

# Draft Sustainability Appraisal Report (Incorporating SEA) Site Allocations DPD Preferred Option



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# Foreword

This Sustainability Appraisal (SA) has examined how the different options for the Site Allocations Development Plan Document (DPD) contribute towards sustainable development. The process has made recommendations on how to improve the sustainability of the DPD, and this has enabled the plan to be amended to improve their overall sustainability. This document gives details of the process to date and indicates how the sustainability of the DPD has been enhanced.

This Draft SA Report is published alongside the Site Allocations DPD Preferred Options and these documents are subject to a six week consultation period between Monday 8th November and Friday 17th December 2010. Representations on the plan and the Sustainability Appraisal will be considered by Bracknell Forest Council in order to inform the production of the Submission Site Allocations DPD and the Final SA Report.

Therefore, we welcome any representations you have on this appraisal process by 17th December 2010.

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# 1 Introduction

## Introduction

**1.1** An essential consideration when drawing up planning documents is their effect on the environment and people's quality of life, both now and in the future. To help address this, Sustainability Appraisals and Strategic Environmental Assessments are carried out alongside the preparation of these plans to make sure social, environmental and economic issues are taken into account at every stage so that sustainable development is delivered on the ground.

**1.2** This document is a Draft Sustainability Appraisal (SA) Report, incorporating the requirements of a Strategic Environmental Assessment (SEA), of the Site Allocations Development Plan Document (DPD) Preferred Options. It is published for a six week period of consultation between 8 November and 17 December 2010.

**1.3** The SA is being conducted in line with the Communities and Local Government (CLG) Plan Making Manual (Sustainability Appraisals)<sup>(2)</sup> and additional guidance targeted specifically towards climate change and biodiversity. Earlier SA work and consultation responses carried out for the aborted Development Management; Housing and Commercial Policies and Sites DPD are also being taken account in the Site Allocations DPD SA Process.

## Sustainable Development

**1.4** Sustainable development first moved into mainstream policy making and legislation after the Rio Earth summit in 1992, having emerged as a key issue in 1987, highlighted by Bruntland. Following the Rio Earth Summit, the UK government produced 'A Better Quality of Life, a Strategy for Sustainable Development in the UK' (1999), which described the main themes of sustainable development. These were highlighted as being:

- Maintenance of high and stable levels of economic growth and employment;
- Social progress which recognises the needs of everyone;
- Effective protection of the environment; and
- The prudent use of natural resources.

**1.5** Subsequently, in March 2005 a new UK framework for sustainable development 'Securing the Future' was launched which took account of new policies since 1999, and highlighted the renewed international push for sustainable development from the World Summit on Sustainable Development in Johannesburg in 2002. Five principles of sustainable development are identified in 'Securing the Future':

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

**1.6** A Council Officer and member working group drafted a local definition of sustainable development which has been adopted by Bracknell Forest Council:

2 See <http://www.pas.gov.uk/pas/core/page.do?pagelId=152450http://>

**1.7** *“Sustainable development is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Therefore sustainability is acting to create harmony between a developed economy and the environment”*

**1.8** For ease of use the themes of sustainability are typically categorised under the 3 general headings of social, economic and environmental. However, in reality many of the issues overlap and do not fall distinctly into one of these categories. The Site Allocations DPD should be based on the principles of sustainable development.

## **The Local Development Framework**

**1.9** The Bracknell Forest Local Development Framework (LDF) comprises a number of individual documents called Local Development Documents (LDDs) that together will guide the future development of the Borough. The Local Development Scheme (LDS)<sup>(3)</sup> is a three year project plan, prepared by the Council, which outlines every LDD that the Council intends to produce over the next three years, along with timetables for their preparation. It also outlines which current Local Plan Policies have been saved beyond 2007.

**1.10** The LDS will include:

- Development Plan Documents (DPDs)<sup>(4)</sup> which contain policies and proposals and are subject to external examination. DPD's therefore carry full statutory weight for determining planning applications.
- Supplementary Planning Documents (SPDs)<sup>(5)</sup> which provide additional information to explain policies and proposals in more detail to assist in the preparation of planning applications.

**1.11** The Council has in place an adopted Core Strategy DPD (February 2008), a Statement of Community Involvement (2006) and a number of SPD's. In addition to the Site Allocations DPD the Council also intends to produce the following documents as programmed in the current LDS:

- Core Strategy DPD review
- Character Areas SPD
- Limiting the Impact of Development SPD review
- Streetscene SPD
- Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD
- Warfield SPD

**1.12** The Site Allocations Development Plan Document is a DPD which will allocate site for housing, employment and other uses. It will also review certain designations. It will relate to policies in the Core Strategy DPD and saved policies in the Bracknell Forest Borough Local Plan. The Site Allocations DPD will also tie in with other plans such as the Sustainable Community Plan and Local Transport Plan 3. The production of the Site Allocations DPD will be informed by an iterative SA and SEA and an Equality Impact Assessment (EqIA).

3 See <http://www.bracknell-forest.gov.uk/lfs>

4 See <http://www.bracknell-forest.gov.uk/dpd>

5 See <http://www.bracknell-forest.gov.uk/spd>

## **Aim of the Report**

**1.13** This Draft SA Report documents the SA process which has been carried out for the Sustainability Appraisal and Strategic Environmental Assessment of the Site Allocations DPD Preferred Options. It applies the SA methodology that was set out and agreed through consultation in the Site Allocations DPD SA Scoping Report (January 2010) and the Local Development Framework Scoping Report (January 2010).<sup>(6)</sup>

**1.14** The overall aims of this SA/SEA are to:

- Make the DPD as sustainable as possible by integrating sustainable development into the strategy making process, influencing all stages of plan development.
- Provide a high level of environmental protection and balance environmental, economic and social considerations in the plan's preparation.
- Consult on the SA process at various stages to allow the public and stakeholders to input into its production.
- Provide an environmental, social and economic audit at appropriate spatial and temporal levels.

## **Strategic Environmental Assessment and Sustainability Appraisal**

**1.15** Strategic Environmental Assessment (SEA) is required by European Union Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment. This Directive is often referred to as the "SEA Directive". SEA is likely to be required for DPDs, but for SPDs this would be only where they are considered to have the potential for causing significant environmental effects. Where this is the case a screening process is normally required to determine the need for SEA such that where significant negative environmental effects are likely an assessment is conducted and this can inform the means by which adverse impacts are avoided or minimised and the positive environmental effects are maximised.

**1.16** Sustainability Appraisal (SA) is required in the UK by the Planning and Compulsory Purchase Act 2004. As there are many crossovers between SA and SEA, government guidance<sup>(7)</sup> has recommended that the two processes be undertaken simultaneously. PPS12 is also specific on this issue where in paragraph 4.40 it states:

**1.17** *"Sustainability appraisal fully incorporates the requirements of the European Directive on Strategic Environmental Assessment. Provided the sustainability appraisal is carried out following the guidelines in the A Practical Guide to the Strategic Environmental Assessment Directive and the Plan-Making Manual there will be no need to carry out a separate SEA."*

## **Site Allocations DPD**

**1.18** The purpose of the Site Allocations DPD is to establish how the Borough will deliver a responsive and flexible supply of land for housing and other land uses. It is a primary means of delivering Core Strategy DPD Policy CS2 which states that the Council will allocate land for development following a specified sequence. Production of the DPD is an essential component in meeting the Council's obligation under PPS1 (para. 27) to bring forward sufficient land of a suitable quantity in appropriate locations to meet the expected needs for housing, industrial, retail and commercial development, and for leisure and recreation.

6 See <http://www.bracknell-forest.gov.uk/sa>

7 See <http://www.pas.gov.uk/pas/core/page.do?pagelid=152450http://>

**1.19** The DPD will identify sites and appropriate timing, phasing and delivery mechanisms to meet housing targets. Other matters to be addressed include consideration of any inconsistencies in the definition of settlement boundaries and employment areas, notations on school land (relating to Open Space of Public Value), town centre and local centre boundaries and the most appropriate approach to sites in institutional use in the countryside (beyond the Green Belt). The outcome of this work will result in a need to amend the Council's current Proposals Map. In addition, the DPD will also allocate land for other uses which are likely to include:

- Employment
- Retail
- Gypsy and Traveller sites
- Leisure / Green and Blue Infrastructure
- Renewable energy
- Education
- Mixed Use (e.g. Bracknell Town Centre)
- Other key infrastructure as required

**1.20** The DPD is subject to an independent examination and will be a material consideration as part of the development plan as defined by Section 38 (6) of the Planning and Compulsory Purchase Act (2004).

**1.21** The DPD will be in general conformity with national planning guidance/statements and regional planning policy. It will demonstrate its compliance with the Core Strategy DPD and it will conform with the Sustainable Community Strategy. The production of the DPD will also be influenced by other Council, partnership and local strategies.

**1.22** The intention to prepare a DPD covering the allocation of sites is highlighted in the Bracknell Forest Local Development Scheme (September 2009) which sets out the timetable for preparing documents forming part of the LDF (see above). The actual timetable can be seen at <http://www.bracknell-forest.gov.uk/sadpd>

**1.23** At this stage, the general principles underlying the policies on housing delivery are not expected to change significantly and the DPD draws upon the Spatial Objectives for the Core Strategy DPD. It also takes account of national policy/guidance.

**Stages of the SA Process**

**1.24** Government guidance on SA identifies the various stages of SA and how these relate to the different stages of preparing a Development Planning Document such as the Site Allocations DPD. The stages are shown in the table below.

**Table 6 Incorporating SA within the DPD Process**

<b>DPD Stage 1: Pre-production – Evidence Gathering</b>
<b>SA stages and tasks</b>
<p><b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b></p> <ul style="list-style-type: none"> <li>• <b>A1:</b> Identifying other relevant policies, plans and programmes, and sustainability objectives.</li> </ul>



<ul style="list-style-type: none"> <li>• <b>A2:</b> Collecting baseline information.</li> <li>• <b>A3:</b> Identifying sustainability issues and problems.</li> <li>• <b>A4:</b> Developing the SA framework</li> <li>• <b>A5:</b> Consulting on the scope of the SA.</li> </ul>
<b>DPD Stage 2: Production</b>
<b>SA stages and tasks</b>
<p><b>Stage B: Developing and refining options and assessing effects</b></p> <ul style="list-style-type: none"> <li>• <b>B1:</b> Testing the DPD objectives against the SA framework.</li> <li>• <b>B2:</b> Developing the DPD options.</li> <li>• <b>B3:</b> Predicting the effects of the DPD.</li> <li>• <b>B4:</b> Evaluating the effects of the DPD.</li> <li>• <b>B5:</b> Considering ways of mitigating adverse effects and maximising beneficial effects.</li> <li>• <b>B6:</b> Proposing measures to monitor the significant effects of implementing the DPDs.</li> </ul>
<p><b>Stage C: Preparing the Sustainability Appraisal Report</b></p> <ul style="list-style-type: none"> <li>• <b>C1:</b> Preparing the SA Report</li> </ul>
<p><b>Stage D: Consulting on the preferred options of the DPD and SA Report</b></p> <ul style="list-style-type: none"> <li>• <b>D1:</b> Public participation on the preferred options of the DPD and the SA Report.</li> <li>• <b>D2(i):</b> Appraising significant changes.</li> </ul>
<b>DPD Stage 3: Examination</b>
<b>SA stages and tasks</b>
<ul style="list-style-type: none"> <li>• <b>D2(ii):</b> Appraising significant changes resulting from representations.</li> </ul>
<b>SPD Stage 4: Adoption and monitoring</b>
<b>SA stages and tasks</b>
<ul style="list-style-type: none"> <li>• <b>D3:</b> Making decisions and providing information</li> </ul>
<p><b>Stage E: Monitoring the significant effects of implementing the DPD</b></p> <ul style="list-style-type: none"> <li>• <b>E1:</b> Finalising aims and methods for monitoring.</li> <li>• <b>E2:</b> Responding to adverse effects.</li> </ul>

This report is the Draft Sustainability Appraisal Report. Two previous stages of the SA have already been completed, the outputs of which have been as follows:

- Site Allocations DPD SA Scoping Report (January 2010);
- Site Allocations DPD Participation Document (February 2010). Appendix 6 - Initial SAs of Broad Areas.

## Limitations

Appraisal of policies is rarely straightforward and the outcome may include considerable levels of uncertainty. The following levels of uncertainty must be taken into account when looking at the results.

- Scientific uncertainties – variability in data and collection measures will always exist to a greater or lesser degree.
- Natural variability – there is often considerable natural variability in sustainability issues, for example the weather and people’s actions.
- Lack of precision – environmental, social and economic issues can be difficult to quantify or measure with a high degree of accuracy.
- Uncertainty about exact implementation – with a ‘broad-brush’ strategy it is difficult to assess to a high degree of detail.

Research and professional judgement will help to reduce uncertainty but cannot completely eliminate it. Where there is no prospect of resolving such uncertainty in the immediate future, and if there are significant chances of damage to the environment, a precautionary approach has been taken in this appraisal. This is a standpoint which maintains there should be no delay in taking action to correct a threat of serious or irreversible damage to the environment merely because there is a lack of scientific certainty.

## Consultation

There have been two formal stages of consultation and public participation so far throughout the appraisal process. Details are shown in the following table.

**Table 7 Consultation on the Site Allocations DPD SA Process**

Document	Consultation Period	Who was consulted?	Summary of Responses
Site Allocations DPD SA Scoping Report (January 2010)	21 January - 25 February 2010	Natural England, RSPB, BBOWT. The report was also made publicly available on the Council's website.	See Appendix 12 of this report.
Site Allocations DPD Participation Document (February 2010) Appendix 6 - Initial SAs of Broad Areas	February - April 2010	Natural England, RSPB, BBOWT. The report was also made publicly available on the Council's website.	See Summary of Responses to the SA DPD Participation Document, Section 6 - Responses to the Initial SA of Broad Areas.

## 2 Setting the Context, Objectives and Scope of the Appraisal (Stage A)

### Identify relevant policies, plans and programmes, and sustainability objectives (Task A1)

2.1 The LDF SA Scoping Report (January 2010) includes a wide-ranging review of the plans, policies and programmes which are likely to impact on the plans within the Local Development Framework. This LDF SA Scoping Report has been revised and was consulted upon in parallel to the Site Allocation SA Scoping Report (January 2010). Therefore, the relevant policies, plans and programmes are identified in Appendix A of the LDF SA Scoping Report.<sup>(8)</sup>

### Collecting baseline information (Task A2)

2.2 The aim of this stage of the SA is to collect relevant social, environmental and economic baseline information and produce a characterisation of the DPD area.

2.3 A comprehensive amount of baseline data is presented in Appendix A of the LDF SA Scoping Report.<sup>(9)</sup> This DPD scoping exercise has identified that this level of detail is sufficient for the Site Allocations DPD and therefore no additional baseline data is necessary to inform its production.

### Identifying sustainability issues and problems (Task A3)

2.4 This task requires the identification of key sustainability issues and problems relevant to the Site Allocations DPD, based on the review of plans and programmes, and the baseline information collected as part of the previous tasks.

2.5 The Site Allocations SA Scoping Report (January 2010) identified a number of significant sustainability issues within Bracknell Forest. These are:

#### Social

- Housing provision for all
- Pockets of deprivation in an otherwise prosperous Borough
- Access to essential facilities

#### Environmental

- Protecting the landscape character of the Borough
- Biodiversity and conservation issues, especially key species and habitats
- Reduction in waste and increase in reuse/recycling/recovery
- Reduction in fossil fuels for energy use
- Air Quality
- Water usage
- Water quality

8 See <http://www.bracknell-forest.gov.uk/sa>

9 See <http://www.bracknell-forest.gov.uk/sa>

**Economic**

- Redevelopment of Bracknell Town Centre
- Skills shortage
- Reducing congestion and journey times

**2.6** All of the identified issues above are presumed to be relevant to the Site Allocations DPD. In addition, other matters which are likely to be of relevance to the Site Allocations DPD are:

- Mitigating the impact upon the Thames Basin Heaths Special Protection Area.
- Flooding.
- Climate Change.
- Infrastructure provision.

**Developing the SA framework (Task A4)**

**2.7** The SA framework is made up of a number of SA objectives which are then used to test the plan. SA objectives were produced as part of the LDF SA Scoping Report (January 2010), and as these are also considered relevant to the Site Allocations DPD, these have been used for this SA.

**Table 8 SA Objectives**

Bracknell Forest Council SA Objectives
<b>SA1:</b> To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
<b>SA2:</b> To reduce the risk of flooding and harm to people, property and the environment
<b>SA3:</b> To protect and enhance human health and wellbeing
<b>SA4:</b> To reduce poverty and social exclusion
<b>SA5:</b> To raise educational achievement levels
<b>SA6:</b> To reduce and prevent crime and the fear of crime
<b>SA7:</b> To create and sustain vibrant <sup>(10)</sup> and locally distinctive communities
<b>SA8:</b> To provide accessible essential services and facilities
<b>SA9:</b> To make opportunities for culture, leisure and recreation readily accessible
<b>SA10:</b> To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs
<b>SA11:</b> To maintain air quality and improve where possible
<b>SA12:</b> To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts

10 Vibrant communities are those where people are engaged in civic activities (defined by the Integrated Regional Framework for the South East)

Bracknell Forest Council SA Objectives
<b>SA13:</b> To conserve and enhance the Borough's biodiversity
<b>SA14:</b> To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas
<b>SA15:</b> To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys
<b>SA16:</b> To sustainable use and re-use renewable and non-renewable resources
<b>SA17:</b> To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery
<b>SA18:</b> To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management
<b>SA19:</b> To maintain and improve soil quality
<b>SA20:</b> To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough
<b>SA21:</b> To ensure high and stable levels of employment
<b>SA22:</b> To sustain economic growth and competitiveness of the Borough
<b>SA23:</b> To encourage 'smart' <sup>(11)</sup> economic growth
<b>SA24:</b> To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills to find work

**2.8** When carrying out an SA, the SA objectives are used to assess the plan. The appraisal is informed by the information from previous stages, notably the review of plans and programmes, and the baseline data, but is also based on the professional judgement of members of the Design, Environment and Transport team at Bracknell Forest Council.

### Consulting on the scope of the SA (Task A5)

There have been two formal stages of consultation and public participation so far throughout the appraisal process as shown in the following table. This preferred option consultation is the third consultation on the SA process.

**Table 9 Consultation on the Site Allocations DPD SA Process**

Document	Consultation Period	Who was consulted?
Site Allocations DPD SA Scoping Report (January 2010)	21 January - 25 February 2010	Natural England, RSPB, BBOWT. The report was also made

11 Smart growth describes economic growth that does not require the importing of extra labour or the use of extra land. This is achieved by such means as: encouraging more of the existing population to become economically active; increasing the skill base of the workforce; the use of technology to improve productivity; and out-sourcing jobs that do not have to be based in the area.

Document	Consultation Period	Who was consulted?
		publicly available on the Council's website.
Site Allocations DPD Participation Document (February 2010) Appendix 6 - Initial SAs of Broad Areas	February - April 2010	Natural England, RSPB, BBOWT. The report was also made publicly available on the Council's website.
Site Allocations DPD Preferred Options Draft SA Report (November 2010)	8 November - 17 December 2010	TBC

**2.9** A summary of the consultation responses relating to the first two consultations above are provided in Appendices 12 and 13 to this document.

## 3 Plan Issues and Options (Stage B)

### Testing the DPD objectives against the SA Framework (Task B1)

**3.1** In order to ensure that the principles of sustainability are adequately enshrined within the DPD, it is important for the Site Allocations DPD objectives to be tested for compatibility with the SA objectives. The aim of this process is to help refine the objectives of the DPD where necessary, and identify potential areas of conflict which need to be addressed.

**3.2** The objectives of the DPD are based on the objectives of the Core Strategy DPD (adopted February 2008), to ensure consistency with the LDF. Further sub-objectives have been added specifically for the Site Allocations DPD in response to comments made during previous consultations on the Development Management: Housing and Commercial Policies and Sites DPD.

**Table 10 Core Strategy Objectives (including expanded objectives specific to the Site Allocations DPD)**

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

K	To promote the sustainable use and disposal of resources.
L	To mitigate against and adapt to climate change.

**3.3** A compatibility matrix of the DPD Objectives is shown below. The key to symbols can be found at the end of the table.

**Table 11 Compatibility of DPD objectives with SA objectives**

SA Objectives	Core Strategy and Site Allocations DPD Objectives											
	A(i)	B	C	D	E (i)	F	G(i)	H	I	J	K	L
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	+	+	+		+		+	+			+
SA2: To reduce the risk of flooding and harm to people, property and the environment			+			+			+			+
SA3: To protect and enhance human health and wellbeing	+	+	+			+	+	+	+	+		+
SA4: To reduce poverty and social exclusion	+	+	+		+	+	+	+		+		
SA5: To raise educational achievement levels							+					
SA6: To reduce and prevent crime and the fear of crime			+			+	+					
SA7: To create and sustain vibrant and locally distinctive communities	+	+	+	+	+	+	+	+	+	+		
SA8: To provide accessible essential services and facilities	+	+	+	+	+		+	+				+
SA9: To make opportunities for culture, leisure and recreation readily accessible			+	+	+		+	+				+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs		-	+	+	+	+	+	+	+		+	+
SA11: To maintain air quality and improve where possible			+	+	+	+	+	+		-	+	+



SA Objectives	Core Strategy and Site Allocations DPD Objectives											
	A(i)	B	C	D	E (i)	F	G(i)	H	I	J	K	L
<b>SA12:</b> To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts			+	+	+	+	+	+		-	+	+
<b>SA13:</b> To conserve and enhance the Borough's biodiversity	-		+	+	+	+	+	+	+	-	+	+
<b>SA14:</b> To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	-		+	+	+	+	+	+	+	-	+	+
<b>SA15:</b> To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+		+	+	+		+	+				+
<b>SA16:</b> To sustainably use and re-use renewable and non-renewable resources					+	+	+	+			+	+
<b>SA17:</b> To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery											+	+
<b>SA18:</b> To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management						+		+			+	+
<b>SA19:</b> To maintain and improve soil quality			+						+		+	
<b>SA20:</b> To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough			+		+	+			+		+	+
<b>SA21:</b> To ensure high and stable levels of employment	+	+	+	+	+			+	+	+		-
<b>SA22:</b> To sustain economic growth and competitiveness of the Borough	+	+	+	+	+			+	+	+		-

SA Objectives	Core Strategy and Site Allocations DPD Objectives											
	A(i)	B	C	D	E (i)	F	G(i)	H	I	J	K	L
<b>SA23:</b> To encourage 'smart' economic growth	+	+	+	+	+		+	+		+		
<b>SA24:</b> To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills to find work	+			+			+					

### Key

+	Compatible
-	Incompatible

**3.4** Where the table is left blank, these objectives are not applicable, not directly related to each other, or neutral.

**3.5** The compatibility assessment has identified some inconsistencies between the two sets of objectives; in particular the plan objectives to encourage economic growth have the potential to conflict with the protection of the environment. This exercise is valuable when carrying out the appraisal as it identifies areas where objectives need to be balanced to ensure outcomes are consistent and where possible achieve a win-win situation.

### Initial Options Considered and how these were Identified (Task B2)

**3.6** The SEA Directive requires that the Environmental Report (in this case the SA Report) should consider '*reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*' and it should '*give an outline of the reasons for selecting the alternatives dealt with.*'

**3.7** New development will be needed in Bracknell Forest to meet the borough's needs for housing, to support economic wellbeing and to provide the range of facilities needed to create sustainable communities. The purpose of the Site Allocations DPD is to allocate sites, indicate their proposed uses and identify the related infrastructure needs.

**3.8** There is more than one way of meeting the needs of people who live and work in and around the Borough of Bracknell Forest, so various options were presented in the Site Allocations DPD Participation Document (February 2010).

**3.9** The options for the Site Allocations DPD were guided by the following:

- **The long term vision for the Borough to 2030**, as set out in the Sustainable Community Strategy. This covers all aspects of life and contains priorities in relation to: a thriving population, a desirable place and cohesive communities. The adopted Core Strategy is the spatial expression of the Sustainable Community Strategy and the Site Allocations DPD will help deliver the shared vision.
- **The Core Strategy Objectives and Site Allocations DPD Sub-Objectives** (as outlined in table 3.1 above). These have been identified to help develop strategic policies.

**3.10** The options were developed by Planning Officers within the Local Plans Team at the Council and have been chosen as realistic and achievable ways of meeting the objectives of the Core Strategy.

**3.11** The table below lists the initial options that were developed.

**Table 12 Initial Options Developed**

Initial Options / Approaches
<b>Development Needs</b>
A Robust and Flexible Land Supply for Housing
Travelling Populations
Warfield Park
Employment
Employment Sites outside Settlements
Retail Centre Boundaries
Bracknell Town Centre
Crowthorne Centre
Infrastructure
School Sites
Schools outside the Settlement Boundary and the Green Belt
<b>Locations for Housing Development</b>
Bracknell Town Centre Housing Options
Previously Developed Land Within Settlements (Increasing the Potential)
Previously Developed Land Within Settlements (Density)
Other Land Within Defined Settlements
Broad Areas - Strategic Options
<b>Site Appraisals</b>
<u>Broad Areas</u>
Broad Area 1: South West Sandhurst
Broad Area 2: Broadmoor
Broad Area 3: North East Crowthorne

## Initial Options / Approaches

Broad Area 4: West Binfield

Broad Area 5: East Binfield

Broad Area 6: North Warfield

Broad Area 7: Chavey Down Longhill Road

Broad Area 8: East Bracknell

### SHLAA Sites:

- Previously Developed Land and Buildings in Defined Settlements
- Other Land within Defined Settlements
- Rounding Off Sites

**3.12** 'Do nothing' or 'business as usual' scenarios were considered, where relevant. For example, a 'business as usual' option was presented for consultation at the Issues and Options stage. Option 1. for Travelling Populations was to *'rely on the application process to meet future need rather than specifically allocate additional pitches'*.

## Other Options Considered and why these were Rejected

**3.13** The option of 'no further development' was discounted at this stage. This was not considered realistic since the Council, through its adopted Core Strategy, is already committed to a certain level of growth.

## Predicting and Evaluating the Effects of the Initial Options and Considering Mitigation (Tasks B3 - B5)

**3.14** The purpose of these tasks is to predict and assess the effects of the Site Allocations DPD, highlight the sustainability implications of each, suggest recommendations for improvement and to consider mitigation.

**3.15** The assessment involves predicting and evaluating the significant effects of each policy against the SA objectives. Baseline information (See Appendix A of the LDF SA Scoping Report)<sup>(12)</sup> is used to inform the decisions regarding scoring, but professional judgement is also used, therefore there is some subjectivity in the assessment. Reasoning behind the scoring is given in the commentary section. Also, where mitigation is considered necessary to minimise adverse effects or maximise beneficial effects, this is suggested in the commentary column.

**3.16** The methodology used to predict and assess effects is summarised in the table below.

<sup>12</sup> See <http://www.bracknell-forest.gov.uk/sa>

**Table 13 Assessment Table Approach**

SA Objective	Assessment of Effect	Commentary	Optimising / Mitigating
<b>SA1:</b> To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++		
<b>SA2:</b> To reduce the risk of flooding and harm to people, property and the environment	+		
Etc.			

**3.17** The 'assessment of effects' column is scored using the following scoring system:

**Table 14 Key**

Scoring	Explanation
++	Very positive effect on the SA objective
+	Minor positive effect on the SA objective
0	Neutral
-	Minor negative effect on the SA objective
--	Very negative effect on the SA objective
+/-	Positive and negative effects
I	Outcome dependant upon implementation
?	Impact cannot be predicted

### Site Specific Appraisal

**3.18** The appraisal is not intended to be a detailed project-level assessment of each site, such as that provided by an Environmental Impact Assessment, but is a strategic level assessment providing a broad comparison of the proposed sites to inform strategic policy. As a result the appraisal does not consider the detailed implementation of planning permissions, such as type of building construction and design of development, which will also impact on the sustainability of the site.

**3.19** The full appraisal tables, presenting the testing of all objectives against each site at the issues and options stage, can be found in Appendices 2- 6.

**3.20** Some general points coming out of the appraisal, which relate to all of the sites, include:

- For every site, crime reduction and prevention (objective 6) will be dependant upon implementation, and the extent to which the development takes account of the principles of 'designing out' crime.

- The effects of each individual site upon climate change (objective 12) and energy efficiency (objective 20) are unclear at this level. In most cases, increasing development within the Borough will inevitably lead to increased CO<sub>2</sub> emissions through domestic energy use, increased transportation etc, although this can be minimised by incorporating adaptation measures in the implementation stage. Therefore these objectives are mainly relevant to the Core Strategy.
- The sustainable use and re-use of natural resources (objective 16) is dependant upon implementation, and the practises which are used in the design and construction of houses and employment sites. For example, a sustainable site will achieve a Very Good 'Eco-homes' rating and encourage sustainable construction methods, such as the use of recycled and recyclable materials and the conservation of energy and water.
- Addressing the issue of waste and recycling (objective 17) is again dependant upon implementation. For example, the provision of recycling sites through agreements with the developer and the design of properties to include space for recycling containers.
- Any development within the Borough is likely to negatively impact on water use (objective 18). This is because higher population levels will lead to increased pressure on scarce water resources. Furthermore, it is predicted that in the future climate change is likely to put even more pressure on water supplies. This objective can be most effectively addressed at the implementation stage by the inclusion of water conservation devices as part of the development. On the other hand, water quality can be affected by the specific location of sites. For example, if development is located in a river corridor it can impact on the ecology of the area and potentially lead to a decline in quality of the water course.
- The majority of economic and employment related objectives have both benefits and disbenefits. The provision of any new housing could be argued to add to the local labour force and support economic development, therefore increasing employment opportunities in the Borough. However, this may not target areas where there is a specific problem.

**3.21** The sustainability of a site is dependant upon all of the factors encompassed by the sustainability appraisal objectives. A site could have some very positive aspects and some very negative aspects; therefore in order to evaluate the overall sustainability of a site these aspects must be amalgamated. This also enables comparisons to be made between sites and makes any choices about which are chosen and which are rejected very explicit (task B4).

**3.22** One method of doing this is to score the positive scores as 'plus' numbers and the negative scores as 'minus' numbers; the overall sustainability of the site is the sum of all numbers.

**3.23** However, not all of these objectives have equal weighting in spatial planning at a local level. In order to ensure that the significant sustainability issues are given due regard, the objectives have been categorised as high, medium or low priority. This was carried out by assessing the significance of the objective on a local level, having consideration to key sustainability issues, the baseline data, targets and trends, and responses from the public consultation on Issues and Options. An assessment was also made of the deliverability of each objective at a site-specific level; for example the impact of flooding is very reliant upon the location of the site, whereas the objective to address the waste hierarchy is most deliverable at a project level. The overall significance of the objective has been made based on its importance and deliverability. This can be found in the table below.

**Table 15 Importance and Deliverability of Sustainability Objectives**

KEY: High = H, Medium = M; Low = L			
Sustainability Objectives	Local Importance	Deliverability	Overall
1. To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	H	M	M
2. To reduce the risk of flooding and harm to people, property and the environment	M	H	H
3. To protect and enhance human health and wellbeing	M	M / L	M
4. To reduce poverty and social exclusion	L	L	L
5. To raise educational achievement levels	M	M	M
6. To reduce and prevent crime and the fear of crime	M	L	L
7. To create and sustain vibrant and locally distinctive communities	M	M	M
8. To provide accessible essential services and facilities	H	H	H
9. To make opportunities for culture, leisure and recreation readily accessible	H	H	H
10. To improve urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	H	H	H
11. To maintain air quality and improve where possible	M	M	M
12. To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for impacts	H	M	M
13. To conserve and enhance the Borough's biodiversity and maximise opportunities for building in biodiversity features	H	H	H
14. To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	H	H	H
15. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	H	H	H
16. To sustainably use and re-use renewable and non-renewable resources	H	L	L

17. To address the waste hierarchy by: minimising waste as a priority, re-use, then recycling, composting or energy recovery	M	L	L
18. To maintain and improve water quality in the Borough's water courses and to achieve sustainable water resource management	M	M	M
19. To maintain and improve soil quality	L	M	L
20. To increase energy efficiency and the proportion of energy generated from renewable sources	H	L	M
21. To ensure high and stable levels of employment	H	M	M
22. To sustain economic growth and competitiveness of the Borough	H	M	M
23. To encourage 'smart' economic	H	L	M
24. To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire skills to find work	H	L	L

**3.24** In order to give the relevant weighting to the objective, the following scoring system has been used.

**Table 16 Scoring of Objectives**

	++	+	0	-	--
<b>Objective of high significance</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>-3</b>	<b>-6</b>
<b>Objective of medium significance</b>	4	2	0	-2	-4
<b>Objective of low significance</b>	2	1	0	-1	-2

**3.25** Each option was assessed against the SA framework. The full appraisal tables can be found in Appendices 2 - 6.



**Table 17 Sustainability Appraisal of the 8 Broad Areas - Summary**

The findings of the initial appraisal of the Broad Areas are summarised in the table below.

Sustainability Objectives	Broad Area 1: South West Sandhurst	Broad Area 2: Broadmoor	Broad Area 3: North East Crowthorne	Broad Area 4: West Binfield	Broad Area 5: East Binfield	Broad Area 6: North Warfield	Broad Area 7: Chavey Down Longhill Road	Broad Area 8: East Bracknell Forest
SA1- Housing Need	++	+	++	++	+	++	++	++
SA2- Flooding	I	0	0	0	-	-	0	?
SA3- Health	I	I	I	I	I	I	I	I
SA4- Poverty & Exclusion	0	I	+/-	0	+	0	0	+
SA5- Education	-	-	-	-	-	-	-	-
SA6- Crime	0	0	0	0	0	0	0	0
SA7- Community	-	+	+	+/-	+/-	+/-	+/-	+
SA8- Accessible services	-	-/+	-	+	+	+	+/-	+
SA9- Culture, Leisure, Recreation	+	+	+	+	-	+	+	+
SA10- Urban renaissance	--	+	+	-/+	-	-	-	-
SA11- Air quality	?	?	?	?	?	?	?	?
SA12- Climate change	+/-	+/-	+/-	+/-	+/-	-/+	-/+	-/+
SA13- Biodiversity	-	--	--	--	-	-	-	-
SA14- Countryside & Historic	--	-	0	-	-	-	-	+/-
SA15- Travel choice	-	-	-	+	-	+	-	+
SA16- Resource use	?	?	?	?	?	?	?	?
SA17- Waste	I	I	I	I	I	I	I	I
SA18- Water	?	?	0	?	?	?	0	0

SA19- Soil quality	0	0	0	?	?	?	?	?	?	?	?	++
SA20- Energy	+	+	+	+	+	+	+	+	+	+	+	+
SA21- Employment	+	+	+	+	+	+	+	+	+	+	+	+
SA22- Economic growth	0	0	0	+	+	+	+	+	+	+	+	+
SA23- Smart growth												
SA24- Skilled Workforce	?	?	?	?	?	?	?	?	?	?	?	?

**Table 18 Sustainability Appraisal of Previously Developed Land and Buildings in the defined settlement- Summary**

Sustainability Objectives	SHLAA Ref: 15, Adastron House, Crowthorne	SHLAA Ref: 46 Garth Hill School, Bracknell	SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	SHLAA Ref: 95, Land at Battlebridge House, Warfield	SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell	SHLAA Ref: 113, Land at School Hill	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 137, Sartons Longhill Road	SHLAA Ref: 215 Ommada Centre Building	SHLAA Ref: 228 Albert Road/Car Park, Bracknell	SHLAA Ref: 286 The Iron Duke, Oowfare
SA1- Housing Need	-	+	-	-	-	+	+	-	+	+	-
SA2- Flooding	0	0	0	0	0	0	0	0	0	0	0
SA3- Health	1	1	1	1	1	1	1	1	1	1	1
SA4- Poverty & Exclusion	0	1	1	0	0	1	0	0	?	?	?
SA5- Education	?	?	?	?	+	?	?	?	?	?	?
SA6- Crime	?	?	?	0	0	?	0	0	0	0	0
SA7- Community	+	+	+	+	+	+	+	+	+	+	+
SA8- Accessible services	+	++	+	+	+	+/-	+	+	++	++	++
SA9- Culture, Leisure, Recreation	+	+	+	+	+	+	+	+	+	+	+
SA10- Urban renaissance	+	+/-	+	+	+	-	+	+	+	+	++

Sustainability Objectives	SHLAA Ref: 15, Adastron House, Crowthorne	SHLAA Ref: 46 Garth Hill School, Bracknell	SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	SHLAA Ref: 95, Battlebridge House, Warfield	SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell	SHLAA Ref: 113, Land at School Hill	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 137, Sarbanks Longhill Road	SHLAA Ref: 215 Osmoad Centre Building	SHLAA Ref: 228 Albert RoadCar Park, Bracknell	SHLAA Ref: 286 The Iron Duke, Cowfare
SA11- Air quality	?	?	?	?	?	?	?	?	?	?	?
SA12- Climate change	0	0	0	0	0	0	0	0	0	0	0
SA13- Biodiversity	-	-	-	-	-	--	-	-	-/+	-/+	-
SA14- Countryside & Historic	0	-	-	0	0	--	-	0	0	0	-
SA15- Travel choice	+	++	+	+	+/-	-	+	+	+	++	+
SA16- Resource use	+	+	+	+	+	+	?	+	?	+	+
SA17- Waste	I	I	I	I	I	I	I	I	I	I	I
SA18- Water	0	0	0	0	0	0	0	0	0	0	0
SA19- Soil quality	0	0	0	?	?	0	?	0	?	?	?
SA20- Energy	+	+	+	+	+	+	+	+	+	+	+
SA21- Employment	+	+	+	+	+	+	+	+	+	+	+

Sustainability Objectives	SHLAA Ref: 15, Adastron House, Crowthorne	SHLAA Ref: 46 Garth Hill School, Bracknell	SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	SHLAA Ref: 95, Land at Battlebridge House, Warfield	SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell	SHLAA Ref: 113, Land at School Hill	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 137, Sarbanks Longhill Road	SHLAA Ref: 215 Cammã Centre Building	SHLAA Ref: 228 Albert RoadCar Park, Bracknell	SHLAA Ref: 286 The Iron Duke, Cowfare
SA22- Economic growth	+	+	+	+	+	+	+	+	+	+	+
SA23- Smart growth											
SA24- Skilled Workforce	?	?	?	?	?	?	?	?	?	?	?

**Table 19 Sustainability Appraisal of Other Land within Defined Settlements- Summary**

Sustainability Objectives	SHLAA Ref: 17, Bay Drive, Bullbrook	SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell	SHLAA Ref: 76 Land South of Cricket Field Grove, Crowthorne	SHLAA Ref: 194 Land North of Cain Road, Binfield
SA1- Housing Need	+	+	+	-
SA2- Flooding	--	0	0	0
SA3- Health				
SA4- Poverty & Exclusion	?	?		0
SA5- Education	?	?	?	?
SA6- Crime	?	?	?	0
SA7- Community	+	+	+	+
SA8- Accessible services	++	++	+/-	+
SA9- Culture, Leisure, Recreation	+	-	+	+
SA10- Urban renaissance	+/-	-	--	-
SA11- Air quality	?	?	?	?
SA12- Climate change	0	0	0	0
SA13- Biodiversity	-	-	--	--
SA14- Countryside & Historic	+/-	-	--	0
SA15- Travel choice	+	++	-	+
SA16- Resource use	+	+	+	
SA17- Waste				?
SA18- Water	0	0	0	0
SA19- Soil quality	0	0	0	?
SA20- Energy	+	+	+	+
SA21- Employment	+	+	+	+
SA22- Economic growth	+	+	+	+
SA23- Smart growth				
SA24- Skilled Workforce	?	?	?	?

**Table 20 Sustainability Appraisal of Rounding Off Sites- Summary**

<b>Rounding Off Sites</b>				
<b>Sustainability Objectives</b>	<b>SHLAA Ref: 34, White Cairn</b>	<b>SHLAA Ref: 165, Land South of the Limes</b>	<b>SHLAA Ref: 207, Land at North Lodge Farm, Warfield</b>	<b>SHLAA Ref: 251, White Gates, Mushroom Castle Lane</b>
SA1- Housing Need	-	-	+	+
SA2- Flooding	0	0	-	0
SA3- Health				
SA4- Poverty & Exclusion	0	0	0	0
SA5- Education	?	?	?	?
SA6- Crime	0	0	0	0
SA7- Community	0	-	-	0
SA8- Accessible services	+	0	0	-
SA9- Culture, Leisure, Recreation	+	+	+	+
SA10- Urban renaissance	-/+	-	+	-
SA11- Air quality	?	?	?	?
SA12- Climate change	0	0	0	0
SA13- Biodiversity	-	-	-	-
SA14- Countryside & Historic	0	-	-	-
SA15- Travel choice	+	-	-	-
SA16- Resource use	?	?	+	+
SA17- Waste				
SA18- Water	0	0	0	0
SA19- Soil quality	0	?	?	?
SA20- Energy	+	+	+	+
SA21- Employment	+	+	+	0
SA22- Economic growth	+	+	+	+
SA23- Smart growth				
SA24- Skilled Workforce	?	?	?	?

**Table 21 Issues and Options Site Scores**

Site	Score
SHLAA Ref: 228, Albert Road Car Park, Bracknell	29
SHLAA Ref: 215 Depot (Commercial Centre)	25
SHLAA Ref: 46, Garth Hill School	20
SHLAA Ref: 286, The Iron Duke, Crowthorne	19
SHLAA Ref: 15, Adastron House, Crowthorne Road, Bracknell	19
SHLAA Ref: 137, Sandbanks, Longhill Road	16
SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	16
SHLAA Ref: 95, Land at Battlebridge House, Warfield	16
SHLAA Ref: 123, Farley Hall, Bracknell	16
<b>Broad Area 8: East Bracknell</b>	<b>16</b>
SHLAA Ref: 106, Peacock Bungalow, Peacock Lane, Bracknell	15
SHLAA Ref: 17, Bay Drive, Bullbrook	14
SHLAA Ref: 19, The Football Ground, Larges Lane, Bracknell	11
SHLAA Ref: 34, White Cairns, Dukes Ride, Crowthorne	10
<b>Broad Area 4: West Binfield</b>	<b>8</b>
SHLAA Ref: 194, Land North of Cain Road	6
<b>Broad Area 3: Land at TRL</b>	<b>2</b>
<b>Broad Area 2: Broadmoor</b>	<b>0</b>
SHLAA Ref: 207, Land at North Lodge Farm	1
<b>Broad Area 6: North Warfield</b>	<b>-1</b>
<b>Broad Area 7: Chavey Down Longhill Road</b>	<b>-1</b>
SHLAA Ref: 251, White Gates, Mushroom Castle Lane	-5
SHLAA Ref: 165, Land South of the Limes	-7
SHLAA Ref: 76, Land South of Cricket Field Grove, Crowthorne	-7
SHLAA Ref: 113, Land at School Hill, Crowthorne	-7
<b>Broad Area 5: East Binfield</b>	<b>-8</b>
<b>Broad Area 1: South West Sandhurst</b>	<b>-14</b>



**3.26** The findings of the initial assessment of the initial options are summarised in the following table.  
**3.27**

**Table 22 Assessment of the Initial Options - Summary**

SA Obj.	Land Supply for Housing			Travelling Populations				Warfield Park			Employment					Employment Sites Outside Settlements		Retail Centre Boundaries		Bracknell Town Centre		Crowthorne Centre	
	1	2	3	1	2	3	4	1	2	3	1	2	3	4	5	1	2	1	2	1	2	1	2
1.	++	++	+	0	++	++	++	+	+	0	+	+	+	+	+	0	0	0	0	0	0	0	0
2.	-	+	++	+	++	+	+	0	-	0	+	--	0	0	-	0	0	0	0	0	0	0	0
3.	++	+	++	-	+	?	+/-	?	?	0	0	?	?	?	?	0	0	0	0	0	0	0	0
4.	+/-	+	++	-	+	?	+/-	0	0	0	0	?	?	?	?	0	0	0	0	0	0	0	0
5.	+/-	+/-	++	-	+	0	+/-	-	-	0	0	?	?	?	?	0	0	0	0	0	0	0	0
6.	0	0	0	?	+	-	+/-	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7.	+/-	-	+	-	+	+	+/-	-	0	+	+	+	+	+	+	0	0	0	0	0	0	0	0
8.	+	+	++	-	+	+/-	+/-	+	+	0	0	+	+	+	+	0	0	0	0	0	0	0	0
9.	+	+	++	-	+	-	+/-	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10.	+	--	+/-	-	+	+/-	+/-	--	+	0	0	+	+	+	+	0	0	0	0	0	0	0	0
11.	++	+	++	-	++	+/-	?	0	0	0	?	?	?	?	?	0	0	0	0	0	0	0	0
12.	+/-	+	++	+	++	+	+	+/-	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13.	+/-	+	++	+	+	?	?	--	-	0	0	?	?	?	?	0	0	0	0	0	0	0	0

SA Obj.	Land Supply for Housing			Travelling Populations				Warfield Park			Employment					Employment Sites Outside Settlements		Retail Centre Boundaries		Bracknell Town Centre		Crowthorne Centre	
	1	2	3	1	2	3	4	1	2	3	1	2	3	4	5	1	2	1	2	1	2	1	2
14.	++	+	++	+/-	+	+	+/-	--	-	+	0	0	0	0	0	-	+	+	-	+	-	+	-
15.	++	+	++	--	++	+	+/-	--	+/-	+	+	+	-	+	+/-	+	+	+	-	+	+	+	0
16.	0	0	0	+	++	+	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0
17.	+	+	++	+	++	+	+	?	?	?	?	?	?	?	?	+	+	0	0	0	0	0	0
18.	+/-	+	++	-	+	+	+/-	0	-	0	0	?	?	?	?	0	+	0	0	0	0	0	0
19.	+	--	+/-	+	+	+	+	-	0	0	0	+	+	+	+	-	0	0	0	0	0	0	0
20.	+/-	+	++	+	+	+	+	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21.	0	0	0	-	+	+	+/-	0	0	0	0	+	+/-	+/-	+/-	+	++	-	++	0	++	0	0
22.	-	++	+	+	++	+	+	0	0	?	?	?	?	?	?	+	++	-	++	0	++	0	0
23.	0	0	0	0	++	+	+	0	0	?	?	?	?	?	?	+	+	0	0	+	0	+	0
24.	+/-	+/-	++	0	++	+	+	0	0	?	?	?	?	?	?	+	0	0	0	0	0	0	0

**Assessment of the Initial Options (cont) - Summary**

SA Obj.	Infrastructure		School Sites				Schools outside the settlement boundary and outside the greenbelt		Town Centre Housing			PDL within settlements-increasing the potential			PDL within settlements-density			Other land within defined settlements			Broad Areas		
	1	2	1	2	3	4	1	2	1	2	3	1	2	3	1	2	3	1	2	3	1	2	
1.	+/-	+/-	0	0	0	0	0	0	++	+	-	++	+	+	0	0	0	++	+	+	++	+	+
2.	++	0	0	-	-	+/-	0	-	++	+	0	0	0	0	0	+	0	--	--	0	-	-	0
3.	+/-	+	+	++	--	++	0	+	0	0	0	+	0	0	0	0	0	--	--	++	+/-	-	-
4.	+/-	+/-	-	+/-	+/-	+/-	-	+/-	++	+	+	+	0	0	0	+	0	-	-	++	++	++	-
5.	++	0	0	+	++	++	0	+	0	0	0	0	0	0	0	0	0	0	0	0	++	++	-
6.	0	0	0	0	0	0	0	0	++	+	+	0	0	0	0	0	0	--	--	0	0	0	0
7.	+/-	+	-	+/-	+/-	+/-	-	+/-	+/-	+	+/-	+	0	0	++	++	+	--	--	++	++	++	+/-
8.	+/-	+	-	+/-	+/-	+/-	-	+	++	+	+	+	+	-	0	++	+	--	--	++	++	+	-
9.	+	+	0	-	--	-	0	0	++	++	-	0	0	0	0	++	+	--	--	+	+	+	-
10.	0	0	0	-	--	-	0	-	++	++	+	++	0	++	+	++	++	--	--	0	+/-	+/-	+/-
11.	+	+	0	-	-	-	0	-	++	++	-	+	-	-	0	+	+	--	--	++	++	+	-
12.	+	++	0	-	--	-	0	-	++	++	+	+	-	-	0	++	++	--	--	++	++	+/-	+/-
13.	+	++	0	-	--	-	0	+	-	++	++	0	0	0	+	+/-	+/-	--	--	++	++	-	--
14.	+	++	0	-	--	-	0	+	-	++	++	++	+/-	+/-	++	+	+	--	--	++	++	-	-

SA Obj.	Infrastructure		School Sites				Schools outside the settlement boundary and outside the greenbelt		Town Centre Housing			PDL within settlements-increasing the potential			PDL within settlements-density			Other land within defined settlements			Broad Areas	
	1	2	1	2	3	4	1	2	1	2	3	1	2	3	1	2	3	1	2	1	2	
15.	+	++	0	+/-	+/-	+/-	0	+	++	+	+	+	+	0	++	+	-	-	+	-	-	
16.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17.	+	+	0	0	0	0	0	++	++	+	0	0	0	0	+	+	0	0	0	0	0	
18.	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	+	0	0	
19.	0	0	0	-	--	-	0	++	++	+	++	+	+	0	++	++	--	--	0	-	-	
20.	+	+	0	0	0	0	0	++	++	0	0	0	0	0	+	+	0	0	0	0	-	
21.	0	0	0	0	0	0	0	+	+	+	+	--	-	0	0	0	0	0	0	0	+	
22.	+/-	+/-	0	0	0	0	0	+	+	+	+	--	-	0	+	0	--	-	+	0	0	
23.	0	0	0	0	0	0	0	0	0	+	+	+/-	?	0	0	0	0	0	0	0	0	
24.	0	0	0	+	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

**3.28** The results of the assessment of the Broad Areas were published in full in Appendix 6 of the Site Allocations DPD Participation Document (February 2010) and summarised in Section 6 of that document. This went out to public consultation during February - April 2010.

**3.29** The results of the appraisal of the initial options and the responses to the consultation have informed the decisions on which areas to take forward as preferred options.

### **Any Proposed Mitigation Measures**

**3.30** The final columns of the full appraisal tables in appendices 2 - 5 suggest mitigation for each initial option.

# 4 Preferred Options (Stage B)

## Preferred Options Considered and how these were Identified (Task B2)

**Table 23 Preferred Options and how these were Identified**

Preferred Options
Policy SA 1 Previously Developed Land in Defined Settlements
Policy SA 2 Other Land within Defined Settlements
Policy SA 3 Edge of Settlement Sites
Policy SA 4 Land at Broadmoor, Crowthorne
Policy SA 5 Land at Transport Research Laboratory, Crowthorne
Policy SA 6 Amen Corner North, Binfield
Policy SA 7 Land at Blue Mountain, Binfield
Policy SA 8 Land at Amen Corner
Policy SA 9 Land at Warfield
Policy SA 10 Phasing and Delivery
Policy SA 11 Royal Military Academy Sandhurst
Policy SA 12 Bracknell Town Centre
Policy SA 13 The Peel Centre

**4.1** The preferred option policies were chosen going on the findings of this Sustainability Appraisal (Incorporating SEA) and other background work which supports the Preferred Option consultation document. The policies were chosen to meet with the aim and objective of the Site Allocations DPD to meet with the recognised housing need.

### Predicting and Evaluating the Effects of the Preferred Options and Considering Mitigation (Tasks B3 - B5)

**4.2** The following tables show the summary Sustainability Appraisal results for Policies SA1 through to and including SA7.

**4.3** Policies SA8 (Land at Amen Corner) and SA9 (Land at Warfield) have not been appraised as they represent sites that have already been appraised and are outlined as development sites within the adopted Core Strategy (February 2008).

**4.4** Summary results of Policies SA10, SA11, SA12 and SA13 are in the process of being appraised.

**Table 24 Sustainability Appraisal of Policy SA1 Previously Developed Land in Defined Settlements- Summary**

Sustainability Objectives	SHLAA Ref: 15 Adastron House, Crowthorne Road, Bracknell	SHLAA Ref: 46, Garth Hill School, Bracknell	SHLAA Ref: 95, Land at Battlebridge	SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 215, The Depot (Commercial Cente) Old Bracknell Lane West, Bracknell	SHLAA Ref: 228, Albert Road Car Park, Bracknell	SHLAA Ref: 286, Iron Duke, Crowthorne	SHLAA Ref: (New Site) Land North of Eastern Road and South of London Road
SA1- Housing Need	-	+	-	-	+	+	+	-	-
SA2- Flooding	0	0	0	0	0	0	0	0	0
SA3- Health	I	I	I	I	I	I	I	I	I
SA4- Poverty & Exclusion	0	I	0	0	0	?	?	?	?
SA5- Education	?	?	?	+	?	?	?	?	?
SA6- Crime	?	?	0	0	0	0	0	0	0
SA7- Community	+	+	+	+	+	+	+	+	+
SA8- Accessible services	+	++	+	+	+	++	++	++	++
SA9- Culture, Leisure, Recreation	+	+	+	+	+	+	+	+	+
SA10- Urban renaissance	-	+/-	+	+	+	+	+	++	+
SA11- Air quality	?	?	?	?	?	?	?	?	?
SA12- Climate change	0	0	0	0	0	0	0	0	0

Sustainability Objectives	SHLAA Ref: 15 Adastron House, Crowthorne Road, Bracknell	SHLAA Ref: 46, Garth Hill School, Bracknell	SHLAA Ref: 95, Land at Battlebridge	SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 215, The Depot (Commercial Centre) Old Bracknell Lane West, Bracknell	SHLAA Ref: 228, Albert Road Car Park, Bracknell	SHLAA Ref: 286, Iron Duke, Crowthorne	SHLAA Ref: (New Site) Land North of Eastern Road and South of London Road
SA13- Biodiversity	-	-	-	-	-	-/+	-/+	-	-/+
SA14- Countryside & Historic	0	-	0	0	-	0	0	-	0
SA15- Travel choice	+	++	+	+/-	+	+	++	+	++
SA16- Resource use	+	+	+	+	?	?	+	+	?
SA17- Waste	I	I	I	I	I	I	I	I	?
SA18- Water	0	0	0	0	0	0	0	0	0
SA19- Soil quality	0	0	?	?	?	?	?	0	?
SA20- Energy	+	+	+	+	+	+	+	+	+
SA21- Employment	+	+	+	+	+	+	+	+	0
SA22- Economic growth	+	+	+	+	+	+	+	+	0
SA23- Smart growth	I	I	I	I	I	I	I	I	I
SA24- Skilled Workforce	?	?	?	?	?	?	?	?	?



4.5

Table 25 Sustainability Appraisal of Policy SA 2 Other Land within Defined Settlements

Sustainability Objectives	SHLAA Ref: 17 Bay Drive, Bullbrook, Bracknell	SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell	SHLAA Ref: 68 24-30 Sandhurst Road, Crowthorne	SHLAA Ref: 76, Land at Cricket Field Grove	SHLAA Ref: 113, Land at School Hill	SHLAA Ref: 137 Sandbanks, Longhill Road, Winkfield	SHLAA Ref: 194, Land North of Cain Road, Binfield	SHLAA Ref: 284, 152 New Road, Ascot
SA1- Housing Need	+	+	-	-	+	-	-	-
SA2- Flooding	--	0	0	0	0	0	0	--
SA3- Health	I	I	I	I	I	I	I	I
SA4- Poverty & Exclusion	?	?	I	I	I	0	0	0
SA5- Education	?	?	?	?	?	?	?	?
SA6- Crime	?	?	?	?	?	0	0	0
SA7- Community	+	+	+	+	+	+	+	+
SA8- Accessible services	++	++	+	+/-	+/-	+	+	-
SA9- Culture, Leisure, Recreation	+	-	+	+	+	+	+	+
SA10- Urban renaissance	-	-	-	--	--	-	-	-
SA11- Air quality	?	?	?	?	?	?	?	?
SA12- Climate change	0	0	0	0	0	0	0	0
SA13- Biodiversity	-	-	-	--	--	-	--	-
SA14- Countryside & Historic	-	-	-	--	--	0	0	-
SA15- Travel choice	+	++	+	-	-	+	+	-

Sustainability Objectives	SHLAA Ref: 17 Bay Drive, Bullbrook, Bracknell	SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell	SHLAA Ref: 68 24-30 Sandhurst Road, Crowthorne	SHLAA Ref: 76, Land at Cricket Field Grove	SHLAA Ref: 113, Land at School Hill	SHLAA Ref: 137 Sandbanks, Longhill Road, Winkfield	SHLAA Ref: 194, Land North of Cain Road, Binfield	SHLAA Ref: 284, 152 New Road, Ascot
SA16- Resource use	+	+	+	+	+	+	I	?
SA17- Waste	I	I	I	I	I	?	?	I
SA18- Water	0	0	0	0	0	0	0	0
SA19- Soil quality	0	0	0	0	0	0	?	?
SA20- Energy	+	+	+	+	+	+	+	+
SA21- Employment	+	+	+	+	+	+	+	0
SA22- Economic growth	+	+	+	+	+	+	+	0
SA23- Smart growth	I	I	I	I	I	I	I	I
SA24- Skilled Workforce	?	?	?	?	?	?	?	?

**Table 26 Sustainability Appraisal of Policy SA 3 Edge of Settlement Sites**

Sustainability Objectives	SHLAA Ref: White Cairn, Dukes Ride, Crowthorne	SHLAA Ref: 24 Land East of Murrell Lane, South of Foxley Lane, Binfield	SHLAA Ref: 93, Land at the junction of Forest Road & Foxley Lane, Binfield	SHLAA Ref: 122 + 300, Dolyir & Palm Hills
SA1- Housing Need	-	+	+	+
SA2- Flooding	0	0	0	0
SA3- Health	l	l	l	l
SA4- Poverty & Exclusion	0	0	0	0
SA5- Education	?	?	?	?
SA6- Crime	0	0	0	0
SA7- Community	0	0	+	0
SA8- Accessible services	+	+	+	+
SA9- Culture, Leisure, Recreation	+	+	+	+
SA10- Urban renaissance	-	-	-	-
SA11- Air quality	?	?	?	?
SA12- Climate change	0	0	0	0
SA13- Biodiversity	-	-	--	-
SA14- Countryside & Historic	0	-	-	0
SA15- Travel choice	+	0	0	+
SA16- Resource use	?	+	+	+
SA17- Waste	l	l	l	l

Sustainability Objectives	SHLAA Ref: White Cairn, Dukes Ride, Crowthorne	SHLAA Ref: 24 Land East of Murrell Lane, South of Foxley Lane, Binfield	SHLAA Ref: 93, Land at the junction of Forest Road & Foxley Lane, Binfield	SHLAA Ref: 122 + 300, Dolyir & Palm Hills
SA18- Water	0	?	?	0
SA19- Soil quality	0	?	?	?
SA20- Energy	+	+	+	+
SA21- Employment	+	+	+	+
SA22- Economic growth	+	+	+	0
SA23- Smart growth				
SA24- Skilled Workforce	?	?	?	?

**Table 27 Sustainability Appraisal of Policies SA4, SA5, SA6 and SA7- Summary**

Sustainability Objectives	Policy SA4, Land at Broadmoor, Crowthorne	Policy SA5, Land at Transport Research Laboratory, Crowthorne	Policy SA6, Amen Corner North, Binfield	Policy SA7, Land at Blue Mountain, Binfield
SA1- Housing Need	+	++	+	+
SA2- Flooding	0	0	0	0
SA3- Health				
SA4- Poverty & Exclusion		0	0	+
SA5- Education	+	+	+	++
SA6- Crime	0	0	0	0
SA7- Community	+	++	+	+
SA8- Accessible services	+	+	+	+
SA9- Culture, Leisure, Recreation	++	++	+	+
SA10- Urban renaissance	+	++	-/+	-

Sustainability Objectives	Policy SA4, Land at Broadmoor, Crowthorne	Policy SA5, Land at Transport Research Laboratory, Crowthorne	Policy SA6, Amen Corner North, Binfield	Policy SA7, Land at Blue Mountain, Binfield
SA11- Air quality	?	?	?	?
SA12- Climate change	+	+	+	+
SA13- Biodiversity	--	--	-	-
SA14- Countryside & Historic	+/-	+	0	-
SA15- Travel choice	+	+	+	+
SA16- Resource use	?	?	?	?
SA17- Waste				
SA18- Water	?	0	0	?
SA19- Soil quality	0	0	?	?
SA20- Energy	+	+	+	+
SA21- Employment	+	++	+	+
SA22- Economic growth	0	+	+	+
SA23- Smart growth				
SA24- Skilled Workforce	?	?	?	?

**4.6** The following table shows how the preferred option sites scored when the weighting methodology was applied.

**Table 28 Site Scores**

Site	Score
Policy SA5: Land at Transport Research Laboratory, Crowthorne	35
SHLAA Ref: 228, Albert Road Car Park, Bracknell	29
SHLAA Ref: 215, The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell	25
Policy SA4: Land at Broadmoor, Crowthorne	21
SHLAA Ref: 46, Garth Hill School, Bracknell	20
SHLAA Ref: (New Site) Land North of Eastern Road and South of London Road, Bracknell	20

Site	Score
Policy SA6: Amen Corner North	20
Policy SA7: Land at Blue Mountain, Binfield	20
SHLAA Ref: 286, Iron Duke, Crowthorne	19
SHLAA Ref: 95, Land at Battlebridge House	16
SHLAA Ref: 123, Farley Hall, Bracknell	16
SHLAA Ref: 106, Peacock Bungalow, Peacock Land, Bracknell	15
SHLAA Ref: 19, The Football Ground. Larges Lane, Bracknell	11
SHLAA Ref: 137, Sandbanks, Longhill Road, Winkfield	10
SHLAA Ref: 15, Adastron House, Crowthorne Road, Bracknell	10
SHLAA Ref: 122 + 300, Dolyir & Palm Hills	10
SHLAA Ref: 17, Bay Drive, Bullbrook, Bracknell	8
SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	7
SHLAA Ref: 34, White Cairn, Dukes Ride, Crowthorne	7
SHLAA Ref: 194, Land North of Cain Road	6
SHLAA Ref: 24, Land East of Murrell Lane, South of Foxley Lane, Binfield	6
SHLAA Ref: 93, Land at the junction of Forest Road & Foxley Lane, Binfield	5
SHLAA Ref: 113, Land at School Hill, Crowthorne	-7
SHLAA Ref: 76, Land at Cricket Field Grove	-11
SHLAA Ref: 284, 152 New Road, Ascot	-16

**4.7** See Appendices 7 - 11 for full appraisal tables of the preferred options.

## Proposed Mitigation Measures

**4.8** The final columns of the full appraisal tables in appendices 7 - 11 suggest mitigation for each preferred option / site. This may be further developed later in the SA process and following consultation.

## Uncertainties and Risks

- Appraisals can only be based on baseline information available at the current time.
- The Council is often reliant on other organisations to provide baseline information and it is therefore not always up to date or complete.
- The appraisals are based on professional judgement. Consultation helps to confirm appraisal results.

# 5 Implementation

## **Proposals for Monitoring the Significant Effects of the Plan (Task B6)**

5.1 As part of the SA, a monitoring programme is required to be put forward to monitor the effects of the DPD on the SA objectives over time once the Plan is in place. Monitoring is already in place for the Core Strategy of the LDF, and includes topics relevant to this DPD, therefore no additional monitoring is proposed. Details of monitoring are available in the Annual Monitoring Report on Bracknell Forest Council's website at <http://www.bracknell-forest.gov.uk/sadpd>

# 6 Conclusions and Future Tasks

## Conclusions

**6.1** Having carried out a thorough appraisal of all the preferred options of the Site Allocations DPD, it has been concluded that [awaiting appraisal results].

**6.2** Some scores are uncertain and will depend on how the policies are implemented. It is important that all aspects of sustainable development are considered when finalising the details for the Site Allocations DPD.

**6.3** The preferred options of the Site Allocations DPD have been developed as a direct result of the SA.

## Future Tasks

**6.4** The table below lists the various outputs of the SA process and shows what stages have been completed and when.

**Table 29 Stages of the SA**

SA Output	Date
Sustainability Appraisal Scoping Report	January 2010
Section 6 and Appendix 6 - Site Allocations DPD Participation Document.	February 2010
Draft Sustainability Appraisal Report (Preferred Options)	November 2010
Sustainability Appraisal Report (Draft Submission)	June 2011
Sustainability Appraisal Report (Submission)	October 2011

As can be seen from the table above, this report is the draft SA report of the Site Allocations DPD. It is a

*draft*

SA Report because the DPD itself is still in draft. The next stage will be to prepare a Draft SA Report for the Submission DPD. This will then be subject to a period of consultation.

## Quality Assurance

**6.5** A quality assurance checklist is provided in Appendix 1 of this document. It is based on figure 14 of the ODPM SA guidance <sup>(13)</sup>. It is designed to signpost the requirements of the SEA Directive through references to specific part of the SA Report, or other documents.

13 ODPM (2005) Sustainability Appraisal Spatial Strategies and Local Development Documents



# Abbreviations

**ALLI** - Area of Local Landscape Importance

**AMR** - Annual Monitoring Report

**ASLI** - Area of Special Landscape Importance

**BAP** - Biodiversity Action Plan

**BFBLP** - Bracknell Forest Borough Local Plan

**BFC** - Bracknell Forest Council

**BOA** - Biodiversity Opportunity Area

**BREEAM**- Building Research Establishment Environmental Assessment Methodology

**COS**- Code for Sustainable Homes

**CHP**- Combined Heat and Power

**CS** - Core Strategy

**DCLG** - Department of Communities and Local Government

**DPD** - Development Plan Document

**DPH** - Dwellings per Hectare

**EIA** - Environmental Impact Assessment

**ELR** - Employment Land Review

**FRA** - Flood Risk Assessment

**GOSE** - Government Office for the South East

**GTAA** - Gypsy and Traveller Accommodation Assessment

**IDP** - Infrastructure Delivery Plan

**LDF** - Local Development Framework

**LPA** - Local Planning Authority

**LTP** - Local Transport Plan

**LWS** - Local Wildlife Site

**NHS** - National Health Service

**ODPM** - Office for Deputy Prime Minister

**ONS** - Office for National Statistics

**OSPV** - Open Space of Public Value

**PDL** - Previously Developed Land

**PPG** - Planning Policy Guidance Note

**PPS** - Planning Policy Statement

**RSS** - Regional Spatial Strategy

**SA** - Sustainability Appraisal

**SADPD** - Site Allocations Development Plan Document

**SANG** - Suitable Alternative Natural Greenspace

**SDL** - Strategic Development Location

**SEA** - Strategic Environmental Assessment

**SEEPB** - South East England Partnership Board

**SEERA** - South East England Regional Assembly

**SEN** - Special Education Needs

**SEP** - South East Plan

**SFRA** - Strategic Flood Risk Assessment

**SHLAA** - Strategic Housing Land Availability Assessment

**SHMA** - Strategic Housing Market Assessment

**SI** - Statutory Instrument

**SPA** - Special Protection Area

**SPD** - Supplementary Planning Document

**SRN** - Strategic Road Network

**SSSI** - Site of Special Scientific Interest

**STW** - Sewage Treatment Works

**SUDS** - Sustainable Urban Drainage Systems

**TBHSPA** - Thames Basins Heaths Special Protection Area

**TPO** - Tree Preservation Order

**TRL** - Transport Research Laboratory

**WBC** - Wokingham Borough Council

# Glossary

**Affordable Housing** – includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

**Annual Monitoring Report (AMR)** – Annual report submitted to government on the progress of preparing the Local Development Framework and the effectiveness of policies and proposals.

**Area Action Plan (AAP)**– a type of Development Plan Document used to provide a planning framework for areas of change and areas of conservation.

**Areas of Landscape Importance** - Includes Areas of Special Landscape Importance - ASLI (The Blackwater Valley and Windsor Great Park) and Areas of Local Landscape Importance - ALLI (Cabbage Hill and Land south of Forest Road, west of Chavey Down Road and West of Warfield Park).

**Biodiversity Action Plan (BAP)**– Translates the targets in the UK Biodiversity Action Plan into action on the ground.

**Biodiversity Opportunity Areas (BOAs)** - are the regional priority areas of opportunity for restoration and creation of BAP habitats. They are a spatial representation of BAP targets and are areas of opportunity, not constraint.

**Brownfield land** – Land which has been previously developed, excluding mineral workings, agricultural and forestry buildings or other temporary uses.

**Core Strategy Development Plan Document** – Sets out the Council's long-term vision and strategy to be applied in promoting and managing development throughout Bracknell Forest Borough.

**Conservation Areas** - areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance. Areas within the Borough include Warfield, Easthampstead, Winkfield Village, Winkfield Row and Church Street, Crowthorne

**Defined Employment Areas** – distinct areas within settlements where employment development already takes place in a successful manner. Development for employment-generating uses will be directed to these areas along with Bracknell Town Centre.

**Deliverable Sites** - those which are:

- Available - now
- Suitable - offering a locate for development now and would contribute to the creation of sustainable, mixed communities
- Achievable - there is reasonable protected that the housing will be delivered on the site

**Developable Sites** - those which should be in a suitable location for housing development and there should be a reasonable protected that the site is available for, and could be developed at the point envisaged

**Development Plan Documents (DPD)**– spatial planning documents that are subject to independent examination and together with the relevant Regional Spatial Strategy will form the development plan for the Borough.

**Edge of Centre Retail Sites** - defined as being within 300m walking distance of the

**Gaps** - help preserve the physical and visual separation of settlements by protecting the rural areas between them.

**Green Belt** - An area of open land around certain cities and built up areas with strict planning controls in order, in particular to check further growth of a large built up area.

**Greenfield Site** – Land which has not been previously developed.

**Historic Park and Gardens** - includes Ascot Place, Winkfield; Moor Close (Newbold Colleges)m Binfield; South Hill Park, Bracknell; and Broadmoor Hospital, Crowthorne.

**Listed Building** - buildings and other special features of architectural or historic importance which contribute to the character and quality of the environment,.

**Local Development Documents (LDD)** – The documents which (taken as a whole) set out the Council's policies relating to the development and use of land in the borough.

**Local Development Framework (LDF)** – A non-statutory term used to collectively describe the Local Development Documents that together guide development and use of land in the borough.

**Local Development Scheme (LDS)** – The Council's three year programme for preparing Local Development Documents, setting out timescales and key dates for each Document.

**Local Nature Reserves (LNRs)** - contain habitats of local significance and can provide access to the countryside and assist in environmental education.

**Local Wildlife Sites (LWS)** - define those areas which have been identified as having nature conservation interest according to criteria produced by the Berkshire Nature Conservation Forum.

**Major Locations for Growth** – The 2 areas identified as extensions to existing urban areas (Amen Corner and Warfield - formerly referred to as Land North of Whitegrove and Quelm Park).

**Open Space of Public Value (OSPV)**

**Planning Policy Guidance Notes (PPGs)** – Guidance produced by the government on planning matters. These are gradually being replaced with Planning Policy Statements.

**Planning Policy Statements (PPSs)** – national planning policy produced by the Government under the new planning regime.

**Proposals Map** – A map forming part of the Local Development Framework which identifies the locations to which policies and proposals set out in DPDs apply.

**Recreational Facilities** – comprise active (eg sports pitches, kick-about areas and children's play areas) and passive (eg natural and semi-natural open space, green corridors and urban woodlands) open space of public value and built facilities (eg sports halls, places of worship, synthetic pitches, theatres, swimming pools and arts centres).

**Regional Spatial Strategy (RSS)** – The broad spatial strategy for the region and forming part of the statutory development plan (now revoked)

**Saved Policies** – Policies within local plans and Structure Plans which are saved for a time period until replaced by more up to date planning documents or changes in local or national circumstances make a policy redundant.

**Settlements** – land specifically designated as lying within a Settlement as shown on the adopted proposals map.

**Sites of Special Scientific Interest (SSSI)** - areas of special interest by reason of their flora, fauna or geological or physiological features. SSSIs enjoy statutory protection from works likely to have an adverse impact on their special interest.

**Statement of Community Involvement (SCI)** – The SCI sets out who will be consulted and when and how they can get involved in the local planning process.

**Special Protection Areas (SPA)** – Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

**Strategic Environmental Assessment (SEA)** – Internationally used term to describe high-level environmental assessment as applied to policies, plans and programmes required by the EU SEA Directive.

**Supplementary Planning Document (SPD)** – A type of Local Development Document that provides further guidance to the implementation of planning policies and proposals. SPDs hold less weight than a Development Plan Document.

**Sustainability Appraisal (SA)**– The assessment of the impact of plan policies from an environmental, economic and social perspective, which fully incorporates the requirements of the SEA Directive.

**Sustainable Urban Drainage System (SUDS)**– A sequence of management practices and control structures design to drain surface water in a sustainable manner.

**The Sustainable Community Plan** – a Plan produced in partnership with the public, private and community sectors and led by the Local Strategic Partnership.

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

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