	<p>Merge policies LP10 and LP26 to create new combined Strategic Policy as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773):</p> <div style="border: 1px solid black; padding: 10px;"> <p><u>Policy LP x</u></p> <p><u>Definition and protection of designated Employment Areas</u></p> <p><u>1. Designated Employment Areas as defined on the Policies Map are as follows:</u></p> <ul style="list-style-type: none"> • <u>Western Employment Area, Western Road, Bracknell</u> • <u>Eastern Employment Area, Eastern Road, Bracknell</u> • <u>Southern Employment Area, Doncastle Way, Bracknell</u> • <u>Wellington Business Park, Dukes Ride, Crowthorne</u> • <u>Vulcan Way, Swan Lane, Sandhurst.</u> <p><u>2. Within the designated Employment Areas the following will be supported:</u></p> <ol style="list-style-type: none"> i. <u>development for business, industry, distribution and storage uses (BIDS);</u> ii. <u>development that will enable existing businesses to expand and/or adapt to changing circumstances; and</u> iii. <u>proposals that meet an evidenced need for a particular type of BIDS development.</u> <p><u>3. The sequential test will not be required where new office floorspace is proposed in designated Employment Areas.</u></p> <p><u>4. Development within designated Employment Areas for non-BIDS uses (with the exception of 'ancillary services') will be resisted and will be permitted where there is a justification for a departure from this policy following submission of information on, and consideration of, the following matters:</u></p> <ol style="list-style-type: none"> i. <u>impact on the supply (amount, type, quality and use) of BIDS land and premises;</u> ii. <u>evidence of need for the proposed use and the need for it to be located within a designated Employment Area;</u> </div>

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
			<p><u>iii. evidence that the site has been effectively and continuously marketed for BIDS uses through a variety of media for a period of at least 12 months;</u> <u>iv. the relative suitability of the site for BIDS and for the alternative use; and,</u> <u>iv. the location of the site and its relationship to other uses.</u></p> <p><u>5. Ancillary services will be permitted in appropriate locations within designated Employment Areas and other areas provided that they:</u> <u>i. are small in scale (100m² or less GEA);</u> <u>ii. support the primary business function of the designated Employment Area; and,</u> <u>iii. cumulatively do not compromise the integrity of the prime business functions of the designated Employment Area.</u></p> <p><u>6. The sequential test will not be required where ancillary services are proposed within designated Employment Areas.</u></p> <p><u>[FOOTNOTE] ¹ Ancillary Services are defined in Paragraph xxx</u></p> <p><i>Amend supporting text as per MM71 – MM76 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152) and remove references to Jealott's Hill (not shown in this document).</i></p>
MM77 – MM79 and MM89 – MM91	120 - 124	LP11 'Sites allocated for employment/ mixed use development'	<p><i>Replace existing wording of LP11 as per EXAM35 (https://consult.bracknell-forest.gov.uk/file/6066067) and Inspectors Letter. For ease and clarity the policy is shown as a consolidated replacement rather than an amended version:</i></p> <p><u>Policy LP 11</u></p> <p><u>Sites allocated for employment development/mixed use</u></p>

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Action Point 5.1 (EXAM35)			<p><u>The following sites, as shown on the Policies Map, are allocated for employment/mixed-use development and should be developed in accordance with the relevant strategic policies within this plan together with general policy considerations.</u></p> <p><u>Table 12 Sites allocated for employment development/mixed use ¹</u></p> <table border="1"> <thead> <tr> <th><u>Site ref (as used in the SHELAA)</u></th> <th><u>Address</u></th> <th><u>Approximate capacity (m² net)</u></th> </tr> </thead> <tbody> <tr> <td><u>BRA7</u></td> <td><u>Eastern Gateway Development Area (comprising Land at Town Square, The Ring)</u></td> <td><u>3,160</u></td> </tr> <tr> <td><u>BRA14, BRA15 and BRA17</u></td> <td><u>Southern Gateway (comprising Jubilee Gardens, Land east of Station Way, and the Bus Station)</u></td> <td><u>22,300</u></td> </tr> <tr> <td><u>BRA18</u></td> <td><u>Peel Centre and The Point, Skimped Hill Lane</u></td> <td><u>500</u></td> </tr> <tr> <td></td> <td><u>Total</u></td> <td><u>25,960</u></td> </tr> </tbody> </table> <p><u>[FOOTNOTE TO TABLE HEADING]: ¹ The floorspace allocated to these sites is for offices</u></p> <p><i>Amend supporting text to remove reference to Jealott's Hill and make Main Modifications as set out in LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152).</i></p>	<u>Site ref (as used in the SHELAA)</u>	<u>Address</u>	<u>Approximate capacity (m² net)</u>	<u>BRA7</u>	<u>Eastern Gateway Development Area (comprising Land at Town Square, The Ring)</u>	<u>3,160</u>	<u>BRA14, BRA15 and BRA17</u>	<u>Southern Gateway (comprising Jubilee Gardens, Land east of Station Way, and the Bus Station)</u>	<u>22,300</u>	<u>BRA18</u>	<u>Peel Centre and The Point, Skimped Hill Lane</u>	<u>500</u>		<u>Total</u>	<u>25,960</u>
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EXAM20																		
MM93	125 - 127	Policy LP12 'Hierarchy of Centres' Para. 8.39	<p><i>Amend introductory text to include text originally from page 120 (paragraphs 8.16 to 8.21) as set out in MM93 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152).</i></p> <p>The planned new Local Centres are:</p> <ul style="list-style-type: none"> • Land at TRL, Crowthorne • Amen Corner South, Binfield • Priory Field, Warfield 															

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
			<ul style="list-style-type: none"> • Jealott's Hill, Warfield.
<p>MM94 Action Point 1-9.3 (EXAM21)</p> <p>SoCG Environment Agency EXAM55</p>	131-134	Infrastructure (Policy LP13)	<p>Amend Policy LP13 as per AP9.1-9.3 EXAM21 (https://consult.bracknell-forest.gov.uk/file/6055757) and the SoCG with the Environment Agency EXAM55 (https://consult.bracknell-forest.gov.uk/file/6102925):</p> <p>Policy LP13 Infrastructure</p> <p>1. Development will only be permitted which mitigates its impacts through the timely provision of new, or the enhancement of existing necessary strategic and local infrastructure to ensure that infrastructure is in place and available when it is required. As appropriate to its scale and nature, development will only be permitted which complies with one or more of the following criteria where relevant:</p> <ol style="list-style-type: none"> provides or funds necessary new infrastructure enhances, or funds the enhancement of existing infrastructure to make the development acceptable, including opportunities for multi-functional use of community facilities; provides or funds necessary new infrastructure; ii. makes use of other sources of funding to bring forward joint infrastructure schemes; iii. satisfies the requirements of infrastructure and utility providers with regard to future and existing facilities and services including, but not limited to educational, health and transport facilities and utilities infrastructure including telecommunication masts and broadband services; is coordinated with the delivery of new or improved infrastructure; and iv. provides and/or contributes towards the future maintenance of infrastructure provided as a result of the new development. In all cases development will only be permitted where it can be demonstrated that there is adequate provision for the treatment of wastewater in place to prevent wastewater leakage into the environment including rivers. <p>2. Where viability constraints are demonstrated by robust evidence, the Council will:</p> <ol style="list-style-type: none"> prioritise developer contributions for strategic and local infrastructure in line with relevant policies in the Local Development Plan and the detail of requirements outlined in the Infrastructure Delivery Plan; and/or use an appropriate mechanism to defer part of the developer contribution/ in-kind provision requirement to a later date; or

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
			<p>iii. if necessary, refuse planning permission if the development proposal would be unsustainable without the required infrastructure following consideration of alternative funding sources.</p> <p>3. Evidence used to demonstrate viability constraints must:</p> <ul style="list-style-type: none"> i. take account of viability evidence supporting the Local Plan; and, ii. be independent, transparent and published; and, iii. be fully funded by the applicant (including an independent assessment of the evidence on behalf of the Council); and iv. be agreed by the Council. <p><i>Add new paragraph to explanatory text as per SoCG with the Environment Agency EXAM55 (https://consult.bracknell-forest.gov.uk/file/6102925):</i></p> <p><u>The Council has consulted extensively with Thames Water during the production of the Local Plan and its accompanying Infrastructure Delivery Plan (IDP) where it was identified that growth will require improvement to capacity at wastewater treatment plants to accommodate the growth. As a result, additional capacity will be required at wastewater treatment works including Bracknell as a result of the proposals identified in this Local Plan. The Council will work with Thames Water and developers to secure the delivery of the necessary capacity, through its investment plans, in advance of planned development taking place.</u></p> <p><i>Amend supporting text para 9.1 as per MM94 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152) to add</i></p> <p><u>The Council and developers will therefore liaise with relevant infrastructure service providers at appropriate points in the development process.</u></p>
MM97	135	Transport Principles (Policy LP14)	<p><i>Amend Policy LP14 Criterion vii as per MM97 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152):</i></p> <p>vii improve or do not worsen cause unacceptable impact on highway safety;</p>

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Action Point 18.1 (EXAM57) Council's Matter 18 Hearing Statement	139-144	Design Principles (Policy LP15)	<p><i>Amend Part 2 of Policy LP15 and supporting text (para. 10.19) as per Council's Matter 18 Hearing Statement (para. 41.3 & 42.1) (https://consult.bracknell-forest.gov.uk/file/6082684), Action Point AP18.1 EXAM57 (https://consult.bracknell-forest.gov.uk/file/6117221) and Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773):</i></p> <p>Policy LP 15 Design principles</p> <p>2. Masterplans and design codes will be required for larger, complex or more sensitive developments to establish an overall vision and strategy for a development that demonstrates a high quality, comprehensive approach to design. A masterplan be required to be agreed with the Council ideally prior to the submission of any planning applications for the site. Design codes will be required as part of any Full or Reserved Matters applications for sites with a masterplan. <u>The requirement, or otherwise, for a masterplan and design code will need to be agreed with the Council prior to the submission of any planning application. Where a masterplan and/or design code is required, it will be submitted in a timely manner, to be agreed with the Council.</u> and similarly these ideally be agreed with the Council prior to submission. Known sites where a masterplan and design code are required are:</p> <ul style="list-style-type: none"> i. Town Square <u>Eastern Gateway</u> Development Area (<u>Town Square</u>) of Bracknell Town Centre and immediate vicinity (<u>BRA7 and land in its vicinity</u>); ii. The Southern Gateway Development Area of Bracknell Town Centre (including Jubilee Gardens (BRA 14), Land east of Station Way and north of Church Road (BRA 15) and the Bus Station (BRA 17)), and immediate vicinity; iii. The Peel Centre and The Point, Skimped Hill Lane, Bracknell (<u>BRA18</u>); iv. Land at Jealott's Hill, Warfield; v. Land at Beaufort Park, Nine Mile Ride, Bracknell (<u>BRA4</u>); and vi. Land east of Wokingham Road and south of Dukes Ride (Derby Field), Sandhurst (<u>SAND5</u>). <p><i>Supporting text para 10.19:</i></p> <p>Developments should be planned comprehensively in an integrated manner. Some larger scale developments or complex sites can take a number of years to complete and delivery <u>is likely to be</u> phased. In order to ensure developments takes place in a coherent and structured way, masterplans and design</p>

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			<p>codes should be produced and agreed with the Council to establish an overall vision and strategy for a development as a whole. This should ideally be completed in a timely manner to be agreed with the Council, prior to the submission of any planning applications. An agreed masterplan will be a material consideration in the determination of the relevant planning application. The masterplanning process should include engagement with local communities. Applicants should also note that the Council will expect developers of larger, complex or more sensitive sites in the borough to participate in and be the subject of the assessment by of their promoted site by a Design Review Panel. Please contact the Council for further details relating to the design review process. Large developments include those named in part 2 of the above policy. This requirement will also apply to windfall sites involving development with the potential to have a significant impact on an area, requiring new or amended street networks, new green spaces, schools, community facilities and other elements of infrastructure. Furthermore, proposals are likely to be considered large if they involve phased development or are of significant height or scale. Complex developments are those in multiple ownership, involving high densities or having more than one key issue where a masterplan approach is needed to ensure they are satisfactorily resolved. Sites that are sensitive include are sites of historic interest or character, those that affect the setting of an historic building and those that are in or adjacent to a conservation area. Others could involve sites including sensitive habitats, those located within sensitive landscapes or sites where development has the potential to affect views to or from the Green Belt.</p> <p><i>Consequential amendments are also to be made throughout the plan to remove requirements for masterplans and design codes from the individual site allocations policies as per Post Hearing Letter (EXAM 61) (https://consult.bracknell-forest.gov.uk/file/6134773) . To be drafted (not currently set out in this document).</i></p>
MM101 Council's Matter 16 hearing statement	145 - 148	Green Infrastructure (Policy LP16)	<p>Amend criteria, 3,4,5 and 8 as per the Council's Matter 16 Hearing Statement (https://consult.bracknell-forest.gov.uk/file/6082702) and MM101 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152) to supporting text.</p> <p>3. Where possible, development is required to should provide green infrastructure, consideration should be given as to whether this can be in a form that provides accessible natural green space and</p>

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			<p>other green infrastructure assets to help meet identified green infrastructure deficits requirements in Bracknell Forest in line with the standards in Policy LP 33 'Play, open space and sports provision'.</p> <p>4. Development proposals on or affecting green infrastructure will only be supported where it can be demonstrated that the need for the development outweighs any harm caused by the development including through fragmentation and that adequate mitigation measures are put in place.</p> <p>5. Where the need for development has been demonstrated and adverse impacts of development on green infrastructure are identified, including fragmentation, they must be proportionately addressed in accordance with the mitigation hierarchy of:</p> <p>8. Planning permission will normally only be granted for proposals which do not involve the culverting of watercourses, unless there are no other means of access, and which do not prejudice future opportunities for de-culverting.</p> <p><i>Supporting text para 10.32</i></p> <p>New culverting will normally be resisted except where the developer can demonstrate that there are no other practical means of access including through the use of clear span bridges, it is clearly necessary such as to provide a means of access.</p>
MM102 Action Point 19.4 (EXAM50)		Thames Basin SPA (Policy LP17)	<p><i>Amend supporting text para 10.46 as per MM102 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152). Amend supporting text para 10.47 as per AP 19.4 EXAM50 (https://consult.bracknell-forest.gov.uk/file/6097182)</i></p> <p><i>Supporting text para 10.46</i></p> <p>... Where the Council is unable to provide SANG capacity, the option remains for large developments to provide an off-site SANG or purchase SANG capacity from third party providers if available and within catchment of the development. Where a large allocation requiring a bespoke SANG has been subdivided into smaller sites for development, developers will be encouraged to work with one another to secure a bespoke SANG solution. Where this is not possible the option remains for these sites to provide an off-site SANG or purchase SANG capacity from third party providers. ...</p>

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			<p><i>Supporting text para 10.47</i></p> <p>... Where an air quality assessment is required, guidance for the assessment of air pollution effects on habitats sites has been agreed with Natural England and is available from <u>on the Council's website</u>. Natural England has advised that the threshold for windfall developments that require an air quality assessment are developments with a net increase of over 100 dwellings and other developments on a case by case basis which are not included in the Bracknell Forest Local Plan Air Quality Assessment (March 2021). Should this advice change, the Council will update the guidance accordingly. The focus of this policy is on avoidance and mitigation of the effects of residential development. All applications for non-residential development that are likely to have a significant adverse impact on the integrity of the TBH SPA will be dealt with on a case by case basis.</p> <p><i>Amend criterion vi of LP17 as per Action Point G10.1 EXAM38 (https://consult.bracknell-forest.gov.uk/file/6066065)</i></p> <p>vi. SANG will accord with Natural England's SANG Guidelines and include a combination of benefits such as biodiversity enhancement, green infrastructure and, potentially, new recreational facilities;</p>
Council's Matter 18 Hearing Statement	155	Flood Risk (Policy LP18)	<p><i>Amend Part 3i of Policy LP15 and supporting text (para. 10.62) as per Council's Matter 18 Hearing Statement (paras. 57.4-57.6) (https://consult.bracknell-forest.gov.uk/file/6082684)</i></p> <p>3i. the development, including cumulative impact of the development, will not increase flood risk off-site over the lifetime of the development and will implement opportunities to reduce the causes and impacts of flooding;</p> <p>10.62 A site-specific FRA will be required for any development located within areas identified as being at risk of flooding identified in the SFRA as well as in locations prescribed by national policy (Flood Zone 2 and 3). Where the latest Cumulative Flood Risk Assessment identifies high or medium cumulative flood risk, reference should be made to the relevant considerations in the report FRA. ...</p>

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	159-160	Strategic Gaps and Wedges (Policy LP19)	Delete LP19 and explanatory text and consequential amendment to policies map and to individual site-specific policies as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773).
Action Point 7.2 (EXAM29)	162-166	Green Belt Villages (Policy LP20)	<p>Delete LP36 and combine with LP20 as per proposed modification AP7.2 EXAM29 (https://consult.bracknell-forest.gov.uk/file/6055784)</p> <p>Policy LP20 Identification of Green Belt villages</p> <p>1. The following Green Belt villages areas are defined open the Policies Map:</p> <ol style="list-style-type: none"> i. Cranborne ii. Church Road, Winkfield iii. North Street, Cranbourne iv. Cheapside v. Maidens Green/Winkfield Street. <p>LP36 Green Belt</p> <p>1. Proposals for development in the Green Belt (as defined on the Policies Map) will be determined in accordance with relevant national policy.</p> <ol style="list-style-type: none"> i. inappropriate development will not be approved except in very special circumstances; ii. appropriate development will be permitted where it is consistent with other policies in this plan, providing it preserves the openness of the Green Belt <p>2. Within Green Belt villages (as defined on the Policies Map) limited infilling will be permitted subject to it causing no unacceptable harm to the Green Belt.</p> <p><i>New combined Strategic policy:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Policy LP xx Green Belt</u></p> <p><u>1. Proposals for development in the Green Belt (as defined on the Policies Map) will be determined in accordance with relevant national policy.</u></p> </div>

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
			<p><u>2. The following Green Belt village areas are defined on the Policies Map (and Inset Maps), where limited infilling¹ will be permitted:</u></p> <ul style="list-style-type: none"> <u>i. Cranbourne</u> <u>ii. Church Road, Winkfield</u> <u>iii. North Street, Cranbourne</u> <u>iv. Cheapside</u> <u>v. Maidens Green/Winkfield Street.</u> <p><i>Consequential changes to the supporting text needed (not shown in this document).</i></p>
EXAM58	167-168	Existing Housing Stock and Land (Policy LP21)	<p><i>Amend LP21 and supporting text as per page 5 of Matter 14 Action Points 14.1-14.4 EXAM58 (https://consult.bracknell-forest.gov.uk/file/6117220):</i></p> <p>Policy LP 21 Protection of existing housing stock and land</p> <p><u>1.</u> Development which would lead to the net loss of residential accommodation within Class C3 dwelling houses or residential care homes and nursing homes within Class C2 (<u>including specialist accommodation for older people</u>), or the change of use of land currently or last used for residential purposes, (including empty homes) will be permitted where:</p> <ul style="list-style-type: none"> i. the continuation of residential use is undesirable because of environmental conditions; or ii. the development forms part of a wider comprehensive scheme which would result in an overall net increase in residential units; or iii. the proposal delivers overriding public benefits which outweigh the loss of the residential use; or iv. a change from residential use is the only viable way of ensuring the protection of a heritage asset; or v. it has been demonstrated that residential use has been abandoned. <p><u>2. Where a proposal would result in the net loss of specialist accommodation, the following matters will also be taken into consideration:</u></p> <ul style="list-style-type: none"> <u>i. re-provision of specialist accommodation in accordance with the requirements of Policy LP23 ‘Specialist Housing’, or</u>

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
			<p><u>ii. demonstration that there is no longer a need for the existing use.</u></p> <p><i>Additional supporting text:</i> <u>12.6 In relation to specialist accommodation, it is acknowledged that in some cases, there may be a net loss of accommodation, even though specialist accommodation is being re-provided on-site. This may be due to a need to bring care accommodation in line with relevant standards in relation to access and internal space provision. Applications falling within this category should be accompanied by supporting information to justify any reduction in bedspaces/dwelling equivalent provision.</u></p>
Council's Matter 14 Statement	169-172	Accessible and Adaptable Dwellings (Policy LP22)	<p>Amend policy text as per paragraph 3.5 of the Council's Matter 14 Statement (https://consult.bracknell-forest.gov.uk/file/6082686) and to include explanatory text clarifying the calculation of the 5% requirement of when results in less than one home as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773).</p> <p>Policy LP 22 Accessible and adaptable dwellings</p> <p>Housing proposals will be expected to meet high standards of accessibility and, to this end:</p> <ol style="list-style-type: none"> 1. All new build dwellings will, as a minimum, be constructed in accordance with the requirements of Part M4 Category 2 – Accessible and adaptable dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) (As Amended) and any subsequent updates. 2. On developments of 10 (gross) or more dwellings at least 5% of dwellings will be constructed in accordance with the requirements of Part M4 (3) Category 3 Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) (As Amended) and any subsequent updates. <p>2. <u>On developments of 10 (gross) or more new build dwellings:</u></p> <ol style="list-style-type: none"> i) <u>at least 5% of all dwellings will meet the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings, and,</u>

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			<p>ii) <u>where evidence from the Council’s Housing Register points to a current local need, affordable schemes will include provision for Part M(4)(3)(2)(b) wheelchair accessible dwellings, and,</u></p> <p>iii) <u>where a scheme includes specialist housing for older people and adults with disabilities, 100% of all self contained units will meet the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings.</u></p> <p><i>Supporting text of additional para:</i></p> <p><u>Where the calculation of the 5% requirement of dwellings to be wheelchair adaptable would result in less than one home, provision of an on-site wheelchair adaptable property will be supported.</u></p>
EXAM58	173-174	Specialist Housing for Older People and People with Disabilities (Policy LP23)	<p><i>Amend as per Appendix 2 of Matter 14 Action Points EXAM58 (https://consult.bracknell-forest.gov.uk/file/6117220) and delete criterion 1 vi and 3. Amend revised explanatory text including deletion of last 3 paragraphs as per Inspectors’ Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773). For ease and clarity the policy is shown as a consolidated replacement rather than an amended version:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Policy LP 23 Specialist Housing</u></p> <p>1. <u>Specialist housing proposals (within Use Class C2 or C3) will be permitted within the defined settlement where:</u></p> <ul style="list-style-type: none"> i. <u>the proposed development would be located within a sustainable location with access to essential everyday services including transport, shops, community and health facilities; and,</u> ii. <u>the proposal would not have an adverse impact on the character and appearance of the surrounding area or the amenities of neighbouring occupiers; and,</u> iii. <u>the proposal provides adequate servicing arrangements to meet the needs of the development and includes useable garden and amenity space of appropriate size and quality;</u> iv. <u>it delivers affordable housing in accordance with the requirements of Policy LP9 – Affordable Housing;</u> </div>

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			<p data-bbox="958 405 2018 459">v. <u>it provides accessible accommodation in accordance with the requirements of Policy LP22 – accessible and adaptable dwellings; and</u></p> <p data-bbox="887 496 1435 520">2. <u>Specialist proposals for C2 use should:</u></p> <ul style="list-style-type: none"> <li data-bbox="965 528 2007 582">i. <u>be accompanied by an identifiable package of on-site personal care provision commensurate with the use, and</u> <li data-bbox="965 590 2056 644">ii. <u>include information setting out the type and quantum of communal facilities to be provided.</u> <p data-bbox="824 715 1167 738"><i>Replacement supporting text:</i></p> <p data-bbox="824 775 2024 893"><u>This policy is not limited to specialist housing for older people but relates to specialist housing within Class C2 or C3 that is accommodation designed and designated for occupation by older people, disabled people, and/or vulnerable people with specific housing needs. This type of accommodation is referred to within the policy and hereafter as ‘specialist housing’.</u></p> <p data-bbox="824 930 2089 1048"><u>People with the need for specialist housing contribute to the community in many ways, but for some their ability to participate fully in society is hampered by poor or inappropriate housing, which affects their physical or mental health, or their ability to receive the support they need to live as independently as possible.</u></p> <p data-bbox="824 1085 2078 1294"><u>Proposals need to be located within the defined settlement, on sites with good access to local facilities. While residents in care or nursing homes may be unlikely to leave the site unaccompanied, staff and visitors are likely to travel to and from such homes on a regular basis. It is therefore important that this form of accommodation is also located with easy access to services and facilities. Locating accommodation with support close to shops and services can also encourage residents to visit them, potentially with help from staff or visitors, thereby remaining more active.</u></p> <p data-bbox="824 1331 2033 1385"><u>Specialist housing also needs to be in locations where it can be integrated with the surrounding community, for example by design of shared space and provision of ancillary facilities that</u></p>

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			<p><u>complement local provision. This will help achieve inclusive, mixed communities as will the avoidance of large concentrations of such accommodation across a small area. It is expected that specialist housing should incorporate safe and accessible high quality amenity space. It should also be of high quality design, and buildings will be expected to meet the provisions contained in Policy LP22 (accessible and adoptable dwellings).</u></p> <p><u>Specialist housing in C2 use will also be expected to be accompanied by information to demonstrate the level of on-site personal care and level of communal facilities to be provided, in order that a judgement can be made as to the nature of the specialist housing being proposed.</u></p> <p><u>Specialist housing for older people</u></p> <p><u>The requirement for specialist housing for older people is set out in Policy LPXX (Provision of specialist housing for older people). This includes the integration of housing for older people at Beaufort Park (LP5), Derby Field (LP6) and the Peel Centre and The Point (LP8) to provide mixed, balanced communities.</u></p> <p><u>Further specialist housing is expected to come forward as windfall applications.</u></p>
	175	Housing Mix (Policy LP24)	<p><i>Amend criterion 1 as per Inspectors' Post Hearings Letter (EXAM 61) https://consult.bracknell-forest.gov.uk/file/6134773.</i></p> <p>1. Proposals will be supported which include a mix of housing to meet the existing and future housing needs of different groups in the community, including specialist housing for older people, <u>informed by</u> as set out in the most up to date evidence.</p>
MM105 MM106	179-182	Gypsies and Travellers (Policy LP25)	<p><i>Amend policy and supporting text as per MM105 and MM106 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152) and Inspectors' Post Hearings Letter (EXAM 61) https://consult.bracknell-forest.gov.uk/file/6134773.</i></p> <p>Policy LP 25 Gypsies, travellers and travelling showpeople¹</p>

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			<p>1. Development proposals for new gypsy and traveller pitches and travelling showpeople plots will be supported where:</p> <ul style="list-style-type: none"> i. The provision is for occupants recognised as gypsies, travellers or travelling showpeople; ii. it is located and designed so that any adverse impacts upon local amenity and the natural environment are avoided, or where this is not possible, can be mitigated and improvement sought; iii. there is good access to local services, including education, health and welfare services, and shops; iv. there is safe access to the highway, public transport services and other sustainable transport options; v. adequate on-site facilities are provided for parking, storage and waste collection; vi. the potential for successful integration between travelling and settled communities can be demonstrated it results in good quality living conditions for those living on the site; and vii. it is not within the Green Belt except in very special circumstances. <p>2. To ensure the needs of the gypsy, traveller and travelling showpeople communities are met, an acceptable proposal will be subject to a condition or legal agreement limiting use and occupancy to gypsies, travellers or travelling showpeople.</p> <p>3. Existing authorised sites for gypsies, travellers and travelling showpeople will be safeguarded from development which would result in the loss of pitches or plots and which would preclude their continued occupation by these groups, unless acceptable replacement accommodation can be provided that meets the criteria above, or the site is no longer required to meet an identified need.</p> <p><u>4. The Council will also support proposals for the provision of pitches specifically to accommodate transit movements, subject to criteria 1, 2 and 3 of this policy being met.</u></p> <p><u>FOOTNOTE ADDED TO POLICY TITLE: ¹ defined as persons that are leading or have led a nomadic habit of life</u></p>

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			<p><i>Supporting text</i></p> <p>12.36 ... They will only be permitted where provision is for those who are recognised as gypsies, travellers or travelling showpeople⁽⁶²⁾, and the location and design of the site satisfies the policy tests.</p> <p>12.38 The layout of the site should be designed to a high standard <u>to result in good quality living conditions for those on the site</u>, including <u>space for a static caravan/ mobile home and touring caravan</u>, adequate parking, storage, waste collection and other associated on site facilities such as hardstandings, space for large vehicle turning, amenity blocks, amenity space and boundary treatments.</p> <p>X.XX Proposals should be sympathetic to, and in-keeping with, the surrounding area to encourage community cohesion. The design and layout of the site should take account of caravan site licensing requirements. <u>Where proposals are for transit provision for short term accommodation, pitches are likely to be smaller and will not be required to accommodate a residential component such as a static caravan/ mobile home, but should be sufficient to accommodate two touring caravans, two parking spaces and private amenities for each pitch.</u></p> <p>62 defined as persons that are leading or have led a nomadic habit of life</p>
	182-185	Employment Development within Designated Areas (Policy LP26)	<p>Move to Strategic Policies Section and merge with Policy LP10 above as per Inspectors' Post Hearings Letter EXAM 61 (https://consult.bracknell-forest.gov.uk/file/6134773).</p>
Action Point 1.2 (EXAM40) Council's Matter 15 Hearing Statement	183	Employment Development outside Designated Areas (Policy LP27)	<p>Move to Strategic Policies Section as per AP1.2 EXAM40 (https://consult.bracknell-forest.gov.uk/file/6073877) and amend as per Councils' Matter 15 Hearing Statement (para. 14.1) (https://consult.bracknell-forest.gov.uk/file/6082701):</p> <p>LP 27 Employment development outside designated Employment Areas <u>in defined settlements</u></p>

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
			1. Outside designated Employment Areas in defined settlements , business, industry, distribution and storage uses (BIDS) development will be supported where it does not have unacceptable adverse impacts on nearby residents, other businesses or other uses. This includes..."
Action Point 51 (EXAM51) Council's Matter 15 Hearing Statement	189-192	Smaller Businesses (Policy LP28)	<p><i>Amend as per Council's Matter 15 Hearing Statement (para. 15.5) (https://consult.bracknell-forest.gov.uk/file/6082701) to move parts 2 and 3 (and supporting text) into Policy LP26 and Action Point 15.1 EXAM51 (https://consult.bracknell-forest.gov.uk/file/6098969):</i></p> <p>Policy LP 28 Smaller businesses</p> <ol style="list-style-type: none"> 4. 1. Development proposals in defined settlements that would assist small and start-up businesses and enable their expansion, including the creation of flexible floorspace and provision of sites will be permitted. Proposals should not result in unacceptable harm to: <ol style="list-style-type: none"> i. highway safety; and, ii. residential amenity. 2. Ancillary services will be permitted in appropriate locations within designated Employment Areas and other areas provided that they: <ol style="list-style-type: none"> i. are small in scale (100m² or less GEA); ii. support the primary business function of the designated Employment Area; and, iii. cumulatively do not compromise the integrity of the prime business functions of the designated Employment Area. 3. The sequential test will not be required where ancillary services are proposed within designated Employment Areas. 4. 2. Proposals that result in the net loss of smaller business units (500m² or less GEA) will be permitted where: <ol style="list-style-type: none"> i. adequate available alternative provision already exists in the locality, or the loss would be replaced by an equivalent or better facility in a suitable and accessible location; or,

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			<ul style="list-style-type: none"> ii. the proposal is for an alternative economic use – the benefit of which clearly outweighs the loss; or iii. a robust assessment has been carried out demonstrating that: <ul style="list-style-type: none"> a. the facility is no longer needed for any of the functions it performs; b. all reasonable efforts have been made to retain the facility (including evidence to confirm that the property or site has been actively and positively marketed for a meaningful period ⁽⁶³⁾ with reasonable commercial terms ⁽⁶⁴⁾ and that there is no realistic interest in its retention for the current use); and, c. it would no longer be economically viable, feasible or practicable to retain the building or site for its existing use <u>or for it to be re-used for an alternative economic use.</u> <p><i>Amendments needed to the supporting text, including moving some of the supporting text to LP26 (not currently set out in this document).</i></p>
<p>Action Point 1.2 (EXAM40)</p> <p>Council's Matter 15 Hearing Statement</p> <p>MM108</p>	193-196	Development in Bracknell Town Centre (Policy LP29)	<p><i>Move to Strategic Policies Section as per Action Point 1.2 EXAM40 (https://consult.bracknell-forest.gov.uk/file/6073877). Amend Policy as per Council's Matter 15 Hearing Statement (paras. 24.4-24.5 and 24.6 - https://consult.bracknell-forest.gov.uk/file/6082701) to read:</i></p> <p>Policy LP29 Development in Bracknell Town Centre</p> <p>Bracknell Town Centre is designated on the Policies Map as a primary town centre and includes a defined Primary Shopping Area as shown on the Policies Map. Development in Bracknell Town Centre will be supported which:</p> <ul style="list-style-type: none"> i. contributes to the Town Centre's diversity, vitality, viability and environmental quality; ii. provides a mix of uses which may include retail, residential, employment, recreational, leisure, civic, cultural and health facilities; iii. helps meet the local convenience, comparison and specialist shopping needs of the Borough; iv. contributes to its role as a transport hub for the Borough; v. creates a high quality, distinctive and well-designed environment and public realm that helps reduce crime and the fear of crime;

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			<p>vi. retains and enhances the settings of buildings of special architectural or historic importance;</p> <p>vii. provides necessary infrastructure including public transport services, pedestrian and cycle facilities, green spaces, and affordable housing;</p> <p>viii. improves existing access and connectivity within and to Bracknell Town Centre; and,</p> <p>ix. does not harm the vitality and viability or role of the Primary Shopping Area town centre.</p> <p><i>Amend supporting text as per Council's Matter 15 Hearing Statement (para. 24.6) (https://consult.bracknell-forest.gov.uk/file/6082701) and MM108 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152). Amend Inset Map in Appendix 3 and the Policies Map.</i></p>
Matter 15 Hearing Statement	197-200	Development Proposals in Centres (Policy LP30)	<p><i>Amend as per Council's Matter 15 Hearing Statement (paras. 13.39, 13.41 and 13.46) (https://consult.bracknell-forest.gov.uk/file/6082701):</i></p> <p>Policy LP30 Development proposals in centres</p> <p>1. Development within the centres defined on the Policies Map will be supported where it:</p> <ol style="list-style-type: none"> i. would not have an a significant adverse impact effect on the viability, vitality or character of that or any other centre whether inside or outside the Borough, either alone or cumulatively with other proposals and recent developments; ii. would not have an adverse impact on public health or environmental amenity, particularly in terms of noise, litter and odour; and, iii. would not have an adverse impact on the safety and convenience of highway users. <p>2. Changes of use from Use Class E to other uses within primary shopping areas defined on the Policies Map will be permitted where in the following circumstances: Changes of use from Use Class E to other uses will they would not result in there being more than 20% of non-Use Class E units in the primary shopping area of centres. <u>If proposals would exceed this threshold the following factors will be taken into consideration:</u></p> <ol style="list-style-type: none"> a) <u>the nature of the proposed use and its contribution to vitality and viability of the town, district or local centre; and</u>

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			<p>b) <u>the current mix of uses in the primary shopping area; and</u> c) <u>the number of vacant units in the primary shopping area; and</u> d) <u>the number of contiguous units in non-retail use that would be created; and</u> e) <u>whether all reasonable efforts have been made to retain the existing use through proactive and appropriate marketing for at least 12 months on reasonable commercial terms, and that there is no realistic interest in its retention for the current use (evidence would need to be submitted to demonstrate this)¹.</u></p> <p>i. Changes of use to residential (C3 uses) where the proposal makes use of vacant upper floors and would not result in an inactive frontage on the ground floor.</p> <p><u>¹ Terms that do not require abnormally high rent or an unusually short letting period, compared with similar units in the Borough, which could make the proposition unattractive to a prospective tenant.</u></p> <p><i>Amend Supporting text as per Council's Matter 15 Hearing Statement (para 20.7).</i></p> <p>13.39 Primary shopping areas in Bracknell Forest's centres will continue to focus on providing retail, with support from other Class E uses such as cafes and restaurants. This policy will help prevent the over-provision of non-E class uses that could undermine the vitality and viability of centres. <u>In the application of part 2 of Policy LP30, primary shopping areas include ground floor units only, with upper floor units excluded.</u></p> <p>13.39 Where a proposal would involve the loss of Class E floorspace in a primary shopping area that would lead to non-E class units exceeding the stated percentage of the total units in the primary shopping area, an assessment will be required. This will determine whether it would undermine the vitality and viability of the centre. Factors to take into consideration include:</p> <p>i. whether the existing use is surplus to requirements; ii. the nature of the proposed use and its contribution to vitality; iii. the current mix of uses in the primary shopping area; iv. the number of vacant units in the primary shopping area and wider centre; v. the number of contiguous units in non-retail use that would be created;</p>

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			<p>vi. whether all reasonable efforts have been made to retain the existing use (including evidence to confirm that the property has been marketed for a meaningful period⁽⁶⁶⁾ on reasonable commercial terms⁽⁶⁷⁾, and that there is no realistic interest in its retention for the current use; and,</p> <p>vii. whether it is economically viable, feasible or practicable to retain the existing use.</p> <p>13.46 Residential development can benefit the vitality of town and other centres by creating activity outside of business hours and providing better natural surveillance. Within the primary shopping areas sSuch development would normally be supported on upper floors above the primary shopping area provided that it would not lead to the creation of where it avoids creating “dead frontages” within the primary shopping area which can fragment retail shop frontages. Residential proposals that reduce ground floor retail space in centres are likely to undermine their core function and to harm their vitality and viability and will not normally be permitted.</p>
Action Point 1.2 (EXAM40) Council’s Matter 15 Hearing Statement	201-204	Development outside Designated Centres (Policy LP31)	<p><i>Move to Strategic Policies Section as per Action Point 1.2 as per AP1.2 EXAM40 (https://consult.bracknell-forest.gov.uk/file/6073877). Amend Parts 1 and 3, insert new introductory text and Part 4.</i></p> <p><i>Amend Policy to read:</i></p> <p>Policy LP31 Development of main town centre uses outside of designated centres</p> <p><u>Retail applications outside of the primary shopping area, and main town centre uses applications outside of the defined centre boundary, will be required to demonstrate compliance with the sequential test. They should also comply with the locally set retail impact threshold identified in this policy.</u></p> <p>Sequential test</p> <p>1. Development, including extensions to existing facilities, for main town centre uses (with the exception of offices and ancillary services), should be located in Bracknell Town Centre and other centres defined on the Policies Map, then in edge of centre locations. It should only be located in out of centre locations, if having demonstrated appropriate flexibility in form and scale, it cannot be accommodated within a suitable and available centre or edge of centre location. When considering</p>

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			<p>edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to centres.</p> <p><u>Development proposals for retail uses (with the exception of ancillary services) should be located within the Primary Shopping Areas of defined town, district and local centres, as defined on the Policies Map. Any development proposals for retail uses outside of Primary Shopping Areas, including extensions to existing facilities, should demonstrate compliance with the sequential test.</u></p> <p><u>Development proposals for other main town centre uses (with the exception of offices and ancillary services) should be located within the boundaries of defined town, district and local centres, as defined on the Policies Map. Any development proposals for these uses outside of defined centres, including extensions to existing facilities, should demonstrate compliance with the sequential test.</u></p> <p><u>For each of the above considerations, development proposals should only be located in out of centre locations, if having demonstrated appropriate flexibility in form and scale, they cannot be accommodated within a suitable and available centre, or failing that, edge of centre location. When considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to centres.</u></p> <p>2. Where development includes offices, it should be located in Bracknell Town Centre, <u>district and other local</u> centres or on the designated Employment Areas prior to other areas of the Borough. Applications for ancillary services³ in designated employment Employment <u>Areas</u> will be exempt from the sequential test.</p> <p>Impact assessment</p>

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			<p>3. Development for retail or leisure uses of 1,000 m² gross external or more of floorspace outside <u>Bracknell Town Centre and 500m² gross external or more of floorspace outside designated district and local</u> centres will only be permitted if it is demonstrated that it will not:</p> <p style="padding-left: 40px;"><u>a) impact upon existing, committed and planned investment in designated centres within the catchment area of the proposal; and</u></p> <p style="padding-left: 40px;"><u>b) cause a significant adverse impact on the vitality and viability of existing designated town, district and local centres in the Borough's hierarchy of centres and the wider catchment area.</u></p> <p>4. <u>New local centres should be reflective of their role and function in the hierarchy of centres. If the total amount of retail or leisure floorspace exceeds:</u></p> <p style="padding-left: 40px;"><u>i) the amount specified in the relevant policy and,</u></p> <p style="padding-left: 40px;"><u>ii) 500m² of gross external floorspace</u></p> <p><u>then evidence will need to be submitted that demonstrates that the proposed neighbourhood centre would not affect the hierarchy of centres, including the centres' vitality and viability. This evidence will comprise a retail impact assessment, and robust evidence that there are not more sequentially preferable locations which could accommodate the floorspace.</u></p> <p>FOONOTE 3: <u>Ancillary Services are defined in Paragraph x.xx</u></p> <p><i>Consequential amendments are needed to the supporting text to more accurately reflect the sequential test in national policy and the approach to impact assessments on the edge and outside the designated centres as per Council's Matter 15 Hearing Statement (paras. 21.1, 21.3 and 23.5) (https://consult.bracknell-forest.gov.uk/file/6082701).</i></p>
	205-207	Protection of community facilities and	<p>Amend as per Inspectors' Post Hearings Letter (EXAM 61) https://consult.bracknell-forest.gov.uk/file/6134773.</p> <p>2 iii '...and assess their need and value to the ...'</p>

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		services (Policy LP32)	<p>1. The facility is no longer needed for any of the provides a valued functions it performs to the community;</p> <p>Delete criterion c.</p> <p>d. 'it would not no longer be economically viable, feasible or practicable to retain the building or site for its existing, or an alternative community use.'</p> <p><i>Consequential changes needed to the supporting text (not shown in this document).</i></p>
Action Point 17.1 (EXAM49) Council's Matter 17 Hearing Statement	218-222	Development in the countryside (Policy LP35)	<p>Amend as per the Council's Matter 17 Hearing Statement (https://consult.bracknell-forest.gov.uk/file/6082703) and Action Point 17.1 EXAM49 (https://consult.bracknell-forest.gov.uk/file/6096296). For ease and clarity the Strategic policy is shown as a consolidated replacement rather than an amended version:</p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Policy LP 35 Development in the countryside</u></p> <p>1. <u>Outside the defined settlements and the Green Belt (as defined on the Policies Map), the following forms of development will be permitted:</u></p> <ul style="list-style-type: none"> i. <u>Employment Development</u> <ul style="list-style-type: none"> a. <u>The redevelopment or infilling of previously developed land.</u> b. <u>New buildings needed to support the rural economy.</u> c. <u>The replacement, extension or alteration of existing buildings, where the existing use will be retained.</u> d. <u>The re-use or conversion of redundant or dis-used buildings of permanent and substantial construction.</u> ii. <u>Residential Development</u> <ul style="list-style-type: none"> a. <u>The construction of new dwellings in accordance with Policy LP 39 'Dwellings for rural workers'.</u> </div>

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			<ul style="list-style-type: none"> b. <u>The re-use or conversion of redundant or dis-used buildings of permanent and substantial construction.</u> c. <u>The replacement, extension or alteration (including sub-division) of existing dwellings.</u> <ul style="list-style-type: none"> iii. <u>Sport, Recreation and Nature Conservation Development</u> <ul style="list-style-type: none"> a. <u>Facilities and use of land for outdoor sport, recreation and nature conservation.</u> <p>2. <u>All development shall:</u></p> <ul style="list-style-type: none"> i. <u>recognise the intrinsic character and beauty of the countryside.</u> ii. <u>avoid the unnecessary loss of existing business uses.</u> iii. <u>be appropriate and sensitive to its surroundings, and minimise the harm to the character and appearance of the area having regard to the following:</u> <ul style="list-style-type: none"> a. <u>scale: floorspace, volume and height,</u> b. <u>size of the proposal in relation to plot size,</u> c. <u>siting within a plot/curtilage,</u> d. <u>impact upon character and impact upon the site and its surroundings,</u> e. <u>design and landscaping of the proposal,</u> f. <u>means of enclosure/boundary treatment,</u> g. <u>amenities of neighbouring land uses,</u> h. <u>provide appropriate vehicular and pedestrian/cycle access for the uses proposed,</u> i. <u>the cumulative effect of proposals, including visual impact and impact to highway safety,</u> <p>3. <u>In relation to employment development, regard will be had to whether it:</u></p> <ul style="list-style-type: none"> i. <u>meets a local business or community need.</u> ii. <u>is in a sustainable location, or includes measures to make a location more sustainable.</u>

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			<p>4. <u>In relation to replacement buildings, extensions and alterations:</u></p> <ul style="list-style-type: none"> i. <u>The starting point in relation to scale and siting will be a comparison of the existing building with that proposed.</u> ii. <u>Proposals should have no unacceptable impact upon the surrounding character and appearance of the area compared to the existing building to be replaced/extended.</u> <p>5. <u>In relation to re-use of buildings, the following matters will also be taken into consideration:</u></p> <ul style="list-style-type: none"> i. <u>The building should be capable of re-use without major alterations, adaptations or reconstruction.</u> ii. <u>The proposal should enhance the immediate setting of the building.</u> iii. <u>Where a proposal relates to the re-use of an agricultural building, it must not result in the need to construct additional agricultural buildings, unless it can be demonstrated that the building to be re-used is no longer suitable or needed for agricultural use.</u> iv. <u>Where a proposal relates to residential re-use or conversion, the extent of associated residential curtilage and hardstanding should be proportionate to the size of the existing building.</u> <p>6. <u>In relation to sport, recreation and nature conservation development, such development that would also fall within main town centre uses will not be considered appropriate forms of development in the countryside.</u></p> <p><i>Consequential changes are required to the supporting text (not shown in this document).</i></p>
	223-227	Green Belt (LP36)	See LP20 above.
Action Point 19.1 (EXAM50)	228-230	Landscape character (outside of defined	Amend as per para 64.4 of the Council's Matter 19 Hearing Statement (https://consult.bracknell-forest.gov.uk/file/6083710) and Action Point 19.1. EXAM50 (https://consult.bracknell-forest.gov.uk/file/6097182):

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Council's Matter 19 Hearing Statement		settlements) (LP37)	<p>Policy LP 37 Landscape Character</p> <p><u>1. The following landscape character areas are defined on the Policies Map (and Inset Maps):</u></p> <ul style="list-style-type: none"> i. <u>A1 – Bracknell Forest</u> ii. <u>B1 – Crowthorne/ Sandhurst Heathland Mosaic</u> iii. <u>C1 – Binfield and Warfield Clay Farmland</u> iv. <u>C2 – Winkfield and Cranbourne Clay Farmland</u> v. <u>D1 – The Hazes Wooded Clayland</u> vi. <u>E1 – Blackwater River Valley</u> vii. <u>F1 – Chavey Down Wooded Sands</u> viii. <u>G1 – Easthampstead Wooded Estate</u> ix. <u>G2 – Sunninghill Wooded Estate</u> x. <u>H1 – Windsor Great Park</u> xi. <u>H2 – Windsor Forest</u> <p><u>2. 4. Outside of defined settlements, development proposals will be permitted which recognise and enhance the intrinsic character and beauty of the countryside (including the Green Belt), and quality of the landscape character area within which they are situated (as defined on the Policies Map), including the and protect and enhance the setting of individual settlements and their distinctive characters.</u></p> <p><u>3. 2.— Development proposals will be expected to demonstrate the likely effects of development upon the landscape in relation to:</u></p> <ul style="list-style-type: none"> i. how they protect, enhance and/or restore the condition, character and features which contribute to the surrounding landscape character as set out in the Landscape Character Assessment; and, ii. that they maintain and respond positively to the valued features and characteristics of the local landscape character area, and the landscape strategy; and, iii. that they minimise any negative impacts on landscape i. <u>how they protect, enhance, and/or restore, the condition, defined characteristics and valued features of the surrounding landscape character, and respond positively to the</u>

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			<p><u>landscape strategy of the local landscape character area within which they are located, and</u></p> <p><u>ii. how any adverse impacts can be mitigated.</u></p> <p><i>Consequential changes needed to the supporting text, Inset Maps and Policies Map (not shown in this document).</i></p>
	231-232	Separation of Settlements (LP38)	<p>Delete policy and supporting text as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773).</p>
Action Point 17.2 (EXAM49)	233-234	Dwellings for rural workers (LP39)	<p>Amend as per Action Point 17.2 EXAM49 (https://consult.bracknell-forest.gov.uk/file/6096296).</p> <p>Policy LP 39 Dwellings for rural workers</p> <p>1. The construction of a new permanent or temporary rural worker's dwelling will normally be permitted where all the following criteria are met:</p> <p>i.. the proposed dwelling is necessary to meet the accommodation needs of a full-time worker in agriculture, forestry or other businesses requiring a location outside of a defined settlement (including those taking majority control of a farm business); and,</p> <p>ii.</p> <p>a) <u>where the proposal relates to a new permanent dwelling,</u> the agricultural or forestry unit or the business activity has been established for a minimum of three years (at least one of which has been profitable) and is demonstrably financially sound, both at present and for the prospective future; and, or</p> <p>b) <u>where the proposal relates to a temporary dwelling, clear evidence of a firm intention and ability to develop a viable business is provided, including that the business has been planned for on a sound financial basis; and,....</u></p>
Council's Matter 19	238-240	Equestrian uses (Policy LP41)	<p>Amend as per paragraph 69.1 in the Council's Matter 19 Hearing Statement (https://consult.bracknell-forest.gov.uk/file/6083710):</p>

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Hearing Statement			<p>Policy LP 41 Equestrian uses</p> <p>Proposals for the development of equestrian facilities (including extensions and changes of use) will be permitted provided the following criteria are met:</p> <ul style="list-style-type: none"> i. existing buildings are re-used where possible and any new facility should be satisfactorily integrated and consolidated with existing buildings where present; and, ii. the development will not cause harm to a site of nature conservation, <u>or</u> landscape or historic value that cannot be satisfactorily mitigated; and, iii. the development is appropriate in terms of design, layout, siting and external materials relative to its intended use and surrounding area and will not have an adverse visual impact; and, iv. the development will not have a detrimental effect on the amenity of neighbouring properties or the local area through activity causing unacceptable levels of noise, smell, light pollution, overlooking, traffic generation, highway safety or other general disturbance; and, v. proposals for equestrian establishments whether for private or commercial use are of an appropriate size and scale for their intended use and in relation to the associated fields. This must allow for the proper care of horses, including stabling, grazing and exercise where appropriate, in accordance with the British Horse Society Standards (or any future equivalent). vi. <u>Proposals that affect any heritage asset or its setting will be assessed against Policy LP XX, Conservation and enhancement of the historic environment.</u>
MM109 MM110	241-247	Design (Policy LP42)	<p><i>Amend as per MM109 and MM110 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152) and Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773):</i></p> <p>Policy LP 42 Design</p>

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			<p>1. In meeting the objectives of Policy LP 15 'Design principles', applicants will need to consider the detailed design matters set out below. Proposals will be supported where they:...</p> <p>iv. include high quality hard and soft landscaping to assist in enhancing and defining within streetscenes to help define the character and legibility of the area; this will may include street trees, hedges and planting to enhance the visual amenity of streets;...</p> <p><i>Consequential changes needed to the supporting text (not shown in this document).</i></p>
Action Point 18.2 (EXAM52), Action Point 18.3 (EXAM57) MM111	248-252	Tall Buildings (Policy LP43)	<p><i>Amend as per Action Point 18.2 EXAM52 (https://consult.bracknell-forest.gov.uk/file/6101877), 18.3 EXAM57 (https://consult.bracknell-forest.gov.uk/file/6117221) and MM111 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152).</i></p> <p>Policy LP 43 Tall buildings</p> <p>The Council will support proposals for tall buildings where;</p> <ol style="list-style-type: none"> 1. the location is sustainable and suitable for high intensity development; 2. they are located at a point of townscape significance and have a height, scale and massing that is proportionate to the proposed location and size of site; 3. they will not detract from the significance or appreciation of heritage assets, nor have a detrimental impact on the local environment, including the micro-climate and the amenity of surrounding buildings and spaces; 4. they positively contribute to one or more of the following: <ol style="list-style-type: none"> i. the existing streetscene, ii. the containment of a space or square, or iii. creation of a focal point of interest in an appropriate location; 5. they reinforce or add positively to the surrounding scale and urban form of the area; 6. the building will be sympathetic to local character, including the surrounding environment and landscape setting, including longer distance views not adversely affect important views to and from key areas of the Borough and will have a positive

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			<p>impact on the skyline;</p> <p>7. the building is they are of an exemplary architectural design appropriate to landmark buildings and creates a high quality living environment, maximising energy efficiency, prioritising the use of sustainable materials and construction methods;</p> <p>8. they provide appropriate levels of usable amenity space for future occupants and the proposed uses;</p> <p>9. they include appropriate levels of sufficient parking for cars and cycles for the site's location, and space is provided for the effective servicing of the building without having an unacceptable, detrimental effect on amenity space and the streetscene;...</p> <p><i>Consequential changes needed to the supporting text (not shown in this document).</i></p>
Action Point 18.6 (EXAM 57)	253-254	Advertisements and Shop Fronts (Policy LP44)	<p><i>Amend Part 1 as per Action Point 18.6 EXAM 57 (https://consult.bracknell-forest.gov.uk/file/6117221).</i></p> <p>Policy LP44 (Advertisements and shop fronts)</p> <p>1. Advertisements will be permitted where they have no unacceptable impact, taking account of cumulative impacts, on:</p> <ol style="list-style-type: none"> public safety, including highway safety; and; amenity, including visual amenity, the amenity of neighbouring sites; and the significance of the historic environment. <p><i>Consequential changes needed to the supporting text (not shown in this document).</i></p>
Council's Matter 19 Statement Action Point 19.5 (EXAM 50)	255-258	Protection and enhancement of the historic environment (Policy LP45)	<p><i>Amend supporting text as per para 17.2 of Council's Matter 19 statement (https://consult.bracknell-forest.gov.uk/file/6083710) and title of policy and para 17.4 as per Action Point 19.5 EXAM 50 (https://consult.bracknell-forest.gov.uk/file/6097182) and as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773):</i></p> <p>17.2 The importance of Bracknell Forest's historic environment is recognised in its diverse range of heritage assets which include:</p> <ul style="list-style-type: none"> • 266 267 Listed Buildings; • 53 61 Locally Listed Buildings;

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			<ul style="list-style-type: none"> • 6 Conservation Areas (Winkfield Village; Warfield; Winkfield Row; Easthampstead; Church Street, Crowthorne, Binfield); • 12 Scheduled Monuments; • 6 Registered Historic Parks and Gardens (Windsor Great Park; Ascot Place; Newbold College; Broadmoor Hospital; South Hill Park; and Bagshot Park); and, • 536 576 records entered in the Berkshire Historic Environment Record (HER) identifying archaeological sites and finds in Bracknell Forest. <p>Policy LP 45: Protection Conservation and enhancement of the historic environment</p> <p><i>Amend paragraphs 17.7 and 17.8:</i></p> <p>17.7 Great weight will be given to the conservation of the Borough's most valued historic buildings, archaeological remains, townscapes and historic landscapes (as identified in the East Berkshire Historic Landscape Characterisation June 2019 (80)) and any other designated heritage assets. will be given the highest level of protection. Opportunities to sustain and enhance their significance and better reveal the significance and legibility of assets will be sought wherever possible. Harm to the significance of designated heritage assets should require clear and convincing justification. will not be accepted unless it is clearly justifiable and unavoidable.</p> <p>17.8The evidential value of the historic fabric....significance . And retention of as much historic fabric as possible will be expected. '</p> <p><i>Make subsequent amendment to (BIN20) to make explicit that great weight will be given to the consequence of harm to heritage assets and require developers to demonstrate how harm to its significance will be avoided.</i></p>
	259-263	Biodiversity (Policy LP46)	<p><i>Amend the policy as per Main Modifications MM113, MM115, MM116, MM117, MM118, MM119 and MM120 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152) and as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773):</i></p> <p>Policy LP 46 Biodiversity</p>

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MM117			<p><i>Amend supporting text</i></p> <p>18.3 Biodiversity is not confined to designated sites and every development has the potential to contribute towards the conservation of locally important habitats and species. For the purposes of this policy 'relevant' development will be defined in accompanying guidance.</p>
MM118			<p>18.4 There are significant areas of habitat in the borough which are an important local resource for supporting biodiversity including:</p> <ul style="list-style-type: none"> • Woodland; • Hedgerows; • Ancient woodland and veteran trees; • Grasslands; • Watercourses <u>and other wetlands;</u> • <u>Farmland</u> • Heathland; and • Other formal and informal areas of open space <p><u>This list is not intended to be exhaustive.</u></p>
MM119			<p>18.7 Ecological surveys, assessments and mitigation measures should be implemented in line with current national standards and published guidance in addition to any guidance or advice endorsed by the Council. <u>The requirement for biodiversity net gain is separate from species protection and the Council will use the local list to require ecological surveys where relevant depending on local site conditions.</u></p>
Council's Matter 19 statement			<p><i>Amend as per para 65.7 of Council's Matter 19 statement:</i></p> <p>18.8 When considering a site for development, those involved should take account of any biodiversity resources on the site and design the development in a way that enhances them or at least avoids, or minimises, any negative impacts on them. Enhancements to the biodiversity value of a site, such as creating new habitats, should be incorporated into the design. <u>The type or scale of development is not necessarily relevant to the biodiversity value. For example, a small site may have a very high</u></p>

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			<p><u>assessment is development with a net increase of over 100 dwellings and other developments on a case by case basis which are not included in the Bracknell Forest Local Plan Air Quality Assessment (March 2021). Should this advice change, the Council will update the guidance accordingly.</u> Applications for development which are likely to have an adverse effect on SSSIs (either individually or in combination with other development) should include an assessment of these potential adverse effects; the Council will develop guidelines for such assessments if appropriate and in consultation with Natural England.</p>
	267-271	Protection and enhancement of trees and hedgerows (Policy LP48)	<p><i>Amend Policy as per Post Hearing Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773)</i></p> <p>Policy LP 48 Protection and enhancement of trees and hedgerows</p> <ol style="list-style-type: none"> 1. Development proposals will be required to seek to secure the sustainable retention and enhancement of trees and native hedgerows of value wherever possible. 2. Retained trees and hedgerows should be integrated effectively into site layouts, with new landscaping where appropriate, including by: <ol style="list-style-type: none"> i. creating verdant frontages to development; ii. creating green corridors through sites; iii. making specimen trees or groups of trees focal points in developments; iv. fronting developments onto significant trees or woodland; v. avoiding encroachment of development into the root protection area of trees of value to avoid any significant adverse impact on them; and vi. designating appropriate buffer zones between development and woodland and ensuring that built development does not encroach into such designated 'buffer zones'. 3. Retained trees and native hedgerows shall be protected during demolition and construction works in accordance with latest arboricultural best practice. <p><u>Enhancement</u></p> <ol style="list-style-type: none"> 4. Development proposals will be encouraged required to provide for additional tree and hedgerow

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			<p>planting wherever possible.</p> <p>5. Development proposals will be encouraged required to provide a net gain in landscape quality on site and fully mitigate for any existing trees and hedgerows lost as a result of the development.</p> <p>6. Development proposals will be required to incorporate landscaping schemes that:</p> <ul style="list-style-type: none"> i. enhance the character and appearance of the landscape, townscape or roofscape; ii. include the planting of indigenous trees and other flora of local provenance appropriate to the area; iii. incorporate species diversity to establish sustainable landscaping in respect of climate change and disease; iv. contribute towards the creation of verdant tree-lined streets; v. maximise opportunities for the planting of long-living native broad-leaved tree species which grow to a large size; vi. incorporate appropriate indigenous species in locations that maximise the benefits to biodiversity, including the creation of woodland and green corridors; vii. maximise opportunities for planting of urban trees within streets and greenspace to create rich urban treescapes; viii. meet other policy objectives, including design, heritage and biodiversity; ix. maximise opportunities for planting of new hedgerows with emphasis on suitable native species; x. provide at least one fruit tree in the garden of each new house built and in the communal gardens of apartment blocks; and xi. maximise opportunities to plant community orchards in amenity greenspace. <p>7. Landscaping proposals will be required to incorporate an appropriate post-planting management and maintenance programme to ensure successful healthy establishment and ongoing development.</p> <p><i>Consequential changes needed to the supporting text (not shown in this document).</i></p>

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MM132 Matter 18 Hearing Statement MM134 MM135	272-275	Sustainable Construction (Policy LP49)	<p><i>Amend Part 1 of Policy LP49 as per Main Modifications MM132, MM134 and MM135 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152), Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773), and the Council's Matter 18 Hearing Statement (https://consult.bracknell-forest.gov.uk/file/6082684)</i></p> <p>Policy LP 49 Sustainable construction</p> <p>1. Development proposals will be required to meet climate change objectives and achieve a high standard of environmental sustainability. This will be achieved by the following:</p> <ol style="list-style-type: none"> i. All major new dwellings residential development will be encouraged to contribute towards the target of net zero carbon for regulated emissions, unless it can be clearly demonstrated that this is not viable. ii. All minor new build residential development will be designed achieve a minimum of 19% improvement in the dwelling emission rate over the target emission rate, as defined in Part L of the 2013 Building Regulations. iii. All residential development new dwellings shall meet the water efficiency standard of 110 litres/person/day, or any updated standard set by a review of Part G of the Building Regulations. iv. All non-residential development and non-C3 residential development of 500 square metres (gross external area) or above will meet BREEAM 'excellent' or equivalent standard, unless it can be clearly demonstrated that this is not viable, in such cases development will meet BREEAM 'very good' standard. <p><i>Amend para 19.4 of supporting text to reflect criterion 1i and delete the requirement of "a minimum of 35% improvement" over the targets in Part L of the 2013 Building Regulations". Change to read an improvement over the target emissions rate in Part L of the Building Regulations will be 'encouraged'.</i></p> <p>19.4 All major new build residential developments dwellings...</p> <p><i>Delete para 19.6:</i> Minor new build residential developments should be built to a level equivalent to the emissions requirement of the former Code for Sustainable Homes Level 4. This is a minimum 19% improvement in the dwelling emission rate over the target emission rate, as defined in Part L the 2013 Building</p>
MM136			

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MM138 MM140			<p>Regulations. Where the 19% reduction in carbon emissions cannot be met by the development on site a Section 106 contribution towards any residual carbon emissions as outlined above, may be possible. 10 Schedule of Proposed Main Modification</p> <p><i>Change text from new residential development to new dwellings as per Main Modifications MM138 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152)</i></p> <p>19.10 Part G of the Building Regulations 2010 (with 2015 and 2016 amendments) prescribe 125 litres/person/day as a mandatory standard for new residential development dwellings.</p> <p><i>Amend para 19.11 of supporting text as per MM140</i> The Council will seek at least a BREEAM 'excellent' rating or equivalent for new non-residential development and non-C3 forms of residential development</p>
	278-281	Sustainable Drainage Systems (Policy LP51)	<p><i>Amend Policy LP51 as per Inspectors' Post Hearings Letter EXAM61 (https://consult.bracknell-forest.gov.uk/file/6134773) and supporting text as per Action Point 18.7 EXAM 57 (https://consult.bracknell-forest.gov.uk/file/6117221):</i></p> <p>Policy LP 51 Sustainable Drainage Systems (SuDS)</p> <p>1. development proposals and developments in areas at risk of flooding from all sources, both now and in the future, identified in the latest Bracknell Forest Strategic Flood Risk Assessment (SFRA), or more recent modelling, shall incorporate SuDS, unless it can be demonstrated that provision on site is inappropriate. SuDS will:</p> <ol style="list-style-type: none"> i. be an intrinsic part of the design and layout of a proposal and designed in accordance with the principles set out in the Bracknell Forest Local Flood Risk Management Strategy, incorporating urban creep allowances and utilising the most up to date climate change allowances and rainfall data; ii. be selected in accordance with the hierarchy of drainage options, with a preference for green solutions; iii. meet the needs of the proposed development, over its lifetime;

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			<p>iv. be designed without creating excessive maintenance burdens to future owners/occupiers, and where possible, incorporated in tandem with other site requirements in order to utilise land efficiently;</p> <p>v. have clear arrangements in place for on-going maintenance secured by legal agreement, or other relevant mechanisms;</p> <p>vi. have runoff from brownfield development that is reduced to as close as practicable to greenfield runoff rates;</p> <p>vii. provide sufficient water quality treatment to mitigate the impact of development in accordance with the Thames River Basin Management Plan.</p> <p><i>Amend supporting text:</i></p> <p>19.28. Incorporating SuDS within a proposed development should be done in the early stages of the design process as it is an intrinsic part of the layout and design of a scheme. <u>The design of any SUD needs to have regard to and be informed by the Council's principles in the latest Bracknell Forest Local Flood Risk Management Strategy.</u> SuDS can be used in tandem with other site requirements, such as biodiversity (Policy LP 46 'Biodiversity') and OSPV (Policy LP 34 'Standards for Open Space of Public Value') to promote the efficient use of land. Early consideration of the location and type of SuDS that may be suitable will ensure land take is kept to a minimum. The appropriate design of a site incorporating SuDS can do much to make an unsuitable site suitable for development, through innovative design and appropriate engineering solutions.</p>
MM141, MM142 Council's Matter 18 Hearing Statement	282-288	Pollution and Hazards (Policy LP52)	<p><i>Amend as per Main Modifications MM141, MM142 of LP/CORE/013 (https://consult.bracknell-forest.gov.uk/file/5941152) and Council's Matter 18 Hearing Statement (https://consult.bracknell-forest.gov.uk/file/6082684):</i></p> <p>Policy LP 52 Pollution and hazards</p> <p>1. Development proposals should:</p> <p>i. <u>seek to minimise and reduce pollution and hazards, to mitigate any adverse impacts and where possible provide seek improvements</u> where possible; ...</p> <p><i>Amendments also needed to the supporting text, including:</i></p>

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			<p>19.43 ...good environmental quality and improve quality where possible, <u>including seeking opportunities for nature-based solutions.</u></p> <p>19.74 In 2015, groundwater bodies in the Borough were achieving 'good' overall status, <u>deteriorating to 'poor' in 2019 for the Chobham Bagshot Beds, as a result of suspected diffuse agricultural pollution.</u> The current RBMP identified that...</p>
<p>Council's Matter 16 hearing statement</p> <p>Action Point 16.1 (EXAM 54)</p>	293-294	Transport Impacts and Requirements (Policy LP54)	<p><i>Amend explanatory text as per the Council's Matter 16 Hearing Statement (https://consult.bracknell-forest.gov.uk/file/6082702) and Action Point 16.1 EXAM 54 (https://consult.bracknell-forest.gov.uk/file/6101876).</i></p> <p>20.3 Any major development scheme (residential scheme over 10 dwellings; retail scheme over 500 m2; and employment scheme over 1000 m2) must demonstrate that there are no severe residual impacts arising from a development proposal. <u>This should be done through the submission of a Transport Assessment or Transport Statement (as advised by the Local Highway Authority), taking account of guidance from the Council which is set out in the Parking Standards SPD.</u> A Transport Assessment (TA) <u>shall be</u> provided, will normally be supported by traffic modelling using a validated model which must comply with current Department of Transport criteria. The modelling should consider the transport impact of development without any mitigation to ascertain any adverse residual impacts it would place on the highway network. Further testing should be undertaken with necessary mitigation measures to demonstrate that the proposal will not cause any significant transport impacts</p> <p>20.6 <u>Where advised by the Local Highway Authority, developments</u> Developments of over 50 dwellings should use the Council's validated model in support of their transport submissions.</p>
Action Point 1.2 (EXAM 40)	295-297	Transport Infrastructure Provision (Policy LP55)	<p><i>Amend as per Action Point 1.2 EXAM 40 (https://consult.bracknell-forest.gov.uk/file/6073877)</i></p> <p><i>Policy and supporting text to be moved to a new strategic section titled 'Transport infrastructure' following current Section 9.2</i></p>
Action Points 16.2, 16.3 and	299-300	Parking (Policy LP57)	<p><i>Amend as per Action Points 16.2, 16.3 and 16.4 of EXAM 54 (https://consult.bracknell-forest.gov.uk/file/6101876).</i></p>

References quoted by Inspectors	Page in Pre Submission Bracknell Forest Local Plan	Policy/paragraph in Pre Submission Bracknell Forest Local Plan	Main Modification
16.4 (EXAM 54)			<p><u>20.23 All relevant proposals should have regard to the Council's current Parking Standards SPD which will be used as guidance in the determination of planning applications.</u> Where robust evidence is...</p> <p><i>Additional sentence added at the end of paragraph 20.22 to read:</i></p> <p><u>Whilst the Building Regulations (Part S) cover the provision of infrastructure for charging electric vehicles, there are still a number of situations where there is a need for some form of planning control. For example, this might be in deciding the location of charging points in sensitive areas such as conservation areas or where listed buildings are affected. Furthermore, the Council may wish to seek on street provision within the public highway.</u></p> <p><i>Amendment to para. 20.23 to read</i> ...There may be circumstances in some residential schemes where car-free elements or the provision of less parking than the relevant standard will be appropriate subject to detailed and robust evidence demonstrating why there is a reduced need <u>for parking which might include the provision of car clubs and proximity to excellent public transport.</u></p>

APPENDICES

Appendix 1 (Pg 302 - 309) Housing Trajectory:

- Amend as per EXAM 33 (<https://consult.bracknell-forest.gov.uk/file/6060220>) except delete WAR3 Jealott's Hill; Sites at Lower Church Road (SAND9 and 10); and Land opposite Pope's Manor (BIN10b).
- Amend windfall allowance from 40 dpa to 37 dpa, 80 to 77dpa and 26 to 24 dpa, Remove Beaufort Park, BRA4 from 5yhls.
- Add new housing land supply to appendix.

Appendix 2 (Pgs 310 – 342) Site profiles for allocated sites

- Delete Appendix 2 as per AP 10.7 EXAM43 (<https://consult.bracknell-forest.gov.uk/file/6082738>) to cover non-strategic allocations within main body of text. All policies to be amended to read, 'Development will be permitted where: Development of this site will be expected to:'

- For the policies to be effective, all site-specific policies should be phrased to set out what the technical evidence is to achieve, rather than that technical evidence is produced.
- Exclude sites SAND9, SAND10, and BIN10b.
- Insert new development requirement to BIN20 to cover landmark tall buildings as per AP18.5 of EXAM57 (<https://consult.bracknell-forest.gov.uk/file/6117221>).
- New non-strategic site policies and supporting text to be produced (not shown in this document).

Appendix 3 (Pg 344) Defined Centres maps

Insert Bracknell Town Centre Inset Map into Appendix 3 and amend discrepancies in Bracknell Town Centre primary shopping areas as per AP15.2 of EXAM53 (<https://consult.bracknell-forest.gov.uk/file/6101878>).

Appendix 6 (Pg 380): Existing policies to be replaced by the Bracknell Forest Local Plan

Policy GB5 – Syngenta – major development site within the Green Belt

Remove reference to policy being replaced by Policy LP7 Land at Jealott's Hill.

Replace with 'This policy is no longer relevant/required. (Site is to be dealt with under Green Belt and other relevant policies).'

New appendices

- Insertion of table giving details of monitoring framework.
- Insert landscape character Inset maps.

Changes to maps remaining in appendices

Inset maps amended to take into account the deletion of the site allocations outlined above, changes to the settlement boundaries, together with the removal of the strategic gap and green wedge notation.

CHANGES TO POLICIES MAP

The following amendments are shown on the submitted Policies Map to ensure that the geographic application of the policies in the BFLP are justified and effective.

- Deletion of Sites WAR3, BRA12, BRA13, BIN10b, BIN16, SAND9, SAND10 and WINK34.
- Amendments to boundaries of Eastern Gateway Development Area (BRA7) and Southern Gateway Development Area (BRA14, BRA15 and BRA17)
- Amendment to developable area of BIN5.
- Removal of strategic gap and green wedge notation in respect of Policy LP19.

- Changes to settlement boundary at Warfield Park, north of Tilehurst Lane and Beaufort Park as referred to above.
- Amendment to boundary of Bracknell Town Centre

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