

Draft Sustainability Appraisal (Incorporating SEA) Site Allocations DPD Preferred Options Appendices

Appendix 1: Quality Assurance Checklist	3
Appendix 2: Appraisal of Broad Areas - Issues and Options Stage	7
Appendix 3: Appraisal of Previously Developed Land and Buildings in Defined Settlements - Issues and Options Stage	83
Appendix 4: Appraisal of Other Land within Defined Settlements - Issues and Options Stage	157
Appendix 5: Appraisal of Rounding Off Sites - Issues and Options Stage	185
Appendix 6: Appraisal of Intial Policy Options	212
Appendix 7: Appraisal of Urban Extensions - Preferred Options Stage	388
Appendix 8: Appraisal of Previously Developed Land in Defined Settlements - Preferred Options Stage	438
Appendix 9: Appraisal of Other Land within Defined Settlements - Preferred Options Stage	495
Appendix 10: Appraisal of Edge of Settlement Locations - Preferred Options Stage	550
Appendix 11: Appraisal of Preferred Policies	575
Consultation Responses: SA Scoping Report Site Allocations DPD (January 2010)	577
Consultation Responses: Participation Document Section 6 - Initial SAs of Broad Areas	583

Appendix 1: Quality Assurance Checklist

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The Quality Assurance Checklist⁽¹⁾ is designed to signpost the requirements of the SEA Directive through references to specific parts of the SA Report, or other documents.

Table 1 Quality Assurance Checklist (Work in Progress)

Quality Assurance Checklist	Completed / Location
Objectives and context	
The plan's purpose and objectives are made clear.	The plan's purpose and objectives are made clear.
Sustainability issues, including international and EC objectives are considered in developing objectives and targets.	Sustainability issues, including international and EC objectives are considered in developing objectives and targets.
SA objectives are clearly set out and linked to indicators and targets where appropriate.	SA objectives are clearly set out and linked to indicators and targets where appropriate.
Links with other related plans, programmes and policies are identified and explained.	Links with other related plans, programmes and policies are identified and explained.
Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.	Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.
Scoping	
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report.	Completed
The appraisal focuses on significant issues.	Completed
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Completed
Reasons are given for eliminating issues from further consideration	
Options/Alternatives	

1 See Appendix 4 of the ODPM guidance, 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' (November 2005).

Quality Assurance Checklist	Completed / Location
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant.	
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared.	
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	
Reasons are given for selection or elimination of alternatives	
Baseline information	
Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.	
Difficulties such as deficiencies in information or methods are explained.	
Prediction and evaluation of likely significant effects	
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant.	
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.	
Likely secondary, cumulative and synergistic effects are identified where practicable.	
Inter-relationships between effects are considered where practicable.	
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds.	
Methods used to evaluate the effects are described.	
Mitigation measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	
Issues to be taken into account in development consents are identified.	
The Sustainability Appraisal Report	
Is clear and concise in its layout and presentation.	
Uses simple, clear language and avoids or explains technical terms.	

Quality Assurance Checklist	Completed / Location
Uses maps and other illustrations where appropriate.	
Explains the methodology used.	
Explains who was consulted and what methods of consultation were used.	
Identifies sources of information, including expert judgement and matters of opinion.	
Contains a non-technical summary.	
Consultation	
The SA is consulted on as an integral part of the plan-making process.	
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report.	
Decision-making and information on the decision	
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.	
An explanation is given of how they have been taken into account.	
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	
Monitoring measures	
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA.	
Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA.	To be completed over the lifetime of the SPD
Monitoring enables unforeseen adverse effects to be identified at an early stage (These effects may include predictions which prove to be incorrect).	To be completed over the lifetime of the SPD
Proposals are made for action in response to significant adverse effects.	To be completed over the lifetime of the SPD

Appendix 2: Appraisal of Broad Areas - Issues and Options Stage

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Appraisal of Initial Broad Areas

Broad Area 1: South West Sandhurst

Table 2 Sustainability Appraisal of Broad Area 1: South West Sandhurst

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide between 900 - 1100 homes that would contribute to the SEP housing need.</p> <p>Could provide affordable housing.</p> <p>Could provide sustainably constructed housing.</p> <p>Meets the objectives of this SA Objective and the recommendations of SHMA.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>According to the draft Infrastructure Development Plan the following utilities infrastructure would have to be considered:-</p> <p>Electricity: National Grid high voltage overhead lines cross this site.</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure Scottish and Southern Energy.</p> <p>Gas: Distribution – potential requirement for upgrades to gas infrastructure. Scotia Gas Network</p> <p>Telecoms: No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	I	<p>Site not within a flood zone.</p> <p>Flood Zone 3 adjacent.</p> <p>Impact upon Flood Zone 3 not understood at this time.</p>	<p>EA suggest that a series of Green Strips of infrastructure should be provided. Strips should consist of appropriate buffer zones to water courses and informal open space. Informal approach would benefit habitat and biodiversity.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.	<p>Buffers will act as constraints to development. However with the right mitigation the site is developable.</p> <p>Relationship between Landfill and water courses to be better understood.</p> <p>IDP: No identified requirements at present. Surface water management schemes, including SUDS, will need to be devised. EA identifies risk of surface water flooding affecting this site.</p> <p>Avoid Infrastructure in the west of the site.</p>
3	Health	I	<p>Reasonable access to health provisions.</p> <p>No known health deprivation issues.</p>	<p>IDP: Possible extension to existing Primary care facilities may be required.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	0	No identified poverty and exclusion concerns in the area.	
5	Education	-	<p>2 form entry primary school.</p> <p>Senior 2 additional forms of entry are required.</p> <p>School places plan suggests that a Primary School and Secondary School required.</p> <p>Primary School could be provided by development.</p> <p>Unclear whether a Secondary school accommodation could be provided.</p>	<p>IDP: The development of 900 dwellings is considered to yield 226 children of secondary school age. A development of 1,100 would yield 276 pupils.</p> <p>A bespoke dedicated Children's Centre.</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				An appropriate contribution towards providing education facility for children with SEN
6	Crime	0	<p>IMD data does not identify any issues at this location.</p> <p>Development could design out crime from the outset.</p> <p>Therefore overall development would be able to design out crime from the outset and accommodate the proposed development.</p>	<p>IDP: Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	-	<p>Additional facilities could be introduced that would benefit the existing communities.</p> <p>However development would have a detrimental impact upon the distinctive rural nature of the existing community.</p> <p>A development on this site would lead to a separate community that would find it hard to integrate with existing communities due to its location and the current layout of existing residential layout.</p> <p>The focus of the community would be on external centres such as Camberley more than Bracknell Town Centre.</p>	<p>IDP: New on-site Community Centre.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p> <p>Alternatively, potential to extend existing community centres in College Town 4km away, or Sandhurst 2.5km away.</p>
8	Accessible services	-	<p>Access by foot to Local Centre is relatively good.</p> <p>Accessibility to essential services is relatively good.</p> <p>Key services such as a primary school could be provided on site.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Access to long distance bus routes is considered poor.</p>	<p>IDP: Road Network:</p> <ul style="list-style-type: none"> • Improvements and possible realignment of A231 Wokingham Road • Capacity improvements to A321 Wokingham Road / B3348 Dukes Ride junction • Improvements to A321 Wokingham Road / Yateley Rd Junction • Further possible capacity improvements along B3348

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Potential for public transport improvements.</p> <p>As it stands development on this site would allow for a negative impact upon this objective. However through further work the possible opportunities for improvement could be explored.</p>	<p>Dukes Ride and A321 High Street (IDP)</p> <ul style="list-style-type: none"> • Modelling studies to identify mitigation proposals for M3 Junction 3 and associated links • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Public Transport:</p> <ul style="list-style-type: none"> • Cheviot Rd to Dukes Ride conversion of existing public footpath. • Safe Pedestrian and Cycle crossings on A321 Wokingham Rd. • Pedestrian / Cycle facilities along Dukes Ride connecting to the existing network <p>Community and Social Care:</p> <ul style="list-style-type: none"> • Additional vehicles and drivers should there be an increase in demand. <p>Fire and Rescue:</p> <ul style="list-style-type: none"> • This area lies outside of existing response time standards. RBFRS advise

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				residential sprinklers are required.
9	Culture, leisure, recreation	+	<p>Good links with existing recreational sites such as Trilakes and Horseshoe Lake.</p> <p>Lack of existing play/sports and youth facilities in area.</p> <p>Public Rights of Way: Footpath east of Ambarrow Farm and south of Ambarrow Wood is also on the long distance Three Castles Path. Sandhurst FP11 and FP10</p> <p>Ambarrow Court (BFC woodland site) and Ambarrow Hill (National Trust) are to the east of the area. Links between these sites and the Blackwater Valley are important.</p>	<p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Open Space/Recreation:</p> <ul style="list-style-type: none"> • Protect and add to character of Ambarrow Court, Ambarrow Hill and Horseshoe Lake • Create connections to link existing open spaces with new green links. • At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces • Opportunities should be explored for new links to connect with paths within Wokingham district (e.g. Finchampstead Ridges) • A 'rural feel' should be preserved along these connections, avoiding footpaths becoming embedded in highways and/or too 'urbanised' by passing between buildings and garden boundaries.
10	Urban renaissance	- -	The site is predominately greenfield with a high landscape value and therefore does not seek to build on previously developed land.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Would not seek to encourage urban renaissance.	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	There is an AQMA planned for High Street Crowthorne. This has not been given the go ahead by DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	+/-	<p>The site could provide investment into public transport.</p> <p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current COSH or BREEAM.</p>	
13	Biodiversity	-	<p>Greenfield site</p> <p>Close to ancient woodland</p> <p>Adjacent to Biodiversity Opportunity Areas for Blackwater Valley and Thames Basin Heaths.</p> <p>Within 5km of SPA</p> <p>River Corridor</p>	<ul style="list-style-type: none"> • Creation of habitats of county importance to buffer BOAs • Creation of ecologically functioning green infrastructure • SANG required? <p>IDP: Links with Ambarrow Hill & Court.</p> <p>Possible links with Blackwater Valley (to be confirmed).</p> <p>Onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include creation of lowland meadow, lowland broadleaved woodland, ponds and species rich hedgerows.</p> <p>Habitats should form linkages between the Blackwater Valley BOA and the Thames Basin Heaths BOA.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
14	Countryside & historic	- -	<p>Area of Landscape importance. The Blackwater Valley has considerable potential both as a landscape feature and as recreational resource. (BFBLP)</p> <p>Adjacent to River Corridor</p> <p>Significant landscape constraints including TPO's on site.</p> <p>Not located within a defined Character Area.</p> <p>Potential for Archaeology finds.</p>	<p>No known suggestions to mitigate this.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation takes place prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p>
15	Travel choice	-	<p>Poor public transport links as bus service runs 2 days a week.</p> <p>No dedicated cycle routes.</p> <p>Investment needed</p> <p>Car preferred choice of transport.</p>	<p>For suggested improvements see accessibility.</p> <p>Concerns raised by Hart regarding traffic congestion over the boundary.(local knowledge)</p>
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>The implications of sterilisation or excavation of the minerals resource should be clarified before the site can be taken forward. Further work to be carried out on this.</p>	
17	Waste	I	<p>Part of the site within 250 of landfill.</p> <p>The effects of this option depend on how policy is implemented.</p>	<p>IDP:</p> <p>On site underground recycling facility with three containers for glass recycling.</p> <p>A litter bin alongside and an area of hard standing for a charity textile bank.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
18	Water	?	<p>Landfill close to site</p> <p>Further work required to identify any concerns regarding adjoining landfill, development and the River Blackwater.</p> <p>Blackwater valley water cycle report is being prepared. No known finding at this stage.</p>	<p>IDP: Upgrades to local water supply infrastructure likely to be required. (South East Water)</p> <p>Upgrades to local wastewater infrastructure will be expected to be required. (Thames Water)</p>
19	Soil quality	0	<p>As the site is not considered to be most versatile agricultural land then development of this land is considered not to have impact upon this objective.</p> <p>R3 Landfill within 250m of site. However according to the EA unlikely to be a risk.</p>	
20	Energy	+	<p>A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation.</p>	<p>IDP: Renewable energy projects, including wind, biomass, hydro and CHP.</p>
21	Employment	+	<p>Reasonable access by car to existing employment within Sandhurst Centre including Vulcan Way.</p> <p>Development provides an opportunity for more employment opportunities although limited.</p>	
22	Economic growth	0	<p>Site may not be suitable to accommodate some types of employment uses due to noise and residential properties.</p>	<p>Buffers between employment uses and residential accommodation would have to be provided.</p>
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/ mitigating
			<p>There is a need for college level facilities and it is not sure whether these can be provided with this development.</p> <p>With no definite provision for secondary and college education this can not be predicted at this time.</p>	

Broad Area 2: Broadmoor

Table 3

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 480 homes that would contribute to the SEP housing need.</p> <p>Could provide affordable housing</p> <p>Could provide sustainably constructed housing.</p> <p>Meets the objectives of this SA Objective and the recommendations of SHMA.</p> <p>Limited number of housing is reflected in the minor positive.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings and Historic Park and Gardens would limit space available.</p> <p>According to the draft Infrastructure Development Plan the following utilities infrastructure would have to be considered:-</p> <p>National Grid high voltage overhead lines cross this site. This constraint must be assessed.</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms: No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	0	<p>Site does not lie within a strategic flood zone.</p> <p>Not located within a Flood Zone 2 or 3.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>	<p>EA: Housing density may need to be increased to greater than 40 dph to accommodate suitable drainage.</p> <p>IDP: No identified requirements at present. EA identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting Sandhurst (Development is up stream of Sandhurst). Surface water management schemes, including SUDS, will need to be devised.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>Area in the south contains watercourses. This area should be left open from development.</p> <p>SA must consider surface water flooding.</p>
3	Health	I	<p>Reasonable access to health provisions. (1.5km) However Improved local health care is required. (IDP)</p> <p>The ward is considered to be one of the most health deprived in the borough. (IMD data).</p> <p>Unclear at this stage how improved health provisions can be provided.</p>	<p>IDP: Possible extension to existing facility or relocation.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p> <p>As above it is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	-	<p>Expansion of Wildmoor Heath Primary to a 2 form entry primary school needed.</p> <p>Expansion of Edgebarrow School by 1 form of entry needed.</p> <p>School places plan suggests that there is a limited surplus at Wildmoor Heath of 15% 2014 and 18% at Edgbarrow School 2014.</p> <p>Unsure whether additional educational accommodation can be provided.</p>	<p>A development of 480 dwellings is considered to yield 120 children of secondary school age.</p> <p>Special Education: A contribution towards expanding education facilities for children with SEN.</p> <p>Childrens Centre: A bespoke dedicated building that could be used as a Children's Centre</p> <p>Youth Centre: A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
6	Crime	0	<p>IMD data does not identify any issues at this location.</p> <p>Development could design out crime from the outset.</p> <p>Therefore overall development would be able to design out crime from the outset and accommodate the proposed development.</p>	<p>IDP: Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<p>Additional facilities could be introduced that would benefit the existing communities. However there is limited space for this on site.</p> <p>Distinctiveness of existing communities could be retained as the SPA provides a buffer on almost three sides.</p>	<p>IDP: Enhance existing community facility at the Morgan Centre, in Crowthorne Village.</p> <p>Any new local centres would be limited to the west side of the hospital site so that they can link in with existing communities.</p>
8	Accessible services	-/+	<p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p> <p>Accessibility to long distance bus routes is considered poor.</p> <p>Potential for improvements.</p>	<p>IDP: Road Network</p> <ul style="list-style-type: none"> • Capacity improvements to Upper and Lower Broadmoor Rd linking development to services with High Street • Possible Link onto A3095 Foresters Way • Capacity Improvements to junction with A3095 Fortesters way and B3430 Nine Mile Ride • Capacity Improvements to Junction with B3348 Bracknell Road and Old Wokingham Road • Possible improvements to Crowthorne High Street <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
				<p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath/Cycle way:</p> <ul style="list-style-type: none"> • Converting South Rd to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing connecting to the existing network • Improvements to B3348 Bracknell Road and Foresters Way • Improvements to Lower Broadmoor Rd linking the development to improved

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
				<p>facilities(cycle parking etc) within the High Street</p> <ul style="list-style-type: none"> • Further Improvements within the area linking the site to the existing network <p>Community Services:</p> <ul style="list-style-type: none"> • Additional vehicles and drivers should there be an increase in demand. <p>Fire/Rescue: Development would place additional pressure on the retained service at Crowthorne. Unless residential sprinklers are installed in the new development, it may be necessary for Crowthorne to be upgraded.</p>
9	Culture, leisure, recreation	+	<p>Good links with existing publically accessible recreational sites in the borough.</p> <p>Abuts SPA and Open Space of Public Value although the SPA site would have limited use.</p> <p>Abundant open space on the site that can be accommodated, although they are designated as historic gardens.</p> <p>Rights of Way:</p> <p>Three Castles Path (also Ramblers route) passes through site.</p> <p>Site contains a grade II listed building. This could be retained as a result of the development.</p> <p>Development could open up the historic buildings and gardens to the public. Cultural and historic benefit.</p> <p>Due to the sites location in regards to existing publicly accessible open space; and the fact that the site could provide</p>	<p>IDP: Improvements to local built sports facilities within the local area.</p> <p>Open Space:</p> <ul style="list-style-type: none"> • Open space provision to reduce reliance / impact on SPA • Connect and add to accessible urban woodlands • Play and youth provision to be increased • Need for allotments • Safeguard / mitigate sports pitches <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			more publically accessible open space, it is considered to have a positive impact upon this objective.	population levels will require relatively higher increases in provision. Crowthorne FP8 (Sandhurst FP21 for part). This should be protected. Opportunities should be sought to connect to Crowthorne village and attract people away from the Thames Basin Heath SPA.
10	Urban renaissance	+	This option would encourage the development of predominately previously developed land in meeting future housing needs. Development of this site would seek to encourage urban renaissance. Help to retain ListedBuilding.	
11	Air quality	?	There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	There is an AQMA planned for High Street Crowthorne. This has not been given the go ahead by DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	+/-	Investment required in cycle and pedestrian routes to and from railway stations and the Crowthorne Centre. However development would allow for investment into better cycle and pedestrian routes that would link in with existing routes. Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with the requirements of COSH and BREEAM.	
13	Biodiversity	- -	<ul style="list-style-type: none"> Ecologically diverse site including features that may 	Council's Biodiversity Officer suggestions:-

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>be of county and national importance. (Survey information has identified a pond that supports up to 20 species of dragonfly which would make it qualify for SSSI and other areas of the site would qualify for LWS due to reptiles.)</p> <ul style="list-style-type: none"> • Within 400m of SPA. Residential development within this area not acceptable. • Within ThamesBasin Heaths. • Biodiversity Opportunity Area <p>For these reasons development of this site has the potential to have a very negative impact for biodiversity (--). The definition of this provided by the Council's Biodiversity Officer is 'Loss of Species or habitats of high/County value or higher.'</p>	<ul style="list-style-type: none"> • Large SANG required to divert visitors from SPA • Creation of habitats of county importance within the BOA • Proposed area of habitat with limited public access • Access routes to SPA will need to be carefully controlled • Creation of ecologically functioning green infrastructure <p>IDP: SANGs provision will need to be exceptional in order to avoid increased recreational pressure on the SPA.</p> <p>In particular, access routes into Wildmoor Heath will need to be carefully designed and managed.</p> <p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>To reflect the range of habitats on the site and the ecologically important setting of the development, an exceptional level of biodiversity provision will be required.</p> <p>The site will be expected to contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
				<p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p> <p>Reference needs to be made to the ecological features on site and how they will be written into the design of the development.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> Listed Buildings (Broadmoor Estate) and Historic Gardens present on site. Development could retain the buildings and their historic setting. However equally development of this site could threaten the building and their historic setting. Located within Crowthorne Study area, Area D (CA SPD) Scheduled Ancient Monument (SAM), an exploded Napoleonic debout, situated 120m north of the site. High potential for archeological finds. 	<ul style="list-style-type: none"> Trees to be conserved Historic Gardens to be conserved. Maintain character of rural roads. <p>Retain contrast in character with higher density town centre. (CA SPD)</p> <p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to detailed development proposal being drawn up, in order that any highly significant remains can be preserved in situ (through redesign and engineering solutions). Intensive fieldwork is likely to be needed prior to the submission of any planning application for this site to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p>
15	Travel choice	-	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. 	<p>IDP improvements are listed in Accessibility, SA8.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Non- Car mode access to Bracknell Town Centre is considered poor. • Accessibility to Railway Station is considered limited as there is no bus service to the station. • Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site. 	
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> • Part of the site within 250m of landfill. (R3 risk unknown) • The effects of this option depend on how policy is implemented. 	<p>IDP: One site consisting of:</p> <ul style="list-style-type: none"> • An underground recycling facility with three containers for glass recycling. • A litter bin alongside and an area of hard standing for a charity textile bank
18	Water	?	<ul style="list-style-type: none"> • Landfill close to site • There are no groundwater protection zones within or abutting the site. • Further work required to identify any concerns regarding the landfill and site drainage and also future supply and quantity. 	<p>LDP: Upgrades to local water supply infrastructure likely to be required.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	0	<ul style="list-style-type: none"> • As the site is not considered to be most versatile agricultural land then development of this land is considered not to 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			have impact upon this objective.	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation. 	IDP: Renewable energy projects, including wind, biomass, hydro and CHP.
21	Employment	+	<ul style="list-style-type: none"> BroadmoorHospital is a significant local employer. At this stage it is not clear whether or not the Hospital is to be retained although the building would have to be. Good access to existing employment sites and provides an opportunity for further employment opportunities. For this reason the site is considered to have a positive impact upon this objective. 	
22	Economic growth	0	<ul style="list-style-type: none"> Site may not be suitable to accommodate some employment uses due to noise and residential properties. 	Buffers would need to be planned into the design of the site. Historic gardens and areas where biodiversity is considered valuable could provide the buffers.
23	Smart growth	I	<ul style="list-style-type: none"> The concept of SMART growth could be promoted in developing the Master Plan Site more limited than on other sites due to new hospital being driver of development. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. It is unclear whether the current primary school and secondary school surplus in the area could 	

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
			<p>accommodate the 480 dwellings.</p> <ul style="list-style-type: none"> • Therefore an impact can not be predicted at this time. 	

Broad Area 3: North East Crowthorne

Table 4

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide between 1,200 and 1,300 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development need to look at providing accommodation for an ageing population.</p> <p>According to the draft Infrastructure Development Plan the following utilities infrastructure would have to be considered:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p> <p>Telecoms: No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	0	<ul style="list-style-type: none"> • Not located within a Flood Zone 2 or 3. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	<p>IDP: No identified requirements at present.</p> <p>EA: identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting off site properties. Surface water management schemes, including SUDS, will need to be devised.</p> <p>SUDS are important in this area as the site feeds into the River Emm Brook.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
3	Health	I	<ul style="list-style-type: none"> Reasonable access to health provisions in Great Hollands and Crowthorne. (2km) The Great Hollands South ward is considered to have high deprivation in health and high child poverty. Improved local health care required. Unclear how this can be provided until implemented. 	<p>IDP: Possible extension to existing facility or relocation.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	+/-	<ul style="list-style-type: none"> Part of site within Great Hollands South ward. This ward suffers from housing deprivation. (IMD) Development could result in a loss of employment use. However certain employment uses could be retained. However the site could accommodate some new and improved small scale employment uses. 	<p>TRLBuilding could be retained.</p>
5	Education	-	<ul style="list-style-type: none"> A new 2 form entry Primary School. 3 additional forms of entry Senior are required School places plan suggests that a Primary School is required. There is some Secondary school surplus at EasthampsteadPark. However the proposed housing numbers suggest that additional improved and extended Secondary school accommodation would still be required. Unclear whether educational accommodation can be provided. 	<p>IDP: The development of 1,200 dwellings is considered to yield 301 children of secondary school age. A development of 1,300 would yield 326 pupils.</p> <p>An appropriate contribution towards providing education facility for children with SEN</p> <p>A bespoke dedicated Children's Centre.</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
6	Crime	0	<ul style="list-style-type: none"> • IMD data does not identify any issues at this location. • Development could design out crime from the outset. <p>Therefore overall development would be able to design out crime from the outset and accommodate the proposed development.</p>	<p>IDP: Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<ul style="list-style-type: none"> • Additional facilities could be introduced that would benefit the existing communities. • Distinctiveness of existing communities could be retained as buffers such as the SPA would have to be retained. • Development of this site could allow for integration between Hanworth and communities off Old Wokingham Road, via the site. Therefore the option site could possible look towards Bracknell Town Centre. 	<p>Improvements to pedestrian, cycle and public transport routes would have to come as a result of development. This would then aid in steering the new community towards Bracknell Town Centre.</p>
8	Accessible services	-	<ul style="list-style-type: none"> • Accessibility by foot to Local Centre is considered relatively poor. • Non- Car mode access to town centre is considered poor. • Access to external centre (Wokingham) relatively poor. • Proximity to railway stations is considered poor. • Access to long distance bus routes is considered poor. • Key services such as a primary school could be provided on site. • Potential for improvements alongside development. • However development could provide improved accessibility. This needs to be addressed in further design work should the site go forward. 	<p>IDP Road Network:</p> <ul style="list-style-type: none"> • Capacity Improvements to Junction with B3348 Bracknell Road and Old Wokingham Road • Possible improvements to Crowthorne High Street and Dukes Ride • Capacity Improvements to junction with A3095 Foresters Way and B3430 Nine Mile Ride • Capacity improvements to Old Wokingham Road and B3430 Nine Mile Ride • Possible realignment of Old Wokingham Road for entrance to the development • Possible realignment of B3348 Bracknell Road for entrance to the development • Further improvements to A3095 including Hanworth Roundabout

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the Strategic Road Network</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath/Cycle Routes:</p> <ul style="list-style-type: none"> • Improvements to Wokingham Road linking to Peacock Farm • Cross boundary improvements linking Bracknell and Wokingham across Old Wokingham Road • Improvements to the Junction of Bracknell Road and Foresters Way • Further improvements to the North and South of the development linking the site to the existing network

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>Community Services: Additional vehicles and drivers should there be an increase in demand.</p> <p>Fire and Rescue: Development would place additional pressure on the retained service at Crowthorne. Unless residential sprinklers are installed in the new development, it may be necessary for Crowthorne to be upgraded.</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Good links with existing recreational sites in the borough. • Abuts SPA and Open Space of Public Value. • Allows for passive open space contribution. • The remaining two thirds of open space were not previously open to people. • Development in this area would make better use of land not previously available to the public. • No known Character Area-CA SPD. <p>For these reasons the site is considered to have a positive impact upon this SA objective.</p>	<p>IDP: Improvements to local sporting facilities</p> <p>Open Space:</p> <ul style="list-style-type: none"> • Woodland character should be protected and enhanced. <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces • At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision. <p>Opportunity to establish new footpath/cycleway links between Crowthorne and south west edge of Bracknell (Great Hollands/Hanworth) away from busy road network.</p>
10	Urban renaissance	+	<ul style="list-style-type: none"> • Development may restrict urban growth elsewhere however a third of the site 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>could be considered previously developed.</p> <ul style="list-style-type: none"> Integrating the Hanworth and Crowthorne communities looks to encourage urban renaissance. <p>For these reasons this site is considered to have a positive impact upon this SA objective.</p>	
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	There is an AQMA planned for High Street Crowthorne. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	+/-	<ul style="list-style-type: none"> There are established cycle routes on the outskirts of the site. Development of the site could link in with these existing routes. Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with the requirements of COSH and BREEAM. 	
13	Biodiversity	--	<ul style="list-style-type: none"> Ecologically varied site including features that may be of county importance. (survey suggests parts of the site would qualify for LWS status due to the reptiles found there) Residential development could be within 400m of SPA Within ThamesBasin Heaths Biodiversity Opportunity Area. <p>(Council's Biodiversity Officer)</p> <p>For these reasons development of this site has the potential to have a very negative impact for biodiversity (--). The definition of this provided by the Council's Biodiversity Officer is 'Loss of Species or habitats of high/County value or higher.'</p>	<p>Suggestions from Council's Biodiversity Officer:</p> <ul style="list-style-type: none"> Large SANG required Creation of habitats of county importance as part of BOA Access routes to SPA will need to be carefully controlled Creation of ecologically functioning green infrastructure <p>IDP: SANGs provision will need to be of a high standard in order to avoid increased recreational pressure on the SPA.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>To contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • There is one specific area where there would be high capacity to accommodate development according to a Landscape Assessment (main buildings) • Three parts of the site where there would be low capacity to development (wooded areas) • One area with moderate capacity (water pollution centre) • Development could retain open space where necessary. • No Listed Buildings present. • Not located within a defined Character Area. • Potential for Archaeological finds. <p>This site is considered to have no overall impact upon this objective.</p>	<ul style="list-style-type: none"> • Landscape Assessment suggests subdividing area A into areas with different capacities to accept development. • Opens Space of Public Value and SANGS could be provided where capacity low. <p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology: It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily and may be secured by a condition.</p>
15	Travel choice	-	<ul style="list-style-type: none"> • No bus service to the railway station. Therefore the preferred choice of transport is going to be the car. 	Improvements to bus routes necessary. However lengthening a route may make the route less attractive.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> Investment in a cycle path network required although good links exist. <p>For this reason this site is considered to have a negative impact upon this objective as it stands.</p>	
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> The effects of this option depend on how policy is implemented. No known landfill sites on site or within the immediate area. 	<p>IDP: One site consisting of:</p> <ul style="list-style-type: none"> Underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank. <p>A second recycling site may also be required.</p>
18	Water	0	<ul style="list-style-type: none"> No landfill close to site No Groundwater Protection Areas and/or water courses. Although ditches present. SUDs could be implemented. Overall no impact as site could sustain itself. 	<p>IDP: Upgrades to local water supply infrastructure likely to be required.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	0	<ul style="list-style-type: none"> As the site is not considered to be most versatile agricultural land then development of this land is considered not to have impact upon this objective. Please note that parts of the site could be contaminated. Surveys required. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation Renewable energy projects, including wind, biomass, hydro and CHP. 	
21	Employment	+	<ul style="list-style-type: none"> Potential Loss of employment. Enterprise centre. Potential for new and improved employment uses. Small Scale but may better meets needs. Overall this option could have positive impact upon this objective. <p>Any scheme on this site could be designed as to meet the employmentLand Review recommendation and therefore would have a positive impact upon this objective.</p>	<p>EmploymentLand Review:</p> <p>CBE not needed to meet the Boroughs targets for office development.</p> <p>Not a great location for large scale new offices and not related to Bracknell Town Centre.</p> <p>Could be released for housing. Some of the existing units should be retained for smaller B1c/B2/B8 uses. However incubation centre (Enterprise Centre) should be retained.</p>
22	Economic growth	0	<ul style="list-style-type: none"> Site may not be suitable to accommodate some employment uses due to noise and residential properties. 	Buffers would need to be planned into the design of the site.
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether these can be provided with this development. With no definite provision for secondary and college education this can not be predicted at this time. 	

Broad Area 4: West Binfield

Table 5

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide between 2,000 – 2,300 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms: No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p> <p>SA should show key overland flow routes.</p>
2	Flooding	0	<ul style="list-style-type: none"> • Not located within a Flood Zone 2 or 3. • Drainage ditches present. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	<p>Updated SFRA required.</p> <p>The sites geology allows for the possibility of ground water collection. However there are no known aquifers on site.</p> <p>IDP: No identified requirements at present. EA identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting off site properties. Surface water management schemes, including SUDS, will need to be devised.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
3	Health	I	<ul style="list-style-type: none"> • Good access to local health provisions. (1km) • There are no health deprivation concerns (IMD) • 2000 to 2300 homes would require additional local health care provisions. • Unclear how this can be provided until implemented. 	<p>IDP: Potential new facility required for Binfield (alone or in combination with Broad Area 5)</p> <p>Capacity of health provisions needs to be better understood.</p> <p>Local centre could provide an opportunity for a surgery if required.</p>
4	Poverty & exclusion	0	<ul style="list-style-type: none"> • No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	-	<ul style="list-style-type: none"> • If developed at the lower scenario a 2 form entry Primary School. • If developed at the higher scenario a 3 form entry Primary School. • 4 additional forms of entry Secondary would be required for this site. • School places plan suggests Binfield C of E has a predicted deficit starting 2011 and increasing each year. • Also predicted deficit in Secondary School Places. • Primary school could be provided by the development however it is unclear whether Secondary school accommodation could be provided. 	<p>The development of 2,000 dwellings is considered to yield 502 children of secondary school age. A development of 2,300 would yield 577 pupils.</p> <p>An appropriate contribution towards providing education facility for children with SEN</p> <p>A bespoke dedicated Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p> <p>Links to Amen Corner facilities.</p>
6	Crime	0	<ul style="list-style-type: none"> • IMD data does not identify any issues at this location. • Development could design out crime from the outset. 	<p>IDP: Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+/-	<ul style="list-style-type: none"> • Additional facilities could be introduced that would benefit the existing communities. 	<p>IDP: New on-site Community Centre, approx. 660 – 759sqm.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> Development could affect the distinctiveness of the existing communities. Amen Corner SPD development could provide facilities that would benefit a community on this site. With Amen Corner SPD adopted and development at Wokingham planned the effects on the existing and potentially new communities need to be assessed. Development on this site in combination with Amen Corner and Wokingham is not considered to adversely blur the boundaries between Wokingham and Bracknell due to the A329M separating the sites. 	<p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p> <p>Maintain or create buffers on the western edge of the site. This should prevent any blurring of settlements.</p>
8	Accessible services	+	<ul style="list-style-type: none"> Accessibility to essential services is good. For example libraries and shops at Binfield Village Centre (local centre) Public transport access to town centre is good. Key services such as a primary school could be provided on site. Non- Car mode access to town centre is relatively poor due to the distance. However there are cycle routes along Wokingham Road that lead to the Town Centre. Access to external centre such as Wokingham is considered relatively poor due to the lack of bus service. Access to railway stations is poor. Access to long distance bus routes is poor. <p>This site in combination with development at Amen Corner would be able to provide the improvements needed to improve accessibility. Therefore for this</p>	<p>IDP: Road Network</p> <ul style="list-style-type: none"> Capacity improvements to Junctions on B3408 leading to TC including possible realignment of junction with St Marks Road and Beehive Road from staggered to cross roads Protection of sensitive roads to the north and east of development Capacity Improvements to CoppidBeach Roundabout Capacity Improvements to junctions along A329 and A322 following corridor studies <p>Improvements to:</p> <ul style="list-style-type: none"> M4 - junct. 10 M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Highways Agency concerned about potential impact on Junction 10 of M4 and A329(M). Modelling</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
			<p>reason the site is considered to have a positive impact upon this SA objective.</p>	<p>studies required to identify potential impacts an mitigation measures</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Jonathan Bigwood- Future development west of Coppid Beech (WBC) could allow for a stable 152 service between Reading and Bracknell (via Wokingham).</p> <p>Footpath and Cycle Routes:</p> <ul style="list-style-type: none"> • Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Town Centre • Improvements to Beehive Road linking the development to the

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>industrial estates and Cain Road</p> <ul style="list-style-type: none"> Improvements to the north linking site to schools and facilities within Binfield <p>Community Services: Additional vehicles and drivers should there be an increase in demand.</p> <p>Fire and Rescue: It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision.</p> <p>Libraries: Not required</p> <p>BF Residential Location Assessment. Well placed for pedestrian and cycling provision, and have potential to support bus service improvements based on household numbers and its proximity to the bus route network.</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> The site is well located as to access existing recreational facilities for example the John Nike Leisure Centre. Local Wildlife Sites present within the site. Potential for open space provision within the site could increase the accessibility to leisure and recreational space. 	<p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Improvements to local sporting facilities</p> <p>Open Space:</p> <ul style="list-style-type: none"> Veteran trees and historic landscape to be protected and buffered. Open character of open spaces should be used to add to and protect setting of Popes Meadow. <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> Raising quality of existing green spaces

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<ul style="list-style-type: none"> • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Rights of Way: Protect and extend path network.</p> <p>At North and East edges of site the Ramblers Route is on roads and there is a footpath through site - Binfield FP 11</p>
10	Urban renaissance	-/+	<ul style="list-style-type: none"> • The site is predominately green field and therefore does not seek to build on previously developed land. • However there is an opportunity to encourage urban renaissance that would benefit the Town Centre. The site is close to a main gateway into Bracknell. <p>Therefore for the reason given above the site is considered to have both a negative and positive impact upon this SA objective.</p>	
11	Air quality	?	<ul style="list-style-type: none"> • There are no Air Quality Management Areas in the vicinity of the site. • The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. • A239 (M) * 	<p>There is an AQMA planned for Downshire and Bagshot Road. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	+/-	<ul style="list-style-type: none"> • There site is well served by buses and could be linked in with existing cycle paths. • Any development would have to be designed so as it reduce its carbon dioxide emissions. 	
13	Biodiversity	- -	<ul style="list-style-type: none"> • Farmland habitats including grassland, woodland, hedgerows and ponds present. • Three Local Wildlife Sites present on site. Two of which are ancient woodlands on site • Site is within 5km of SPA <p>For these reasons development of this site has the potential to have a very negative impact for biodiversity (--). The definition of this provided by the Council's Biodiversity Officer is 'Loss of Species or habitats of high/County value or higher.'</p>	<ul style="list-style-type: none"> • Buffer and expand local wildlife sites. • Creation of ecologically functioning green infrastructure <p>Link to SANG provision at Amen Corner (to be confirmed) however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include special measures for two ancient woodland and Local Wildlife Sites within the development area. These habitats should be expanded, buffered, linked and restored.</p> <p>Hedgerows, notable trees, semi-improved grassland and ponds are likely to form the basis of an ecological network providing corridors for wildlife and ensuring adequate foraging areas for amphibian populations.</p> <p>The current farmland mixture of habitats is likely to indicate that some farmland species not suited to public open space may need to be provided for either on or off site.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • A landscape assessment considered the majority of the site to have a moderate capacity to development although development would have to respect its setting. • There are two areas within the south west corner of the site, one where there is no capacity and one where there is moderate to high capacity. 	<p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • There are Listed Buildings on site. These could be threatened along with their setting. • Parts of the eastern side of the site are located within the Popeswood Study area, Areas B and C. (CA SPD) • Potential for archaeological finds. <p>The majority of the site has a moderate capacity to development.</p> <p>Without further design detail it is unclear whether development of the site won't affect the historic nature of the listed building and gardens.</p> <p>Therefore this site would have a negative impact upon this SA objective.</p>	on archaeology can be mitigated satisfactorily and secured by a condition.
15	Travel choice	+	<ul style="list-style-type: none"> • The site is well served by public transport for example the 190 service every 20mins, Wokingham to Bracknell. • Existing cycle routes could be linked into following development. • Therefore the car is not necessarily the preferred choice although improvements to pedestrian and cycle routes would need to be made. • Links to Amen Corner and Wokingham SDL. • Park and Ride Scheme 	There will be a need to consider this site in combination with the Amen Corner SPD site.
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • Two areas of mineral consultation zones are present within the site. A 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>small area to the north west and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is within 50m of a R4 (Low Risk) Landfill. Survey required to see what impact this may have. The effects of this option depend on how policy is implemented 	<p>IDP: Two sites consisting of:</p> <ul style="list-style-type: none"> An underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank.
18	Water	?	<ul style="list-style-type: none"> The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source. 	<p>IDP: Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation. 	<p>Renewable energy projects, including wind, biomass, hydro and CHP</p>
21	Employment	+	<ul style="list-style-type: none"> This option would be well located to serve existing employment areas and Town Centre. Therefore this option would have a positive impact upon the objective to ensure high and stable levels of employment. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
22	Economic growth	+	<ul style="list-style-type: none"> Having a large employment area such as the Western Industrial Estate within 1km of this site would provide the opportunity to sustain economic growth and competitiveness in the Borough. Therefore this option would have a positive effect upon this objective. 	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether these can be provided with this development. With no definite provision for secondary and college education this can not be predicted at this time. 	

Broad Area 5: East Binfield

Table 6

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide between 800 – 900 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>Limited number of housing is reflected in the single +</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings and Historic Gardens may limit space available.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms: No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	-	<ul style="list-style-type: none"> • The northeastern corner of the site on the northern side of Forest Road is located within a Flood Zone 2 and 3. • This is a rather small area of the overall site. However no residential development should be within 8m of the river. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	<p>Suggestion that the north-eastern corner of the site be removed from the option as this could provide the site with a limited area where development can be located.</p> <p>IDP: No identified requirements at present.</p> <p>EA: identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting off site</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			As part of the site falls within the recognised flood plain a negative score has been given against this SA objective.	properties. Surface water management schemes, including SUDS, will need to be devised. Overland flow routes need to be established 8m buffer of the main river. SFRA still to be completed.
3	Health	I	<ul style="list-style-type: none"> • Good access to local health provisions. (1km) • There are no health deprivation concerns (IMD) apart from an adjoining ward (Priestwood and Garth Ward). • 800 to 900 homes may require additional local health care provisions. • Unclear how this can be provided until implemented. 	IDP: Potential new facility required for Binfield (alone or in combination with Broad Area 4)
4	Poverty & exclusion	+	<ul style="list-style-type: none"> • Deprivation concerns in an adjoining ward (Priestwood and Garth). • Development of this site that adjoins the Priestwood and Garth ward could help to decrease poverty and exclusion in that ward by providing or allowing for additional employment facilities and/or educational facilities. 	
5	Education	-	<ul style="list-style-type: none"> • A 2 form entry primary School • At the lower scenario 1 additional form of entry for sen will be required. At the higher scenario 2 additional forms of entry will be required • School places plan suggests Binfield primary and Garth College will have significant deficits in 2014. • Primary school could be provided by the development however it is unclear whether a Secondary school accommodation could be provided. 	<p>The development of 800 dwellings is considered to yield 200 children of secondary school age. A development of 900 would yield 226 pupils.</p> <p>An appropriate contributions towards improving or expanding education facilities for Children with SEN</p> <p>A bespoke dedicated building to be used as a Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week</p>
6	Crime	0	<ul style="list-style-type: none"> • IMD data does not identify any issues at this location. • Development could design out crime from the outset. 	<p>IDP Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+/-	<ul style="list-style-type: none"> • Additional facilities could be introduced that would benefit the existing communities. • Distinctiveness of existing communities (including Binfield and Bracknell) could be affected. 	<p>IDP Community facilities: New on-site Community Centre.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p> <p>Scope to join-up provision with Cluster 4.</p>
8	Accessible services	+	<ul style="list-style-type: none"> • Accessibility to essential services is good. For example libraries and shops at Binfield Village Centre (local centre). • Access by foot to Bracknell Town Centre is considered relatively poor due to the distance. Although there are well placed cycling and pedestrian routes. • Proximity to railway station is considered poor. • Proximity to long distance routes is considered poor. • Key services such as a primary school could be provided on site. <p>BF Residential Location Assessment. Well placed for pedestrian and cycling provision, and have potential to support bus</p>	<p>IDP: Road Network</p> <ul style="list-style-type: none"> • Capacity improvements to Junctions on B3408 leading to Town Centre including possible realignment of junction with St Marks Road and Beehive Road from staggered to cross roads • Protection of sensitive roads to the north and east/west of development • Capacity Improvements to CoppidBeach Roundabout • Capacity Improvements to junctions along A329 and A322 following corridor studies <p>Improvements to:</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>service improvements based on household numbers and its proximity to the bus route network.</p> <p>Although under 1000 homes the site could benefit from developments at Amen Corner.</p> <p>As the site could benefit from developments at Amen Corner there is the likelihood that development of this site would increase accessibility to key services both locally and within the Town Centre. Therefore this site would have a positive impact upon this objective.</p>	<ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies required to identify potential impacts and mitigation measures.</p> <p>Highways Agency concerned about potential impact on Junction 10 of M4 and A329(M). Modelling studies required to identify potential impacts and mitigation measures.</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath /Cycle Routes:</p> <ul style="list-style-type: none"> • Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Town Centre • Improvements to Beehive Road linking the

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>development to the industrial estates and Cain Road</p> <ul style="list-style-type: none"> • Improvements to the north linking site to schools and facilities within Binfield • Safe pedestrian / cycle crossing of Temple Way linking site to the existing network <p>Community Services: Additional vehicles and drivers should there be an increase in demand.</p> <p>Libraries: Possible contributions towards Bracknell Town Library</p> <p>Fire and Rescue: It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision.</p>
9	Culture, leisure, recreation	-	<ul style="list-style-type: none"> • Development of this site would result in the loss of a golf course and Open Space although currently private. • The Golf Course also has conferencing facilities that would be lost as well as public rights of way that could be threatened. • The site is located as to access existing recreational facilities for example the John Nike Leisure Centre. • However with there being a loss of a golf course the development of this site would have a negative impact upon this objective. 	<p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Contribution towards improving local sporting facilities</p> <p>Open Space</p> <ul style="list-style-type: none"> • Loss of OSPV and outdoor sport - very high mitigation requirements would be necessary. <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<ul style="list-style-type: none"> • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Bracknell FP10 is on eastern edge of site. Safeguard and extend The Cut path.</p>
10	Urban renaissance	-	<ul style="list-style-type: none"> • The majority of the site is considered to be Greenfield and not therefore the best use of previously developed land. Therefore development of this site is going to have a negative impact upon this SA objective. 	
11	Air quality	?	<ul style="list-style-type: none"> • There are no Air Quality Management Areas in the vicinity of the site. • The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	<p>There is an AQMA planned for Downshire and Bagshot Road. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.</p>
12	Climate change	+/-	<ul style="list-style-type: none"> • The site is well served by buses and could be linked in with existing cycle paths and pedestrian routes (Public Rights of Way). • Any development would have to be designed so as to reduce its carbon dioxide emissions. 	
13	Biodiversity	-	<ul style="list-style-type: none"> • Golf course located on half the site includes a mosaic of habitats including several ponds, small areas of scrub, grassland and trees. • The Cut river flows along the eastern boundary 	<ul style="list-style-type: none"> • Protection of The Cut and creation of habitats along this feature. • Creation of ecologically functioning green infrastructure • Buffering of the LWS sites.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • River corridor • Two LWS adjacent • Most of the site is within 5km of SPA. <p>There is going to be some loss of habitat. Therefore this option would have a slight negative impact upon biodiversity. (Loss of some species or habitats of low/local value)</p>	<p>IDP: Links to The Cut Countryside Corridor may be possible; however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include protection, buffering, restoration and creation of habitats along The Cut, adjacent Local Wildlife Sites, the network of ponds and semi-natural habitats on the golf course and adjacent areas.</p> <p>Foraging areas may be required for amphibian and badger populations in the area.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • A landscape assessment considered the majority of the site as moderate to high therefore could accommodate development although development would have to respect its setting. • There are 2no. Grade II Listed Buildings on site located within separated Grade II Listed Historic Gardens. These need to be retained. • Well designed development could retain the listed buildings and historic gardens. • Adjacent to the site is Binfield Manor, Binfield Park, the Stag and Hounds PH, Honey Suckle Cottage and Tile House which are all listed buildings. The setting of these buildings needs to be taken into account. • Blanket and point TPO's on site • Parts of the eastern side of the site are located within the Popeswood Study area, Areas B and C. 	<ul style="list-style-type: none"> • Retain the defined character in the SPD. • Building along St Marks Road and Popeswood Road should be set back from the road and small in scale. • Development should avoid erosion of mature trees. Existing key views to be retained or enhanced. <p>(Character Areas SPD)</p> <p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology: It is recommended therefore that a programme of assessment takes place prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation and dependent on the scope and scale of proposals, development on this site may attract a condition requiring a programme of archaeological works to be agreed and implemented.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Potential for archaeological finds • River corridor <p>Without further design detail it is unclear whether development of the site won't affect the historic nature of the listed building and gardens and/or the River corridor.</p> <p>Therefore this site would have a negative impact upon this SA objective.</p>	
15	Travel choice	-	<ul style="list-style-type: none"> • The site is served by buses that cover a loop. However the 151 that links the site with the Town Centre is a 2 hourly service and therefore considered poor. • Existing cycle routes could be linked into following development. • However without improvements the car looks to be the preferred choice of transport. <p>As it stands this site would encourage the use of the car and therefore would have a negative impact upon this SA objective.</p>	<p>Improvements to bus services to and from the town centre.</p> <p>Site would need to link in with existing cycle and pedestrian routes.</p> <p>(See accessibility SA objective for other suggested infrastructure improvements.)</p>
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • Two areas of mineral consultation zones are present within the site. A small area to the north west and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
17	Waste	I	<ul style="list-style-type: none"> No landfill sites present on the site. The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <ul style="list-style-type: none"> An underground recycling facility with three containers for glass recycling. <p>A litter bin alongside and an area of hard standing for a charity textile bank</p>
18	Water	?	<ul style="list-style-type: none"> The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source. 	<p>IDP:</p> <p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	?	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation. 	<p>IDP:</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP</p> <p>The CHP option could be limited by Forest Road splitting the northern part of the site.</p>
21	Employment	+	<ul style="list-style-type: none"> This option would be well located to serve existing employment areas. Therefore this option would have a positive impact upon the objective to ensure high and stable levels of employment. 	
22	Economic growth	+	<ul style="list-style-type: none"> Having a large employment area such as the Western Industrial Estate within 1km of this site would provide the 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>opportunity to sustain economic growth and competitiveness in the Borough. Therefore this option would have a positive affect upon this objective.</p>	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether these can be provided with this development. With no definite provision for secondary and college education this can not be predicted at this time. 	

Broad Area 6: North Warfield

Table 7

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide between 1,400 – 1,700 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings may limit space available.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	-	<ul style="list-style-type: none"> • This site has the River Cut transecting the western corner of the site. • Therefore the site is located within Flood Zones 2 and 3 (Low – High risk of flooding). • This option would encourage development to be located within or close to areas prone to flooding. • This would have a negative impact upon this objective to reduce the risk of flooding and harm to people and the environment. • Design of the development would have to take into account SUDs and provide 	<p>IDP: No identified requirements at present. EA identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting off site properties. Surface water management schemes, including SUDS, will need to be devised.</p> <p>8m buffer zone for the river.</p> <p>The appropriate identification of Green Infrastructure and River Corridors.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			suitable surface and foul water drainage.	
3	Health	1	<ul style="list-style-type: none"> Adequate access to local health provisions. (2km) There are no health deprivation concerns (IMD). 1400 - 1700 homes may require additional local health care provisions. Unclear how this can be provided until implemented. 	IDP: New facility may be required or incorporated in to Binfield Development
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	-	<ul style="list-style-type: none"> A 2 form entry primary school An additional 3 forms of entry would be required School places plan suggests that Warfield Primary and Whitegrove Primary will be over subscribed. Garth College will have significant deficits in 2014. Primary school could be provided by the development however it is unclear whether Secondary school accommodation could be provided. 	<p>The development of 1,400 dwellings is considered to yield 351 children of secondary school age. A development of 1,700 would yield 427 pupils.</p> <p>An additional 3 forms of entry would be required</p> <p>An appropriate contribution towards improving or expanding education facilities for children with SEN</p> <p>A bespoke dedicated building to be used as a Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week</p>
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. 	IDP: Possible improvements to local police facilities and/or additional manpower.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
7	Community	+/-	<ul style="list-style-type: none"> Existing communities are considered relatively isolated. Additional facilities could be introduced that would benefit the existing communities. Distinctiveness of existing communities could be affected. <p>This site is considered to have both a positive and negative impact upon this SA objective. The distinctiveness of the sparse rural communities will be impacted upon. However development in this area would provide existing communities will essential facilities.</p>	<p>IDP: New on-site Community Centre.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p> <p>Scope to join-up provision with Warfield SPD area.</p>
8	Accessible services	+	<ul style="list-style-type: none"> The site is considered relatively isolated and accessibility by foot to essential services is not considered good. Public transport links with the Town Centre, railway station and long distance destinations are considered poor. However development in this location alongside the Warfield SPD site could increase the level of accessibility to services by introducing new services and improving public transport and cycle/pedestrian routes. <p>As the Warfield SPD site is already earmarked for development this site in combination with option 6 would allow for the much needed public transport, cycle and pedestrian improvements to be provided. Therefore this option is considered to have a positive impact upon this SA objective.</p>	<p>IDP: Road Network</p> <ul style="list-style-type: none"> Protection of sensitive roads surrounding the development Capacity improvements along A3095, B3034 and A329 <p>Improvements to:</p> <ul style="list-style-type: none"> M4 - junct. 10 M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Public Transport:</p> <ul style="list-style-type: none"> Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<ul style="list-style-type: none"> Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility All properties within 400m walking distance of Bus stops Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath Cycle Routes:</p> <ul style="list-style-type: none"> Links across Forest Road to development in Warfield(cluster 9 Warfield SPD) Improvements to Osborne Lane and A3095 improving cross boundary links to Windsor and Maidenhead Improvements to Forest Road B3034 and Warfield Rd B3034 linking to the existing network and facilities and local community centre <p>Community Transport: Additional vehicles and drivers should there be an increase in demand.</p> <p>Libraries: No improvements sought</p> <p>Fire and Rescue: It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provisions.</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> The site is relatively isolated from existing provision. However a development on this site could provide leisure and recreational facilities in combination with the Warfield SPD site. 	<p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Therefore when assessed alongside the Warfield SPD site this option would allow for a positive impacts upon this SA objective.	<ul style="list-style-type: none"> Existing open space – Warfield Memorial ground. The Cut is opportunity for open space/corridor Allotment provision is a priority for the parish of Warfield <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> Raising quality of existing green spaces Creating new links between and extensions of existing green spaces Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision</p> <p>Warfield FP12 and FP23 within site area. Rivers/streams: Bullbrook close to east of site and The Cut flows through the site.</p> <p>Would extend the developed area of Bracknell north of the B3034 which was previously seen as a logical envelope boundary.</p> <p>Should incorporate new links to Byways/Bridleways – area is popular for horse riders</p>
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is considered to be a predominately Greenfield site with some previously developed land. May not therefore be the best use of previously developed land. The site does not encourage urban renaissance. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			For these reasons this site is considered to have a negative impact upon this SA objective.	
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	
12	Climate change	-/+	<ul style="list-style-type: none"> Flood Risk is an issue on the site. The site has no dedicated cycle routes and the buses can be as infrequent as every 60 mins. Therefore the car is going to be the preferred choice of transport. However development of this site linked with the Warfield SPD site could provide investment for an improved bus network and/cycle route provision. Any development would have to be designed so as it reduce its carbon dioxide emissions. <p>This site is considered to have both a negative and positive impact upon this SA objective.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> Farmland habitats including grassland, ponds, woodlands and hedgerows. The Cut river flows through the site River corridor Southern corner of the site is within 5km of SPA. <p>There are no designated sites within the option area. However development on this site is going to have a negative impact upon biodiversity. (Loss of some species or habitats of low/local value)</p>	<ul style="list-style-type: none"> Protection of The Cut and creation of habitats along this feature. Creation of ecologically functioning green infrastructure <p>IDP: Link to SANG provision within Warfield SPD (to be confirmed) and The Cut Countryside Corridor, however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include protection, buffering, restoration and creation of a range of habitats along The Cut including grassland.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>Ponds, notable trees, hedgerows and woodland should link into green infrastructure along with sufficient foraging habitat for amphibians and other species.</p> <p>The current farmland mixture of habitats is likely to indicate that some farmland species not suited to public open space may need to be provided for either on or off site.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • A landscape assessment considered an area known as Cabbage Hill as Low capacity to development. • There are areas such as the memorial ground that are considered moderate to low. • An area where a caravan park exists is considered moderate to high capacity to development. • Site has protected trees. • There are Grade II Listed Buildings on site. These could be threatened. • Potential for archaeological finds. • River corridor <p>Without further design detail it is unclear whether development of the site won't affect the historic nature of the listed building and gardens and the River Corridor.</p> <p>Therefore this site would have a negative impact upon this SA objective.</p>	<p>Grade II Listed Building and Cabbage Hill could be designed around and both retained.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p>
15	Travel choice	+	<ul style="list-style-type: none"> • The site is served by buses; however their frequency is considered inadequate. • Existing cycle routes at Whitegrove. 	<p>Consider this site alongside the Warfield SPD site to secure improved public transport, cycle and pedestrian routes.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Development of this site and Warfield SPD site could provide contributions towards improving the bus routes and linking cycle routes. As the Warfield SPD site is earmarked for development it is likely that improvements needed to promote other modes of transport could be achieved. For this reason this option if designed with the Warfield SPD site in mind would have a positive impact upon this SA objective.	
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. Substantial mineral consultation zone lie within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> The south eastern corner of the site is located 350m from a R3 (low risk) landfill site. The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <p>2 sites consisting of:</p> <ul style="list-style-type: none"> Underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank.
18	Water	?	<ul style="list-style-type: none"> The site would be located within a Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source. This site has the River Cut transecting the western corner of the site. An assessment of any likely impacts can not be made at this stage. 	<p>IDP:</p> <p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p> <p>Take into account the SFRA. This is nearing completion.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>Gas monitoring requires due to landfill at "Lawrence Brickworks" site.</p> <p>Both these issues require further work to be carried out.</p>	Gas monitoring required. Gas prevention measures would need to be included in the design of any houses.
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation. 	IDP: Renewable energy projects, including wind, biomass, hydro and CHP.
21	Employment	+	<ul style="list-style-type: none"> This site is considered too isolated as it stands to serve existing employment areas some 3-4km away. However development of this site could provide employment uses for the local area. Especially if linked with Warfield SPD site. Overall positive affect upon objective. 	
22	Economic growth	+	<ul style="list-style-type: none"> Development of this site in conjunction with the Warfield SPD site would have a positive impact upon sustaining economic growth. 	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure 	

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
			<p>whether these can be provided with this development.</p> <ul style="list-style-type: none"> • With no definite provision for secondary and college education this can not be predicted at this time. 	

Broad Area 7: Chavey Down Longhill Road

Table 8

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide between 1,300 – 1,500 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development need to look at providing accommodation for an ageing population.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms- No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	0	<ul style="list-style-type: none"> • North eastern corner of the site abuts a flood zone 2 and 3. • This option is not going to have a significant impact upon this objective as long as a suitable surface water drainage system is designed into the development and development is located sufficient distance from the Cut. • Design of the development would have to take into account SUDs. 	
3	Health	I	<ul style="list-style-type: none"> • Adequate access to local health provisions. (1km) • There are no health deprivation concerns (IMD). 	Capacity of existing health provisions needs to be considered.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> 1300 - 1500 homes may require additional local health care provisions. Unclear how this can be provided until implemented. 	
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	-	<ul style="list-style-type: none"> Primary- A 2 form entry primary school Secondary- An additional 3 forms of entry would be required School places plan suggests that Winkfield St Mary's primary school will be at capacity and GarthCollege will have significant deficits in 2014. Primary school could be provided by the development however it is unclear whether a Secondary school accommodation could be provided. 	<p>The development of 1,300 dwellings is considered to yield 326 children of secondary school age. A development of 1,500 would yield 376 pupils.</p> <p>An appropriate contribution towards improving or expanding education facilities for children with SEN</p> <p>A bespoke dedicated Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. 	
7	Community	+/-	<ul style="list-style-type: none"> Very few facilities currently within walking distance of the site. Additional facilities could be introduced that would benefit the existing communities. Distinctiveness of existing communities could be affected as a result of integration. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>For the reason given above this site is considered to have a both a positive and negative impact upon this SA objective.</p>	
8	Accessible services	+/-	<ul style="list-style-type: none"> • The site is considered to have adequate accessibility to essential services for example Tesco Warfield. Although the frequency of buses is not good. On foot access to the Town Centre is considered poor due to the distance. • Access to Martins Heron Railway station is considered adequate. • Development of this site would allow further improvements to accessibility. <p>Development of this site would allow for some improvements to public transport and cycle and pedestrian routes. However as it stands the site could be considered relatively isolated from a local centre and/or BracknellTown centre.</p> <p>Therefore this site is considered to have a positive and negative impact upon this SA objective.</p>	<p>IDP: Road Network</p> <ul style="list-style-type: none"> • Protection of sensitive roads surrounding the development • Capacity improvements along A3095, B3034 and A329 <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>passenger information, Kassel kerbs, shelters, etc.)</p> <p>Footpath/Cycle Routes:</p> <ul style="list-style-type: none"> Improvements to Forest Road B3034 making safe for pedestrians and cycles <p>Improvements to along B3017 Chavey Down Road and Locks Ride making safe for Peds and Cycles and linking to the existing network and improving accessibility to the Town Centre</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> The site has reasonable access to leisure services on the edge of Bracknell. Open Space of Public Value on site and close to site (Mill Ride Golf Course). 	<ul style="list-style-type: none"> Development could retain the existing Open Space of Public Value within its overall design as long as it complies with CS Policy CS8.
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is considered to be a Greenfield site and not therefore the best use of previously developed land. <p>For this reason the site is considered to have a negative impact upon this objective.</p>	
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	There is an AQMA planned for Downshire and Bagshot Road. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	-/+	<ul style="list-style-type: none"> Site is relatively isolated from other settlements and could promote the use of cars. Flood Risk is not considered to be an issue on the site. Public Transport would require investment. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • However development of this site could provide investment for an improved bus network and/cycle route provision. • Any development would have to be designed so as it reduce its carbon dioxide emissions. <p>For the reasons given above the site is considered to have both a positive and negative impact upon this SA objective.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Farmland habitats including loss of fields, trees, ponds and hedges would have a negative impact upon this objective. • The Cut river to the north. • Three LWS adjacent to site. • Is within 5km SPA but can be mitigated. <p>There are no designated sites within the option area. However development on this site is going to have a negative impact upon biodiversity. (Loss of some species or habitats of low/local value)</p>	<ul style="list-style-type: none"> • Protection of The Cut and creation of habitats along this feature. • Creation of ecologically functioning green infrastructure • Buffering and linking of LWS sites <p>IDP: Protection and restoration of notable trees, hedgerows and grassland.</p> <p>Habitats within the development should form ecologically functioning links with key features in surrounding areas including The Cut river and Local Wildlife Sites.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • A landscape assessment has confirmed that the majority of the site could support development as it has either a moderate-high or moderate capacity. As long as the key visual characteristics are retained • There is an area that should be untouched (School). • There are TPO trees but these can be worked into a master plan. • There is a Listed Buildings on site. These could be threatened. • Ascot Place to the east of the site. Grade II Listed Building with Historic Gardens and Grade I Grotto. 	<p>Archaeology: It is recommended therefore that a programme of assessment be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p> <p>Consideration should be given to the Ascot Place and its setting. (Grade I Listed</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Adjacent to River Corridor • Potential for archaeological finds. <p>Without further design detail it is unclear whether development of the site won't affect the historic nature of the listed building and gardens.</p> <p>Therefore this site would have a negative impact upon this SA objective.</p>	Grotto, Grade II Listed Building and Historic Gardens).
15	Travel choice	-	<ul style="list-style-type: none"> • The site is considered to be relatively isolated from settlements. This could encourage the use of the car. • Public transport and cycle/pedestrian routes need investment. • However development of this site could provide contributions towards improving bus routes and creating cycle routes. 	
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • Substantial mineral consultation zone lie within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> • Part of the site is within 250m of a landfill site (Risk Unknown) which needs to be considered. <p>The effects of this option depend on how policy is implemented.</p>	<p>IDP: One site consisting of:</p> <ul style="list-style-type: none"> • Underground recycling facility with three containers for glass recycling. • A litter bin alongside and an area of hard standing for a charity textile bank. <p>A second recycling site may also be required.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
18	Water	0	<ul style="list-style-type: none"> No Groundwater Source Protection Zones. The northern boundary of the site abuts the Cut. No overall impacts upon water quality. 	<p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	?	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation. 	
21	Employment	+	<ul style="list-style-type: none"> The site is not located as to serve existing employment areas by foot. However development of the site could provide local employment uses. The site could serve employment sites within Bracknell and neighboring Ascot. 	
22	Economic growth	+	<ul style="list-style-type: none"> Mixed use development of the site would allow for economic growth to be sustained within the Borough. However only small scale employment opportunities on site. 	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>these can be provided with this development.</p> <ul style="list-style-type: none"> • With no definite provision for secondary and college education this can not be predicted at this time. 	

Broad Area 8: East Bracknell Forest

Table 9

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide between 1,800 – 2,100 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	?	<ul style="list-style-type: none"> • EA advises that the site contains important drainage ditches (Whitmoor Bog). This needs further investigation. • Not located within Flood Zone 2 or 3. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	<p>IDP: No identified requirements at present. EA identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting off site properties in the Warren. Surface water management schemes, including SUDs, will need to be devised.</p> <p>Area is upstream of Martins Heron. Maximising the use of SUDS is important.</p> <p>Culverted watercourse on site. If blocked then this could result in flooding upstream.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
3	Health	I	<ul style="list-style-type: none"> Adequate access to local health provisions. (2km) There are no health deprivation concerns (IMD). 1,800 – 2,100 homes may require additional local health care provisions. Unclear how this can be provided until implemented. 	<p>IDP: Bracknell Healthspace should accommodate growth in population</p> <p>Revised SFRA to be completed and taken into consideration.</p>
4	Poverty & exclusion	+	<ul style="list-style-type: none"> High Level of housing deprivation in neighbouring Bullbrook ward (IMD). Development on this site could provide affordable housing that could then have a positive impact upon the adjoining area. Development could also allow for neighbourhood centres and areas of open space for recreation. 	
5	Education	-	<ul style="list-style-type: none"> Primary- A 2 form entry primary school Secondary- An additional 3 forms of entry would be required. School places plan suggests that HollySpringJuniorSchool and Harman's Water Primary will have a deficit in 2014. BrakenhaleSecondary School is within 4km and is reported to have capacity in 2014. However a development of this size would warrant extra capacity or provision. Primary school could be provided by the development however it is unclear whether Secondary school accommodation could be provided. 	<p>The development of 1,800 dwellings is considered to yield 452 children of secondary school age. A development of 2,100 would yield 527 pupils.</p> <p>An appropriate contribution towards improving or expanding education facilities for children with SEN</p> <p>A bespoke dedicated building to be used as a Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. 	Possible improvements to local police facilities and/or additional manpower.
7	Community	+	<ul style="list-style-type: none"> Additional facilities could be introduced that would benefit the existing communities. There are existing communities west of the site. However development on this site is not considered to impact upon the distinctiveness of Martins Heron. 	<p>IDP: New on-site Community Centre.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc</p>
8	Accessible services	+	<ul style="list-style-type: none"> The site is considered easily accessible by foot to key services for example the Local Centre at Martins Heron. One major provider is the rail link to Bracknell town centre and Ascot. There is a lack of buses serving the southern end of the site. However there are bus routes along London Road that splits the southern two thirds of the site way from the northern third. Development could provide investment for a bus route. <p>Broad Area eight scored the highest in the BF LDF- Residential Location Assessment- Broad Area Development Areas. Was regarded as being the most suitable for development in terms of sustainability.</p> <p>Good proximity of public transport as well as cycle and pedestrian facilities. Located close to road improvements on London Road and Running Horse Roundabout which have been implemented. Number of houses is considered sufficiently large to accommodate further improvements.</p>	<p>IDP:</p> <p>Road Network:</p> <ul style="list-style-type: none"> Capacity improvements to A329 along London Road Capacity improvements to A322 including Coppid Beach Rbt <p>Capacity improvements along B3430 New Forest Ride</p> <p>Improvements to:</p> <ul style="list-style-type: none"> M4 - junct. 10 M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Footway/Cycle:</p> <ul style="list-style-type: none"> Improvements to B3430 New Forest Ride linking site to Martins Heron Rail Station, shops and existing network leading to schools and Town Centre Improvements to New Forest Ride and A329 London Road linking site to Ascot including hospital

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
				<p>Community Transport:</p> <p>Additional vehicles and drivers should there be an increase in demand.</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.)
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • This site is well located to as to access cultural, leisure and recreational facilities both nearby and within the town centre and Ascot via the railway. • An example of this is the Lookout and Swinley Forest. • CrownLand 	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is considered to be a Greenfield site and not therefore the best use of previously developed land. • This option does not seek to regenerate an urban area as the SA objective suggests. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	There is an AQMA planned for Downshire and Bagshot Road. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	-/+	<ul style="list-style-type: none"> The sites sustainable location means that the car is not necessary the preferred choice. Investment in a bus route would be required and could be provided. Any development within the site would have to comply with sustainable construction policies. 	
13	Biodiversity	-	<ul style="list-style-type: none"> Ecologically diverse habitat including coniferous plantation, mixed woodland, acid grassland and heathland. Is within 5km SPA. Adjacent to SSSI Adjacent to LWS Part within ThamesBasin Heaths BOA <p>There are no designated sites within the option area. However development on this site is going to have a negative impact upon biodiversity. (Loss of some species or habitats of low/local value)</p>	<ul style="list-style-type: none"> Buffer and link SSSI, LWS and other key features. Creation of ecologically functioning green infrastructure Creation of habitats as part of the BOA <p>IDP: Link to Englemere Pond, however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>Contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				Habitats within the development should form ecologically functioning links with key features in surrounding areas including Englemere Pond and SwinleyPark and Brick Pits SSSIs.
14	Countryside & historic	+/-	<ul style="list-style-type: none"> • There are TPO trees but these can be designed into a master plan. • A landscape assessment has confirmed that the majority of the site (south) is considered to have a low capacity to development. • There is a large area north-east corner that could support development as long as the key visual characteristics are retained. • There is a small area within the site (south-west corner) where development could be accommodated. • Overall there would be little room for development. • Low potential for archaeological finds. <p>For the reason given above this site would have both a negative and positive impact upon this SA objective. Detail site design could accommodate landscape of a sensitive nature.</p>	<p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology: It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p>
15	Travel choice	+	<ul style="list-style-type: none"> • Apart from the lack of buses running north-south. The site is well served by the railway. • Development of the site could link up with an existing cycle route network that links Martins Heron, Harmans Water and Crown Wood with the Town Centre. <p>For the reasons given above the car is not considered to be the preferred choice of transport. Therefore this site is considered to have a positive impact upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. Two mineral consultation areas lie within the site, a small area to the north and a larger area to the south east. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> Part of the site (to the north of the A329) is a former landfill site which will need to be remediated. Remediation would allow for a long term benefit to the site. Positive impact on this waste SA objective. 	2 sites consisting of: <ul style="list-style-type: none"> Underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank.
18	Water	0	<ul style="list-style-type: none"> No Groundwater Source Protection Zones. No water courses apart from the ditches. No overall impacts upon water quality. Surface water drainage including SUDs needs to be seriously considered in any designs. 	Upgrades to local water supply infrastructure likely to be required Upgrades to local wastewater infrastructure will be expected to be required.
19	Soil quality	++	<ul style="list-style-type: none"> Development of this site would need to remediate the landfill situation. This would have a significant positive impact upon the soil quality on site and therefore a significantly positive impact upon this objective. 	Development would need to incorporate land remediation in any master planning.
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation. 	
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support some local employment uses via the railway into 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Bracknell Town Centre and Ascot.</p> <ul style="list-style-type: none"> • Development of the site could provide additional local employment uses and links with cycle routes to other areas. 	
22	Economic growth	+	<ul style="list-style-type: none"> • Appropriate mixed use development of the site would allow for economic growth to be sustained. • The rail link with the Town Centre allows for existing employment site to be served by this site. 	
23	Smart growth	I	<ul style="list-style-type: none"> • Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> • The target is to significantly raise people with level 3 qualifications to level 4. • There is a need for college level facilities and it is not sure whether these can be provided with this development. • With no definite provision for secondary and college education this can not be predicted at this time. 	

Appendix 3: Appraisal of Previously Developed Land and Buildings in Defined Settlements - Issues and Options Stage

Appendix 3: Appraisal of Previously Developed Land and Buildings in Defined Settlements - Issues and Options Stage

Appraisal of Previously Development Land in Defined Settlements - Issues and Options Stage

SHLAA Ref: 15 Aداstron House, Crowthorne Road, Bracknell

Table 10

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 18 Dwellings</p> <p>0.32 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. 	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<ul style="list-style-type: none"> Adequate access to local health provisions. (Within 800m) There are no health deprivation concerns (IMD). 	

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provision can accommodate 18 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	The site could potentially accommodate 18 dwellings. At this stage it can not be ascertained whether or not the addition of 18 dwellings could be accommodated into the existing schools catchment area. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	?	IMD data does show that there are areas within the Wildridings ward that score within the bottom half of the country when looking at crime indicators IMD 2007. Development can be design out crime. However it is unclear how 18 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	Development on this site is not considered to effect the distinctiveness of the existing community. Likelihood of effect: Likely Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
8	Accessible services	+	There site is within walking distance of the Town Centre and the railway station. There is a bus route 5 mins walk from the site (route 108). Thus bus visits the Town Centre every 15 mins. The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective. Likelihood of effect: Likely Spatial Scale: Site specific. Temporary/Permanent: Permanent.	

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 15 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 14-16 mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • This site would seek to encourage urban renaissance. • Site is an extension of an existing settlement. <p>Development of this site would represent the best use of land. Therefore has a positive score.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	There are no Air Quality	

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
			<p>Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.	
13	Biodiversity	-	<p>Potential for Bats</p> <p>Developable area of site could be decreased to 30% due to root protection zones.</p> <p>Within 30m of Bill Hill Local Wildlife Site.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>SPA mitigation sought via LID</p> <p>Extended Phase 1 survey and bat survey required. Details of proposed mitigation integrated with site layout. Other surveys may be required as a result of the Phase 1 survey.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> No TPO's on site. Site designated as settlement Site located within Crowthorne Road Character Area. Development of the site for flats would not go against this recommendation. <p>Development of the site is unlikely to have an overall effect upon this SA objective.</p>	<p>Crowthorne Road Character Area-</p> <ul style="list-style-type: none"> Large building behind hedging Flatted development in the area Trees to remain within the plots.
15	Travel choice	+	<ul style="list-style-type: none"> Bus route 108 located south of the site provides an every 15min bus service into town. The site is well connected to the Town Centre via cycle paths. 	

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
			<p>The site is located within walking and cycling distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban. Therefore with there being no known concerns development of this site would have no overall impact upon this SA objective.</p> <p>No record of contaminated land.</p>	
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. 	Renewable energy projects, including wind, biomass, hydro and CHP

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support some local employment uses in and around the Town Centre. The site could not provide any additional employment uses. <p>Overall the site could have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 18 dwellings could potentially help to sustain economic growth. Therefore this has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>It is unlikely that a development of this scale would have an overall impact upon this SA objective.</p>	

Table 11

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 99 Dwellings</p> <p>2.5 Hectares</p> <p>This site would be able to provide a number of houses of which a number could be affordable.</p> <p>Could provide sustainably constructed housing.</p> <p>Therefore this site would have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone.	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>This site would have access to health facilities on the outskirts and within the town centre.</p> <p>There are no health deprivation concerns (IMD).</p> <p>It is unclear whether or not the existing health care provision can accommodate 99 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	I	There are some concerns regarding poverty and exclusion in the Priestwood and Garth Area. Providing affordable housing could have a positive effect upon these concerns. However what effect may occur will not be known until implementation.	
5	Education	?	The site could potentially accommodate 99 dwellings.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Within catchment of SandyLane Primary School and Garth Hill Secondary School.</p> <p>Sandy Lane is predicted to have a deficit in the future. Garth Hill College capacity is due to increase however it is unclear at this stage how 99 dwellings could be accommodated.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data does show that there are areas within Priestwood and Garth with crime concerns. Development can help to design out crime from the outset; however this will not be seen until implementation.</p>	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is within walking distance of the Town Centre and the railway station. The town centre is well linked by bus to Wokingham, Ascot and Maidenhead. The railway links Bracknell with Reading and London. Therefore there are links to essential services such as doctors, dentists and hospitals as well as the facilities found within the Town Centre.</p> <p>The site is considered accessible to essential services. ++</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 10-12 mins walking distance of Amenity Space. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 10-12 mins walk of Urban Woodlands. • Within 12-14 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 4-6 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>Facilities located within the town centre and bus linkages to other outside.</p> <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+/-	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • Site is designated as Open Space of Public Value. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have both positive and negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM. Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.
13	Biodiversity	-	Reptiles could be present. Developable area of site could be decreased to 25% due to the potential for reptiles. Located within 5km of SPA. Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required. Likelihood of effect: Possible. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Protection root zones for trees. Extended Phase 1 survey and reptile survey required. Other surveys may be required as a result of the Phase 1 survey. SPA mitigation sought via LID
14	Countryside & historic	-	<ul style="list-style-type: none"> • School site. • No listed Buildings. • TPO trees on adjacent land. • Development would result in a loss of Open Space of Public Value. • No other site designations on the site. • Not located within a character area. <p>As this option would result in the loss of open space of public value there is a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Maintain buffer with adjacent TPO trees. Provide additional open space of public value elsewhere.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is located within landfill buffer zones for an R3 landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban. Therefore with there being no known concerns development of this site would have no overall impact upon this SA objective.</p> <p>No record of contaminated land.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support some local employment uses in and around the Town Centre. The site would be for housing and no employment uses. <p>Overall the site could have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 99 dwellings could potentially help to sustain economic growth within the borough and especially in and around the Town Centre.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known until implementation.</p>	

Table 12

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 10 Dwellings</p> <p>0.38 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. –</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 800m of a GP surgery and 610 km of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 10 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	I	The ward is considered to be one of the most health deprived in the borough. (IMD data) As above it is unclear how this could be addressed through the provision of improved local health care.	
5	Education	?	The site could potentially accommodate 10 dwellings. The site falls within the catchment of Wildmoor Heath Primary School and Edgbarrow Senior School. The primary school is considered to have sufficient surplus however the senior school has a decreasing surplus. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	?	IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 10 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness of any existing communities as the site fits in well with the existing built form in a residential location. A development on this site could provide residential accommodation close to Crowthorne High Street. Likelihood of effect: Likely. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
8	Accessible services	+	<p>The site is considered accessible by foot to essential services located within Crowthorne High Street.</p> <p>194 Bus every 30mins to Bracknell Town Centre.</p> <p>There is a railway station located 1.6km from the site.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Not Within 20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 6-8 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Childrens Play Areas. • Within 0-2 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
10	Urban renaissance	+	<ul style="list-style-type: none"> This site is considered to be previously developed land. Site is within a settlement location. <p>This would represent the best use of land.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<ul style="list-style-type: none"> TPO trees within the site. Band of trees located to the rear of the site have a biodiversity value. Trees to be retained. South-east corner of the site located within 400m of the SPA. Majority of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is not provided as there is a minimal area within 400m of the SPA. This could be easily avoided.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Trees to be retained.</p> <p>Developable land maybe reduced by 20%</p> <p>Updated Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the south-east corner of the site.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> Land is currently residential and located within the settlement. Considered previously developed land. Site is located within an urban area. No listed buildings present. TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development of this site is possible without compromising the overall character and appearance of the area. However there are TPO trees present on site and without any design detail is not known whether or not these will be harmed. There loss would be a loss to the character and appearance of the area.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain contrast in character with higher density town centre.
15	Travel choice	+	<p>The site is located within walking distance of the main Crowthorne High Street.</p> <p>There is a 30min frequency bus service to Bracknell Town Centre.</p> <p>There is a railway station within 1.6km of the site.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be a consideration at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
21	Employment	+	<p>The site could serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 10 dwellings in such a location could potentially help to sustain and increase economic growth therefore the site has been scored as positive against this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 95 Land at Battlebridge House, Warfield

Table 13

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 14 Dwellings</p> <p>0.44 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone although adjacent to. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 14 dwellings. Therefore the effect if any will not be known until implementation.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>No.53 Bus provides a 30-60 mins frequency service to and from Wexham Park Hospital.</p> <p>No know health deprivation concerns (IMD 2007)</p>	
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
5	Education	?	<p>The site could potentially accommodate 14 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 14 dwellings could be accommodated into the existing schools catchment area. Although the allocated Warfield SPD site is likely to provide a school on site.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<ul style="list-style-type: none"> IMD data shows no crime concerns. However development can aid in designing out crime. 	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>It is unlikely that additional community facilities will be introduced on-site. However this site could benefit from new facilities introduced as a result of the Warfield SPD site. Therefore this could have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>The site isn't considered accessible to essential services as it is relatively isolated. However when assessed in conjunction with the Warfield SPD site that has already been allocated for development it is likely that provisions will be in place to provide better accessibility. This could include new facilities and/or improved infrastructure.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Work in conjunction with the Warfield SPD site.
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> Within 2-4 mins car journey of Parks and Gardens. Within 16-18 mins walking distance of Amenity Space. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 10-12 mins walk of Natural and Semi-Natural Greenspaces. • Within 10-12 mins walk of Urban Woodlands. • Outside 20 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 8-10 mins walk of Childrens Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as to reduce its carbon dioxide emissions and meet with current COSH or BREEAM.</p> <p>SUDs would be required at the Development Management stage.</p> <p>Overall the site would accommodate itself.</p>	<p>Could link CHP in with the Warfield SPD site.</p>
13	Biodiversity	-	<p>Bats could be present</p> <p>Not located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>Bat Survey required.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Garage site. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site located within a character area. However development is required to follow the existing pattern and form of development along the south side of the road. <p>Development of this site would have no overall impact upon this SA objective as long as the recommendation in the Character Areas assessment is followed.</p>	<p>Character area assessment to be taken into consideration.</p>
15	Travel choice	+	<p>The site is not considered to have good public transport and cycle links. Therefore development of this site is likely to result in the car being the preferred mode of transport. However the site adjoins an area that's is allocated for development (Warfield SPD site). Therefore if developed in conjunction with the Warfield SPD site the preferred choice of transport is not necessarily going to be the car.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is located within landfill buffer zones for an R3 landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>The site could have contaminated land due to the nature of both the existing and current use.</p>	
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p>	<p>Link in with Warfield SPD site.</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
21	Employment	+	<ul style="list-style-type: none"> The site could serve employment sites within Binfield and Bracknell. However when assessed in conjunction with the Warfield SPD site it is likely that this site could support employment uses on the Warfield SPD site. The site would be for housing and no employment uses. <p>Therefore when assessed in conjunction with the Warfield SPD site this site could have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 14 dwellings could potentially help to sustain economic growth within the Borough. Therefore this site would have a positive effect upon this SA objection.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	Link in with Warfield SPD site
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell

Table 14

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 23 Dwellings</p> <p>0.7 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone although adjacent to. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond walking distance. It is not known at this time whether a GP facility will be provided at Jennett's Park.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>No.108 Bus provides a 15-30 mins frequency service to and from the Town Centre. No know health deprivation concerns (IMD 2007)</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate a 23 dwelling extension of the existing settlement. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	+	<p>The site could potentially accommodate 23 dwellings.</p> <p>There is a School to be built at Jennett's Park. It is likely that the school will be able to accommodate the additional 23 dwellings off Peacock Lane.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
6	Crime	0	IMD data shows no crime concerns. However development can aid in designing out crime.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>This site would integrate into a recently developed estate which has a planned local centre with facilities.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
8	Accessible services	+	<p>The site is considered accessible to essential services via car or by bus.</p> <p>There is the potential for additional services for example a shop to be accommodated at Jennett's Park.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Within 14-16 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 10-12 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within a newly created settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Potential for reptiles</p> <p>Located within 5km of SPA</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Protection root zones for trees.</p> <p>Native hedgerow exists along the eastern boundary.</p> <p>Could be a 15% reduction due to scrub required for reptiles.</p> <p>Extended Phase 1 Survey and reptile survey required. Other surveys may be required as a result.</p> <p>Bat Survey required.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within a newly created settlement. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	Character area assessment to be taken into consideration.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	+/-	<p>The site has a good bus link with the town centre. The 108 links the site with the town centre every 15mins. The site also has good cycle links with the town centre.</p> <p>However there is no bus service to Wokingham and the site as it stands has no shops although these are planned.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is located within 140m of an R2 category landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The site could have contaminated land due to the nature of the previous use.	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Southern Industrial Area and the Western Industrial Area via a cycle/pedestrian link. There may also be employment within the future phases at Jennett's Park.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 23 dwellings could potentially help to sustain economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4.	

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
			What effect a development of this size could have upon this objective would not be known at this stage.	

SHLAA Ref: 113 Land at School Hill, Crowthorne

Table 15

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 30 Dwellings</p> <p>1.2 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 870m of a GP surgery and 770m of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 30 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p> <p>As above it is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	?	<p>The site could potentially accommodate 30 dwellings.</p> <p>The site falls within the catchment of Wildmoor Heath and Edgbarrow Senior School. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 30 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+/-	<p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Accessibility to long distance bus routes is considered poor.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Not Within 20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 10-12 mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	--	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • Historic Garden. <p>As the site is considered Greenfield Land that is also designated as Historic Gardens it is not considered the best use of land. Therefore provides a significant negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	--	<ul style="list-style-type: none"> • Acid grassland. • Potential for bats, reptiles and badger setts. • The southern area of the site is located within 400m of the SPA. • Remainder of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is provided in this case as there is a substantial area of the site within the 400m SPA buffer where no residential development is permitted. Without the detail it is not clear that there won't be an impact upon the SPA.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Acid grassland to be retained.</p> <p>Developable land maybe reduced by 60%</p> <p>Extended Phase 1 Habitat Survey, reptile survey, bat survey and badger survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the 400m SPA buffer.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
14	Countryside & historic	--	<ul style="list-style-type: none"> The site is designated as Historic Gardens. The land is Greenfield. Listed Building close to the site. No TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development on this site is likely to have a detrimental impact upon the Historic Gardens and the village setting. Therefore a significant negative score has been provided against this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain views out towards Broadmoor. Conserve the characteristics of Broadmoor historic park and garden, its immediate setting and historic links with the village centre should be conserved and enhanced.
15	Travel choice	-	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. Non- Car mode access to Bracknell Town Centre is considered poor. Accessibility to Railway Station is considered limited as there is no bus service to the station. Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 30 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 16

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 72 Dwellings</p> <p>2.11 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond walking distance.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>The no. 190 bus links the site with the town centre and Wokingham every 20 minutes.</p> <p>Other buses link the site with the Binfield Local centre.</p> <p>No know health deprivation concerns (IMD 2007)</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 72 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 72 dwellings.</p> <p>The site falls within the catchment of Medowvale Primary School and Garth Hill Secondary School.</p> <p>Both sites are likely to have a deficit in places.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no crime concerns. However development can aid in designing out crime.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Retain trees as buffers.
8	Accessible services	+	<p>The site is considered accessible to essential services via car or by bus.</p> <p>There is the potential for additional services to be accommodated at Jennett's Park.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 6-8 mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 4-6 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located with the settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	<p>Could link CHP in with the Warfield SPD site.</p> <p>SUDs would be required at the Development Management stage.</p>
13	Biodiversity	-	<p>Potential for roosting bats and badgers.</p> <p>TPO trees on site and Ancient woodland.</p> <p>Located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>Could be a 50% developable reduction due to habitat.</p> <p>Extended Phase 1 Survey bat survey and badger survey including foraging and behaviour studies.</p> <p>Other surveys may be required as a result.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Previously developed land. • Located within a settlement. • No listed Buildings. • TPO trees and ancient woodland present. • No other site designations on the site. • Site not located within a character area. <p>Without the detail it cannot be ascertained that no harm will come to the TPO trees and Ancient Woodland. Therefore the site has been scored a minor negative score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
15	Travel choice	+	<p>The site has a good bus links and cycle links with the town centre.</p> <p>The location of this site would not necessarily encourage the car to be the preferred mode of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Bagshot beds mineral resource under the site. Further work required to establish the likely outcomes.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Western Industrial Area. There would be no opportunity to create additional employment use on site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 72 dwellings could potentially help to sustain economic growth within the borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref:137 Sandbanks, Longhill Road, Winkfield.

Table 17

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 11 Dwellings</p> <p>0.33 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>No over all impact upon this SA objective.</p>	
3	Health	I	<p>The site is within 1.27km of a GP surgery and 1.33km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Heatherwood 2.15km away.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 11 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<p>There are no known health and deprivation concerns in the Ascot Ward.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Therefore this site would have no overall impacts upon this SA objective.	
5	Education	?	<p>The site could potentially accommodate 11 dwellings.</p> <p>The site falls within the catchment of Holly Spring and Garth Hill School. Both schools have a predicted deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>There site is not within walking distance of the Town Centre. However the site is well connected to the Town Centre via cycle paths.</p> <p>The 191 bus connects the site with the town centre every 60mins.</p> <p>Site is within 1km of Martins Heron railway station.</p> <p>Alongside the railway station is a Local Centre with shops.</p> <p>The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 4-6 mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>This site is considered to be previously developed land.</p> <p>This encourages the best use of land and therefore provides a positive score.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<ul style="list-style-type: none"> • Site supports semi-natural habitats adjoining woodland. May be of biodiversity value. • Potential for bats, reptiles and badger setts. • Within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Root zones may reduce the developable area by 40%.</p> <p>Extended Phase 1 Habitat Survey, reptile survey, bat survey and badger survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the 400m SPA buffer.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Site designated as Countryside outside of the settlement. • PDL. • No other site designations on the site. • Not within a character area. <p>The site is designated as Countryside however its development would fit well with existing built form. Therefore this site would have no overall impacts upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	+	<ul style="list-style-type: none"> • 191 bus runs hourly to the town centre. • Good cycle links with the Town Centre. • Within 1km of the Martins Heron railway station and shops. <p>The location of the site is not thought to encourage the car as being the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I/?	<ul style="list-style-type: none"> • The site is located close to an old landfill site. • The effects of waste management depend on how policy is implemented. 	Further surveys maybe required to monitor any potential risks from the old Landfill site north and east of the site.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as non-agricultural and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support employment within Martins Heron, Eastern Employment area and the Town Centre. For this reason the site is considered to have a positive impact upon this SA objective. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 11 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 215 Commercial Centre, Bracknell

Table 18

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 77 Dwellings</p> <p>1.7 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Within walking distance of the bus station.</p> <p>According to the IMD 2007 there are some concerns regarding health as one area falls below the 50% ranking.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 77 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	<p>The site could potentially accommodate 77 dwellings.</p> <p>The site falls within the catchment of Wildridings Primary School and Brackenhale School. Wildridings have a surplus. However Bracknehale School has a deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently an employment area where a depot the Council depot is located.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Retain trees as buffers.
8	Accessible services	++	<p>The site is considered accessible to essential services mostly by foot and by car. The town centre is within walking distance of the site and the railway station and bus station are within 300m from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 8-10 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 18-20 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 6-8 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within a employment area in an urban location. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-/+	<p>Potential for roosting bats.</p> <p>No TPO trees on site.</p> <p>Located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. However good opportunity to improve the biodiversity value.</p> <p>Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees and hedgerows.</p> <p>Estimated reduction in developable land is 8%.</p> <p>Extended Phase 1 Survey and bat survey.</p> <p>Other surveys may be required as a result.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within an urban location. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>A small section of the south-east corner of the site contains Bagshot beds mineral resource. Further work required to establish the likely outcomes.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>The site could have contaminated land due to the nature of the current use. Further work required.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Town Centre, Southern Industrial and Western Industrial Area. There would be no opportunity to create additional employment use on site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 77 dwellings could potentially help to sustain and/or increase economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 228 Albert Road Car Park, Bracknell

Table 19

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 40 Dwellings</p> <p>1.7 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Within walking distance of the bus station.</p> <p>According to the IMD 2007 there are some concerns regarding health as one area falls below the 50% ranking.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 40 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	<p>The site could potentially accommodate 40 dwellings.</p> <p>The site falls within the catchment of Sandy Lane Primary School and Garth Hill School. Both Sandy Lane School and Garth Hill School will have a deficit in capacity.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently a car park.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services mostly by foot and by car. The town centre is within walking distance of the site and the railway station and bus station are within 300m from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 14-16 mins walk of Natural and Semi-Natural Greenspaces. • Within 12-14 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 2-4 mins car journey of outdoors sports facilities. • Within 10-12 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-/+	<p>No TPO trees on site. However trees do form a habitat.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. However this site could provide the opportunity to improve the biodiversity on site due to the level of concrete present.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Protection root zones for trees and hedgerows.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within the settlement location. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>The site could have contaminated land due to the nature of the current use. Further work required.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link in with Town Centre CHP

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
21	Employment	+	<p>The site is well located to serve employment sites in the Town Centre, Southern Industrial and Western Industrial Area. There would be no opportunity to create additional employment use on site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 40 dwellings could potentially help to sustain and/or increase economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 286 The Iron Duke, Crowthorne

Table 20

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 20 Dwellings</p> <p>0.46 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>Therefore no overall effect upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>There is a station at Crowthorne however this is a significant walk from the site.</p> <p>According to the IMD 2007 there are concerns regarding health in the Crowthorne area.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 40 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	?	<p>The site could potentially accommodate 20 dwellings.</p> <p>The site falls within the catchment of Crowthorne Primary School and Edgbarrow School. Crowthorne Primary looks to have a predicted deficit in capacity.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Edgbarrow has a surplus however this surplus decreases towards 2014 so it is likely that there will be a deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently a public house and is located within the settlement.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
8	Accessible services	++	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Outside 20 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>for Children and Young People.</p> <ul style="list-style-type: none"> • Within 0-2 mins car journey of outdoors sports facilities. • Within 0-2 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
10	Urban renaissance	++	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>TPO trees on site.</p> <p>Potential for roosting bats and reptiles.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	<p>Protection root zones for trees.</p> <p>Site could be reduced to 35% developable land.</p> <p>Updated extended Phase 1 Habitat survey required. Bat and reptile survey required. Details of mitigation to be included in the surveys.</p> <p>Other surveys may be required as a result of the initial survey.</p> <p>SPA mitigation sought via LID</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term	
14	Countryside & historic	-	<ul style="list-style-type: none"> • Previously developed land. • Located within the settlement location. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site located within conservation area and character area. <p>Without any detail it has not been demonstrated that the development of this site would not adversely effect the character of the conservation area. Therefore this site scores negatively against this SA objective.</p>	<p>TPO trees to be retained and root protection zones created.</p> <p>A development will need to reflect the setting of the conservation area and the recommendations in the Character Areas Assessment SPD.</p>
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre.</p> <p>The 194 bus provides a link with Bracknell Town Centre every 30mins. The car is not necessarily going to be the preferred mode of transport. Therefore this site is considered score positively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is not located on top of however is located 240m from an R3 category landfill. However according to the EA it is unlikely that landfill gas will present a risk.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
19	Soil quality	0	The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site can serve employment within Crowthorne Town Centre, TRL and Wellington Business Park.</p> <p>Therefore overall this site will have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
22	Economic growth	+	<p>The introduction of 20 dwellings could potentially help to sustain economic growth. Therefore this site provides a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Appendix 4: Appraisal of Other Land within Defined Settlements - Issues and Options Stage

Appendix 4: Appraisal of Other Land within Defined Settlements - Issues and Options Stage

Appraisal of Other Land within Settlements - Issues and Options Stage

SHLAA Ref: 17 Bay Drive, Bullbrook, Bracknell

Table 21

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 45 Dwellings</p> <p>0.44 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	--	<ul style="list-style-type: none"> Site is located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>Due to the classification of flood zone the residential site falls within a double negative score has been given.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Flood Risk Assessment required.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
3	Health	I	<p>The site is within 750m of a GP surgery. The site is served by a 30 mins frequency bus service (53/153) to Bracknell Town Centre.</p> <p>Within the Town centre there is a Health Centre.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no know concerns regarding health.</p> <p>Adequate access to local health provisions.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 45 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007 in Bullbrook.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	?	<p>The site could potentially accommodate 45 dwellings.</p> <p>The site falls within the catchment of HollySpringPrimary School and GarthHillSchool. Both are considered to have deficits in the coming years.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows no concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness of any existing communities.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
8	Accessible services	++	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 12-14 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 0-2 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-/+	<ul style="list-style-type: none"> • This site considered to be part PDL and part greenfield. • Therefore this site scores both positively and negatively against this SA objective to make the best use of land. <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>No TPO trees on site. However trees do line the north-west boundary forming green corridor.</p> <p>Retention of trees may reduce the developable area to 15%.</p> <p>Mown grass has a low value.</p> <p>Within 5km of SPA</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees should be retained as they form a green corridor.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-/+	<ul style="list-style-type: none"> • Part of the site is considered to be greenfield and part is considered to be PDL. • Site is located within the Settlement. • Grade II Listed Building at 27 Bay Road adjoining the site. • No TPO trees. • Not within a character area. 	Setting of Grade II Listed Building needs to be taken into consideration.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Development of the site could be accommodated within the streetscene. However the site is partly Greenfield therefore this site scores both positively and negatively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre. Both the 53 and 155 buses run between the site and the Town Centre every 30-60 mins.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of a landfill site. However it is located within a buffer 240m from a R3 (Risk Unknown) designated Landfill site. According to the EA it is unlikely that landfill gas will present a risk to development.</p> <p>The effects of waste management depend on how policy is implemented.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area. Therefore a well designed development would have no overall impact upon this SA objective.	SUDs should be a consideration at the design stage.
19	Soil quality	0	The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.	
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. Likelihood of effect: Likely. Spatial Scale: Borough wide. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Could link in with any Town Centre CHP scheme.
21	Employment	+	The site is located as to serve the Eastern employment area and other employment areas in and around the Town Centre. Therefore this site will have a positive effect upon this SA objective.	
22	Economic growth	+	The introduction of 45 dwellings in such a location could potentially help to sustain and increase economic growth. Likelihood of effect: Likely Spatial Scale: Borough wide. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect a development of this size could have upon this objective would not be known at this stage.	

SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell

Table 22

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 85 Dwellings</p> <p>1.26 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<p>Site is not located within Flood Zone 3a and 3b shown in the SFRA.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p> <p>No overall impact upon this SA objective.</p>	
3	Health	I	<p>The site is within 750m of a GP surgery and 1 km of a dentists.</p> <p>The site is within walking of the Town Centre.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns regarding health. However one of the three areas that makes up Wildridings and Central ward scores below 50% against Health Deprivation & Disability.</p> <p>Adequate access to local health provisions.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 85 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007 in Wildridings and Central.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	?	<p>The site could potentially accommodate 85 dwellings.</p> <p>The site falls within the catchment of Holly Spring Primary School and Garth Hill School. Both are considered to have deficits in the coming years.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 85 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness. The site fits in well with existing built form.</p> <p>A development on this site could provide residential accommodation close to the Town Centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
8	Accessible services	++	<p>The site is considered accessible to essential services by foot and cycle. The town centre and railway station is within walking distance of the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	-	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 6-8 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 8-10 mins walk of Urban Woodlands. • Within 10-12 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 6-8 mins walk of Childrens Play Areas. • Within 0-2 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. However the loss of the football pitch will have a negative effect upon this SA objective. This outweighs the location of the site in proximity to other recreational cultural facilities.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is not considered to be previously developed land and currently has a designation as Open Space of Public Value. Site is considered to be Greenfield. Site is within an urban area where any improvements would benefit the Town Centre. <p>As the site is considered Greenfield Land the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Potential for reptiles on habitat surrounding the pitch. Some potential for bats in tress surrounding the pitch.</p> <p>Site within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees and shrubs to be retained.</p> <p>Developable land maybe reduced by 10%</p> <p>Updated Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				Other surveys may come as a result of the Phase 1 Survey. SPA mitigation would be sought via LID.
14	Countryside & historic	-	<ul style="list-style-type: none"> Land is currently Open Space of Public Value. Not considered previously developed land and is therefore Greenfield. Site is located within an urban area. No listed buildings present. No TPO trees. Located within character area A (Bracknell Study Area). <p>Although the site is currently designated as Open Space of Public Value the site relates well to existing built form in the urban area. Therefore for this reason the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Landscaping may improve the character of the site.</p> <p>Character Area Recommendation: Site is an important approach to the Town Centre. Flatted development should be considered. Development should look to provide a 'more cohesive, and locally distinctive landscape/townscape setting to the buildings and the important approached to the Town Centre'.</p>
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre, railway and bus station.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a significant positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be a consideration at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link in with any Town Centre CHP scheme.
21	Employment	+	<p>The site is located as to serve the Town Centre, Western and Eastern employment areas.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 85 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore this site has a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 76 Land south of Cricket Field Grove, Crowthorne

Table 23

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 100 Dwellings</p> <p>2.1 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 250m of a GP surgery and 610 km of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 100 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p> <p>As above it is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	?	<p>The site could potentially accommodate 100 dwellings.</p> <p>The site falls within the catchment of Wildmoor Heath and Edgbarrow senior school. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 100 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+/-	<p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Accessibility to long distance bus routes is considered poor.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • 18-20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 14-16mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 6-8 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	--	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • Open Space of Public Value. • Historic Garden. <p>As the site is considered Greenfield Land and is also designated Historic Gardens and Open Space of Public Value it is not considered the best use of land. Therefore provides a significant negative effect upon this objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	--	<ul style="list-style-type: none"> • Woodland adjacent to the southern boundary and trees adjacent to the eastern boundary. • Some potential for bats but unlikely. • Area in the northern part of the site within 400m of the SPA. • Remainder of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is provided in this case as there is a substantial area of the site within the 400m SPA buffer where no residential development is permitted. Without the detail it is not clear that there won't be an impact upon the SPA.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Developable land maybe reduced by 6%</p> <p>Extended Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the 400m SPA buffer.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
14	Countryside & historic	--	<ul style="list-style-type: none"> The site is designated as Historic Gardens Open Space of Public Value. The land is Greenfield. Listed Building close to the site. No TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development on this site is likely to have a detrimental impact upon the Historic Gardens and the village setting. Therefore a significant negative score has been provided against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain views out towards Broadmoor. Conserve the characteristics of Broadmoor historic park and garden, its immediate setting and historic links with the village centre should be conserved and enhanced.
15	Travel choice	-	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. Non- Car mode access to Bracknell Town Centre is considered poor. Accessibility to Railway Station is considered limited as there is no bus service to the station. <p>Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 100 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 194 Land North of Cain Road, Binfield

Table 24

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 87 dwellings</p> <p>1.88 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>No over all impact upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>The site is within 1.65km of a GP surgery and 0.43km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 87 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	There are no known health and deprivation concerns in the Ascot Ward.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Therefore this site would have no overall impacts upon this SA objective.	
5	Education	?	<p>The site could potentially accommodate 87 dwellings.</p> <p>The site falls within the catchment of Meadow Vale School and Garth Hill. has a deficit in places.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form and has clearly defined boundaries being the main roads.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>The site is not within walking distance of the Town Centre.</p> <p>The 190 bus connects the site with the town centre every 20mins. This also connects the site with Wokingham and Reading.</p> <p>Good cycle path connections with the town centre.</p> <p>Site is close to the Amend Corner SPD site that will have access to local centres that will be provided at the earmarked site.</p> <p>The site is considered accessible to essential services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 16-18 mins walking distance of Amenity Space. • Within 4-4 mins car journey of Natural & Semi-Natural Greenspaces. • Not within 20 mins walk of Natural and Semi-Natural Greenspaces. • Within 16-18 mins walk of Urban Woodlands. • Within 14-16 mins walk of Provisions for Children and Young People. • Within 2-4 mins car journey of outdoors sports facilities. • Within 12-14 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. <p>As the site is considered Greenfield Land it is not considered the best use of land. Therefore provides a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	There are no Air Quality Management Areas in the vicinity of the site.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM. Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.
13	Biodiversity	--	Mixed grassland, scrub and trees could be of biodiversity value. TPO Trees within north edge of site. Potential for badger, bats and reptiles. Any development of the site is likely to have a negative impact upon biodiversity. Likelihood of effect: Possible. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Extended Phase 1 survey is required including surveys of reptiles, badgers and bats. The results may require further surveys to be carried out.
14	Countryside & historic	0	<ul style="list-style-type: none"> • Site designated as settlement. • TPOs on northern edge of site. • No other site designations on the site. • Not within a character area. • The site is in a location where development would be acceptable as long as the TPO trees are avoided and these could be as they take up a small area of the boundary to the north. <p>Overall the site is likely to accommodate development within having a positive and/or negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Avoid the TPO trees and provide sufficient root protection areas.
15	Travel choice	+	The 190 bus connects the site with the town centre every 20mins. This also connects the site with Wokingham and Reading.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Good cycle path connections with the town centre.</p> <p>Close to the earmarked Amend Corner SPD site and existing employment sites.</p> <p>This site is not considered to encourage the use of car as the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	I	<p>Parts of the site are located within 5m of a R2 landfill.</p> <p>Landfill gas risk assessment would have to be carried out.</p> <p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Depends upon implementation.</p>	Landfill gas risk assessment would have to be carried out.
17	Waste	?	<p>Parts of the site are located within 5m of a R2 landfill.</p> <p>Landfill gas risk assessment would have to be carried out.</p> <p>The effects of waste management depend on how policy is implemented.</p> <p>Further assessment required.</p>	Landfill gas risk assessment would have to be carried out.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>There could also be implications regarding the R2 risk landfill site located on the eastern boundary.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link CHP in with Amend Corner development.
21	Employment	+	<ul style="list-style-type: none"> The site is located as to directly serve Amen corner, Western Industrial area and the Town centre. <p>It is unlikely that 87 dwellings would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 87 dwellings in such a location is likely to have an overall impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			What effect a development of this size could have upon this objective would not be known at this stage.	

Appendix 5: Appraisal of Rounding Off Sites - Issues and Options Stage

Appendix 5: Appraisal of Rounding Off Sites - Issues and Options Stage

Sustainability Appraisal of Edge of Settlement Locations - Issues and Options Stage

SHLAA Ref: 34 White Cairn, Dukes Ride, Crowthorne

Table 25

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 16 Dwellings</p> <p>Site 0.52 hectare</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. –</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>On its own does not trigger the thresholds for affordable housing.</p>
2	Flooding	0	<p>Site not within EA or SFRA flood zones.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p> <p>No over all impact upon this SA objective.</p>	
3	Health	I	<p>Good access to GP Surgery. Although Capacity unknown.</p> <p>Close to the Railway Station so there are links with Reading and the Royal Berks.</p> <p>Any capacity issues would depend upon implementation.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			There are concerns regarding health and deprivation in the area. (IMD 2007) It is not known how development can address these.	
4	Poverty & exclusion	0	The ward is considered to be one of the most health deprived in the borough. (IMD data) It is unlikely that 16 dwellings are going to have an impact upon this SA objective.	
5	Education	?	The site could potentially accommodate 16 dwellings. At this stage it can not be ascertained whether or not the addition of 16 dwellings could be accommodated into the existing schools catchment area. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	0	Potentially introducing 16 dwellings on this site is unlikely to have both a negative and/or positive impact upon the character of the existing community.	
8	Accessible services	+	<ul style="list-style-type: none"> • 460m from Post Office/Newsagent • 620m from Rail Station • 1.1km from High Street (Supermarkets, Banks etc..) • 580m from GP • No Cycle Route • 565m from Route 122 to Wokingham (Infrequent) • 1km from bus route 194 every 30mins into Bracknell <p>Although the public transport links into Wokingham and Bracknell could be located closer to the site the site is considered to be well located to accessible services.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
9	Culture, leisure, recreation	+	<p>Comments:</p> <ul style="list-style-type: none"> • 4-6 mins walking distance from Parks and Gardens. • 0-2 mins walking distance from natural and semi-natural green space. • 4-6 mins walking distance from outdoor sports facilities. • 14 mins walking distance from a provision for children and young people. • 14 mins walking from children's play areas. • 2-4 mins by car to built sports facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-/+	<p>The site is considered to be previously developed land. However development on this site would result in the loss of open space of public value.</p> <p>The site is not considered the best use of land however as the site could be assimilated into the high street it is considered to score both positive and negative.</p> <p>Therefore overall this site would have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.	
13	Biodiversity	-	<ul style="list-style-type: none"> • Woodland could support biodiversity. • Local records suggest potential for badgers and stag beetles. • Within 5km of SPA <p>Any development of the site is likely to have a negative impact upon biodiversity. The site is not considered large enough to provide an enhanced biodiversity resource. Further surveys required.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>If the woodland is considered to be of biodiversity value then this could reduce the developable on-site land by 50%.</p> <p>Buffer areas based on root zones required.</p> <p>Extended Phase 1 habitat survey and bat survey of the existing building to be demolished. Further surveys may be required depending on the results.</p> <p>SPA: The existing Avoidance and Mitigation Strategy could accommodate this site for development.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • No Listed Buildings and associated Historic Gardens present on or adjoining the site. • Open Space of Public Value • No protected trees on or abutting the site. • Site falls outside of but adjoins Crowthorne Study area, Area B- West Crowthorne (CA SPD) 	The Character Areas SPD mentions that the approach into Crowthorne along Dukes Ride has some high density flatted developments.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Although the site is currently designated as Open Space of Public Value development of this part of the site is not considered to harm the character and appearance of the area.</p> <p>Therefore development of this site would have no overall impact upon this SA objective.</p>	<p>Although this study area does not include the site it should be taken into consideration.</p> <p>No Landscape Character Assessment carried out.</p>
15	Travel choice	+	<ul style="list-style-type: none"> • 565m from Route 122 to Wokingham (Infrequent) • 1km from bus route 194 every 30mins into Bracknell • No cycle routes <p>With there being a bus service into Bracknell and a train service into Wokingham and Reading etc., the preferred choice of transport is not necessarily the car. There a number of essential services close by.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Cycle routes needed in the area.
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>The implications of sterilisation or excavation of the minerals resource (Bagshot Beds) should be clarified before the site can be taken forward. Further work to be carried out on this.</p>	
17	Waste	I	<p>There are no landfill sites or buffers to landfill sites on site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
19	Soil quality	0	<p>The site has an Agricultural Landscape Classification as urban.</p> <p>Overall the development of the site would have no effect upon this SA objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is within 300m of the Wellington Business Estate and just over 500m from Crowthorne Railway Station.</p> <p>The location would provide an opportunity for people to potentially seek employment at these areas.</p> <p>No provision on site to provide a mixed use.</p> <p>This site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 16 dwellings could potentially help to sustain economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect this would have could not be determined at this stage.	

Table 26

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Comments:</p> <p>Could provide up to 10 Dwellings</p> <p>0.32 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. –</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.
2	Flooding	0	<p>Site not within EA or SFRA flood zones.</p> <p>No over all impact upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Good access to local health provisions. (within 1km).</p> <p>It is unclear whether or not the existing health care provision can accommodate 10 dwellings. Therefore the effect if any will not be known until implementation.</p> <p>Can access both Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>162 Bus is an hourly bus to Heatherwood Hospital.</p> <p>No known health deprivation concerns (IMD 2007)</p>	Capacity of health provisions needs to be better understood.
4	Poverty & exclusion	0	<p>There are no known poverty and exclusion issues in the ward of Winkfield and Cranbourne.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
5	Education	?	<p>The site could potentially accommodate 10 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 16 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	-	<p>Potentially introducing 10 dwellings on this site is likely to have a negative impact upon the character of the existing Hayley Green community. The distinctiveness of the existing community would not be retained.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	0	<ul style="list-style-type: none"> • Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc... • The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly. • Cycle route connecting the site with the supermarket site. • Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre. <p>Site accessibility could be improved. However overall the site is not considered to have a positive nor a negative impact upon accessibility to services.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • 4-6 mins of open space by car. • 4-6 mins walk of amenity green space. • 4-6 mins of natural space & semi-natural green spaces. • 0-2 mins walk from urban woods. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • 10-12 mins walk of children and young people facilities. • 10-12 mins walk of childrens play areas. • 0-2 mins of built sports facilities by car. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This option would encourage the development of Greenfield land and not previously developed land.</p> <p>This option would not encourage urban renaissance and therefore would have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Site comprises semi-natural habitat that may be of biodiversity value. • Big Wood LWS IS 100m east of site. Potential to support reptiles, small mammals and invertebrates. • Within 5km of SPA 	<p>Presence of the species mentioned could reduce the developable area.</p> <p>Root zone buffers required.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Ecological surveys would be required to assess the value of the habitats on the site. Only if the value is low and/or biodiversity can be accommodated would development become acceptable.</p> <p>Extended phase 1 survey and reptile survey. Other surveys may be required on the results of the phase 1 survey.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • No Listed Buildings and associated Historic Gardens present on or adjoining the site. • No protected trees on or abutting the site. • Site is not considered to represent previously developed land. • Site does not fall within a study area as highlighted by the Character Area SPD. • Site designated as Countryside. <p>The use of Greenfield land is considered to have a minor negative impact upon this SA objective to conserve the Borough's characteristic countryside and its historic environment in urban and rural areas.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>No Landscape Character Assessment of the site has been carried out.</p> <p>Minimise the loss of Greenfield land.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
15	Travel choice	-	<ul style="list-style-type: none"> • Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc... • The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly. • Cycle route connecting the site with the supermarket site. • Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre. <p>The site could be considered relatively remote with a minimum of an hourly bus service to the town centre and its associated facilities including the railway station. This site is considered to be in a location whereby the car may well be the preferred choice of transport. Therefore this option would have a minor negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Improvements to the bus services required.</p> <p>Unlikely that a development of this size would encourage an improvement to the service.</p>
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> • Site within 180m of landfill. (R3 risk unknown) In view of the distance it is unlikely that landfill gas will present a risk to this proposal. (EA Matrix) • The effects of waste management depend on how policy is implemented. 	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	
19	Soil quality	?	<ul style="list-style-type: none"> • The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			inappropriate for development. However this will not be known until more work has been carried out.	
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is located as to serve employment sites within the borough this could include any that are located on the Warfield SPD site.</p> <p>The site would not support any employment uses.</p> <p>Likely that this site would have a positive impact upon this SA objective.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 10 dwellings could potentially help to sustain economic growth. The site is likely to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			What effect this would have could not be determined at this stage.	

SHLAA Ref: 207 Land at North Lodge Farm, Warfield (28 dwellings)

Table 27

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide up to 28 dwellings on a area of land that is 1.0198 hectares. • Could provide affordable housing as it meets with the threshold. • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>This site is considered to have a positive impact upon this objective as it meets with the SA objective. However the number of housing would be low.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.
2	Flooding	-	<ul style="list-style-type: none"> • Part of the eastern side of the western side of the site is located within SFRA flood Zones 3a and 3b. <p>Without any detail there is likely to be a negative impact upon this SA objective as residential development could be located within a flood zone.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Development could be designed so as not to allow built development within the food zones.</p> <p>8m buffer zone for the river.</p> <p>Design of the development would have to take into account SUDs and</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>provide suitable surface and foul water drainage.</p> <p>The appropriate identification of Green Infrastructure and River Corridors.</p>
3	Health	I	<p>Good access to local health provisions. (within 1km).</p> <p>It is unclear whether or not the existing health care provision can accommodate 28 dwellings. Therefore the effect if any will not be known until implementation.</p> <p>Can access both Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>162 Bus is an hourly bus to Heatherwood Hospital.</p> <p>No known health deprivation concerns (IMD 2007)</p>	<p>IDP:</p> <p>Possible extension to existing facility or relocation.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	0	There are no known poverty and exclusion issues in the ward of Winkfield and Cranbourne.	
5	Education	?	<p>The site could potentially accommodate 28 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 28 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	-	<p>Introducing 28 dwellings on site would more than double the number of dwellings that are currently at the limes. This could potentially have an adverse impact upon the distinctiveness of the existing community.</p> <p>Development of this size would not allow for a new local centre however would apply pressure on existing facilities.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific..</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	0	<ul style="list-style-type: none"> • Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc... • The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly. • Cycle route connecting the site with the supermarket site. • Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre. <p>Site accessibility could be improved. However overall the site is not considered to have a positive nor a negative impact upon accessibility to services.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • 4-6 mins of open space by car. • 4-6 mins walk of amenity green space. • 4-6 mins of natural space & semi-natural green spaces. • 0-2 mins walk from urban woods. • 10-12 mins walk of children and young people facilities. • 10-12 mins walk of children's play areas. • 0-2 mins of built sports facilities by car. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>This site is considered to be previously developed land. As such development of the site would encourage the best use of land.</p> <p>Therefore scoring positively.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> Hedgerow on road and site boundaries, woodland in north east quarter of site. This wooded area connects in with the existing woodland north of the site. This could be of biodiversity value. Potential for Bats, Badger and Amphibians. Unlikely to be Great Crested Newts. Records show Bluebells have been on site. Therefore the site could have a higher woodland value. Within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Depending on their value woodland and hedgerow should be retained.</p> <p>Root Protection Zones will influence developable land.</p> <p>May be bat roosts in buildings but highly unlikely.</p> <p>If a large badger sett is found on site this may reduce the developable land on site by 50%.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> No Listed Buildings and associated Historic Gardens present on or adjoining the site. No protected trees on or abutting the site. Site does not fall within a study area as highlighted by the Character Area SPD. Site designated as Countryside. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>The site may be previously developed land however development on this land would have a detrimental impact upon the historic and/or rural character of the area.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	-	<ul style="list-style-type: none"> • Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc... • The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly. • Cycle route connecting the site with the supermarket site. • Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre. <p>The site could be considered relatively remote with a minimum of an hourly bus service to the town centre and its associated facilities including the railway station. This site is considered to be in a location whereby the car may well be the preferred choice of transport. Therefore this option would have a minor negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Improvements to the bus services required.</p> <p>Unlikely that a development of this size would encourage an improvement to the service.</p>
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
17	Waste	I	<p>Site within 65m of landfill. (R3 risk unknown) Due to the distance a landfill gas risk assessment is required to determine whether the site is acceptable for development. (EA Matrix)</p> <p>The effects of waste management depend on how policy is implemented.</p>	Landfill gas risk assessment required.
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	
19	Soil quality	?	The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.	
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.	
21	Employment	+	<p>The site is located as to serve employment sites within the borough this could include any that are located on the Warfield SPD site.</p> <p>The site would not support any employment uses.</p> <p>Likely that this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 28 dwellings could potentially help to sustain economic growth. The site is likely to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect this would have could not be determined at this stage.	

SHLAA Ref: 251 White Gates, Mushroom Castle Lane (54 dwellings)

Table 28

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide 54 dwellings on 2.28 hectares of land. Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective. However the numbers are still low when you look at the need. <p>This site is therefore considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<p>Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Reasonable access to local health provisions. (Within 2km)</p> <p>There are no health deprivation concerns (IMD)</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provision can accommodate 54 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 54 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 54 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	0	This site is not considered to have an adverse impact upon the distinctiveness of the existing community as there is a large community already present.	
8	Accessible services	-	<ul style="list-style-type: none"> • Bus route 162 (hourly) from Bracknell to Ascot via Heatherwood Hospital. • 192 School bus • No cycle routes. • Approximately 1.7km from the Whitegrove Local Centre. <p>This site is not considered easily accessible to essential services. Therefore the site is given a negative score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • 4-6 mins by of Parks and Gardens • 4-6 mins walk from amenity green space. • 2-4 mins by car of natural & semi-natural greenspaces. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • 4-6 mins walk from an urban woodland. • 10-12 mins walk from a provision for children and young people. • 0-2 mins drive from outdoor sports facilities. • 2-4 mins walk from a children's play area. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land and instead is Greenfield land. • This site would not seek to encourage urban renaissance. <p>Therefore this site would have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Improved grassland areas with some formal planting likely to be of low value. 	Boundary trees require significant root buffer zones.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Adjacent to a LWS. Existing buildings may provide bat roosting and bird nesting provisions. • Within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Boundary with LWS would require sensitive treatment to allow habitat connectivity.</p> <p>Ecological surveys required and key biodiversity features to be retained.</p> <p>Extended Phase 1 survey, bat survey and breeding bird survey. Other surveys may be required on the results of the phase 1 survey.</p> <p>Please note that formal planting within the garden of White Gates may include fruit trees. Orchards of five or more trees are now classified as a UK BAP habitat.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Poly TPO 142 adjoining the site. • Local Wildlife Site and open Space of Public Value adjacent to the site. • Site designated as Countryside and is not considered to be previously developed land. <p>The site is not considered to be previously developed land. Therefore the use of the site for development is considered to harm the historic and/or rural character of the area. Therefore this option would have a minor negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	<p>Minimise the reduction of countryside</p> <p>Take into account the adjoining LWS and OSPV.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	-	<ul style="list-style-type: none"> • Bus route 162 (hourly) from Bracknell to Ascot via Heatherwood Hospital. • 192 School bus • No cycle routes. • Approximately 1.7km from the Whitegrove Local Centre. <p>The sites lack of connectivity with the town centre and its associated facilities for example the railway station means that the preferred choice of transport is likely to be the car. Therefore development of this site is likely to have a negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Improved bus service into Bracknell Town Centre.</p> <p>Improved cycle routes into the Town Centre.</p>
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> • The site is within 235m of a R3 (Low Risk) Landfill. In view of the distance it is unlikely that landfill gas will present a risk to this proposal. (EA Matrix) • The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
19	Soil quality	?	The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.	Soil surveys required.
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. Likelihood of effect: Likely Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	0	The site can serve employment areas within the borough by car. However due to its location the site is likely to serve employment sites outside of the borough as the public transport links with the Town Centre and Employment areas are poor into the Town Centre. This site would have no overall impact upon this SA objective.	
22	Economic growth	+	The introduction of 54 dwellings could potentially help to sustain economic growth. Likelihood of effect: Possible Spatial Scale: Borough Wide. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	0	The target is to significantly raise people with level 3 qualifications to level 4. What effect this would have could not be determined at this stage.	

Appendix 6: Appraisal of Initial Policy Options

Appendix 6: Appraisal of Intial Policy Options

B2 – Developing strategic alternatives (Options Appraisal)

Table 29

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)		
<p>Option 1 – Allocate land to meet our housing needs to 2031 (based on a continuation of South East Plan building rates). Some sites would be phased for development after 2026 but could be brought forward should the need be identified through the Annual Monitoring Report.</p> <p>Option 2 – Allocate land to meet our requirements to 2026 and identify ‘reserve sites’ that could be brought forward should the need be identified through the Annual Monitoring Report.</p> <p>Option 3 – Only allocate the land required to meet our needs to 2026 on the basis that the review of the Core Strategy (programmed for adoption in Spring 2014) will provide an opportunity to allocate additional strategic sites if required, and, if necessary include a review of the Green Belt.</p>		
1	<p>To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</p>	<p>Option 1 – The option could ensure that there is a continuous supply of land to 2031, ensuring that there are sufficient sites to meet the housing needs of the Borough to 2031. This is likely to include a proportion of affordable housing and housing built to high design standards, based on the requirements of the Core Strategy and national planning guidance. ++</p> <p>Option 2 – This option could ensure that the improved potential for the delivery of housing to meet the needs of the community, through ensuring that a range of sites are available to meet the needs of the market, should some sites not be viable or attractive to developers. This will ensure that housing needs are more likely to be met to 2026. ++</p> <p>Option 3 – This option will provide sites based on identified housing needs, without allowing flexibility for</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>delivery which may reduce the potential significance of benefits. +</p>
<p>2</p>	<p>To reduce the risk of flooding and harm to people, property and the environment</p>	<p>Option 1 – The need to identify sites to 2031 could lead to the identification of sites that may not currently be in the flood zone, but could potentially be within the flood zone in the long term, due to the effects of climate change. Although these risks could be reduced through implementation of the findings of the SFRA, the prediction of flood risk is uncertain. -</p> <p>Option 2 – The need to allocate additional sites to enable flexibility within the plan could lead to the identification of sites which aren't the most desirable in sustainability terms compared with the chosen sites. This could lead to a potential increase in development on greenfield sites or in flood risk areas which could increase flood risk, although this effect is likely to be minimised through the implementation of the CS and national guidance. +</p> <p>Option 3 – This approach will ensure that only the sites allocated will be developed, which will increase the plan's potential to ensure that development is achieved in the most sustainable locations. Further, the shorter time period compared with option 1 will ensure that the future effects of climate change can be reviewed before allocating sites for longer term development. ++</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

<p>3</p>	<p>To protect and enhance human health and wellbeing</p>	<p>Option 1 – The allocation of sites for housing could create benefits for human health and wellbeing through enabling an assurance that allocated sites will be in locations away from sources of pollution and to reduce the need to travel. The identification of a large number of sites may enable these assurances to be made into the long term, as other potentially polluting development proposals will be able to avoid these sites and services, facilities and employment be directed towards them. ++</p> <p>Option 2 – The identification of reserve sites to meet the 2026 predicted housing needs could lead to the identification of sites which aren't considered optimal compared with the allocated sites. This could lead to the development of some sites which could increase the need to travel by private car and increase traffic pollution compared with the allocated sites reducing potential benefits to be maximised. +</p> <p>Option 3 – The option is likely to ensure that the sites allocated meet are the most sustainable sites available, without allowing the market to dictate the location of housing development. This could have beneficial effects on health and wellbeing. ++</p>
<p>4</p>	<p>To reduce poverty and social exclusion</p>	<p>Option 1 – The allocation of sites for housing could reduce inequalities through enabling an assurance that allocated sites will be in locations away from sources of pollution and to improve accessibility, reducing geographical inequalities. The identification</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>of a large number of sites may enable these assurances to be made into the long term, as development proposals will be able to avoid these sites and services, facilities and employment be directed towards them. However, future changes to the socioeconomic characteristics of the Borough could mean that allocated sites are not able to address poverty and social exclusion, as needs are identified after sites have already been allocated. +/-</p> <p>Option 2 – This option could lead to the market directing the development of preferred reserve sites over allocated sites, which may be in preferable locations in terms of how they are seeking to reduce social and geographical exclusion. This could reduce the potential of sites to achieve benefits against this Objective. +</p> <p>Option 3 – The option is likely to lead to benefits against this Objective and the allocation of identified sites will ensure that the plan is guiding developers towards sites where benefits are most likely to be achieved. ++</p>
5	To raise educational achievement levels	<p>Option 1 – Ensuring a supply of housing to 2031 could enable an improvement in educational levels, as the long term planning for educational provision will be possible, which could improve delivery. However, future changes in educational needs due to a changing population in certain neighbourhoods could lead to negative effects against this Objective as</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>educational needs may not be met due to inaccuracies in forward planning. +/-</p> <p>Option 2 – The identification of ‘reserve’ sites to allow flexibility with the plan for the delivery of housing could lead to negative effects in the delivery of sites for education as uncertainties will reduce the ability to plan provision. However, requirements for development sites through the Core Strategy will ensure that sufficient educational provision is provided through housing developments. +/-</p> <p>Option 3 – The allocation of sites to meet housing needs to 2026 without allowing flexibility to deliver provision on alternative sites could enable educational needs to be planned across the plan area to ensure that skills are increased and opportunities are evenly distributed. ++</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – It is unlikely that the distribution of housing for land supply will affect crime levels. 0</p> <p>Option 2 – It is unlikely that the distribution of housing for land supply will affect crime levels. 0</p> <p>Option 3 – It is unlikely that the distribution of housing for land supply will affect crime levels. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The allocation of housing sites to 2031 based on SEP building rates could lead to the oversupply of housing sites which could be to the detriment of communities as settlements will be planned based on the</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>assumption that these sites will be developed. However, the allocation of sites to 2031 could also enable future planning to be more effective, enabling communities to be planned more thoroughly as other development proposals could be identified in proximity to housing allocations to achieve benefits based on the principles of sustainable development.+/-</p> <p>Option 2 – The allocation of reserve sites to allow flexibility in the provision of sites to meet housing needs to 2026 could be to the detriment of the creation of sustainable communities, as some reserve sites may not be as desirable in sustainable development terms compared with allocated sites. -</p> <p>Option 3 – The allocation of sites to meet housing needs to 2026 with a review of needs following the review of the Core Strategy will allow the potential for the creation of sustainable communities to be realised through a planned approach which could ensure that allocated sites are in the optimum locations. +</p>
8	To provide accessible essential services and facilities	<p>Option 1 – The allocation of sites for housing could improve accessibility. The identification of a large number of sites may enable assurances to be made into the long term, as development proposals could enable services, facilities and employment be directed towards them. +</p> <p>Option 2 – This option could lead to the market dictating the development of preferred reserve sites over allocated</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>sites, which may be in preferable locations in terms of access to services and facilities. This could reduce the potential of sites to achieve benefits against this Objective. +</p> <p>Option 3 – The option is likely to lead to benefits against this Objective and the allocation of identified sites will ensure that the plan is guiding developers towards sites where benefits are most likely to be achieved. ++</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – The allocation of sites for housing could improve opportunities for culture, leisure and recreation. The identification of a large number of sites may enable assurances to be made into the long term, as development proposals could enable culture, leisure and recreational facilities to be directed towards them. +</p> <p>Option 2 – This option could lead to the market dictating the development of preferred reserve sites over allocated sites, which may be in preferable locations in terms of access to culture and leisure services. This could reduce the potential of sites to achieve benefits against this Objective. +</p> <p>Option 3 – The option is likely to lead to benefits against this Objective and the allocation of identified sites will ensure that the plan is guiding developers towards sites where benefits are most likely to be achieved. ++</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

<p>10</p>	<p>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</p>	<p>Option 1 – The option could ensure that settlements are planned into the long term, which could generate benefits against this Objective. Sites identified for development that need a long term remediation programme, for example, could be prepared ahead of delivery to enable implementation success. However previously developed sites may become available in more sustainable locations for housing between their allocation and 2031 which would therefore be excluded which could reduce the potential benefits to be achieved against this Objective. +</p> <p>Option 2 – The allocation of reserve sites could lead to the development of non-priority sites ahead of sites which will make the greatest efficiency in the use of land. If reserve sites are made available, previously developed sites that may be contaminated and therefore more expensive to develop, may become less attractive to developers. --</p> <p>Option 3 – The option could ensure that the sites to be delivered are in the most sustainable locations, ensuring a plan-led approach, which could lead to benefits against this Objective. However, the review of the Core Strategy could lead to the identification of sites in the Green Belt, which could lead to negative effects against this Objective. +/-</p>
<p>11</p>	<p>To maintain air quality and improve where possible</p>	<p>Option 1 – The option could enable the long term planning of road and public transport</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>infrastructure improvements, which could lead to benefits against this Objective. ++</p> <p>Option 2 – This option could lead to the market dictating the development of preferred reserve sites over allocated sites, which may be in preferable locations in terms of reducing the need to travel and thereby reducing the potential for increased air pollution. This could reduce the potential of sites to achieve benefits against this Objective. +</p> <p>Option 3 – The option could ensure that the sites to be delivered are in the most sustainable locations, ensuring a plan-led approach, which could lead to benefits against this Objective. ++</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Identifying housing sites to 2031 could reduce the Borough’s potential to adapt to the future effects of climate change as effects are not certain. This may mean that some sites are in unsustainable locations thereby increasing the effects of climate change for some communities. However, planning sites to 2031 could also enable the long term planning of sites to integrate infrastructure measures that require long term planning such as transport and sustainable waste management measures. This could help communities to address the causes of climate change into the future. +/-</p> <p>Option 2 – Allocating land to 2026 to include reserve sites could lead to the development of sites that may not have the optimum potential for</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>reducing contributions to and adapting to the effects of climate change compared with allocated sites. This could reduce the potential for the plan to achieve benefits against this Objective. +</p> <p>Option 3 – The allocation of sites to 2026 will enable a plan-led approach that will seek development on sites that are considered to be the most sustainable. ++</p>
<p>13</p>	<p>To conserve and enhance the Borough's biodiversity</p>	<p>Option 1 – Identifying housing sites to 2031 could reduce the Borough's potential to adapt to the future effects of climate change as effects are not certain. This will include the effects of climate change on biodiversity, particularly the ability of species to adapt to changing habitats. This may mean that some sites are in unsustainable locations. However, planning sites to 2031 could also enable the long term planning of mitigation such as green infrastructure which could help biodiversity adapt to climate change over time. The identification of sites to 2031 could also help to reduce the potential effects of development on the SPA. However, future studies and findings could change mitigation strategies in this respect, which could be hindered if development is planned to 2031. +/-</p> <p>Option 2 – Allocating land to 2026 to include reserve sites could lead to the development of sites that may not have the optimum potential for avoiding negative effects and creating benefits for biodiversity compared with allocated sites. This could reduce the</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>potential for the plan to achieve benefits against this Objective. +</p> <p>Option 3 – The allocation of sites to 2026 will enable a plan-led approach that will seek development on sites that are considered to be the most sustainable. ++</p>
14	To protect and enhance where possible the Borough’s characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – The identification of sites to 2031 could also help to reduce the potential effects of development on the countryside and historic environment as the approach allows a holistic approach to be taken. ++</p> <p>Option 2 – Allocating land to 2026 to include reserve sites could lead to the development of sites that may not have the optimum potential for generating benefits against this Objective compared with allocated sites. This could reduce the potential for the plan to achieve benefits against this Objective. +</p> <p>Option 3 – The allocation of sites to 2026 will enable a plan-led approach that will seek development on sites that are considered to be the most sustainable. ++</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – The option could enable the long term planning of public transport infrastructure improvements, which could lead to benefits against this Objective. ++</p> <p>Option 2 – This option could lead to the market dictating the development of preferred reserve sites over allocated sites, which may be in preferable locations in terms of reducing the need to travel</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>and thereby reducing the potential for increased air pollution. This could reduce the potential of sites to achieve benefits against this Objective. +</p> <p>Option 3 – The option could ensure that the sites to be delivered are in the most sustainable locations, ensuring a plan-led approach, which could lead to benefits against this Objective. ++</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – It is unlikely that the distribution of housing sites will affect the use of materials. 0</p> <p>Option 2 – It is unlikely that the distribution of housing sites will affect the use of materials. 0</p> <p>Option 3 – It is unlikely that the distribution of housing sites will affect the use of materials. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – The allocation of sites into the long term could enable long term waste management planning to ensure that the future needs for sustainable waste management are to be met efficiently. However, changes in technologies may mean that this is not necessary to enable sustainable development. +</p> <p>Option 2 – Allocating land to 2026 to include reserve sites could lead to the development of sites that may not have the optimum potential for generating benefits against this Objective compared with allocated sites. This could</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>reduce the potential for the plan to achieve benefits against this Objective. +</p> <p>Option 3 – The allocation of sites to 2026 will enable a plan-led approach that will seek development on sites that are considered to be the most sustainable. ++</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – The allocation of sites into the long term could enable long term water management planning to ensure that the future needs for water supply are to be met efficiently. However, changes in water availability in the south east over time, particularly as a result of climate change could be unpredictable. Therefore the needs of future communities may be able to be met if sites are identified before these needs are fully understood. +/-</p> <p>Option 2 – Allocating land to 2026 to include reserve sites could lead to the development of sites that may not have the optimum potential for generating benefits against this Objective compared with allocated sites. This could reduce the potential for the plan to achieve benefits against this Objective. +</p> <p>Option 3 – The allocation of sites to 2026 will enable a plan-led approach that will seek development on sites that are considered to be the most sustainable. ++</p>
19	To maintain and improve soil quality	<p>Option 1 – The option could ensure that settlements are planned into the long term, which could generate benefits against this Objective. +</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>Option 2 – The allocation of reserve sites could lead to the development of non-priority sites ahead of sites which could make the greatest efficiency in the use of land. If reserve sites are made available, previously developed sites, may become less attractive to developers and lead to the increased development of greenfield sites. --</p> <p>Option 3 – The option could ensure that the sites to be delivered are in the most sustainable locations, ensuring a plan-led approach, which could lead to benefits against this Objective. However, the review of the Core Strategy could lead to the identification of sites in the Green Belt, which could lead to negative effects against this Objective. +/-</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – The identification of sites to 2031 could lead to the identification of sites for housing that may become important for the generation of energy from low or zero carbon sources in the future. This could preclude the development of such infrastructure and reduce the potential for benefits against this Objective. Alternatively, the identification of sites could enable the efficient planning of infrastructure that could maximise the potential for communities to generate energy from low or zero carbon sources, particularly shared facilities such as CHP. +/-</p> <p>Option 2 – The option will lead to the development of housing which will be required to generate a proportion of</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>energy from renewable sources in accordance with the Core Strategy Policies. However, the potential for this generation could be reduced if reserve sites are developed over the allocated sites, as these sites may not be located in the optimum positions to enable the greatest benefits. For example, allocated sites could seek to ensure that the benefits of co-location are maximised. +</p> <p>Option 3 – The allocation of sites to meet housing needs could ensure that sites are allocated in locations that will enable the generation of low or zero carbon energy more efficiently compared with alternative sites. ++</p>
21	To ensure high and stable levels of employment	<p>Option 1 – The distribution of housing sites is unlikely to have an obvious effect on employment levels. 0</p> <p>Option 2 – The distribution of housing sites is unlikely to have an obvious effect on employment levels. 0</p> <p>Option 3 – The distribution of housing sites is unlikely to have an obvious effect on employment levels. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The spatial distribution of housing could affect the economy as employment allocations could be directed towards areas where residential development is planned to ensure a local labour force. Allocating land to 2031 however, may not allow changes in the economic</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>climate to be incorporated into the spatial distribution of sites. -</p> <p>Option 2 – The allocation of reserve sites could enable flexibility in the provision of housing to enable the plan to react to market conditions and meet the needs of the local economy. ++</p> <p>Option 3 – The allocation of sites to 2026 to be followed by a review could meet the needs of the current economic climate, with the potential for future allocations to meet future needs. +</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The distribution of housing sites is unlikely to have an obvious effect on smart growth. 0</p> <p>Option 2 – The distribution of housing sites is unlikely to have an obvious effect on smart growth. 0</p> <p>Option 3 – The distribution of housing sites is unlikely to have an obvious effect on smart growth. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Ensuring a supply of housing to 2031 could enable an improvement in educational levels, as the long term planning for educational provision will be possible, which could improve delivery. However, future changes in educational needs due to a changing population in certain neighbourhoods could lead to negative effects against this Objective as educational needs may not be met due to inaccuracies in forward planning. +/-</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)		
		<p>Option 2 – The identification of ‘reserve’ sites to allow flexibility with the plan for the delivery of housing could lead to negative effects in the delivery of sites for education as uncertainties will reduce the ability to plan provision. However, requirements for development sites through the Core Strategy will ensure that sufficient educational provision is provided through housing developments. +/-</p> <p>Option 3 – The allocation of sites to meet housing needs to 2026 without allowing flexibility to deliver provision on alternative sites could enable educational needs to be planned across the plan area to ensure that skills are increased and opportunities are evenly distributed. ++</p>
<p>Summary of Assessment</p> <p>Option 1, which seeks to ensure that a continuous supply of housing is provided within the Borough to 2031, could enable sustainability benefits as the long term planning of housing sites could enable the long term planning of the provision of infrastructure, services and facilities which could reduce the need to travel and have benefits against the some of the sustainability Objectives. However, the option could reduce the plan’s ability to remain flexible thereby reducing its ability to create more sustainable development. For example, the long term needs for development to react to the effects of the changing climate and the changing needs of the economy could lead to the need for sites to react to these circumstances.</p> <p>Option 2 seeks to provide such flexibility within the plan, although the development of reserve sites could enable the delivery of housing, leading to benefits against the need to provide housing to meet local needs. However, this could lead to reduced potential for sustainable development as the development of these sites may not lead to the development of sites that are in the optimal locations for achievements against the sustainability Objectives.</p> <p>Option 3 is considered the most sustainable, as it allocates sites which will be considered the most sustainable, up to 2026, allowing for a considered review before allocating further sites, which could lead to the consideration of changes in the economy, socioeconomic trends and environmental issues.</p>		

Table 30

Options for Travelling Populations
Option 1 - Rely on the application process to meet future need rather than specifically allocate additional pitches.

Options for Travelling Populations

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

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

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

<p>1</p>	<p>To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</p>	<p>Option 1 – This option does not represent a proactive approach in providing suitable sites for travelling population. Sites may come forward but again sites may not come forward. For this reason this option is considered to have a neutral effect upon this SA Objective. 0</p> <p>Option 2 – This could allow for a planned approach in creating a well integrated and sustainable community. Therefore this option would have a positive effect upon this Objective. ++</p> <p>Option 3 – This option seeks to extend existing sites. This approach could have a positive effect upon this Objective as is would meet with local housing needs. However please note that between 12 and 18 pitches is an optimum number for a Council owned site to manage and 5-6 pitches on a privately owned site. ++</p> <p>Option 4 – The option could lead to the provision of sites through the development management process as well as extending existing sites, while allowing flexibility for the identification of alternative sites. This could maximise the opportunities for ensuring that the housing needs of gypsy traveller communities are met. ++</p>
<p>2</p>	<p>To reduce the risk of flooding and harm to people, property and the environment</p>	<p>Option 1 – The application process could prevent provisions for travelling populations being granted in flood zones. Therefore</p>

Options for Travelling Populations

		<p>the planning process could create positive effects upon this SA Objective. +</p> <p>Option 2 – A plan led approach to finding suitable sites could provide the opportunity to avoid areas prone to flooding and to build in suitable surface water drainage into any proposed development. This approach could provide a positive effect upon the Objective to reduce the risk of flooding. ++</p> <p>Option 3 – Extending existing sites would provide the opportunity to improve on-site surface water drainage. The existing site is not located within any flood zones and therefore is not considered by the EA as an area prone to flooding. Overall this approach would have a positive affect upon reducing flooding. +</p> <p>Option 4 – A mix of the three main options would allow for all scenarios to be met. All scenarios would have a positive effect upon this SA Objective. +</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – A piecemeal approach to providing suitable sites may not take into account proximity to and capacity of existing health provisions. This could provide a negative effect upon this SA Objective. -</p> <p>Option 2 – A plan led approach to finding suitable Gypsy/Traveller sites could provide the opportunity to take into account existing heath care provisions including their location and capacity. Therefore this approach could have a positive effect upon this Objective. +</p> <p>Option 3 – The existing Easthampstead Mobile Home Park is closely served by a bus</p>

Options for Travelling Populations		
		<p>route to Crowthorne where there is a GP surgery and a dentist. Without any numbers it can not be determined as this stage whether there is sufficient capacity. Therefore further detail and work is required before any of the likely effects can be determined. ?</p> <p>Option 4 – A mix of the three options would allow for all scenarios to be met. Overall this would result in both positive and negative effects as mentioned above. +/-</p>
4	To reduce poverty and social exclusion	<p>Option 1 – A piecemeal approach would not allow the opportunity to focus on any possible concerns regarding poverty and exclusion. This approach would have a negative effect upon this Objective. -</p> <p>Option 2 – A plan led approach could allow any current concerns to be taken into account and potentially help to ensure accessibility to a range of services and facilities close to the site, which could have a positive effect upon this Objective. +</p> <p>Option 3 – Extending existing sites could lead to the exacerbation of any existing issues of social exclusion onsite, although these are currently unknown. ?</p> <p>Option 4 – A mix of the three main options would allow for all scenarios to be met. This could result in both positive and negative effects upon this Objective. +/-</p>
5	To raise educational achievement levels	<p>Option 1 – A piecemeal approach to locating sites may provide sites that are not adequately served by</p>

Options for Travelling Populations

		<p>educational facilities. Therefore this approach may have a negative effect upon this Objective. -</p> <p>Option 2 – Designing new sites from the outset could provide a way of providing sufficient and suitably located education facilities for any new Gypsy/Travellers. It would also ensure there is sufficient capacity for the existing population. Therefore this approach would have a positive affect upon this Objective. +</p> <p>Option 3 – The Bracknell Forest Homes managed site referred to as Easthamptead Park Mobile Home Site is located within a 5 minute drive of a primary School and Secondary School in Crowthorne. There are other privately owned sites across the Borough. However extending the existing sites is not considered to have a significant effect upon this SA Objective however this will depend upon the number of units. 0</p> <p>Option 4- It is suggested that a mix of the above options could lead to both positive and negative effects as the application process could result in lower levels of education than could potentially be achieved through option 2. +/-</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – Piecemeal sites may not provide the opportunity to design out crime and therefore reduce the fear of crime. Although this could be achieved through the planning process. However these sites are not known and therefore crime statistics can not be obtained. It can not be determined what effect if any this option will have on this SA Objective until implementation. ?</p>

Options for Travelling Populations		
		<p>Option 2 – A plan led approach would take into account crime statistics and will be able to act positively in reducing crime and fear of crime in the Borough. +</p> <p>Option 3 – Extending existing sites such as that of Easthampstead Mobile Home Park will locate Gypsy/Travellers within proximity to other Gypsy/Travellers. This approach may exacerbate any existing effects on the amenity of existing and adjacent residents (if present) and does not allow for a comprehensive approach to designing out crime in the Borough. -</p> <p>Option 4 – A mixture of all options is likely to have both positive and negative effects upon this SA Objective. +/-</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Piecemeal approach may not locate Gypsy/Traveller populations in suitable locations therefore potentially having a detrimental effect upon character of an existing community. -</p> <p>Option 2 – A plan led approach to creating new communities could encourage integration and could lead to vibrant and locally distinctive communities. +</p> <p>Option 3 – Building on existing communities that work well may rejuvenate existing communities. +</p> <p>Option 4 – A combination of all three options could provide both positive and negative effects upon this SA Objective. +/-</p>
8	To provide accessible essential services and facilities	<p>Option 1 – An application led approach may not provide accessible essential services and facilities to the Gypsy/Traveller population as</p>

Options for Travelling Populations

		<p>this may not be enforced through the development management process. -</p> <p>Option 2 – A plan led approach looking at several potential locations would allow for accessible essential services and facilities to be provided. +</p> <p>Option 3 – Depending on the sites this approach could provide accessible essential services and facilities. However, an increase in the population of Gypsy/Traveller communities could place pressure on existing services and facilities which could reduce accessibility. +/-</p> <p>Option 4 – A combination of the three options may provide both positive and negative effects upon this SA Objective. +/-</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – This approach may not allow for the opportunity to make culture, leisure and recreation readily accessible as this may not be enforced through the development management process. -</p> <p>Option 2 – This approach could design such facilities into the overall development proposals and would also take into consideration the location of existing facilities. +</p> <p>Option 3 – Extending existing sites would put added pressure on current facilities. It would also provide a limited canvas for new culture, leisure and recreation facilities. -</p> <p>Option 4 – A combination of the three options may provide both positive and negative effects upon this SA Objective. +/-</p>

Options for Travelling Populations

10	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	<p>Option 1 – This option would avoid a plan-led approach in finding sites. Therefore the reuse of previously developed land may not be realised as previously developed sites are likely to be less attractive for potential pitches due to the potential for higher development costs. -</p> <p>Option 2 – This option would encourage efficiency in land use, design and layout as whole communities would be designed comprehensively from the outset. +</p> <p>Option 3 – Extending existing sites may provide an opportunity to use previously developed land. However sites could be surrounded by countryside buffers. Effects will be dependent on the particular site in question. +/-</p> <p>Option 4 – A combination of all three options may provide both positive and negative effects upon this SA Objective. +/-</p>
11	To maintain air quality and improve where possible	<p>Option 1 – There are currently no known Air Quality Management Areas (AQMA) in the Borough. Ad-hoc development may lead to increased air pollution due to reduced potential for ensuring that sites are located so as to reduce the need to travel. -</p> <p>Option 2 – A comprehensive approach to development spread over the broad areas would allow for air quality to be addressed in a site design. This could seek to ensure that sites are within proximity to services and facilities to reduce the need to travel, as well as enable the incorporation of pollution sequestration through vegetation into site design. ++</p>

Options for Travelling Populations

		<p>Option 3 – An intensification of development at the existing sites could generate increased traffic, depending on the sites' location and proximity to public transport options. Intensification of a highly accessible site (by sustainable modes) could create benefits against this Objective through creating increased provision in accessible locations compared with less sustainable sites. +/-</p> <p>Option 4 – A combination of all three options may provide both positive and negative effects. However the effects can not be determined until implementation. I</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Piecemeal development submitted via individual planning applications is not likely to contribute significantly to reducing contributions to climate change although new development would have to meet with the requirements of the Council's Core Strategy which could generate minor benefits. +</p> <p>Option 2 – A comprehensive mixed use approach to designing new communities would allow a larger platform to reduce contributions to climate change creating the potential for shared facilities that rely on large scale developments such as Combined Heat and Power plants. ++</p> <p>Option 3 – Extending existing sites may not have a significant effect upon climate change. Although as mentioned under option 1 Core Strategy policies would look to reduce CO₂ emissions and encourage on-site renewable energy generation the potential significance of these effects will be dependent on the site in question. +</p>

Options for Travelling Populations		
		Option 4 – A combination of the three options may provide some positive effects. +
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – The Core Strategy includes a requirement seeking to assess potential biodiversity effects at the planning application stage. Mitigation resulting from this will ensure that overall effects are either neutral or positive although potential effects can not be determined until implementation. I</p> <p>Option 2 – A broader mixed use approach to providing sites would provide the opportunity to fully assess sites for their biodiversity value and to prevent development of non-suitable sites and on other work existing biodiversity into the overall scheme. The enhancement of biodiversity could also be realised through comprehensive design schemes. +</p> <p>Option 3 – Extensions to existing sites for example EasthampsteadMobileHomePark may result in a loss of habitat. This can not be determined until the locations of extensions are provided and potential mitigation identified. ?</p> <p>Option 4 – A combination of all three options may provide some positive effects upon this SA Objective. However more detail is required. ?</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	Option 1 – Individual applications could result in a loss of characteristic countryside as the approach would be unplanned strategically. However, the Core Strategy policy CS7 seeks that development proposals enhance the landscape which could have some beneficial effects. +/-

Options for Travelling Populations		
		<p>Option 2 – A plan led approach should allow only suitable sites to be considered for inclusion which should ensure no detrimental effects upon the countryside and historic settings. +</p> <p>Option 3 – Extensions to existing sites could limit the spread of development within the countryside. +</p> <p>Option 4 – A combination of all three options may provide both positive and negative effects upon this SA Objective. +/-</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Individual applications may result in locating sites in areas not considered to be well connected by public transport. This could encourage the car being the preferred choice of transport could be considered likely given the itinerant nature of travelling communities. --</p> <p>Option 2 – A plan led mixed use approach would allow for accessible travel and journey times to be incorporated into a sites location and design. Mixed use approach could allow for improvements to infrastructure. ++</p> <p>Option 3 – Extensions to existing sites may put unwanted strain on existing infrastructure. However without knowing where the sites are this will not be known until implementation. </p> <p>Option 4 – A combination of the three options may provide both positive and negative effects upon this SA Objective. +/-</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – CS Policy requirements would allow for any new development to have a positive effect upon this</p>

Options for Travelling Populations

		<p>Objective and sustainably use and re-use renewable and non-renewable resources. +</p> <p>Option 2 – A plan led approach would allow for development to sustainably use and re-use renewable and non-renewable resources. However considering Gypsy/Traveller accommodation in combination with other broad areas this could allow for low carbon energy generation schemes such as Combined Heat and Power Plants and/or district heating schemes. Therefore there is the likelihood that significant positive effects would be achieved. ++</p> <p>Option 3 – Extensions to existing sites could allow for new development to have a positive effect upon this Objective and sustainably use and re-use renewable and non-renewable resources although there would be no requirement to apply policy to the existing site. +</p> <p>Option 4 – A combination of the three above options may lead to a positive effect upon this SA Objective. +</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – Ad-hoc applications may not provide the best opportunity to implement the waste hierarchy although implementation will be required through CS Policy CS13 which could generate minor benefits. +</p> <p>Option 2 – Seeking to locate gypsy traveller sites within broad areas would allow the waste hierarchy to be taken into consideration. There would be opportunities to provide suitable recycling facilities. This could lead to a positive effect upon this SA Objective. ++</p>

Options for Travelling Populations		
		<p>Option 3 – Extensions to existing sites may put added pressure on existing waste management facilities. New sites may not take into consideration existing facilities although implementation will be required through CS Policy CS13 which could generate minor benefits. +</p> <p>Option 4 – A combination of all three options may allow for a positive effect; however this would be assessed upon implementation. +</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – A piecemeal approach may not allow for any strategic water resource management assessment. Therefore this could put added pressure on existing resources. -</p> <p>Option 2 – This option could realise the potential to provide a positive approach to providing sustainable water management for new communities. +</p> <p>Option 3 – Extending existing sites may put added pressure on existing resources. However an assessment of the existing sites and their resources could be made. Any effect would depend upon implementation of the scheme and policy. I</p> <p>Option 4 – A combination of the three options would allow for both positive and negative effects. However affects would also depend upon implementation of policy. +/-</p>
19	To maintain and improve soil quality	<p>Option 1 – An assessment of soil quality can not be made until a scheme is submitted. Therefore any effects upon this Objective can not be made until policy has been implemented. I</p>

Options for Travelling Populations		
		<p>Option 2 – Locating sites within known broad areas would allow an assessment to be made as to the appropriateness of the site in terms of soil quality. +</p> <p>Option 3 – Extending existing sites would again allow an assessment to be made as to the appropriateness of the site in terms of soil quality. +</p> <p>Option 4 – A combination of the three options would allow a positive effect upon this SA as inappropriate sites could be ruled out. However if sites are not known then the potential effect is not known. +</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – Piecemeal development may not allow for development to take advantage of site location/orientation in reducing CO₂ emissions and providing on-site renewable energy generation. However CS policy CS12 would require that CO₂ generation is addressed. +</p> <p>Option 2 – A plan led approach would provide sites within areas where location and/or orientation could support the reduction of CO₂ emissions and the introduction of on-site renewable energy generation. +</p> <p>Option 3 – Extending existing sites may provide an opportunity to reduce existing CO₂ emissions as well as install on-site renewable energy generation that could off-set against the existing development as well as that proposed. +</p> <p>Option 4 – A combination of all three options would allow for there to be positive effects upon this SA Objective. +</p>

Options for Travelling Populations

21	To ensure high and stable levels of employment	<p>Option 1 – A non-planned piecemeal approach may allow for new sites not to be located close enough to existing employment sites. Any new employment sites would not be built into the sites design. -</p> <p>Option 2 – This approach would allow for sites to be suitably located as to serve employment sites and if required allow for new employment sites to be built. +</p> <p>Option 3 – Existing sites have poor access to employment opportunities. The capacity of existing employment sites may have already been exceeded. This will be dependent on the particular sites extended and the particular skills of the populations compared with the opportunities available. </p> <p>Option 4 – A combination of all three options would allow for there to be mostly negative and some positive effects upon this Objective. -/+</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – Small ad-hoc planning applications are unlikely to affect economic growth and competitiveness in the Borough although they could present an opportunity to increase local labour supply. +</p> <p>Option 2 – Sites located within the broad mixed use areas could create an opportunity to sustain or improve current economic growth and/or competitiveness through ensuring that sites are attractive as well as creating a labour supply to match the needs of particular industries. ++</p> <p>Option 3 – Extending existing sites may limit options to sustain and/or improve on economic growth and competitiveness</p>

Options for Travelling Populations		
		<p>although they could present an opportunity to increase local labour supply. There would be no opportunity to provide new employment uses. +</p> <p>Option 4 – A combination of the three options would allow for some positive outcomes but overall no real effect. +</p>
23	To encourage 'smart' economic growth	<p>Option 1 – Small ad-hoc planning applications would make little or not effect upon smart growth. 0</p> <p>Option 2 – A plan led inclusion of sites within known broad areas could allow for smart growth to be designed into the scheme from the outset. ++</p> <p>Option 3 – Extending existing sites would allow for smart growth to be designed in from the outset. Although this would have less of an effect than option 2. +</p> <p>Option 4 – A combination of the three options would have a positive effect upon this SA Objective. Although small ad-hoc applications would have no overall effect. +</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Small ad-hoc planning applications are unlikely to have an effect on maintaining and/or increasing the Borough's skilled workforce. 0</p> <p>Option 2 – Sites located within the broad mixed use areas allow more of an opportunity to maintain and/or increase the Borough's skilled workforce. ++</p> <p>Option 3 – Extending existing sites would provide an opportunity to maintain and/or increase the Borough's skilled workforce. +</p>

Options for Travelling Populations		
		Option 4 – A combination of the three options would allow for some positive outcomes. +
<p>Summary of Assessment</p> <p>Option 2 allows for the design of sites for Gypsies, Travellers and Travelling Showpeople to be planned, allowing the integration of infrastructural measures and environmental enhancement, as well as enabling sites to be located in the optimum locations for the achievement of sustainable communities. Option 2 is therefore recommended as the preferred option between Options 1 to 3. Option 1 could result in smaller sites being developed, which may not generate benefits against sustainability Objectives as they may not be of sufficient size to justify the provision of some types of services and facilities viably. Option 3 could lead to the increased pressure on services and facilities that existing for current sites, as well as exacerbate any existing inequalities. This could have negative effects against some of the sustainability Objectives. However, if Options 2 and 3 were subject to strict planning policy guidance then a mixture of the options, as presented under option 4, could lead to the increased provision of suitable housing for Gypsy/Traveller communities, which could lead to significant long term benefits.</p>		

Table 31

WarfieldPark Options		
<p>Option 1 - Extend the boundaries of the site to include any of the areas of land shown on the plan attached as 'Appendix 4 - Warfield Park Map'.</p> <p>Option 2 - Review the designation of the site aimed at protecting its existing character and appearance in the interests of intensification.</p> <p>Option 3 - Retain the existing policy approach and boundaries.</p>		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – Extending the existing sites would allow WarfieldPark to provide 231.8 dwellings at 35dph and 264.932 dwellings at 40 dph. Either scenario would provide additional dwellings. However, it is unlikely that this housing would be affordable. Therefore the site would only address the housing needs of a specific section of the community. +</p> <p>Option 2 – As it stands the site provides a density of 11 dph. Intensification in the use of the site would provide additional units. However, it is unlikely that this housing would be affordable. Therefore the site would only</p>

WarfieldPark Options		
		<p>address the housing needs of a specific section of the community. +</p> <p>Option 3 – No additional housing would be created through this option. 0</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – There are no known flooding problems when assessing the possible extensions to the existing WarfieldPark site. 0</p> <p>Option 2 – Intensifying the use of the existing site could put pressure on the existing surface water drainage. Although there are no known flood zones in the area this would have to be taken into consideration. -</p> <p>Option 3 – Retaining the existing policy approach and boundaries would put no additional pressure on surface water drainage and therefore would not increase the risk of flooding. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – The extended sites would be within 1.5km of a Surgery off County Lane, Warfield and. There are some outpatient facilities in Bracknell however the nearest hospital is FrimleyPark, Surrey. The nearest Dentists would be North Ascot. It is unclear what affect increasing the numbers will have on the existing health facility capacity. ?</p> <p>Option 2 – Intensifying the number of units on site could create pressure on health facilities. It is not known what affect if any this would have on the existing capacity of dentists and GP surgeries in the area. ?</p>

WarfieldPark Options		
		Option 3 – As the designation would not be altered this would have no significant effect upon this Objective. 0
4	To reduce poverty and social exclusion	<p>Option 1 – There are no known poverty and social exclusion concerns in the area. Extending the site further as proposed would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Intensifying the density of the site is not considered to have an overall affect upon this SA Objective. 0</p> <p>Option 3 – Retaining the current policy approach would have no significant effects upon the Objective. 0</p>
5	To raise educational achievement levels	<p>Option 1 – Extending the site to potentially provide 231.8 dwellings at 35dph and 264.932 dwellings at 40 dph could put pressure on educational facilities. Primary Schools within the North Bracknell Area including Holly Spring Primary currently have surplus capacity. However this is forecast to be exceeded by some 346 places.</p> <p>In terms of Secondary Schools Garth Hill College are currently expanding to accommodate an additional 207 places. The scale of the development that could take place as a result of option 1 could have a negative effect upon the Objective to raise educational achievement levels as there may not be sufficient educational places and not room within the expansion sites to provide more. -</p> <p>Option 2 – Again as above intensifying the level of housing on the current WarfieldPark site</p>

WarfieldPark Options		
		<p>could put pressure on current educational facilities that are subject to shortages. -</p> <p>Option 3 – Retaining the existing policy approach by not promoting residential development on the WarfieldPark site would not put any added pressure on existing educational facilities. Therefore the option would neither have a positive nor a negative effect upon the Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – There are no know crime concerns in the immediate area. By extending out existing sites this could allow for development to attempt to 'Design out Crime'. However this option would have no overall effect upon the Objective to reduce and prevent crime and to reduce the fear of crime and could even result in a positive affect. +</p> <p>Option 2 – Encouraging further development of the current WarfieldPark site would have no overall effect upon this SA Objective. 0</p> <p>Option 3 – To retain the WarfieldPark site as it is would have neither a negative nor a positive effect upon the crime Objective. Therefore no significant effect. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Further expansion of the WarfieldPark site at a higher density could have a negative effect upon the distinctive rural character and appearance of the area. The sites would erode open rural countryside areas and thus have a detrimental effect upon the rural identity of the surrounding area. Therefore this option could potentially have a</p>

WarfieldPark Options		
		<p>negative effect on the Objective to create and sustain vibrant and locally distinctive communities. -</p> <p>Option 2 – Encouraging an intensification of development within the predominately low density development known as WarfieldPark could have a negative affect upon the Objective to create and sustain vibrant and locally distinctive communities. However there would be less of an effect upon the surrounding area as there would be no proposed loss of Countryside. 0</p> <p>Option 3 – Retaining the WarfieldPark site boundary and density would allow for the distinctive low density rural community to remain. Therefore this Objective would support the Objective in so far as it would retain the locally distinctive community. +</p>
8	To provide accessible essential services and facilities	<p>Option 1 – Extending the site as suggested would put added pressure on existing facilities. There is a Pre-School, Primary School, Doctors and Library within 2 km of the existing site. Access by car is adequate but by foot this is inadequate. Overall key services are accessible and therefore expansion of the site as suggested would provide accessible services. +</p> <p>Option 2 – Reviewing the designation of the site would put added pressure on the existing facilities however the existing site is within 2km of the facilities listed under option 1. Some parts of the site would be within 1 km of the services. +</p> <p>Option 3 – Leaving the site as it is would have no overall effect upon this SA Objective. 0</p>

WarfieldPark Options		
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Extension to the existing site are located within a 10 min walk of children’s play areas, 4 min car journey of parks and gardens, 10-12 min walk from amenity greenspace, 10 min walk of urban woodlands and 4 min by car of outdoor sports facilities. For these reasons this option would have a positive effect upon this SA Objective. +</p> <p>Option 2 – An intensification of the site would provide facilities as listed under option 1 within adequate accessibility. +</p> <p>Option 3 – Leaving the site as existing would have no overall effect upon this SA Objective. 0</p>
10	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	<p>Option 1 – Extending the site into previously undeveloped land (Green Field) would have a significant negative effect upon this Objective due to the level of incursion. --</p> <p>Option 2 – To change the density of the existing WarfieldPark site would prevent Greenfield sites from being developed and therefore would have support this Objective. This option would have a positive effect upon this Objective. +</p> <p>Option 3 – This option would have no significant effect upon this Objective. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1 – There are no AQMA currently in the Borough. Therefore expansion of the site is not considered to have a negative effect upon this Objective. 0</p> <p>Option 2 – Retaining the boundaries and changing the on-site density would have no</p>

WarfieldPark Options		
		<p>significant effect upon this SA Objective as there are no AQMA within the Borough. 0</p> <p>Option 3 – Retaining the current policy designation approach would have no significant effects upon this Objective. 0</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Extending the existing WarfieldPark site could have an adverse effect upon climate change. However any new development would have to comply with Core Strategy Policies CS10 and CS12 which could generate some positive effects. -/+</p> <p>Option 2 – Any increase in density could have an adverse effect on this Objective to limit and/or reduce climate change. The implementation of policies CS10 and CS12 could help to mitigate this effect. -/+</p> <p>Option 3 – This option would have no significant effect upon climate change as no or little development would be encouraged. 0</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Extending the existing Warfield Park site out into the areas suggested as 241, 243, 246 and 247 Appendix 4 would locate development within areas covered by Local Wildlife Site designations such as land adj. to Chavey Down and Bigwood. Any intrusion into these sites would result in a negative effect upon this Objective that seeks to conserve and enhance biodiversity in the Borough. The expansion sites also fall within 2km SPA (SSSI) buffers. --</p> <p>Option 2 – Increasing the density of development within the existing boundary of the site would have a lesser negative</p>

WarfieldPark Options		
		<p>effect upon the Objective. The reason being that there are still areas of the existing site that fall within designated Local Wildlife Sites (CountyLevel). Again the site also falls within 2km SPA (SSSI) buffers. -</p> <p>Option 3 – Retaining the existing policy approach and boundaries would have no significant effects upon this Objective. 0</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – No landscape assessment work has been carried out in or around the WarfieldPark site. However any extension to the site could have a significant negative effect on the rural character of the surrounding area. --</p> <p>Option 2 – Any increase in density of the existing site would have a negative effect on the rural and predominately low density nature of the site. -</p> <p>Option 3 – Retaining the sites policy designation and therefore restricting development would have a positive effect upon this SA Objective. +</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – The optional expansion sites are not directly served by any buses and would not be within walking distance of a bus service. There are no known cycle paths or main roads close to these sites, which are considered to be relatively remote. Therefore the location of development could have a negative effect upon this Objective as the preferred choice of transport is likely to the car. --</p> <p>Option 2 – The western side of the existing WarfieldPark site is within walking distance of 3 bus services: the 53, 153 and 192 (School Bus). These services</p>

WarfieldPark Options		
		<p>connect the site with Bracknell Town Centre and WexhamParkHospital once every 30-60 minutes. However parts of the eastern area of the site are not accessible by foot to the bus routes. Therefore effects will depend on which part of the site is focused on. -/+</p> <p>Option 3 – Leaving the site as it is would have no significant effects upon this Objective. 0</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – Sites 246, 243 and 241 are located on Bagshot Beds. What significant this has would be assessed if and when policy is applied. New sites would have to address policies CS10 and CS12. I</p> <p>Option 2 – Increasing the density of the existing site would put added pressure on existing resources. New plots would have to address the requirements of Policies CS10 and CS12. Any effects on this SA Objective would depend upon how policy is implemented. I</p> <p>Option 3 – Leaving the WarfieldPark site as it is would have no effect upon this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1- Expanding the existing site could put added pressure on waste resources in the area with the closet landfill being Longshot Lane. There is an existing landfill under part of the existing site close to option area 243. The majority of the expansion sites fall within a 250m buffer of a landfill site under part of WarfieldPark. However what effect this may have would not be known until policy is implemented. The following advice regarding site 243 was provided by the EA Matrix:-</p>

WarfieldPark Options		
		<p><i>'No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to an approved in writing by the local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.'</i> ?</p> <p>Option 2 – Potentially allowing further development within the site could put added pressure on existing waste resources. There is a landfill site located under part of the existing WarfieldPark. This option would require a similar approach to option 1 where further work is required. ?</p> <p>Option 3 – Leaving the WarfieldPark site as it is would have no effect upon this Objective. 0</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – The existing site as well as the potential extensions to the site do not fall within any Groundwater Source Protection Areas. Any development could have sustainable drainage designed into the scheme. Therefore this option is considered not to have an effect upon this Objective. 0</p> <p>Option 2 – Increasing the density of development on the existing site would put added pressure on the existing surface water and waste water drainage systems. Therefore although the site is not located within a Groundwater Source Protection Area this option could result in a negative effect. -</p>

WarfieldPark Options		
		Option 3 – Retaining the sites designation thus not encouraging development would have no significant effect upon this Objective. 0
19	To maintain and improve soil quality	<p>Option 1 – Site 243 and parts of 246 have land that is considered to be Grade 3 agricultural land. However the other sites (241 and 247) are considered non-agricultural land. There is a split in grade 3 of the classifications providing a 3a and 3b- 3a being a location where development should not take place and 3b being a location development may take place. However this split is not known until further work is carried out on the relevant sites. -</p> <p>Option 2 – The existing site is located within an area where the land is considered as non-agricultural. Therefore no overall effect. 0</p> <p>Option 3 – Leaving the site as it is will have no overall effect upon this SA Objective. 0</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – By extending the existing WarfieldPark site this would provide the opportunity to increase the proportion of energy generated from renewable sources in the Borough. However the expansion is not considered large enough to allow for a CHP opportunity. This would have to involve the existing site and this is not mentioned in the option. However this option is considered to have a positive effect upon the Objective. +</p> <p>Option 2 – Changing the overall site policy designation would provide an opportunity to implement a CHP scheme and increase the proportion of energy</p>

WarfieldPark Options		
		<p>generated from renewable sources in the Borough. Therefore the option would result in a significant positive effect upon the aims of this Objective. ++</p> <p>Option 3 – Leaving the sites designation as it is would have no significant effect upon the aims of this Objective. 0</p>
21	To ensure high and stable levels of employment	<p>Option 1 – The possible locations for expansion are not considered suitable to accommodate employment units. Development in these areas would not result in any loss of employment sites. Therefore this option is not considered to have an effect upon this Objective. 0</p> <p>Option 2 – For the same reasons given above changing the existing sites designation to increase density would have no effects upon this Objective to maintain high and stable levels of employment. 0</p> <p>Option 3 – Leaving the sites designation as it is would have no effect upon the aims of this Objective. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The proposed expansions sites as set out under SA 21 would not be suitable locations for commercial units. Therefore this option is not considered to have an effect upon this Objective to sustain economic growth and competitiveness in the Borough. 0</p> <p>Option 2 – This option is also not considered to be a suitable location for commercial units and therefore not an opportunity to increase economic growth and</p>

WarfieldPark Options		
		<p>competiveness. Therefore this option is not considered to have a effect upon this Objective. 0</p> <p>Option 3 – Leaving the sites designation as it is would have no effect upon the aims of this Objective. 0</p>
23	To encourage 'smart' economic growth	<p>Option 1 – Expanding the existing site as proposed is not considered to have an effect upon the Objective to encourage 'Smart Economic Growth.' 0</p> <p>Option 2 – Changing the policy designation of the site as discussed in SA 21 and SA 22 would not have an effect upon the Objective to encourage 'Smart Economic Growth' 0</p> <p>Option 3 – Leaving the sites designation as it is would have no effect upon the aims of this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Expanding the existing sites to accommodate additional residential accommodation is not considered to have any significant effects upon this Objective to maintain a skilled workforce although the consequent development would provide a level of employment. 0</p> <p>Option 2 – Changing the policy designation of the site would allow for a higher density of dwelling units on the existing site. However this approach is not considered to have a significant affect upon this Objective to maintain a skilled workforce. 0</p> <p>Option 3 – Leaving the sites designation as it is would have no significant effect upon the aims of this Objective. 0</p>

WarfieldPark Options

Summary of Assessment

The SA Objectives that create differentiations between the assessments of the options relate mainly to the protection of the natural environment including biodiversity and landscape considerations. Option 1 could result in the loss of greenfield land of importance for biodiversity, which could lead to negative effects against SA Objectives 13 and 14. Intensifying the use on the site could have lower negative effects on these sustainability Objectives, whilst also creating the potential for improvements on the site, for example through CHP. Option 3 is unlikely to have significant effects on any of the SA Objectives.

Table 32

Options for Employment

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

Option 2 - Reduce the size of the Eastern Employment Area by allowing other uses along the London Road (to focus employment on a core area west of Brants Bridge and north and south of Eastern Road). Option 3 - Revise the northern boundary of the Cain Road/Amen Corner Business Park where it adjoins residential development to slightly reduce its size and focus on a core office area.

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

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

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – No significant effect. 0</p> <p>Option 2 – This option could have a positive effect upon providing suitable and affordable housing as the alternative uses could be residential. +</p> <p>Option 3 – Could potentially provide land for housing. However the number would not be considered significant. +</p> <p>Option 4 – Could provide some housing that meets with this SA Objective. However again the numbers would not be significant. +</p> <p>Option 5 – Together both these options could provide a level of suitable housing that addresses the established need. However</p>
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Options for Employment		
		it is not known how many units could be provided. Therefore single positive score is given. +
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – There are employment areas that are affected by culverted watercourses. An example of this is the Eastern Industrial Estate. Leaving the designations as they are would prevent the threat of flooding to residential properties. Therefore this option would have a positive effect upon this Objective. +</p> <p>Option 2 – Allowing other uses to establish within parts of the Eastern Industrial Area could provide unsuitable uses within a flood plain. --</p> <p>Option 3 – There are no known flood issues (SFRA) in this area. Therefore this option would have no overall effect upon this SA Objective. 0</p> <p>Option 4 – There are no known flood issues (SFRA) in this area. Therefore this option would have no overall effect upon this SA Objective. 0</p> <p>Option 5 – A combination of option 2 and 4 would allow for non-suitable uses to be located above a culverted watercourse in the Eastern Industrial Area. -</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Eastern Employment Area is well located to allow access to Skimped Hill Health Centre, Heatherwood and the railway into Reading (Royal Berks). There are no known health deprivation issues in the Bullbrook Ward. However until</p>

Options for Employment		
		<p>implementation it is unclear what affect this option would have on this SA Objective. I</p> <p>Option 3 – The northern boundary of the Cain Road/Amen Corner Business Park has good access to health care provisions. There are no known health deprivation issues in the Binfield and Warfield Ward. However until implementation it is unclear what affect this option would have on this SA Objective. I</p> <p>Option 4 – Reasonable access to health provisions. (1.5km) However Improved local health care is required. (IDP) The ward is considered to be one of the most health deprived in the borough. (IMD data). Unclear at this stage how improved health provisions can be provided. I</p> <p>Option 5 – A mix of both option 2 and 4 would need any scheme to be implemented prior to understanding whether or not improved health provisions could be provided. I</p>
4	To reduce poverty and social exclusion	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – There are no known deprivation issues in the Bullbrook Ward. It is unclear until implementation what effect this option may have on this SA Objective. I</p> <p>Option 3 – There are no known deprivation issues in the Binfield and Warfield Ward. It is unclear until implementation what effect this option may have on this SA Objective. I</p>

Options for Employment		
		<p>Option 4 – There are known health deprivation issues within the Ward of Crowthorne. However it is unclear until implementation what effect this option may have on this SA Objective. I</p> <p>Option 5 – The effect that a mixture of both options 2 and 4 may have could not be assessed until implementation. I</p>
5	To raise educational achievement levels	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Allowing additional residential units into an area once designated as employment will have an effect upon the existing educational capacity. However the level of the effect be it positive or negative can not be understood until implementation. I</p> <p>Option 3 – Allowing additional residential units into an area once designated as employment will have an effect upon the existing educational capacity. However the level of the effect be it positive or negative can not be understood until implementation. I</p> <p>Option 4 – Allowing some level of additional residential units into an area once designated as employment will have an effect upon the existing educational capacity. However the level of the effect be it positive or negative can not be understood until implementation. I</p> <p>Option 5 – A mixture of both option 2 and option 4 would need to be assessed after implementation or the submission of further details. I</p>

Options for Employment		
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – There are no known crime concerns in the Bullbrook Ward (IMD). Any residential development on land currently known as employment could design out crime from the outset. However this option is considered not to have an overall effect upon this SA Objective. 0</p> <p>Option 3 – There are no known crime concerns in the Binfield and Warfield Ward (IMD). Any residential development on land currently known as employment could design out crime from the outset. However this option is considered not to have an overall effect upon this SA Objective. 0</p> <p>Option 4 – There are parts of Crowthorne that fall within the bottom 50% of the country. Any residential development on land currently known as employment could design out crime from the outset. However this option is considered not to have an overall effect upon this SA Objective. 0</p> <p>Option 5 – A mixture of both option 2 and option 4 is not considered to have an overall effect upon this SA Objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Reducing the size of the Eastern Employment Area would provide the opportunity for more housing along Broad Lanethat would help to promote a distinctive community along the frontage with Broad Lane. +</p>

Options for Employment

		<p>Option 3 – Possible allowing additional residential development into an employment area north of the AmenCornerBusinessPark would have no over effect upon the distinctiveness of the existing community. It would provide a small scale urban extension. 0</p> <p>Option 4 – Replacing some of the existing employment land at the CrowthorneBusinessPark would not provide a distinctive community unless this was to be part of the TRL sites master planning. Therefore without the detail it is considered that the option would have no overall effect upon this SA Objective. 0</p> <p>Option 5 – A mixture of both option 2 and 4 would provide a positive effect from option 2 and no overall effect from option 4 +</p>
8	To provide accessible essential services and facilities	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Allowing uses other than employment on the Eastern Employment Area would provide the opportunity for accessible services. The site is close to the town centre and has good public transport links. So therefore this option could have a positive effect upon this SA Objective. +</p> <p>Option 3 – A revision of the current boundary at Amen Corner Business Park would possibly locate housing on the 190 bus route (every 20mins Bracknell – Wokingham). The site would be located close to Amen Corner a site already earmarked for development where essential service may well be provide by the new Amen</p>

Options for Employment		
		<p>Corner development. Therefore this option could have a positive effect upon this Objective. +</p> <p>Option 4 – The Crowthorne Business Park is already badly served by public transport and is relatively remote. However allowing residential development on part of the employment land alongside development of the TRL site could provide the opportunity to improve transport links. This could therefore have a positive effect upon this SA Objective but only when done in combination with the development of the TRL site. +</p> <p>Option 5 – A mixture of options 2 and 4 could provide a positive effect upon this SA Objective but only as stated above. +</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Allowing other uses on employment land may provide the opportunity for Cultural, Recreational and/or Leisure opportunities. However there is no real scope to provide anything that would have a significant effect upon the area. 0</p> <p>Option 3 – Revising the Amen Corner Business Park boundary would have no overall effect upon this SA Objective. 0</p> <p>Option 4 – Allowing employment land at the Crowthorne Business Park to accommodate mix uses may provide housing within close proximity to recreational sites in the borough.</p>

Options for Employment

		<p>Abuts SPA and Open Space of Public Value. Therefore this option could have a positive affect. +</p> <p>Option 5 – A mixture of both options 2 and 4 would have no overall effect upon this SA Objective. 0</p>
10	<p>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</p>	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Reducing the size of the Eastern Employment Area would have no overall effect upon Urban renaissance. 0</p> <p>Option 3 – Allowing part of the northern boundary to the AmenCornerBusinessPark to change designation would not encourage renaissance in the area. Overall this option is considered to have no effect upon this SA Objective. 0</p> <p>Option 4 – Releasing employment land in CrowthorneBusinessPark would not seek to encourage urban renaissance. 0</p> <p>Option 5 – A combination of options 2 and 4 would provide no overall effect upon this SA Objective. 0</p>
11	<p>To maintain air quality and improve where possible</p>	<p>Option 1 – There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. ?</p> <p>Option 2 – There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating</p>

Options for Employment		
		<p>potential AQMA designations. Therefore this issue should be looked at further. ?</p> <p>Option 3 – There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. ?</p> <p>Option 4 – The creation of mixed use development could have beneficial effects for this objective through the potential to reduce the need to travel by car. +</p> <p>Option 5 – There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. ?</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Other development located within the Eastern Employment Area would have to be designed as to be sustainable and therefore take into account the implications of climate change. Therefore this option would have no overall effect upon this SA Objective. 0</p> <p>Option 3 – Other development that could potentially being introduced into the Amen Corner Business Park site would have to be designed as to be sustainable and therefore take into account the implications of climate change. Therefore this option would have no overall effect upon this SA Objective. 0</p>

Options for Employment		
		<p>Option 4 – Other development that could potentially being introduced into the Amen Corner Business Park site would have to be designed as to be sustainable and therefore take into account the implications of climate change. The creation of mixed use development could have beneficial effects for this objective through the potential to reduce the need to travel by car. +</p> <p>Option 5 – A mixture of both option 2 and 4 would as stated about have no overall effect upon this SA Objective. 0</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Without knowing what uses are to be introduced into the newly designated area it can not be ascertained whether or not there will be a positive or negative affect. Without the details present and assessment can not be made at this time. ?</p> <p>Option 3 – Its is not clear at this stage whether revising the Amen Corner Business Park boundary would have a positive or negative effect upon this SA Objective. Without the details present and assessment can not be made at this time. ?</p> <p>Option 4 – Releasing employment land within the CrowthorneBusinessPark for housing and other employment generating uses like the other options can not be assessed until there are details of the proposed development. ?</p> <p>Option 5 – A mixture of both option 2 and option 4 cannot be assessed at this stage. ?</p>

Options for Employment		
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – This option is not going to have an effect upon this SA Objective. 0</p> <p>Option 3 – This option is not going to have an effect upon this SA Objective. 0</p> <p>Option 4 – This option is not going to have an effect upon this SA Objective. 0</p> <p>Option 5 – A mixture of option 2 and 4 is not going to have an effect upon this SA Objective. 0</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – The Eastern Employment area is well served by public transport. If residential units were to be introduced on former employment land then the preferred choice of transport wouldn't necessarily be the car. Therefore this option is likely to have a positive effect upon this SA Objective. +</p> <p>Option 3 – Any additional residential development on former Amen Corner employment land would be affected by development and associated infrastructure at the Amen Corner SPD site. Therefore this option is likely to have a positive effect upon this SA Objective. +</p> <p>Option 4 – The Crowthorne Business Park is poorly served by public transport. Therefore any new development</p>

Options for Employment

		<p>at this site is likely to encourage the use of the car as the preferred choice. -</p> <p>Option 5 – As stated above a mixture of option 2 and 4 would result in a positive effect in terms of the Eastern Employment area and a negative affect upon this SA Objective due to the location of the CrowthorneBusinessPark. +/-</p>
<p>16</p>	<p>To sustainably use and re-use both renewable and non-renewable resources</p>	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Policy requirements would allow for any new development in the employment area to have a positive effect upon this Objective to sustainably use and re-use renewable and non-renewable resources. +</p> <p>Option 3 – Policy requirements would allow for ay new development in the employment area to have a positive effect upon this Objective to sustainably use and re-use renewable and non-renewable resources. +</p> <p>Option 4 – Policy requirements would allow for ay new development in the employment area to have a positive effect upon this Objective to sustainably use and re-use renewable and non-renewable resources. +</p> <p>Option 5 – A mixed use of options 2 and 4 would allow for ay new development in the employment area to have a positive effect upon this Objective to sustainably use and re-use renewable and non-renewable resources. +</p>

Options for Employment

<p>17</p>	<p>To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery</p>	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Eastern Employment Area has a R3 (Risk Unknown) Landfill site present on site with the majority of the site falling within the 250m buffer zone. As the risk is unknown any affect the change to the boundary designation will have can not be ascertained until further work is carried out. The waste hierarchy affect of this option is dependant upon waste policy being implemented. ?</p> <p>Option 3 – AmenCornerBusinessPark is either located on top of or within the 250m buffer of a R2 (Medium Risk) landfill site. Depending on the uses that may be established on the former employment land further work would have to be done as to how development would respond to the medium risk landfill. The waste hierarchy affect of this option is dependant upon waste policy being implemented. ?</p> <p>Option 4 – CrowthorneBusinessPark has no landfill site or 250m buffer zone located on site. However the waste hierarchy affect of this option is dependant upon waste policy being implemented. I</p> <p>Option 5 – A mixture of both options 2 and 4 would need further work to be carried out on landfill risk and would need to look at how waste policy is implemented. ?</p>
<p>18</p>	<p>To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management</p>	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p>

Options for Employment

		<p>Option 2 – There is a culverted river running beneath the employment area. The affect that residential development may have on fresh water and waste water supply on this needs further investigation. ?</p> <p>Option 3 – There are no flood zones or Ground Water Protection Zones (GIS and SFRA) within the AmenCornerBusinessPark. However there is a balancing pond close by. The affect that residential development may have on this needs further investigation. ?</p> <p>Option 4 – There are no known Ground Water Protection Zones on site or within the vicinity of the CrowthorneBusinessPark. The site is also not located within a flood zone (GIS and SFRA). Therefore releasing land within this site for residential use would not result in an overall effect upon this Objective. 0</p> <p>Option 5 – A combination of both options 2 and 4 would need more work to be carried out in terms of option 2 and would have no overall effect in terms of option 5. ?</p>
19	To maintain and improve soil quality	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Land at the Eastern Employment Area is considered to be urban. There is a landfill site under part of the site and subsequently a buffer. This option may provide the opportunity to improve the soil quality by remediation of the land. +</p>

Options for Employment		
		<p>Option 3 – AmenCornerBusinessPark is located on top of an old landfill site. So there is the potential to remediate the land and therefore improve the soil quality. +</p> <p>Option 4 – Crowthorne Business Estate is located in an area where there are no know landfill sites and the land is considered non-agricultural. Overall the site will have no effect upon this SA Objective. 0</p> <p>Option 5 – A combination of options 2 and 4 would provide positive and no over effects upon this SA Objective. +</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Altering the boundary at the Eastern Employment Area would have no overall effect upon this SA Objective. However policies CS10 and CS12 would seek to reduce the developments carbon footprint whatever the development. 0</p> <p>Option 3 – Altering the boundary at the Amen Corner Business Park would have no overall effect upon this SA Objective. However policies CS10 and CS12 would seek to reduce the developments carbon footprint whatever the development. 0</p> <p>Option 4 – Altering the boundary at the CrowthorneBusinessPark would have no overall effect upon this SA Objective. However policies CS10 and CS12 would seek to reduce the developments carbon footprint whatever the development. 0</p>

Options for Employment		
		Option 5 – A combination of options 2 and 4 would provide no overall effect upon this SA Objective. 0
21	To ensure high and stable levels of employment	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Altering the employment boundary at the Eastern Employment Area would allow a loss of employment uses and a gain in housing to accommodate employees. Therefore there could be both positive and negative effects upon this SA Objective. +/-</p> <p>Option 3 – Revising the boundary at the Amen Corner Business Park could like that of option 1 provide a loss of employment and a gain housing thus having both a negative and a positive effects upon this SA Objective. -/+</p> <p>Option 4 – Altering the employment boundary at the CrowthorneBusinessPark would allow a loss of employment uses and a gain in housing to accommodate employees. Therefore there could be both positive and negative effects upon this SA Objective. +/-</p> <p>Option 5 – A combination of options 2 and 4 would provide both positive and negative effects upon this SA Objective. +/-</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Changing the boundaries to the Eastern Employment Area would allow</p>

Options for Employment		
		<p>for an effect upon an area of the economy. However without knowing what the alternative uses may be this can not be assessed at this stage. ?</p> <p>Option 3 – Changing the boundaries to the AmenCornerBusinessPark would allow for an effect upon an area of the economy. However without knowing what the alternative uses may be this can not be assessed at this stage. ?</p> <p>Option 4 – Changing the boundaries to the CrowthorneBusinessPark would allow for an effect upon an area of the economy. However without knowing what the alternative uses may be this can not be assessed at this stage. ?</p> <p>Option 5 – A combination of options 2 and 4 would need to be assessed following the submission or more details. ?</p>
23	To encourage 'smart' economic growth	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Until a better understanding of the potential uses changes is known it is not known whether the concept of Smart Growth can be optimised. ?</p> <p>Option 3 – Until a better understanding of the potential uses changes is known it is not known whether the concept of Smart Growth can be optimised. ?</p> <p>Option 4 – Until a better understanding of the potential uses changes is known it is not known whether the concept of Smart Growth can be optimised. ?</p>

Options for Employment		
		Option 5 – A combination of options 2 and 4 would require more detail in-order to determine what effect if any there may be on this SA Objective. ?
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Its is unknown at this stage with out any details what effects if any the revised employment boundary at the Eastern Employment Area may have on this SA Objective. ?</p> <p>Option 3 – Its is unknown at this stage with out any details what effects if any the revised employment boundary at the Amen Corner Business Park may have on this SA Objective. ?</p> <p>Option 4 – Its is unknown at this stage with out any details what effects if any the revised employment boundary at the Crowthorne Business Park may have on this SA Objective. ?</p> <p>Option 5 – A combination of options 2 and 4 would require more detail in-order to determine what effect if any there may be on this SA Objective. ?</p>
<p>Summary of Assessment</p> <p>The effect of the Options against the SA Objectives and the identification of a Preferred Option is unclear at this stage and no significant effects have been predicted. Further stages of decision making should take into regard the SA Objectives to determine potential site allocations and boundary changes.</p>		

Table 33

Options for Employment Sites Outside Settlements
Option 1 - Give employment sites outside settlements and the Green Belt a specific notation and policy to enable limited development to occur.

Options for Employment Sites Outside Settlements

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

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – This option would seek to allow an increase in the existing sites uses. Therefore this would have no overall effect upon housing need. 0</p> <p>Option 2 – Designating additional employment sites within the Green Belt would provide no platform to address the housing need. 0</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – This option could potentially provide new buildings and hardstanding that could be located within flood zones. However development will be limited and will be within the limitations of national policy which is unlikely to increase flood risk greatly. 0</p> <p>Option 2 – Flood zones would have to be a consideration of any new site designation. Therefore the sequential test would have to be applied. However, it is likely that the designation of significant employment sites in the green belt will lead to the loss of large areas of green space that will increase the risk of flooding to some degree. -</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – Enabling limited employment within greenfield locations could increase employment in these areas which can have benefits for wellbeing. However, additional development could also lead to increased traffic growth as well as other potential pollutants depending on the nature of the growth. +/-</p> <p>Option 2 – Northern parts of the Borough are considered to have poor public transport links which</p>

Options for Employment Sites Outside Settlements		
		could lead to increased air, noise and light pollution, which may lead to negative effects on health. --
4	To reduce poverty and social exclusion	<p>Option 1 – Expanding existing employment locations could take advantage of existing public transport arrangements, which could lead to an increase in the proportion of people able to access employment. However, this will be dependent on the specific site and its accessibility. The option could also lead to an increase in opportunities for car-owners which could exacerbate inequalities. +/-</p> <p>Option 2 – Allocating large scale employment allocations away from centres of population could reduce equitable accessibility and therefore increase inequalities in terms of access to employment opportunities. --</p>
5	To raise educational achievement levels	<p>Option 1 – It is likely that an increase in the potential for employment could increase the potential for on the job training opportunities which could have benefits against this Objective. +</p> <p>Option 2 – It is likely that an increase in the potential for employment could increase the potential for on the job training opportunities which could have benefits against this Objective. Effects are likely to be greater compared to option 1 due to the scale of development proposed. ++</p>
6	To reduce and prevent crime and the fear of crime	Option 1 – This option is considered not to have an effect upon this SA Objective. 0

Options for Employment Sites Outside Settlements		
		Option 2 – This option is considered not to have an effect upon this SA Objective. 0
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Development of these sites would be limited. Expanding existing employment locations could take advantage of existing public transport arrangements, which could lead to an increase in the proportion of people able to access employment. However, this will be dependent on the specific site and its accessibility. This could lead to benefits being generated against this Objective. +</p> <p>Option 2 – This option could encourage non-sustainable communities to be established through an increase in the need to travel. Green Belt sites are considered more remote than land outside that of the settlements. --</p>
8	To provide accessible essential services and facilities	<p>Option 1 – Sites outside the settlements could be inaccessible. However, expanding existing employment locations could take advantage of existing public transport arrangements, which could lead to an increase in the proportion of people able to access employment. +/-</p> <p>Option 2 – The development of large scale sites in the greenbelt could lead to an increase in the need to travel by car thereby reducing accessibility for a proportion of the population. Alternatively, the development of large scale sites could lead to an increase in the viability of public transport solutions that could enable sustainable accessibility to strategic employment sites in the green belt. +/-</p>

Options for Employment Sites Outside Settlements		
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
10	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	<p>Option 1 – Allowing development outside of settlements but outside the green belt are not considered to be a sustainable use of land, although could be considered to be more sustainable compared with green belt locations. -</p> <p>Option 2 – Allocating employment sites within the green belt is not considered to be an efficient use of land. --</p>
11	To maintain air quality and improve where possible	<p>Option 1 – The development of sites outside of the settlements is likely to increase the need to travel thereby leading to an increase in traffic and subsequent deterioration in air quality. -</p> <p>Option 2 – The development of large scale development in the green belt is likely to lead to an increase in traffic and subsequent deterioration in air quality. Although the scale of development could improve the viability of public transport, this is unlikely to reduce the increases in traffic significantly although the significance of these effects will be dependent on specific implementation measures. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	Option 1 – The development of greenfield sites is likely to lead to the loss of carbon sink capacity which could have negative effects against this Objective. Further the loss of green belt could reduce the

Options for Employment Sites Outside Settlements		
		<p>Borough's ability to adapt to the effects of climate change in terms of the effects on a number of indicators including biodiversity, flood risk and the urban heat island effect. Limiting the scale of development could reduce the significance of effects. -</p> <p>Option 2 – The development of greenfield sites is likely to lead to the loss of carbon sink capacity which could have negative effects against this Objective. Further the loss of green belt could reduce the Borough's ability to adapt to the effects of climate change in terms of the effects on a number of indicators including biodiversity, flood risk and the urban heat island effect. The large scale of development could increase the significance of effects. --</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – The development of greenfield sites could lead to the loss of biodiversity assets within the borough, although the Core Strategy and the scale of development proposed under this option should ensure that the significance of effects is minimised. -</p> <p>Option 2 – The development of greenfield sites could lead to the loss of biodiversity assets within the borough, an effect that will be exacerbated by the large scale of development proposed. The Core Strategy and national planning guidance could reduce some effects although they are still likely to be significant. --</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – The development of sites outside of the settlement boundaries is likely to have a negative effect on countryside character. However, the</p>

Options for Employment Sites Outside Settlements		
		<p>significance of effects will be reduced as development will comprise extensions to existing employment sites. The effect on the historic environment will be dependent on the particular location of development which is likely to avoid these assets. -</p> <p>Option 2 – The creation of new employment sites in the greenbelt is likely to have a significant negative effect on the character of the countryside, although the CS policies will seek to reduce this significance. --</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Sites outside the settlements could be inaccessible. However, expanding existing employment locations could take advantage of existing public transport arrangements, which could lead to an increase in the proportion of people able to access employment. +/-</p> <p>Option 2 – The development of large scale sites in the greenbelt could lead to an increase in the need to travel by car thereby reducing accessibility by public transport. Alternatively, the development of large scale sites could lead to an increase in the viability of public transport solutions that could enable sustainable accessibility to strategic employment sites in the green belt. +/-</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The location of employment sites is unlikely to affect the design of buildings directly as requirements are dictated to a certain degree by national guidance. 0</p> <p>Option 2 – The location of employment sites is unlikely to affect the design of buildings</p>

Options for Employment Sites Outside Settlements		
		directly as requirements are dictated to a certain degree by national guidance. 0
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – Core Strategy Policy CS13 will ensure the implementation of this Objective. However, the expansion of existing sites could place increased pressure on existing facilities, which could reduce efficiency although increasing capacity could also increase economies of scale which could increase the viability for improved sustainable waste management facilities to be provided on-site. +/-</p> <p>Option 2 – The large scale of site under this option could increase economies of scale which could increase the viability for sustainable waste management facilities to be provided on-site. Core Strategy Policy CS13 will ensure the implementation of this Objective. ++</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – The expansion of existing sites could place additional pressure on water infrastructure, although the need for sufficient capacity will be ensured through the development control process which will ensure that neutral effects are achieved. 0</p> <p>Option 2 – The development of a large scale employment site in the green belt is likely to generate the need for sustainable water management. The creation of a new site will create the opportunity to increase efficiencies in use and demand, which could achieve sustainable water management. However, the location of the potential sites in the Green Belt could have a negative effect on</p>

Options for Employment Sites Outside Settlements

		surface or ground water resources through the potential for pollution. +/-
19	To maintain and improve soil quality	<p>Option 1 – The extension of existing development sites is likely to lead to the loss of greenfield space, which could have negative effects against this Objective. However, the small scale of development proposed will reduce the significance of effects. -</p> <p>Option 2 – The scale of development proposed in the green belt is likely to lead to significant negative effects against this Objective, particularly as sites may lead to the loss of agricultural land. --</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – It is unlikely that limited development in greenfield locations will be able to create significant efficiencies or the generation of energy from low or zero carbon sources. 0</p> <p>Option 2 – The scale of development proposed could lead to the creation of the potential for increased efficiencies in energy usage and the generation of energy from low and zero carbon sources. ++</p>
21	To ensure high and stable levels of employment	<p>Option 1 – This option could lead to an increase in employment land and thereby increase opportunities for the provision of employment. +</p> <p>Option 2 – This option could lead to the development of significant levels of employment and therefore creating significant positive effects against this Objective. ++</p>

Options for Employment Sites Outside Settlements		
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The option could lead to an increase in the availability of employment land, which could be attractive to investors thereby enabling economic growth. +</p> <p>Option 2 – The option could lead to a significant opportunity for investment, which could be attractive to developers due to its location within the green belt, providing an attractive site in terms of development costs and aesthetics. However, the potential for the proximity of sites to labour sources could create disbenefits. +/-</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option could be interpreted as seeking to make the best use of existing employment allocations, which could lead to 'smart' growth. +</p> <p>Option 2 – The option is against the principles of 'smart' economic growth which seeks to increase general prosperity while minimising pressures on limited land resources. Therefore significant negative effects are predicted. --</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – The development of employment opportunities could increase the skills of the local labour force through the creation of on-the-job training opportunities. +</p> <p>Option 2 – The development of employment opportunities could increase the skills of the local labour force through the creation of on-the-job training opportunities. +</p>
<p>Summary of Assessment</p> <p>It is considered that Option 1 would provide the most sustainable solution of the two proposed in the SA assessment. Limiting the amount of development in the Green Belt could help to preserve its integrity compared with larger scale development. This has led to a reduction in the significance of</p>		

Options for Employment Sites Outside Settlements

predicted negative effects that were predicted against Option 2, particularly SA objectives seeking to improve human health; reduce poverty and deprivation; creating vibrant and distinctive communities; improve efficiency in the use of land; reduce contributions to and adapt to the effects of climate change; conserve and enhance biodiversity; protect and enhance the countryside and historic environment; maintain and improve soil quality; and encourage 'smart' economic growth.

Table 34

Option 1: Proposed Approaches for Retail Centre Boundaries

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

Bracknell town centre (*see below for proposed internal designations of primary frontage, secondary frontage and primary shopping area in Bracknell town centre*).

Bullbrook

Crown Wood

Crowthorne Station

Forest Park

Harmans Water

Martins Heron

Owlsmoor

Priestwood

Sandhurst (east of Swan Lane)

Whitegrove

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

Binfield

Birch Hill

CollegeTown

Crowthorne centre

Easthampstead

Great Hollands

Sandhurst centre (Yorktown Road, west of Swan Lane)

Wildridings

Option 1: Proposed Approaches for Retail Centre Boundaries

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

Fernbank Road, Ascot

New Road, Ascot

Warren Row, Ascot

Hanworth

Old Mills Parade, Sandhurst

Option 2: Keep existing designations ('do nothing')

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
2	To reduce the risk of flooding and harm to people, property and the environment	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
3	To protect and enhance human health and wellbeing	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
4	To reduce poverty and social exclusion	Option 1- The option is likely to contribute to an increase the vitality and viability of centres which could have indirect cumulative benefits for reducing overall levels of poverty and social exclusion. This could be through environmental as well as economic improvements. The policy approach to ensure the retention of local services could lead to further benefits against this Objective. ++

Option 1: Proposed Approaches for Retail Centre Boundaries

		Option 2 – Studies have identified vacant units in some of the centres identified for modification. The do nothing scenario could lead to further deterioration in viability and vitality that could have medium to long term negative effects against this Objective. -
5	To raise educational achievement levels	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
6	To reduce and prevent crime and the fear of crime	Option 1- The option could lead to environmental improvements and the potential for a decrease in vacant units. This could lead to an increase in natural surveillance and an increase in local pride which could reduce both the fear of crime and crime levels overall. Indirect effects may include an increase in vitality and viability leading to an increase in employment levels, providing some benefits. + Option 2 – Studies have identified vacant units in some of the centres identified for modification. The do nothing scenario could lead to further deterioration in viability and vitality that could have medium to long term negative effects against this Objective. -
7	To create and sustain vibrant and locally distinctive communities	Option 1 – The option seeks to enhance the vitality and viability of retail centres. Therefore this option is likely to lead to some benefits against this SA Objective. + Option 2 – Studies have identified vacant units in some of the centres identified for

Option 1: Proposed Approaches for Retail Centre Boundaries		
		modification. The do nothing scenario could lead to further deterioration in viability and vitality that could have medium to long term negative effects against this Objective. -
8	To provide accessible essential services and facilities	<p>Option 1- Insofar as the option may lead to the reduction in vacant units, it could lead to an increase in the provision of local retail services in the town, district and local centres of the Borough. The policy approach to ensure the retention of local services could lead to further benefits against this Objective. ++</p> <p>Option 2 – As some of the existing centres do not fall within national definitions, a do nothing approach could lead to the loss of local services, leading to negative effects against this Objective. -</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
10	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	<p>Option 1- One of the key intentions of the option is to improve the efficiency of land use and design to improve the vitality and viability of the retail areas. Therefore significant positive effects are likely against this Objective. ++</p> <p>Option 2 – The option is not likely to lead to effects against this Objective as the current levels of efficiency will remain. 0</p>
11	To maintain air quality and improve where possible	Option 1- Creating redefined centres along with a policy approach to ensure the retention of local services could reduce

Option 1: Proposed Approaches for Retail Centre Boundaries

		<p>the need to travel as well as encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for air quality in the medium to long term. +</p> <p>Option 2 – The option could lead to the loss of local services as some centres are not included within the national definitions. This could increase the necessity for people to travel by car which could lead to long term negative effects for air quality. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1- Creating redefined centres along with a policy approach to ensure the retention of local services could reduce the need to travel as well as encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – The option could lead to the loss of local services as some centres are not included within the national definitions. This could increase the necessity for people to travel by car which could lead to long term negative effects for contributions to climate change. -</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Option 1: Proposed Approaches for Retail Centre Boundaries		
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1- The redefinition of retail boundaries could help to enhance townscape character through the redefinition of particular areas. +</p> <p>Option 2- This option could lead to the detriment of urban character as new development which has already taken place has led to the changing of character in some areas. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1- Creating redefined centres along with a policy approach to ensure the retention of local services could reduce the need to travel as well as encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – The option could lead to the loss of local services as some centres are not included within the national definitions. This could increase the necessity for people to travel by car which could lead to long term negative effects against this Objective. -</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Option 1: Proposed Approaches for Retail Centre Boundaries		
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
19	To maintain and improve soil quality	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
21	To ensure high and stable levels of employment	<p>Option 1- The option has been developed to reflect survey work which has identified vacancy rates in shops across the Borough. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option could lead to an increase in employment opportunities through a reduction in vacant units. Retaining local services may ensure that opportunities are distributed equitably. ++</p> <p>Option 2 – The option could lead to the loss of local services, which could lead to a reduction in economic performance of smaller centres in particular. -</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1- The option has been developed to reflect survey work which has identified vacancy rates in shops across the Borough, although this average figure is less than the figure typically considered to indicate</p>

Option 1: Proposed Approaches for Retail Centre Boundaries		
		<p>problems with vitality and viability. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option is likely to contribute to improved economic growth. Retaining local services may ensure that growth is distributed equitably. ++</p> <p>Option 2 – The option could lead to the loss of local services, which could lead to a reduction in economic performance of smaller centres in particular. -</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option seeks to make better use of the existing retail areas. As such this option offers the potential for smart economic growth. +</p> <p>Option 1 - It is unlikely that the option will have an effect on this SA Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
<p>Summary of Assessment</p> <p>The SA of the two options clearly shows that Option 1 is most likely to lead to positive effects compared with Option 2. Option 2 could lead to the loss of local services as some centres are not included within the national definitions. This could increase the necessity for people to travel by car and lead to negative effects against a number of SA Objectives including air quality, reducing the need to travel and accessibility to services and facilities. Option 1 has been developed to reflect survey work which has identified vacancy rates in shops across the Borough. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option could lead to an increase in employment opportunities through a reduction in vacant units. Retaining local services may ensure that opportunities are distributed equitably. Creating redefined centres along with a policy approach to ensure the retention of local services could reduce the need to travel as well as encourage more people to walk over the use of the private car due to environmental improvements. This could have cumulative benefits for environmental and social Objectives, which could have a synergistic effect on sustainable economic growth.</p>		

Table 35

Option 1: Suggested designation changes in Bracknell Town Centre		
<p>1: Keep the existing town centre boundary but change the wording of “retail area”, to “primary shopping area” and “defined frontage” to “primary frontage”</p> <p>2: Slightly reduce the extent of primary frontage to accord with the government guidance and remove an area where there are in fact no shops. Define secondary frontages to reflect government guidance.</p> <p>3: Extend secondary frontages further than the previous “retail area” designation to pick up some retail and service (A class) units that were previously omitted.</p> <p>4: Show the Peel Centre as a secondary frontage rather than part of the primary shopping area. It is presently designated as part of the “retail area” but that classification no longer exists in government guidance. Classify the Peel Centre as an edge of centre location under current guidance as it is some 280m walking distance from the primary shopping area and identification of a secondary frontage would therefore be appropriate.</p>		
Option 2: Keep existing designations (‘do nothing’)		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
4	To reduce poverty and social exclusion	Option 1- The option could contribute to an increase the vitality and viability of centres which could have indirect cumulative benefits for reducing overall levels of poverty and social exclusion. +

Option 1: Suggested designation changes in Bracknell Town Centre		
		Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
5	To raise educational achievement levels	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1- The option could lead to environmental improvements and the potential for a decrease in vacant units. This could lead to an increase in natural surveillance and an increase in local pride which could reduce both the fear of crime and crime levels overall. Indirect effects may include an increase in vitality and viability leading to an increase in employment levels, providing some benefits. +</p> <p>Option 2 – Studies have identified a high number of vacant units in the town centre. The do nothing scenario could lead to further deterioration in viability and vitality that could have medium to long term negative effects against this Objective. -</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The option seeks to enhance the vitality and viability of retail centres. Therefore this option is likely to lead to some benefits against this SA Objective. +</p> <p>Option 2 – Studies have identified a high number of vacant units in the town centre. The do nothing scenario could lead to further deterioration in viability and vitality that could have medium to long term negative effects against this Objective. -</p>

Option 1: Suggested designation changes in Bracknell Town Centre		
8	To provide accessible essential services and facilities	<p>Option 1- Insofar as the option may lead to the reduction in vacant units, it could lead to an increase in the provision of retail services in the town centre.+</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
10	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	<p>Option 1- One of the key intentions of the option is to improve the efficiency of land use and design to improve the vitality and viability of the retail areas. Therefore significant positive effects are likely against this Objective. ++</p> <p>Option 2 – The option is not likely to lead to effects against this Objective as the current levels of efficiency will remain. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1- Creating redefined centres could encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for air quality in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1- Creating a redefined could encourage more people to walk over the use of the private car due to environmental improvements. This could have</p>

Option 1: Suggested designation changes in Bracknell Town Centre		
		<p>positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1- The redefinition of retail boundaries could help to enhance townscape character through the redefinition of particular areas. +</p> <p>Option 2- This option could lead to the detriment of urban character as new development which has already taken place has lead to the changing of character in some areas. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1- Creating a redefined centre could encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Option 1: Suggested designation changes in Bracknell Town Centre		
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
19	To maintain and improve soil quality	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
21	To ensure high and stable levels of employment	Option 1- The option has been developed to reflect survey work which has identified vacancy rates in shops in the town centre. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option could lead to an increase in employment opportunities through a reduction in vacant units. ++ Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
22	To sustain economic growth and competitiveness of the Borough	Option 1- The option has been developed to reflect survey work which has identified vacancy

Option 1: Suggested designation changes in Bracknell Town Centre		
		<p>rates in shops in the town centre, the result of which could indicate problems with vitality and viability. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option is likely to contribute to improved economic growth. ++</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option seeks to make better use of the existing retail areas. As such this option offers the potential for smart economic growth. +</p> <p>Option 1 - It is unlikely that the option will have an effect on this SA Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
<p>Summary of Assessment</p> <p>Option 1 has been developed to reflect survey work which has identified vacancy rates in shops in the town centre, the result of which could indicate problems with vitality and viability. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. The option could lead to environmental improvements and the potential for a decrease in vacant units. This could have beneficial effects on a number of the SA Objectives including Objectives seeking to encourage sustainable economic growth and encourage walking as a mode of transport. Option 2 is unlikely to have a significant effect on any of the SA Objectives. As such, Option 1 is considered to be the most sustainable.</p>		

Table 36

Proposed Approach for Crowthorne Centre
<p>Option 1: the designated 'retail area', 'retail core area' and 'defined frontages' in Crowthorne have been reviewed and the following changes are proposed:</p>

Proposed Approach for Crowthorne Centre

1. Change 'Retail Core Area' designation to 'primary frontage' and extend it to better accord with the government definition by including Lidl store site.
2. Exclude land between Waterloo Road and the fire station, which does not have enough shops (A1 use) to accord with the government guidance for this classification.
3. Define secondary frontage and define the primary shopping area more tightly than the previous "retail area" to accord with government guidance.

Option 2: Make no changes to the designations ('do nothing')

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
2	To reduce the risk of flooding and harm to people, property and the environment	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
3	To protect and enhance human health and wellbeing	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
4	To reduce poverty and social exclusion	Option 1 - The option could contribute to an increase the vitality and viability of centres which could have indirect cumulative benefits for reducing overall levels of poverty and social exclusion. + Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
5	To raise educational achievement levels	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0

Proposed Approach for Crowthorne Centre		
		Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
6	To reduce and prevent crime and the fear of crime	<p>Option 1- The option could lead to environmental improvements and the potential for a decrease in vacant units. This could lead to an increase in natural surveillance and an increase in local pride which could reduce both the fear of crime and crime levels overall. Indirect effects may include an increase in vitality and viability leading to an increase in employment levels, providing some benefits. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The option seeks to enhance the vitality and viability of the retail centre. Therefore this option is likely to lead to some benefits against this SA Objective. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
8	To provide accessible essential services and facilities	<p>Option 1- Insofar as the option may lead to the reduction in vacant units, it could lead to an increase in the provision of retail services in the Crowthorne centre.+</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Proposed Approach for Crowthorne Centre

10	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	<p>Option 1- One of the key intentions of the option is to improve the efficiency of land use and design to improve the vitality and viability of the retail areas. Therefore significant positive effects are likely against this Objective. ++</p> <p>Option 2 – The option is not likely to lead to effects against this Objective as the current levels of efficiency will remain. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1- Creating redefined centres could encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for air quality in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1- Creating a redefined could encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Proposed Approach for Crowthorne Centre		
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1- The redefinition of retail boundaries could help to enhance townscape character through the redefinition of particular areas. +</p> <p>Option 2- This option could lead to the detriment of urban character as new development could lead to the changing of character in some areas. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1- Creating a redefined centre could encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Proposed Approach for Crowthorne Centre		
19	To maintain and improve soil quality	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
21	To ensure high and stable levels of employment	<p>Option 1- The option has been developed to reflect survey work which has identified vacancy rates in shops in centres across the Borough. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option could lead to an increase in employment opportunities through a reduction in vacant units. ++</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1- The option has been developed to reflect survey work which has identified vacancy rates in shops centres across the Borough, the result of which could indicate problems with vitality and viability. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option is likely to contribute to improved economic growth. ++</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Proposed Approach for Crowthorne Centre		
23	To encourage 'smart' economic growth	<p>Option 1 – The option seeks to make better use of the existing retail areas. As such this option offers the potential for smart economic growth. +</p> <p>Option 1 - It is unlikely that the option will have an effect on this SA Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
<p>Summary of Assessment</p> <p>Option 1 has been developed to reflect survey work which has identified vacancy rates in shops in the town centre, the result of which could indicate problems with vitality and viability. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. The option could lead to environmental improvements and the potential for a decrease in vacant units. This could have beneficial effects on a number of the SA Objectives including Objectives seeking to encourage sustainable economic growth and encourage walking as a mode of transport. Option 2 is unlikely to have a significant effect on any of the SA Objectives. As such, Option 1 is considered to be the most sustainable.</p>		

Table 37

Options for Infrastructure		
<p>Option 1 - Prioritise the most important forms of infrastructure and adopt a flexible approach to other elements based on site viability.</p> <p>Option 2 - Set rigid infrastructure requirements that may make some sites unviable, particularly under current market conditions.</p>		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – Adopting a flexible approach to not prioritising certain infrastructural elements might include affordable housing which could lead to negative effects against this Objective. However, this approach may lead to the improved delivery of development overall, which could lead to an increased provision of affordable housing overall. +/-</p>

Options for Infrastructure		
		<p>Option 2 – Setting rigid infrastructure requirements could lead to reduced delivery of sites, which could lead to sites becoming unviable. However, setting rigid infrastructure requirements could also lead to ensuring the delivery of affordable housing on sites that are delivered. +/-</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – Flood defence would be considered as one of the most important forms of infrastructure and so the option would lead to the achievement of beneficial effects against this Objective. ++</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – Priority infrastructure provision would include walking and cycling routes, which could lead to an increase in informal physical activity and reduced traffic growth that could lead to long term indirect benefits for health. However, infrastructural elements that could have a direct effect on health levels, include primary health care facilities, may form elements that are approached in a flexible manner, which could reduce their delivery. This could lead to negative effects for the health of new communities although these facilities could be funded and provided through other sources such as the PCT. +/-</p> <p>Option 2 – Setting rigid infrastructure requirements could lead to positive effects against this Objective if sites are delivered, as sites would deliver primary health care facilities alongside other elements that</p>

Options for Infrastructure		
		could lead to indirect health benefits such as walking and cycling routes. +
4	To reduce poverty and social exclusion	<p>Option 1 – Prioritising the most important forms of infrastructure could help the delivery of sites which could lead to increased development that may benefit deprived communities. This may be particularly important in the delivery of sites that may provide social benefit that may become unviable if onerous infrastructure requirements are set. However, allowing some types of infrastructure not to be developed could lead to increased social and geographical inequalities as some communities may have reduced accessibility to the range of services and facilities considered important to maintain quality of life, such as primary health care facilities. +/-</p> <p>Option 2 – Setting rigid infrastructure requirements could make some sites unviable, which could lead to reduced levels of development. This could lead to the deterioration of communities in need of new development that could exacerbate inequalities. However, sites that are delivered could benefit from this option, as a greater range of services and facilities could be delivered. +/-</p>
5	To raise educational achievement levels	<p>Option 1 – Primary and secondary education is considered to be a priority form of infrastructure within new developments. As such, this option could improve the viability of sites and lead to long term benefits against this Objective. ++</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>

Options for Infrastructure		
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The option could lead to the improve delivery of sites which could have benefits against this Objective. The infrastructural elements considered essential to built development will be delivered. However, elements that may be required as part of development that could be considered to enable more sustainable development, such as green infrastructure and community facilities, would be flexible elements. This could lead to the delivery of communities that aren't as cohesive and vibrant as they potentially could be. +/-</p> <p>Option 2 – The option could have beneficial effects against this Objective, restricting development to that which will only contribute to the delivery of sustainable and vibrant communities. +</p>
8	To provide accessible essential services and facilities	<p>Option 1 – The option has the potential to deliver some benefits against this Objective, as essential infrastructure such as education and open space is likely to be delivered. However, a flexible approach to the delivery of other types of services and facilities could lead to a perceived shortage of services and facilities considered to be essential by some sectors of the population. +/-</p> <p>Option 2 – The option could lead to beneficial effects against this Objective, restricting</p>

Options for Infrastructure		
		developments to those that will create a range of accessible services and facilities. +
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Cultural, leisure and recreation facilities are less likely to be delivered under this option, as they are not regarded as the most important forms of infrastructure, although open space is likely to be required. This could lead to some benefits. +</p> <p>Option 2 – This option could lead to the requirement for cultural, leisure and recreation being more rigid, which could lead to benefits against this Objective if projects are able to be delivered. +</p>
10	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	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1 – The option is likely to deliver improvements to the efficiency of the local road network as well as public transport and walking and cycling networks. This should help to maintain local air quality. +</p> <p>Option 2 – The option is likely to deliver improvements to the efficiency of the local road network as well as public transport and walking and cycling networks. This should help to maintain local air quality. +</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases,	Option 1 – The provision of flood defences and open space as part of the important forms of infrastructure could lead to some

Options for Infrastructure		
	and ensure Bracknell Forest is prepared for associated impacts	<p>benefits against this Objective through cumulatively enabling the Borough to adapt to the effects of future climate change. +</p> <p>Option 2 – Requiring infrastructure in addition to that which is considered important under Objective 1 could improve the capability of communities to adapt to the effects of climate change, as additional requirements could include features such as green infrastructure which could help provide a number of sustainability benefits including enabling the migration of species due to changing habitats and urban cooling. ++</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – The provision of open space as part of the important forms of infrastructure could lead to some benefits against this Objective. +</p> <p>Option 2 – Requiring infrastructure in addition to that which is considered important under Objective 1 could enhance biodiversity, as additional requirements could include features such as green infrastructure which could help provide a number of sustainability benefits including enabling the migration of species due to changing habitats and urban cooling. ++</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – The provision of open space as part of the important forms of infrastructure could lead to some benefits against this Objective. +</p> <p>Option 2 – Requiring infrastructure in addition to that which is considered important under Objective 1 could enhance the countryside and urban</p>

Options for Infrastructure		
		environment, as additional requirements could include elements such as the protection of archaeological assets and green infrastructure. ++
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – It is likely that important infrastructure will include the improvement to public transport and walking and cycling routes, which is likely to lead to some benefits against this Objective. +</p> <p>Option 2 – It is likely that important infrastructure will include the improvement to public transport and walking and cycling routes, which is likely to lead to some benefits against this Objective. This option could increase the potential for a reduction in the need to travel through requiring an increase in the number of services and facilities required as part of new development. ++</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – It is likely that waste infrastructure will be required as an important infrastructural element in the design of developments, leading to the potential for benefits against this Objective. +</p> <p>Option 2 – It is likely that waste infrastructure will be required as an important infrastructural element in the design of developments, leading to the potential for benefits against this Objective. +</p>

Options for Infrastructure		
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – Utilities provision will be provided as part of important infrastructure, which will include measures that will help to maintain water quality. This will be guided by restrictions that are outside the remit of the plan. +</p> <p>Option 2 – Utilities provision will be provided as part of important infrastructure, which will include measures that will help to maintain water quality. This will be guided by restrictions that are outside the remit of the plan. +</p>
19	To maintain and improve soil quality	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – This will be required through Core Strategy policy CS12 for developments of an appropriate scale. +</p> <p>Option 2 – This will be required through Core Strategy policy CS12 for developments of an appropriate scale. +</p>
21	To ensure high and stable levels of employment	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The option could be more attractive to developers and investment, as implementation of development would be based on site viability and therefore this option could result in economic growth creating short term benefits. However, reducing the requirements for sites could lead</p>

Options for Infrastructure		
		<p>to the creation of unsustainable development, which could lead to negative effects in the long term. +/-</p> <p>Option 2 – The option could lead to a reduction in development through making the development of some sites unviable under current market conditions. However, in the long term the creation of more sustainable communities could lead to positive effects. +/-</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
<p>Summary of Assessment</p> <p>Option 1 could lead to benefits against the sustainability Objectives, particularly in the short term, as the development of sites could lead to the achievement of benefits that arise from new development, particularly as the important forms of infrastructure would include public transport and walking and cycling route improvements as well as the provision of education facilities and flood defences. Although this option is likely to lead to an improvement in the deliverability of options, it may not necessarily lead to the most desirable forms of development in terms of sustainable development. For example, the provision of some types of community facilities could be flexible, which could lead to negative effects for some sectors of the community. Option 2 may decrease the viability of some sites under certain market conditions, which could lead to the deterioration of some areas. However, if sites were to be delivered, significant sustainability benefits could result. It is recommended that a combination of option 1 and option 2 is carried forward as the preferred approach, with the addition of some but not all of the flexible types of infrastructure into the list of important types. This could include a greater range of community facilities, green infrastructure and the protection of heritage assets.</p>		

Table 0.10 – School Sites

Table 38

Options for School Sites		
<p>Option 1 - Keep the existing Open Space of Public Value (OSPV) notation.</p> <p>Option 2 - Move the existing OSPV boundary so that it is further from school buildings to allow some development to take place. (Playing fields are protected under other legislation).</p> <p>Option 3 - Remove the OSPV notation.</p> <p>Option 4 - Replace the OSPV notation with an alternative notation that would allow education needs to be fulfilled, but ensure proper consideration is given to the amenity value of the land.</p>		
1	<p>To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</p>	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
2	<p>To reduce the risk of flooding and harm to people, property and the environment</p>	<p>Option 1 – Protecting existing open space is likely to maintain existing flood risk levels as it will restrict the potential for increased risk through the expansion of capacity at schools. 0</p> <p>Option 2 – Allowing some development through the moving of the boundary could lead to the loss of greenspace and therefore increase surface water runoff and increase the risk of flooding. An increased risk from flooding may occur through an increase in risk to people and property through increased school capacity. The significance of the effect will be dependent on the specific location of the school, although some minor negative effects are likely. Mitigation will also be required through national requirements. -</p>

Options for School Sites		
		<p>Option 3 – Removing the OSPV notation may enable schools to expand without restriction, thereby increase surface water runoff and increase the risk of flooding. An increased risk from flooding may occur through an increase in risk to people and property through increased school capacity. The significance of the effect will be dependent on the specific location of the school and the size of expansion proposed, although some minor negative effects may result. Mitigation will also be required through national requirements. -</p> <p>Option 4 – The replacement of the notation to allow educational needs to be fulfilled whilst recognising the amenity value of the land could lead to alternative provision being made. This could result in positive effects through maintaining surface water drainage capacity, but could increase the risk from flooding through an intensification of use on the site. +/-</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – Retaining the existing notation could help to maintain the amenity value of the sites and therefore protect the value of the site for maintaining mental and physical health levels. +</p> <p>Option 2 – The protection of sites through alternative legislation should lead to the creation of alternative provision if boundaries were to be modified. The expansion of school capacity where there is an identified need could encourage more people to walk to school and thereby improve health levels over time. ++</p> <p>Option 3 – The removal of the notation could lead to negative effects against this Objective through the loss of amenity open</p>

Options for School Sites

		<p>space that is likely to be used for formal and informal physical activity. --</p> <p>Option 4 – Replacing the notation with alternative requirements that allow the expansion of educational facilities whilst recognising the value of open space should lead to the creation of alternative provision which could create benefits for health through walking or cycling to school (as assessed under option 2) and the retention of amenity open space. However, positive effects would be reduced if space were to be provided further from the school than walking distance. ++</p>
4	To reduce poverty and social exclusion	<p>Option 1 – The retention of the existing OSPV notation is unlikely to change existing levels of poverty and social exclusion, although slight negative effects could be experienced if schools are unable to address increased demand for school places. -</p> <p>Option 2 – Moving the OSVP boundary would reduce the area of open space available and thus may increase geographical inequalities in terms of access to open space. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could reduce long term poverty and social exclusion levels. +/-</p> <p>Option 3 – Removing the OSCV notation could lead to both positive and negative effects as although the removal of the notation could lead to increased development on the site and thus the loss of open space. Expansion of the school's capacity could lead to a greater number of people being able to</p>

Options for School Sites		
		<p>access high quality education, which could reduce long term poverty and social exclusion levels. +/-</p> <p>Option 4 – Replacing the OSPV notation with an alternative notation could create flexibility to enable schools to expand whilst retaining some land of amenity value. Moving the OSVP boundary would reduce the area of open space available and thus may increase geographical inequalities in terms of access to open space. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could reduce long term poverty and social exclusion levels. +/-</p>
5	To raise educational achievement levels	<p>Option 1 – Keeping the existing notation is not likely to have an effect on this Objective. 0</p> <p>Option 2 – Allowing some development to take place could have positive effects against this Objective through an increase in capacity. +</p> <p>Option 3 – Removing the OSPV notation could create the potential for a greater expansion of schools' capacities, which could lead to significant positive effects for education levels. ++</p> <p>Option 4 – Replacing the OSPV notation has the potential to enable an expansion of schools' capacities, which could have positive effects, the significance of which could be significant. ++</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – The option is unlikely to affect the delivery of this Objective. 0</p>

Options for School Sites		
		<p>Option 2 – The option is unlikely to affect the delivery of this Objective. 0</p> <p>Option 3 – The option is unlikely to affect the delivery of this Objective. 0</p> <p>Option 4 – The option is unlikely to affect the delivery of this Objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The retention of the existing OSPV notation is unlikely to have a significant effect against this Objective, although slight negative effects could be experienced if schools are unable to address increased demand for school places. -</p> <p>Option 2 – Moving the OSVP boundary would reduce the area of open space available could reduce the potential for its community use. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could have positive effects on the levels of mixing within the community. +/-</p> <p>Option 3 – Removing the OSCV notation could lead to both positive and negative effects as although the removal of the notation could lead to increased development on the site and thus the loss of open space. Expansion of the school's capacity could lead to a greater number of people being able to access high quality education, which could improve community cohesion levels. +/-</p> <p>Option 4 – Replacing the OSPV notation with an alternative notation could create flexibility to enable schools to expand whilst retaining some land of amenity</p>

Options for School Sites		
		<p>value. Moving the OSVP boundary would reduce the area of open space available and thus may decrease access to open space. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could have positive effects on community cohesion. +/-</p>
8	To provide accessible essential services and facilities	<p>Option 1 – This option could restrict access to education as demand may be higher than the potential capacity. -</p> <p>Option 2 – Moving the OSVP boundary could reduce accessibility to open space, but could increase accessibility to education, resulting in both positive and negative effects against this Objective. +/-</p> <p>Option 3 – Removing the OSCV notation could lead to both positive and negative effects as although the removal of the notation could lead to increased development on the site and thus the loss of accessible open space. Expansion of the school's capacity could lead to a greater number of people being able to access high quality education. +/-</p> <p>Option 4 – Replacing the OSPV notation with an alternative notation could create flexibility to enable schools to expand whilst retaining some land of amenity value. Moving the OSVP boundary would reduce the area of open space available and thus may decrease access to open space. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could increase accessibility. +/-</p>

Options for School Sites

<p>9</p>	<p>To make opportunities for culture, leisure and recreation readily accessible</p>	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Reducing the size of the OSPV area is likely to have negative effects on this Objective through the loss of open space. -</p> <p>Option 3 – It is likely that the removal of the OSPV notation could have significant negative effects, as the option creates the potential for larger scale development compared with the other options. --</p> <p>Option 4 – The option could result in the loss of some open space, although retaining the amenity importance of the land could reduce the potential significance of effects. -</p>
<p>10</p>	<p>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</p>	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Moving the OSPV boundary could lead to limited greenfield development which could have negative effects against this Objective. -</p> <p>Option 3 – The removal of the OSPV notation has the potential to lead to the loss of a larger area of greenspace compared with option 2 and thus effects are predicted to be more significant. --</p> <p>Option 4 – The option could result in the development of some greenfield land, although retaining the amenity importance of the land could reduce the potential significance of effects. -</p>

Options for School Sites		
11	To maintain air quality and improve where possible	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have a negative effect on traffic levels, which could negatively affect air quality, although this is likely to be minimised through CS Policies 23 and 24. -</p> <p>Option 3 – Removing the OSPV notation could increase the potential for greater expansion of schools which could lead to a negative effect on traffic levels, which could negatively affect air quality. However, this is likely to be minimised through the implementation of CS Policies 23 and 24. -</p> <p>Option 4 – Enabling the potential for increasing the capacity of schools could create the potential for an increase in traffic, which could have a negative effect on air quality. However, this is likely to be minimised through the implementation of CS Policies 23 and 24. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have effects on GHG emissions through a potential for increased traffic and built development. Further, the loss of some greenspace could reduce the potential of sites to adapt to the effects of climate change such as increased precipitation and temperature variations. -</p> <p>Option 3 – The removal of the OSPV notation could lead to an increase in the expansion of</p>

Options for School Sites

		<p>schools, creating a greater potential for increased emissions from buildings and traffic, although consideration will be given to mitigation measures required through the CS. The loss of greenspace could reduce the potential of sites to adapt to the effects of climate change such as increased precipitation and temperature variations. --</p> <p>Option 4 – Expanding the capacity of schools could have effects on GHG emissions through a potential for increased traffic and built development. Further, the loss of some greenspace could reduce the potential of sites to adapt to the effects of climate change such as increased precipitation and temperature variations. Compared with option 3, the option could have less potential for increased expansion due to the retention of some amenity value restrictions. -</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Reducing the size of the OSPV area is likely to have negative effects on this Objective through the loss of open space which could reduce habitat connectivity. Although the open space is likely to have low importance for biodiversity alone, it may provide space for recreation that will remove pressure from the effects of recreation on the SPA. -</p> <p>Option 3 – It is likely that the removal of the OSPV notation could have significant negative effects, as the option creates the potential for larger scale development compared with the other options. --</p>

Options for School Sites		
		Option 4 – The option could result in the loss of some open space, although retaining the amenity importance of the land could reduce the potential significance of effects. -
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Reducing the size of the OSPV area is likely to have negative effects on this Objective through the loss of open space that could be important for landscape or townscape character. -</p> <p>Option 3 – It is likely that the removal of the OSPV notation could have significant negative effects, as the option creates the potential for larger scale development compared with the other options. --</p> <p>Option 4 – The option could result in the loss of some open space, although retaining the amenity importance of the land could reduce the potential significance of effects. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have a negative effect on traffic levels. However, expanding the capacity of local schools could encourage more people to use sustainable modes to travel to school. +/-</p> <p>Option 3 – Removing the OSPV notation could increase the potential for greater expansion of schools which could lead to a negative effect on traffic levels.</p>

Options for School Sites		
		<p>However, expanding the capacity of local schools could encourage more people to use sustainable modes to travel to school. +/-</p> <p>Option 4 – Enabling the potential for increasing the capacity of schools could create the potential for an increase in traffic. However, expanding the capacity of local schools could encourage more people to use sustainable modes to travel to school. +/-</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p>

Options for School Sites		
		<p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
19	To maintain and improve soil quality	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Moving the OSPV boundary could lead to limited greenfield development which could have negative effects against this Objective. -</p> <p>Option 3 – The removal of the OSPV notation has the potential to lead to the loss of a larger area of greenspace compared with option 2 and thus effects are predicted to be more significant. --</p> <p>Option 4 – The option could result in the development of some greenfield land, although retaining the amenity importance of the land could reduce the potential significance of effects. -</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>

Options for School Sites		
21	To ensure high and stable levels of employment	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Keeping the existing notation is not likely to have an effect on this Objective. 0</p>

Options for School Sites		
		<p>Option 2 – Allowing some development to take place could have positive effects against this Objective through an increase in capacity. +</p> <p>Option 3 – Removing the OSPV notation could create the potential for a greater expansion of schools’ capacities, which could lead to significant positive effects for education levels. ++</p> <p>Option 4 – Replacing the OSPV notation has the potential to enable an expansion of schools’ capacities, which could have positive effects, the significance of which could be significant. ++</p>
<p>Summary of Assessment</p> <p>It is considered that option 4 could provide the most sustainable solution of the four options, as although some negative effects are predicted to arise, these could be mitigated through CS Policies. The option creates the potential for the expansion of existing school facilities, with the potential to remove the need for an additional school site in a potentially less sustainable location. Expanding existing schools could enable the encouragement of more sustainable modes of travel to school as demand is likely to be within school catchments. Option 3 is considered to be the least sustainable of the options, as it could lead to the loss of a large area of open space of public value.</p>		

Table 39

Options for Schools outside the settlement boundary and outside the Green Belt		
Option 1 - Retain existing designations.		
Option 2 - Create a new policy designation to allow limited extensions, infilling and alteration to Local Authority Schools subject to other planning consideration.		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p>
2	To reduce the risk of flooding and harm to people, property and the environment	Option 1 – The option is unlikely to have an effect on this Objective. 0

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

		<p>Option 2 – Allowing some development could lead to the loss of greenspace and therefore increase surface water runoff and increase the risk of flooding. An increased risk from flooding may occur through an increase in risk to people and property through increased school capacity. The significance of the effect will be dependent on the specific location of the school, although some minor negative effects are likely. Mitigation will be required through the CS and national requirements. -</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The expansion of school capacity where there is an identified local need could encourage more people to walk to school and thereby improve health levels over time. +</p>
4	To reduce poverty and social exclusion	<p>Option 1 –The retention of the existing designations could lead to slight negative effects if schools are unable to address increased demand for school places. -</p> <p>Option 2 – The potential to allow schools to expand existing capacity could lead to a greater number of people being able to access high quality education, which could reduce long term poverty and social exclusion levels. +/-</p>
5	To raise educational achievement levels	<p>Option 1 – Keeping the existing designations is not likely to have an effect on this Objective. 0</p>

Options for Schools outside the settlement boundary and outside the Green Belt		
		Option 2 – Allowing some development to take place could have positive effects against this Objective through an increase in capacity. +
6	To reduce and prevent crime and the fear of crime	Option 1 – The option is unlikely to affect the delivery of this Objective. 0 Option 2 – The option is unlikely to affect the delivery of this Objective. 0
7	To create and sustain vibrant and locally distinctive communities	Option 1 – The retention of the existing designations is unlikely to have a significant effect against this Objective, although slight negative effects could be experienced if schools are unable to address increased demand for school places. - Option 2 – Moving the OSVP boundary would reduce the area of open space available could reduce the potential for its community use. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could have positive effects on the levels of mixing within the community. +/-
8	To provide accessible essential services and facilities	Option 1 – This option could restrict access to education as demand may be higher than the potential capacity of existing designations. - Option 2 – Allowing limited extensions could increase accessibility to education, resulting in positive effects against this Objective. +

Options for Schools outside the settlement boundary and outside the Green Belt		
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Retaining the existing designation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
10	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	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Allowing limited development could lead to limited greenfield development which could have negative effects against this Objective. -</p>
11	To maintain air quality and improve where possible	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have a negative effect on traffic levels, which could negatively affect air quality, although this is likely to be minimised through CS Policies 23 and 24. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have effects on GHG emissions through a potential for increased traffic and built development. Further, the loss of some greenfield areas could reduce the potential of sites to adapt to the effects of climate change such as increased precipitation and temperature variations. -</p>

Options for Schools outside the settlement boundary and outside the Green Belt		
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The limited development at existing school sites will be subject to other planning considerations that will include CS Policy 7, which seeks to enhance biodiversity. Therefore, minor positive effects may result from this option. +</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The limited development at existing school sites will be subject to other planning considerations that will include CS Policy 7, which seeks to enhance the landscape. . Therefore, minor positive effects may result from this option. +</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have a negative effect on traffic levels. However, expanding the capacity of local schools could also encourage more people to use sustainable modes to travel to school. +/-</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p>

Options for Schools outside the settlement boundary and outside the Green Belt		
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0
19	To maintain and improve soil quality	Option 1 – Retaining the existing allocations is unlikely to have an effect on the achievement of this Objective. 0 Option 2 – Allowing the expansion of existing sites could lead to limited greenfield development which could have minor negative effects against this Objective. -
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0
21	To ensure high and stable levels of employment	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0
22	To sustain economic growth and competitiveness of the Borough	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0

Options for Schools outside the settlement boundary and outside the Green Belt		
23	To encourage 'smart' economic growth	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	Option 1 – Keeping the existing designations is not likely to have an effect on this Objective. 0 Option 2 – Allowing some development to take place could have positive effects against this Objective through an increase in capacity. +
<p>Summary of Assessment</p> <p>It is considered that option 2, although some negative effects are predicted, presents the greatest opportunity to generate benefits against the sustainability Objectives compared with option 1. The option will enable greater provision of education as well as potentially enabling increased access to education by sustainable modes. It is suggested that the policies in the Core Strategy alongside national guidance will create the potential for the mitigation of potential negative effects such as the potential increase in the risk of and from flooding.</p>		

Table 40

Bracknell Town Centre Housing		
Option 1 Allocate additional new homes to the circa 1,000 already with planning permission.		
Option 2 Allocate just the circa 1,000 new homes already with planning permission.		
Option 3 Allocate less than the circa 1,000 already with planning permission.		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	Option 1 – The existing masterplan for the town centre includes 30% affordable housing. The inclusion of additional homes within the town centre could increase the number of affordable homes to be delivered, which could address housing needs. This could lead to benefits against this Objective. ++

Bracknell Town Centre Housing		
		<p>Option 2 – The existing masterplan for the town centre includes 30% affordable housing. This could lead to benefits against this Objective. +</p> <p>Option 3 – Allocated fewer houses than currently allocated could reduce the viability of affordable housing within the scheme which could lead to fewer homes being delivered with a lower proportion of those being affordable compared to the existing scheme. -</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – There is a low risk of flooding in the town centre and no areas are designated as being within Flood Zones 2 or 3. Allocating additional sites in areas of low flood risk could help to reduce the need for provision in areas of greater risk. ++</p> <p>Option 2 – The masterplan includes allocation for 1000 homes in an area of low flood risk, which could lead to benefits against this Objective. +</p> <p>Option 3 – Allocating fewer homes in the town centre is unlikely to have an effect on this Objective. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
4	To reduce poverty and social exclusion	<p>Option 1 – The inclusion of additional homes within the town centre could increase the number of affordable homes to be delivered, which could</p>

Bracknell Town Centre Housing

		<p>address housing needs. Further, the inclusion of additional homes in the town centre could increase the proportion of people being able to access key services, facilities and employment opportunities which could reduce socioeconomic disparities. This could lead to benefits against this Objective. Potential negative effects such as from overcrowding are likely to be avoided through the CS and building control standards. ++</p> <p>Option 2 – The existing masterplan for the town centre includes 30% affordable housing as well as allocating 1000 homes in a location considered to offer the potential for sustainable development. This could lead to benefits against this Objective. +</p> <p>Option 3 – Allocated fewer houses than currently allocated could reduce the number of people who are able to access services, facilities and employment opportunities easily, which could lead to increased social and geographical disparities. However, the provision of some housing is still likely to achieve some benefits against this Objective. +</p>
5	To raise educational achievement levels	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – An increased number of homes in the town centre compared to the existing</p>

Bracknell Town Centre Housing

		<p>provision proposed could increase natural surveillance and therefore reduce the fear of crime, leading to benefits against this Objective. ++</p> <p>Option 2 – An increased number of homes in the town centre could increase natural surveillance and therefore reduce the fear of crime, leading to benefits against this Objective. +</p> <p>Option 3 – Providing a lower number of homes could lead to the lowering of the potential for a reduction in the fear of crime through natural surveillance. However, the increase in housing is still likely to generate some benefits against this Objective. +</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The inclusion of additional homes over the proposed provision arising from the implementation of the masterplan could lead to an increase in the viability of schemes. However, this could increase the density of development which could make the schemes less viable and attractive to certain market conditions, which could decrease the potential to create locally distinctive and vibrant communities. +/-</p> <p>Option 2 – Allocating the existing provision of housing as included in the masterplan could lead to the creation of sustainable communities depending on market conditions. In the long term, positive effects could be likely. +</p> <p>Option 3 – Reducing the allocation of housing units within the town centre could reduce the viability of schemes, as well as reduce the potential for</p>

Bracknell Town Centre Housing		
		increased vitality through the creation of a more sustainable community. Alternatively, the reduction in housing units could increase the quality of the remaining units, which could lead to increased viability and therefore an increase in the probability that schemes will be delivered. +/-
8	To provide accessible essential services and facilities	<p>Option 1 – The inclusion of additional homes within the town centre could increase the proportion of people being able to access key services, facilities and employment opportunities. This could lead to benefits against this Objective. ++</p> <p>Option 2 – The inclusion of homes within the town centre could increase the proportion of people being able to access key services, facilities and employment opportunities. This could lead to benefits against this Objective. +</p> <p>Option 3 – Allocated fewer houses than currently allocated could reduce the number of people who are able to access services, facilities and employment opportunities easily, which could reduce the potential for benefits against this Objective. +</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – The masterplan includes provision for culture, leisure and recreational uses. Increasing the number of housing units in this area could increase accessibility to these facilities for a greater number of people. ++</p> <p>Option 2 – The masterplan includes provision for culture, leisure and recreational uses. The creation of homes as part of a mixed use development is</p>

Bracknell Town Centre Housing

		<p>likely to create significant benefits against this Objective. ++</p> <p>Option 3 – Reducing the provision of housing in the town centre could reduce the viability of the provision of some of the proposed culture, leisure and recreational uses. This could lead to negative effects against this Objective. -</p>
10	<p>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</p>	<p>Option 1 – Allocating additional housing within the town centre is likely to increase the efficiency in the use of land compared with option 2. ++</p> <p>Option 2 – Allocating housing within the town centre is likely to utilise previously developed sites at high densities which could lead to benefits against this Objective. +</p> <p>Option 3 – Reducing the requirement for housing in the town centre could decrease the efficiency of the use of land, resulting in lower density development on previously developed sites. However, the overall effect is likely to be positive. +</p>
11	<p>To maintain air quality and improve where possible</p>	<p>Option 1 – Allocating additional homes within the town centre, where public transport provision is likely to be high, could reduce the potential for an increase in air pollution from new development, which may otherwise be located in less sustainable locations. Therefore, this option is considered to offer the potential for significant benefits against this Objective. ++</p> <p>Option 2 – Allocating homes within the town centre, where public transport provision is likely</p>

Bracknell Town Centre Housing		
		<p>to be high, could reduce the potential for an increase in air pollution from new development, which may otherwise be located in less accessible locations. Therefore, this option is considered to offer the potential for significant benefits against this Objective. ++</p> <p>Option 3 – Reducing the allocation for housing in the town centre could lead to the need for housing allocations to be located elsewhere, which could lead to the potential for an increase in air pollution arising from development in alternative locations. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Increasing the density of housing in the town centre could increase the viability of schemes to improve their energy efficiency. This could be through the development of buildings as well as reducing the need to travel. ++</p> <p>Option 2 – High density housing in the town centre could increase the viability of schemes to improve their energy efficiency. This could be through the development of buildings as well as reducing the need to travel. ++</p> <p>Option 3 – Potentially reducing the density of housing in the town centre could reduce the viability of schemes' potential for energy efficiency. This could be through the development of buildings as well as reducing the need to travel. +</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Increasing the provision of housing in the town centre could reduce the potential for incorporating green infrastructure within schemes that would offer the potential for</p>

Bracknell Town Centre Housing

		<p>enhancing biodiversity in accordance with CS Policy CS7. -</p> <p>Option 2 – The existing masterplan includes provision for greenspaces which are able to be provided alongside the existing housing provision. This could lead to benefits against this Objective. +</p> <p>Option 3 – Reducing the allocation for housing in the town centre could free up space for the creation of green infrastructure enabling enhanced biodiversity in the town centre. ++</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Increasing the provision of housing in the town centre could reduce the potential for incorporating green infrastructure and landscaping within schemes that would offer the potential for enhancing the townscape in accordance with CS Policy CS7. Further, increased density could lead to negative effects on the historic urban environment. -</p> <p>Option 2 – The existing masterplan includes provision for greenspaces which are able to be provided alongside the existing housing provision. This could lead to benefits against this Objective. +</p> <p>Option 3 – Reducing the allocation for housing in the town centre could free up space for the creation of green infrastructure enabling enhanced landscaping in the town centre and the creation of design which is reflective of the historic environment. ++</p>

Bracknell Town Centre Housing

15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – The inclusion of additional homes within the town centre could increase the proportion of people being able to access key services, facilities and employment opportunities within walking distance. This could lead to benefits against this Objective. ++</p> <p>Option 2 – The inclusion of homes within the town centre could increase the proportion of people being able to access key services, facilities and employment opportunities within walking distance. This could lead to benefits against this Objective. +</p> <p>Option 3 – Allocated fewer houses than currently allocated could reduce the number of people who are able to access services, facilities and employment opportunities within walking distance, which could reduce the potential for benefits against this Objective. +</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – An increased density of development could lead to the increased potential for development to create efficiencies in sustainable waste management. This could lead to benefits against this Objective. ++</p>

Bracknell Town Centre Housing

		<p>Option 2 – The allocation of homes within the town centre as part of the existing masterplan could lead to the incorporation of the waste hierarchy, through the waste management scheme proposed. +</p> <p>Option 3 – A decrease in the requirement for housing in the town centre could reduce the viability of sustainable waste management schemes, although density is still likely to remain relatively high, which will create benefits against this Objective compared to alternative lower density sites. +</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
19	To maintain and improve soil quality	<p>Option 1 – Insofar as encouraging additional housing provision in the town centre could reduce pressure on greenfield locations, significant benefits could be achieved. ++</p> <p>Option 2 – Insofar as encouraging additional housing provision in the town centre could reduce pressure on greenfield locations, benefits could be achieved. +</p> <p>Option 3 – Insofar as encouraging additional housing provision in the town centre could reduce pressure on greenfield locations, benefits could be achieved, albeit to a lesser degree than the other two options. +</p>

Bracknell Town Centre Housing

<p>20</p>	<p>To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough</p>	<p>Option 1 – Increasing the density of housing in the town centre could increase the viability of schemes to improve their energy efficiency and generate energy from low and zero carbon sources. ++</p> <p>Option 2 – High density housing in the town centre could increase the viability of schemes to improve their energy efficiency and generate energy from low and zero carbon sources. ++</p> <p>Option 3 – Potentially reducing the density of housing in the town centre could reduce the viability of schemes' potential for energy efficiency and generate energy from low and zero carbon sources. +</p>
<p>21</p>	<p>To ensure high and stable levels of employment</p>	<p>Option 1 – Providing allocations for housing in the town centre could encourage an increase in employment uses within proximity to take advantage of the increase in local labour supply. This could have some benefits against this Objective. +</p> <p>Option 2 – Providing allocations for housing in the town centre could encourage an increase in employment uses within proximity to take advantage of the increase in local labour supply. This could have some benefits against this Objective. +</p> <p>Option 3 – Providing allocations for housing in the town centre could encourage an increase in employment uses within proximity to take advantage of the increase in local labour supply. This could have some benefits against this Objective. +</p>

Bracknell Town Centre Housing

22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – Allocating homes within the town centre could increase its attractiveness to investment which could generate economic growth. +</p> <p>Option 2 – Allocating homes within the town centre could increase its attractiveness to investment which could generate economic growth. +</p> <p>Option 3 – Allocating homes within the town centre could increase its attractiveness to investment which could generate economic growth. +</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>

Summary of Assessment

The significance of the differences between the options presented will largely be dependent on deliverability as well as the differences in the proportions of housing to be provided. However, option 1, which seeks to provide a larger allocation of housing in the town centre compared with the existing masterplan could lead to greater sustainability benefits against some of the SA Objectives. This includes the Objectives which may require high densities to improve viability such as the generation of energy efficiency. Further, allocating housing for a greater number of people in the town centre would capitalise on this accessible location, which could lead to greater accessibility to services, facilities and employment for a greater number of people. Increasing the allocation in the town centre could also lead to a reduction in the reliance on less sustainable locations such as greenfield sites, leading to

Bracknell Town Centre Housing

indirect benefits. However, negative effects that could arise from an intensification of development in the town centre could include a reduced potential for enhancing biodiversity and landscaping within the town centre due to a potential for a lower availability of land for these uses. Option 3 could provide increased benefits against these Objectives. On balance, however, the allocation of a large number of houses in the town centre is advocated, although the specific number would be subject to ensuring that benefits against the sustainability Objectives could be achieved.

Table 41

Previously Developed Land Within Settlements

Increasing the Potential

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

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

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

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – A more proactive approach to regeneration could potentially lead to the creation of more housing that meets the identified needs of the Borough. ++</p> <p>Option 2 – The identification of more employment areas for the provision of housing could lead to a greater number of housing sites being allocated which could lead to some benefits against this Objective. +</p> <p>Option 3 – An estimated potential of 700 new homes is included within the list considered under this option, which could lead to the provision of housing to need local needs. +</p>
2	To reduce the risk of flooding and harm to people, property and the environment	Option 1 – The allocation of all sites should consider flood risk, so it is unlikely that this option will affect achievements against this Objective specifically. 0

Previously Developed Land Within Settlements		
		<p>Option 2 – The allocation of all sites should consider flood risk, so it is unlikely that this option will affect achievements against this Objective specifically. 0</p> <p>Option 3 – The allocation of all sites should consider flood risk, so it is unlikely that this option will affect achievements against this Objective specifically. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – Taking a proactive approach to the regeneration of Bracknell's neighbourhoods could lead to benefits for human health and wellbeing as neighbourhoods that are most in need of improvement may be focused on. However, effects may be minor as the SADPD states that the town's high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. +</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
4	To reduce poverty and social exclusion	<p>Option 1 – Taking a proactive approach to the regeneration of Bracknell's neighbourhoods could lead to benefits for social equality as neighbourhoods that are most in need of improvement may be focused on. However, effects may be minor as the SADPD states that the town's high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. +</p>

Previously Developed Land Within Settlements		
		<p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
5	To raise educational achievement levels	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Taking a proactive approach to the regeneration of Bracknell's neighbourhoods could lead to benefits against this Objective as neighbourhoods that are most in need of improvement may be focused on. However, effects may be minor as the SADPD states that the town's high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. +</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
		Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0
8	To provide accessible essential services and facilities	<p>Option 1 – Taking a proactive approach to the regeneration of Bracknell's neighbourhoods could lead to benefits against this Objective as neighbourhoods that are most in need of improvement may be focused on. However, effects may be minor as the SADPD states that the town's high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. +</p> <p>Option 2 – The allocation of employment sites for housing could lead to the loss of accessibility to employment opportunities. -</p> <p>Option 3 – The allocation of employment sites for housing could lead to the loss of accessibility to employment opportunities. -</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
10	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	Option 1 – Taking a pro-active approach to regeneration could enable the achieving of significant benefits against this Objective through ensuring that the best use of previously developed sites is made. ++

Previously Developed Land Within Settlements		
		<p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – The sites identified in Appendix 2 of the SADPD Participation Document identify sites for the development of approximately 700 homes. The efficient use of sites could increase their capacity, depending on specific designs that will be guided by planning policy, to ensure achievements against this Objective. The reuse of previously developed land could reduce the pressure on greenfield sites from development. ++</p>
11	To maintain air quality and improve where possible	<p>Option 1 – Taking a proactive approach to regeneration could enable a mix of land uses to reduce the need to travel, which could have benefits for air quality. +</p> <p>Option 2 – The use of employment sites for the development of housing could lead to increased air pollution as an increase in traffic could result. -</p> <p>Option 3 – The use of employment sites for the development of housing could lead to increased air pollution as an increase in traffic could result. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	<p>Option 1 – Taking a proactive approach to regeneration could enable a mix of land uses to reduce the need to travel, which could have benefits against this Objective. +</p> <p>Option 2 – The use of employment sites for the development of housing could lead to an increase in traffic with subsequent GHG emissions. -</p>

Previously Developed Land Within Settlements		
		Option 3 – The use of employment sites for the development of housing could lead to an increase in traffic with subsequent GHG emissions. -
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Taking a proactive approach to regeneration could lead to benefits against this Objective, as a comprehensive approach would enable the integration of specific landscape and townscape initiatives. ++</p> <p>Option 2 – The development of PDL could help to protect greenfield sites from development, which could have benefits for the protection of the countryside. However, the allocation of existing employment land for housing could lead to a change in the character of some areas which could lead to negative effects. +/-</p> <p>Option 3 – The development of PDL could help to protect greenfield sites from development, which could have benefits for the protection of the countryside. However, the allocation of existing employment land for housing could lead to a change in the character of some areas which could lead to negative effects. +/-</p>

Previously Developed Land Within Settlements

<p>15</p>	<p>To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys</p>	<p>Option 1 – Taking a proactive approach to the regeneration of Bracknell’s neighbourhoods could lead to benefits against this Objective as accessibility could be a key area of focus in a comprehensive scheme. However, effects may be minor as the SADPD states that the town’s high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. +</p> <p>Option 2 – The allocation of employment sites for housing could take advantage of existing access arrangements that could provide some benefits against this Objective. +</p> <p>Option 3 – The allocation of employment sites for housing could take advantage of existing access arrangements that could provide some benefits against this Objective. +</p>
<p>16</p>	<p>To sustainably use and re-use both renewable and non-renewable resources</p>	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
<p>17</p>	<p>To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery</p>	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
19	To maintain and improve soil quality	<p>Option 1 – Taking a pro-active approach to regeneration could enable the achieving of significant benefits against this Objective through ensuring that the best use of previously developed sites is made and remediation of contaminated site achieved. ++</p> <p>Option 2 – The reuse of previously developed sites could lead to the remediation of land which would improve soil quality. +</p> <p>Option 3 – The reuse of previously developed sites could lead to the remediation of land which would improve soil quality. +</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
21	To ensure high and stable levels of employment	<p>Option 1 – Taking a pro-active approach to regeneration could lead to a comprehensive approach being taken to development, to ensure that</p>

Previously Developed Land Within Settlements		
		<p>housing provision is developed within a mix of appropriate land uses. +</p> <p>Option 2 – This option could lead to the shortage of sites available for employment uses, leading to an imbalance in the provision of housing over employment. This could lead to an increase in unemployment levels locally. --</p> <p>Option 3 – The current list of possible sites for the use of employment areas that are currently underused to develop housing could lead to a long term loss of employment sites that could have negative effects on employment levels in the long term. -</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – Taking a pro-active approach to regeneration could lead to a comprehensive approach being taken to development, to ensure that housing provision is developed within a mix of appropriate land uses. +</p> <p>Option 2 – It is likely that this option could lead to the loss of employment sites that could be important to the economic development of the Borough. Their allocation and subsequent development for housing could lead to an imbalance in the provision of housing over employment sites. This could have negative effects against this Objective. --</p> <p>Option 3 – The current list of possible sites for the use of employment areas that are currently underused to develop housing could lead to a long term loss of employment sites that could have negative effects on employment levels in the long term. -</p>

Previously Developed Land Within Settlements

23	To encourage 'smart' economic growth	<p>Option 1 – A proactive approach to regeneration would be likely to include the consideration of the concept of smart economic growth, which could help to encourage implementation of its principles. +</p> <p>Option 2 – The principles of smart economic growth include the intensification and increased efficiency in use of existing well located employment sites. Therefore, the loss of some employment sites could encourage the more efficient use of the remaining employment allocations, which could create some potential for benefits against this Objective. However, negative effects may ensue if the most accessible locations are developed for housing. +/-</p> <p>Option 3 – It is unknown whether or not the allocated sites are in sites that are suitable for smart economic growth. ?</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Summary of Assessment

It is considered that taking a proactive approach to the regeneration of Bracknell's neighbourhoods, as considered under option 2, could lead to benefits against this Objective as the principles of sustainable development could be a key focus in a comprehensive scheme. However, the potential for the achievement of this option is reduced as the town's high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. Option 2 is likely to lead to a loss in employment land and so allocation of these sites for housing are considered unsustainable as they could lead to an imbalance in the provision of housing and employment. It is considered that option 3 is the most viable and sustainable option,

Previously Developed Land Within Settlements

although the significance of positive effects are predicted to be lower than those predicted for option 1. Option 3 could enable the best use of sites that are currently underutilised, leading to reduced pressure on greenfield sites for housing development.

Table 42

Previously Developed Land Within Settlements

Density

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

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

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

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The development of locally specific density policies could ensure that maximum densities are achieved in locations where flood risk is likely to be the lowest thereby reducing the potential risk of and from flooding from new development. +</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
		<p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
4	To reduce poverty and social exclusion	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing locally specific density policies, such as encouraging higher densities in areas close to public transport hubs, could help to reduce levels of poverty and social exclusion through increasing the potential for increased accessibility for a greater number of people. +</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
5	To raise educational achievement levels	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements

<p>7</p>	<p>To create and sustain vibrant and locally distinctive communities</p>	<p>Option 1 – Using design policies and local character assessments to guide densities could help to create and sustain vibrant and locally distinctive communities through ensuring that densities lead to the enhancement of local distinctiveness. ++</p> <p>Option 2 – Developing locally specific density policies seeking to maximise densities in particular locations could help to create vibrant communities through increasing the potential for community mixing, for example through the potential for an increase in the use of sustainable modes of transport such as walking and cycling, in sustainable locations. ++</p> <p>Option 3 – Applying a minimum density of 30 dph in all new residential developments could have benefits against this Objective as the policy could encourage some increase in the potential for community mixing. +</p>
<p>8</p>	<p>To provide accessible essential services and facilities</p>	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing locally specific density policies seeking to maximise densities in particular locations, for example close to public transport hubs, could increase accessibility to essential services and facilities for a greater number of people. ++</p> <p>Option 3 – Applying a minimum density of 30dph for all residential development could lead to an improvement in access to essential services on facilities depending on the location of development. +</p>

Previously Developed Land Within Settlements

<p>9</p>	<p>To make opportunities for culture, leisure and recreation readily accessible</p>	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing locally specific density policies could include the increasing densities close to opportunities for culture, leisure and recreation, which could be commensurate with public transport hubs, such as in local or district centres. This could lead to the generation of benefits against this Objective. ++</p> <p>Option 3 – Applying a minimum density of 30dph for all residential development could lead to an improvement in access to culture, leisure and recreation facilities depending on the location of development. +</p>
<p>10</p>	<p>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</p>	<p>Option 1 – Using design policies and local character assessments to guide densities could help to improve the efficient use of land from this perspective. +</p> <p>Option 2 – Developing specific density policies will ensure that land in the most sustainable locations is developed in the most efficient way, which could lead to significant benefits against this Objective. ++</p> <p>Option 3 – Applying a minimum density requirement for all development could have beneficial effects against this Objective, ensuring that all development achieves a certain standard of efficiency. This option may still allow the potential for increased densities to be achieved in more sustainable or accessible locations. ++</p>

Previously Developed Land Within Settlements		
11	To maintain air quality and improve where possible	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing locally specific density policies, which could include a requirement for higher densities close to public transport hubs, may lead to a reduction in the potential for air pollution increases through new development. +</p> <p>Option 3 – Applying a minimum density requirement for all development could have beneficial effects against this Objective, with the potential for increasing the density of communities to allow the increase in viability of sustainable transport modes. This option may still allow the potential for increased densities to be achieved in more sustainable or accessible locations which could have beneficial effects for air quality. +</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing specific local density policies could include a requirement for specific densities in certain allocations that could allow sites to reduce their contributions to GHGs through built development as well as reducing the potential for an increase in car based traffic. ++</p> <p>Option 3 – Applying a minimum density target could help to generate some efficiencies in terms of sustainable design and accessibility, leading to the potential for some benefits against this Objective. +</p>

Previously Developed Land Within Settlements

<p>13</p>	<p>To conserve and enhance the Borough's biodiversity</p>	<p>Option 1 – Using design policies and local character assessment to guide densities could include the consideration of green space; which could help to ensure that areas that may have the potential for or identified importance for biodiversity are protected. +</p> <p>Option 2 – Developing specific local density policies could seek to ensure that the most sustainable sites are maximised in terms of their development potential, which could lead to the protection of sites important for biodiversity. Conversely, an intensification of development in certain areas could lead to a loss of open space and the potential for the designing in of green infrastructure. +/-</p> <p>Option 3 – A minimum density of development could potentially enable the integration of green infrastructure for biodiversity into development. Conversely, this option allows for increased densities which could lead to a restriction in the potential to design in green infrastructure. +/-</p>
<p>14</p>	<p>To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.</p>	<p>Option 1 – Using design policies and local character assessments to guide densities could have significant beneficial effects against this Objective as they will enable development to be reflective of landscape and townscape character. ++</p> <p>Option 2 – Developing locally specific density policies that seek to maximise densities in particular locations could encourage increased development in areas that are less important in terms of landscape character and the</p>

Previously Developed Land Within Settlements		
		<p>historic environment. This could lead to benefits against this Objective. +</p> <p>Option 3 – A minimum density of development could lead to negative effects against this Objective as this particular density requirement could lead to the deterioration of character in certain areas. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing locally specific density policies, which could include a requirement for higher densities close to public transport hubs, may lead to an increase in transport choice and accessibility leading to significant positive effects against this Objective. ++</p> <p>Option 3 – Applying a minimum density requirement for all development could have beneficial effects against this Objective, with the potential for increasing the density of communities to allow the increase in viability of sustainable transport modes. +</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
		<p>Option 2 – Increasing density could increase the viability of sustainable waste management initiatives that could have benefits against this Objective. +</p> <p>Option 3 – Increasing density could increase the viability of sustainable waste management initiatives that could have benefits against this Objective. +</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
19	To maintain and improve soil quality	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing specific density policies will ensure that land in the most sustainable locations is developed in the most efficient way, which could help to prevent the pressure from development on greenfield sites. ++</p> <p>Option 3 – Applying a minimum density requirement for all development could have beneficial effects against this Objective, enabling reduced pressure on greenfield sites from development. This option may still allow the potential for increased densities to be achieved in more sustainable or accessible locations. ++</p>

Previously Developed Land Within Settlements		
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Increasing density could increase the viability of energy efficiency measures as well as the potential for the generation of energy from low and zero carbon sources that could create benefits against this Objective. +</p> <p>Option 3 – Increasing density could increase the viability of energy efficiency measures as well as the potential for the generation of energy from low and zero carbon sources that could create benefits against this Objective. +</p>
21	To ensure high and stable levels of employment	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – Using design policies to guide densities could help to increase the attractiveness of the Borough to investors, which could generate benefits against this Objective. +</p> <p>Option 2 – Ensuring higher densities of housing development close to areas of employment development could encourage economic growth as the sites may be more attractive to potential investors due to an increase in labour supply. +</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
23	To encourage 'smart' economic growth	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
<p>Summary of Assessment</p> <p>It is recommended that a combination of all three options is carried forward to the preferred options stage, as all three options provide different opportunities for the development of housing land in the Borough. Option 1 will be important for development in all areas, as the benefits of higher densities may not be realised if development is not in-keeping with the character of a particular area as these areas could become less attractive to potential residents and investors. Option 2 will be important to ensure that the maximum potential of sites is realised, to reduce pressure on greenfield sites and ensure the greatest efficiencies in the use of natural resources. These two options should be combined with option 3, which will ensure that the development of other sites meets minimum criteria, allowing for slightly lower densities in suitable locations.</p>		

Table 43

Other Land within Defined Settlements
<p>Option 1 Reduce the amount of open space sought within new developments and promote the development of open space in built up areas.</p> <p>Option 2 Reduce the amount of open space sought within new developments but protect existing open spaces in built up areas.</p> <p>Option 3 Continue with our current standard of provision of open space and protect existing open spaces in built up areas.</p>

Other Land within Defined Settlements		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – This option could lead to the delivery of a greater amount of housing within settlements, a proportion of which is likely to be affordable. Therefore the option has the potential to contribute to achievements against this objective. ++</p> <p>Option 2 – This option could help to maximise the available land for development in terms of built capacity. This could lead to benefits against this objective, although the potential build capacity is likely to be lower compared to Option 1. +</p> <p>Option 3 – This option could limit the potential for new development to be constructed within settlements, which could reduce the potential of the plan to meet local housing needs. -</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – Reducing the amount of open space sought as well as the promotion of development on open space could lead to an increase in flood risk through an increase in surface water run off from an increase in hardstanding as well as a reduced ability to mitigate the potential effects through sustainable means such as SUDS. --</p> <p>Option 2 – Reducing the amount of open space sought within new developments could reduce their potential to reduce surface water run off which could increase flood risk. -</p> <p>Option 3 – Continuing the current standard for the provision of open space could enable new developments to reduce flood risk through the integration of SUDS into greenspaces and networks. +</p>

Other Land within Defined Settlements

<p>3</p>	<p>To protect and enhance human health and wellbeing</p>	<p>Option 1 – Green open spaces and links can contribute to people’s health and well-being across the Borough. Reducing the amount of open space sought within new developments as well as the promotion of development on existing areas of open space could lead to cumulative and significant long term negative effects on human health for new and existing communities, through a loss of space for recreation, travel by walking and cycling and a potential deterioration in air quality. Further, the loss of greenspace could reduce a sense of wellbeing through a loss of green in the urban environment more generally. --</p> <p>Option 2 – Existing requirements for open space as part of new development amount to 4.3ha per 1,000 additional population. Reducing this requirement for new development could lead to a reduction in health and wellbeing for new communities as well as existing communities, as new development could create additional pressure on existing open spaces in built up areas. This could lead to negative effects in the long term. -</p> <p>Option 3 – Continuing with the current standard of open space provision alongside protecting existing open spaces in built up areas could have long term benefits for human health through the preservation and enhancement of open space that could be used for formal and informal recreation and physical activity, improving air quality, enhancing a sense of place, and offering opportunities for community interaction. ++</p>
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Other Land within Defined Settlements		
4	To reduce poverty and social exclusion	<p>Option 1 – Green open spaces and links can contribute to people’s health and well-being across the Borough which can help to reduce geographical inequalities. Reducing the amount of open space sought within new developments could lead to increases in social inequalities as some communities will have greater access to greenspace than others. -</p> <p>Option 2 –Reducing the requirement for open space in new development could lead to an increase in inequalities as new communities will have lower access to greenspace compared with existing communities resulting in significant negative effects against this objective. --</p> <p>Option 3 – Continuing with the current standard of open space provision alongside protecting existing open spaces in built up areas could have benefits for social equality through the retention of an equitable system of provision. ++</p>
5	To raise educational achievement levels	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – A reduction in the amount of open space available in built up areas could decrease space available for formal and informal recreation which could increase negative effects against this objective as antisocial</p>

Other Land within Defined Settlements

		<p>activity could result from a lack of 'things to do' amongst certain sectors of the community. --</p> <p>Option 2 – A reduction in the amount of open space available in built up areas could decrease space available for formal and informal recreation which could increase negative effects against this objective as antisocial activity could result from a lack of 'things to do' amongst certain sectors of the community. The retention of existing open spaces could lead to a lower significance of effect compared to Option 1. -</p> <p>Option 3 – The current standard of provision of open space for new development could help to maintain current levels of achievement against this objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – A lower standard of open space within new developments as well as the loss of some existing open spaces could lead to negative effects against this objective as the open spaces are a key component of the local distinctiveness within BracknellForest. Further, the loss of open spaces could also lead to the lowering of the potential for community interaction through a reduction in shared space. This could lead to cumulative negative effects. --</p> <p>Option 2 – The effect against this objective is likely to be similar to option 1, although a lower significance is predicted as existing open spaces will be protected. -</p> <p>Option 3 – Continuing with existing standards is likely to enable a continued contribution to the creation of local</p>

Other Land within Defined Settlements		
		<p>distinctiveness and could lead to cumulative benefits for community cohesion through providing opportunities for community interaction. Benefits from open space for health and wellbeing are also likely to lead to benefits against this objective. ++</p>
8	To provide accessible essential services and facilities	<p>Option 1 – The option is likely to lead to a lowering in the provision of open space throughout the Borough thereby resulting in lower access to recreation facilities. --</p> <p>Option 2 – The option is likely to lead to a lowering in the provision of open space throughout the Borough thereby resulting in lower access to recreation facilities. The retention of existing open space provision could lower the significance of this effect as existing communities may not be affected. However, an increase in pressure on existing resources could lead to long term significant negative effects. --</p> <p>Option 3 – The maintenance of existing open space provision standards could lead to an enhancement in accessibility to open space for new as well as existing communities. +</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – The option is likely to lead to a lowering in the provision of open space throughout the Borough thereby resulting in lower access to recreation facilities. --</p> <p>Option 2 – The option is likely to lead to a lowering in the provision of open space throughout the Borough thereby resulting in lower access to recreation facilities. The retention of existing open space provision</p>

Other Land within Defined Settlements		
		<p>could lower the significance of this effect as existing communities may not be affected. However, an increase in pressure on existing resources could lead to long term significant negative effects. --</p> <p>Option 3 – The maintenance of existing open space provision standards could lead to an enhancement in accessibility to recreational facilities for new as well as existing communities. +</p>
10	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	<p>Option 1 – The option would lead to the loss of greenfield land would be considered to have a negative effect against this objective. --</p> <p>Option 2 – The option would lead to the loss of greenfield land would be considered to have a negative effect against this objective. --</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1 – The loss of greenspace within the urban environment could discourage people from walking and cycling as a form of transport as well as encouraging people to travel to use alternative recreation facilities. Cumulative effects could be experienced through an increase in pollutants coupled with a loss of pollution sequestration potential provided by vegetation. --</p> <p>Option 2 – Effects are likely to be similar to Option 1, although could be less significant as existing provision will be retained. -</p>

Other Land within Defined Settlements		
		Option 3 – Continuing with the current standard for provision of open space could lead to long term benefits through a potential for increasing walking and cycling routes as part of green infrastructure and a potential for increasing the use of vegetation for pollution sequestration. ++
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	<p>Option 1 – The loss of greenspace within the urban environment could discourage people from walking and cycling as a form of transport as well as encouraging people to travel to use alternative recreation facilities. Cumulative effects could be experienced through an increase in pollutants coupled with a loss of pollution sequestration potential provided by vegetation. --</p> <p>Option 2 – Effects are likely to be similar to Option 1, although could be less significant as existing provision will be retained. -</p> <p>Option 3 – Continuing with the current standard for provision of open space could lead to long term benefits through a potential for increasing walking and cycling routes as part of green infrastructure and a potential for increasing the use of vegetation for pollution sequestration. ++</p>
13	To conserve and enhance the Borough's biodiversity	Option 1 – Green open spaces and links support biodiversity within the Borough. The loss of this space through their development could lead to negative long term effects for biodiversity. The reduction in requirements for open space provision from new development will reduce the potential for enhancing biodiversity. --

Other Land within Defined Settlements		
		<p>Option 2 – Effects are likely to be similar to Option 1, although could be less significant as existing provision will be retained. -</p> <p>Option 3 – Continuing with the current standard for provision of open space could lead to long term benefits through increasing the potential for green infrastructure. ++</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – A lower standard of open space within new developments as well as the loss of some existing open spaces could lead to negative effects against this objective as the open spaces are a key component of the local distinctiveness within BracknellForest. --</p> <p>Option 2 – The effect against this objective is likely to be similar to option 1, although a lower significance is predicted as existing open spaces will be protected. -</p> <p>Option 3 – Continuing with existing standards is likely to enable a continued contribution to the creation of local distinctiveness. ++</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – The loss of greenspace within the urban environment could discourage people from walking and cycling as a form of transport as well as encouraging people to travel to use alternative recreation facilities. -</p> <p>Option 2 – Effects are likely to be similar to Option 1, although could be less significant as existing provision will be retained. -</p>

Other Land within Defined Settlements		
		Option 3 – Continuing with the current standard for provision of open space could lead to long term benefits through a potential for increasing walking and cycling routes as part of green infrastructure. +
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – Reducing the amount of open space sought as well as the promotion of development on open space could lead to an increase in surface water runoff from an increase in hardstanding as well as a reduced ability to mitigate effects through SUDS. This could increase run off from pollutants that could enter watercourses. However, this effect is likely to be minimised through EA requirements. -</p> <p>Option 2 – Reducing the amount of open space sought within new developments could reduce their potential to reduce surface water runoff which could increase run off from pollutants that could enter watercourses. However,</p>

Other Land within Defined Settlements		
		<p>this effect is likely to be minimised through EA requirements. -</p> <p>Option 3 – Continuing the current standard for the provision of open space could enable new developments to improve water quality through the integration of SUDS into greenspaces and networks. +</p>
19	To maintain and improve soil quality	<p>Option 1 – The option would lead to the loss of greenfield land would be considered to have a negative effect against this objective. --</p> <p>Option 2 – The option would lead to the loss of greenfield land would be considered to have a negative effect against this objective. --</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
21	To ensure high and stable levels of employment	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Other Land within Defined Settlements		
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The loss of open space to built development alongside the lowering of standards for its provision could lead to a loss of local distinctiveness and a resulting lowering in attractiveness of the area to investors in the medium to long term. --</p> <p>Option 2 – Effects are likely to be similar to Option 1, although could be less significant as existing provision will be retained. -</p> <p>Option 3 – The continuation of requiring high standards of open space and protecting existing open spaces in built up areas could enhance the attractiveness of the Borough over time which could lead to sustainable economic growth. +</p>
23	To encourage 'smart' economic growth	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
Summary of Assessment		

Other Land within Defined Settlements

It is suggested that Option 3 provides the most sustainable option of the 3 presented in the SADPD. Green and open space can form an important function for a large proportion of the SA Objectives, including objectives seeking to enhance air quality, adapt to the effects of climate change, increase social and geographical equality, enhance biodiversity, improve human health and wellbeing, promote community cohesion and promote sustainable economic growth. Option 1 is considered to therefore be the least sustainable objective, as it is likely to lead to a loss of existing greenspace and lead to the creation of communities with a lower provision. Option 2 is also predicted to have negative effects against a number of the SA Objectives, although the significance of these is lower compared with Option 1, as existing areas of open space would be retained. If this option is to be carried forward, it is suggested that the requirements for open space provision be in conformity with Natural England's Access to Natural Greenspace Standards (ANGSt).⁽²⁾

Table 0.16 – Broad Areas

Table 44

Broad Areas - Strategic Options

Option 1 - Concentrate new housing development within a planned arc of development to the north of Bracknell based on locations 4, 5 and 6 in Appendix 6 of the Participation document and the major development areas identified in the Core Strategy.

Option 2 - Spread development more evenly across the Borough with priorities based on the relative merits of individual sites.

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – A combination of sites 4, 5 and 6 could result in the development of between 4200 and 4900 dwellings in total which could meet the needs of the community in terms of housing. The Initial SA of the Broad Areas highlights that there does not appear to be any site constraints that would preclude a full contribution to housing needs on these sites. Therefore significant positive effects are predicted. ++</p> <p>Option 2 – Spreading development more evenly across the Borough could reduce the potential to deliver housing to meet local needs as some sites, such as Broad Area 2, could have increased costs associated with environmental constraints that could reduce the potential for the delivery of affordable</p>
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2 These standards recommend that people living in towns and cities should have: An accessible natural greenspace of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home; At least one accessible 20 hectare site within two kilometres of home; One accessible 100 hectare site within five kilometres of home; One accessible 500 hectare site within ten kilometres of home; and One hectare of statutory Local Nature Reserves per thousand population. <http://www.naturalengland.org.uk/ourwork/enjoying/places/greenspace/greenspacestandards.aspx>

Broad Areas - Strategic Options		
		housing. However, an overall increase in the provision of housing to meet local needs is likely to result from this option. +
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 –There are areas within what is called the ‘Northern Arc’ that fall within existing flood plains (Zones 2 and 3). However, when looking at a comprehensive development of the scale put forward, areas prone to flooding could be designed into the overall master planning as providing areas of open space either to mitigate effects on the SPA through creating areas for recreation. Significant surface water drainage would have to be designed into the scheme using SUDS. The large scale comprehensive approach to developing the ‘Northern Arc’ would allow for the development to minimise potentially negative effects through reducing the risk of flooding and harm to people, property and the environment. -</p> <p>Option 2 – Collectively this approach to spread development out around the Borough would not necessarily have an adverse effect upon the Objective. However it would not provide one collective approach to dealing with any flood issues. Therefore this approach is considered not to have a significant effect upon this Objective to reduce the likelihood of flooding. 0</p>
3	To protect and enhance human health and wellbeing	Option 1 – There is a doctor’s surgery in Binfield at the north western end of the Arc and one at the south eastern end of the Arc. No hospital but bus links to WexhamPark, Surrey.

Broad Areas - Strategic Options

		<p>A comprehensive development such as the 'Northern Arc' would need additional doctor surgeries and dentists to accommodate the increase in provisions. A development of this size may provide an opportunity to design in these key facilities that could provide improved facilities for the existing residents. The comprehensive development of the 'Northern Arc' would also provide an opportunity to open up and maintain suitable recreational space. However, the development of Broad Area 5 may lead to the loss of a large area of OSPV which could lead to negative effects against this objective. Therefore this approach is considered to have a positive effect upon the Objective to protect and enhance human health and wellbeing. +/-</p> <p>Option 2 – Sporadic development around the Borough could put added pressure on existing health and recreational facilities and would not necessarily provide the foundation for new and improved facilities. Therefore this option is considered to have a negative effect upon the Objective to protect and enhance human health and wellbeing, especially when the numbers proposed are considered. -</p>
4	To reduce poverty and social exclusion	<p>Option 1 – Broad Area 5 is adjacent to the ward of Priestwood and Garth, which suffers from the highest levels of deprivation in the Borough. Concentrating development in these locations could help to improve the vitality and viability of the area and enable the consolidation of existing and provision of new local services that could have a positive effect</p>

Broad Areas - Strategic Options		
		<p>for new as well as existing communities particularly in the medium to long terms. ++</p> <p>Option 2 – Spreading development more evenly across the Borough may lead to the maintenance of existing levels of deprivation that could have negative long term effects as inequalities could become exacerbated through a focus of development in other areas. -</p>
5	To raise educational achievement levels	<p>Option 1 – The 3 Broad Areas that would become part of the area of planned development under this Option could experience positive effects against this Objective through the potential for requirements for contributions to education provision. All areas have an identified deficiency in capacity for secondary education provision at GarthCollege. It is likely that increased primary provision will also be required. This could lead to the provision of modern school facilities that could generate long term benefits for education. ++</p> <p>Option 2 – Spreading development more evenly across the Borough could reduce the potential for requirements for contributions for education through the development of smaller and potentially less viable sites. This could lead to a long term negative effect against this Objective, as increased populations could place pressure on existing facilities. -</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Broad Areas - Strategic Options

<p>7</p>	<p>To create and sustain vibrant and locally distinctive communities</p>	<p>Option 1 – Development of these sites could make a positive contribution to creating sustainable communities through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. Effects could also include an improved integration within existing communities through the potential for the consolidation of existing services and facilities through planning contributions. ++</p> <p>Option 2 – Spreading development more evenly across the Borough could have benefits for sustainable communities as development may be more easily integrated into existing communities. However, this type of development could lead to the reduced viability of sites to contribute to the enhancement of services and facilities that could lead to increased pressure on existing provision. This could lead to negative effects against this Objective. +/-</p>
<p>8</p>	<p>To provide accessible essential services and facilities</p>	<p>Option 1 – Development of these sites could make a positive contribution to this Objective through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. +</p> <p>Option 2 – This type of development could lead to the reduced viability of sites to contribute to the enhancement of services and facilities that could lead to increased pressure</p>

Broad Areas - Strategic Options		
		on existing provision. This could lead to negative effects against this Objective. -
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Development of these sites could make a positive contribution to this Objective through an increased likelihood of the potential for contributions to culture, leisure and recreational opportunities. This could help to reduce the potential for pressure on existing provision. +</p> <p>Option 2 – This type of development could lead to the reduced viability of sites to contribute to the enhancement of culture, leisure and recreational opportunities that could lead to increased pressure on existing provision. This could lead to negative effects against this Objective. -</p>
10	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	<p>Option 1 – Broad Areas 4, 5 and 6 are all greenfield sites which are not likely to contribute to the achievement of this Objective. However, developing the area holistically could lead to the improvement in the efficient use of land through enabling more effective planned layouts to reduce the potential for negative effects. This could therefore lead to some benefits against this Objective. +/-</p> <p>Option 2 – Spreading development more evenly across the Borough could lead to benefits against this Objective as the use of available previously developed sites could be maximised. However, lower scale development could lead to lowered efficiency in the use of land, for example through the potential for energy efficiency. +/-</p>

Broad Areas - Strategic Options

<p>11</p>	<p>To maintain air quality and improve where possible</p>	<p>Option 1 – Development of these sites could make a positive contribution to air quality through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. This could reduce traffic growth with indirect benefits for air quality in the long term. +</p> <p>Option 2 – Spreading development more evenly across the Borough could have negative effects against this Objective. The development of smaller settlements may reduce the viability of the provision of public transport facilities and other services and facilities that could reduce the need to travel, which could increase the reliance on the private car for new communities. -</p>
<p>12</p>	<p>To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts</p>	<p>Option 1 – Development of these sites could make a positive contribution to reducing emissions from transport through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. This could reduce traffic growth with indirect benefits for GHG emissions. Taking a more holistic view of development through this option could also increase the potential for the creation of efficiencies in terms of built design, which could improve the potential for increased energy efficiency and the generation and use of energy from low and zero carbon sources. However, the sites are</p>

Broad Areas - Strategic Options

		<p>all greenfield, which could increase the risks of and from flooding although a comprehensive design scheme could integrate the sites into the surrounding landscapes through the use of green infrastructure that could incorporate SUDS to reduce this effect. +/-</p> <p>Option 2 – Spreading development more evenly across the Borough could have negative effects against this Objective. The development of smaller settlements may reduce the viability of the provision of public transport facilities and other services and facilities that could reduce the need to travel, which could increase the reliance on the private car for new communities. More sporadic development could also reduce the potential for efficiencies in built development to reduce energy use which could increase emissions from buildings. However, smaller scale development could reduce the potential for an increase in flood risk through a potential for reduced areas of hardstanding and the ability to avoid areas of flood risk more effectively. +/-</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Mitigation to reduce the effects of development on the SPA would be required through the development of these sites. The sites are all greenfield, which could lead to the loss of local biodiversity assets. Development of the site could lead to a significant increase in recreation which could lead to negative effects on the SPA. Negative effects may also result from ancient woodland and Local Wildlife Sites (LWS) present on site 4; and LWSs adjacent to site 5. However, the planned nature of</p>

Broad Areas - Strategic Options

		<p>the development could ensure that sufficient mitigation is provided within the development to reduce the significance of effects. -</p> <p>Option 2 – Spreading development more evenly across the Borough could have negative effects against this Objective. The development of smaller settlements may reduce the potential for integrating sufficient recreational provision within new settlements to mitigate potential negative effects on the SPA. --</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Significant landscape constraints are identified for the three Broad Areas identified for development through this Option. Therefore development could potentially lead to significant negative effects against this Objective. --</p> <p>Option 2 – The spreading of development more evenly across the Borough could have reduced effects against this objective as the cumulative impact of development on countryside assets may be lower compared with the effect of the planned arc of development under Option 1. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Development of these sites could make a positive contribution to reducing emissions from transport through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. The 3 Broad Areas under consideration already have good public transport links</p>

Broad Areas - Strategic Options		
		<p>that could be built upon to generate significant benefits against this Objective. ++</p> <p>Option 2 – Spreading development more evenly across the Borough could have negative effects against this Objective. The development of smaller settlements may reduce the viability of the provision of public transport facilities and other services and facilities that could reduce the need to travel, which could increase the reliance on the private car for new communities. -</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The 3 Broad Areas under consideration all include mineral consultation zones. Development could potentially lead to the sterilisation of mineral resources, which could reduce the potential for the use of locally available minerals in development. -</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – Development of the sites in a planned arc could increase the potential for efficiencies in sustainable waste management that could lead to benefits against this Objective. +</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – All new development will be required to ensure that effects on water quality are minimised. Therefore there are no predicted differences between the two options as presented. 0</p>

Broad Areas - Strategic Options		
		Option 2 – All new development will be required to ensure that effects on water quality are minimised. Therefore there are no predicted differences between the two options as presented. 0
19	To maintain and improve soil quality	<p>Option 1 – Development will lead to the potential for large scale loss of soil quality through the development of greenfield sites. Therefore significant negative effects are predicted. --</p> <p>Option 2 – Development could have reduced effects compared with Option 1, as sites to be developed may be smaller and therefore reduce the loss of soil quality in particular locations. The Option also allows flexibility in the potential for the development of previously developed sites should they become available. -</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 –Taking a more holistic view of development through this option could also increase the potential for the creation of efficiencies in terms of built design, which could improve the potential for increased energy efficiency and the generation and use of energy from low and zero carbon sources. +</p> <p>Option 2 –More sporadic development could also reduce the potential for efficiencies in built development to reduce energy use which could increase emissions from buildings. -</p>
21	To ensure high and stable levels of employment	Option 1 – Employment is available within proximity to the sites to be developed and sites could contribute to increasing employment within developments. This could help to maintain levels of employment within new communities. +

Broad Areas - Strategic Options		
		Option 2 – It is likely that sites will have access to employment opportunities within the local area, which could help to maintain levels of employment within new communities. +
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The sites as development could incorporate the provision of some commercial and industrial uses which could help to contribute to economic growth. However, the type of development proposed could dictate whether or not this would be considered sustainable. +</p> <p>Option 2 – It is less likely that sites provided in a less comprehensive manner would provide significant amounts of development that could contribute to the development of the local economy. 0</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The development of new sites for economic growth is not considered to contribute to this Objective, as the principles of 'smart' economic growth include reducing the amount of land required. -</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Development of the site could include a requirement for the provision of education to meet the needs of all sectors of the community. This could lead to some benefits against this Objective. +</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
Summary of Assessment		

Broad Areas - Strategic Options

The SA of the Strategic Options for the development of the Broad Areas has highlighted the potential for a greater number of significant positive effects against Option 1 compared with Option 2. The cumulative benefits of Option 1 could enable the achievement of significant benefits against SA Objectives seeking to meet local housing needs; reduce poverty and exclusion; raise educational achievement; create vibrant communities; and improve travel choice and accessibility. The 3 Broad Areas under consideration already have good public transport links that could be improved upon, taking advantage of the potential for improved viability. Development of these sites could make a positive contribution to creating sustainable communities through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. Effects could also include an improved integration within existing communities through the potential for the consolidation of existing services and facilities through planning contributions. Taking a more holistic view of development through this option could also increase the potential for the creation of efficiencies in terms of built design, which could improve the potential for increased energy efficiency and the generation and use of energy from low and zero carbon sources. However, the sites do include some environmental constraints and would lead to the development of greenfield land. It is regarded that mitigation could be possible through masterplanning, if considered from the outset. This could include the comprehensive use of green infrastructure⁽³⁾.

3 Green infrastructure is the physical environment within and between our cities, towns and villages. It is a network of multifunctional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside. It comprises all environmental resources, and thus a green infrastructure approach also contributes towards sustainable resource management. Davies et al (n.d.), Green Infrastructure Planning Guide Version 1.1, [online] available: http://www.greeninfrastructure.eu/images/GREEN_INFRASTRUCTURE_PLANNING_GUIDE.pdf

Appendix 7: Appraisal of Urban Extensions - Preferred Options Stage

Appendix 7: Appraisal of Urban Extensions - Preferred Options Stage

Policy SA4- Land At Broadmoor, Crowthorne

Table 45

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Comments:</p> <p>Could provide 278 homes on the Broad Area (less than previous option). A number can be affordable.</p> <p>Not included within the Broad Area:-</p> <ul style="list-style-type: none"> • 100 Cricketfield Grove [SHLAA Ref 76] • 20 School Hill [SHLAA Ref 113] <p>Limited number of housing is reflected in the single +</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings and Historic Park and Gardens would limit space available.</p> <p>According to the draft Infrastructure Development Plan the following utilities infrastructure would have to be considered:-</p> <p>National Grid high voltage overhead lines cross this site. This constraint must be assessed.</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms:</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
2	Flooding	0	<p>Site does not lie within a strategic flood zone.</p> <p>Not located within a Flood Zone 2 or 3.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>	<p>EA: Housing density may need to be increased to greater than 40 dph to accommodate suitable drainage.</p> <p>IDP:</p> <p>No identified requirements at present. EA identifies risk of surface water flooding effecting this site with risk of increased surface water runoff effecting Sandhurst (Development is up stream of Sandhurst). Surface water management schemes, including SUDS, will need to be devised.</p> <p>Area in the south contains watercourses. This area should be left open from development.</p> <p>SA must consider surface water flooding.</p>
3	Health	I	<p>Reasonable access to health provisions. (1.5km) However Improved local health care is required. (IDP)</p> <p>The ward is considered to be one of the most health deprived in the borough. (IMD data).</p> <p>Unclear at this stage how improved health provisions can be provided.</p>	<p>IDP:</p> <p>Possible extension to existing facility or relocation.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p> <p>As above it is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	+	<p>Expansion of Wildmoor Heath Primary to a 2 form entry primary school needed.</p> <p>Expansion of Edgebarrow School by 1 form of entry needed.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>School places plan suggests that there is a limited surplus at Wildmoor Heath of 15% 2014 and 18% at Edgbarrow School 2014.</p> <p>Confirmation that the financial contributions will be provided towards primary school and secondary school places. Therefore this option seeks to meet with the educational requirements.</p> <p>Therefore this option is considered to score positively.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
6	Crime	0	<p>IMD data does not identify any issues at this location.</p> <p>Development could design out crime from the outset.</p> <p>Therefore overall development would be able to design out crime from the outset and accommodate the proposed development.</p>	<p>IDP:</p> <p>Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<p>This option provides confirmation that housing will be located close to existing residential areas. Large areas of public open space and SANG provide a buffer that is considered to retain the distinctiveness of the existing community.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>IDP:</p> <p>Enhance existing community facility at the Morgan Centre, in Crowthorne Village.</p> <p>Any new local centres would be limited to the west side of the hospital site so that they can link in with existing communities.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	+	<p>Comments:</p> <p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p> <p>Accessibility to long distance bus routes is considered poor.</p> <p>The preferred option provides the following improvements:-</p> <ul style="list-style-type: none"> • Highway capacity improvements • Signalisation • Footway/Cyleway with toucan crossing to Owlsmoor. • Improved bus links • Pedestrian and cycle to Upper Broadmoor Road. <p>These improvements seek to encourage sustainable transport links in and out of the site. Therefore this option is considered to score positively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide/Wokingham Borough</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>IDP:</p> <p>Road Network</p> <ul style="list-style-type: none"> • Capacity improvements to Upper and Lower Broadmoor Rd linking development to services with High Street • Possible Link onto A3095 Foresters Way • Capacity Improvements to junction with A3095 Fortesters way and B3430 Nine Mile Ride • Capacity Improvements to Junction with B3348 Bracknell Road and Old Wokingham Road • Possible improvements to Crowthorne High Street <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes –

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>especially for sustainable / denser development.</p> <ul style="list-style-type: none"> • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath/Cycle way:</p> <ul style="list-style-type: none"> • Converting South Rd to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing connecting to the existing network • Improvements to B3348 Bracknell Road and Foresters Way • Improvements to Lower Broadmoor Rd linking the development to improved facilities(cycle parking etc) within the High Street • Further Improvements within the area linking the site to the existing network <p>Community Services:</p> <ul style="list-style-type: none"> • Additional vehicles and drivers should there be an increase in demand. <p>Fire/Rescue:</p> <p>Development would place additional pressure on the retained service at Crowthorne. Unless residential sprinklers are installed in the new development, it may be necessary for Crowthorne to be upgraded.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	++	<p>Good links with existing publically accessible recreational sites in the borough.</p> <p>Abuts SPA and Open Space of Public Value although the SPA site would have limited use.</p> <p>Abundant open space on the site that can be accommodated, although they are designated as historic gardens.</p> <p>Rights of Way:</p> <p>Three Castles Path (also Ramblers route) passes through site.</p> <p>Site contains a grade II listed building. This could be retained as a result of the development.</p> <p>Development could open up the historic buildings and gardens to the public. Cultural and historic benefit.</p> <p>This option seek to enhance the existing Public Rights of Way, designate a 4.5ha area of open space and provide a conservation management plan maintaining the heritage of the site.</p> <p>These objectives along with the sites proximity to existing recreational and cultural sites provide a significant positive score against this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>IDP:</p> <p>Improvements to local built sports facilities within the local area.</p> <p>Open Space:</p> <ul style="list-style-type: none"> • Open space provision to reduce reliance / impact on SPA • Connect and add to accessible urban woodlands • Play and youth provision to be increased • Need for allotments • Safeguard / mitigate sports pitches <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Crowthorne FP8 (Sandhurst FP21 for part). This should be protected.</p> <p>Opportunities should be sought to connect to Crowthorne village and attract people away from the Thames Basin Heath SPA.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
10	Urban renaissance	+	<p>This option confirms that the Listed Building is to be retained and that the use as a hospital would remain. This is a positive aspect of Urban Renaissance.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	<p>There is an AQMA planned for High Street Crowthorne. This has not been given the go ahead by DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.</p>
12	Climate change	+	<p>This option seeks to improve sustainable transport links by implementing the following:-</p> <ul style="list-style-type: none"> • Footway/Cyleway with toucan crossing to Owlsmoor. • Improved bus links • Pedestrian and cycle to Upper Broadmoor Road. <p>This option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Long term.</p>	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with the requirements of COSH and BREEAM.</p>
13	Biodiversity	--	<ul style="list-style-type: none"> • Ecologically diverse site including features that may be of county and national importance. (Survey information has identified a 	<p>Council's Biodiversity Officer suggestions:-</p> <ul style="list-style-type: none"> • Large SANG required to divert visitors from SPA

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>pond that supports up to 20 species of dragonfly which would make it qualify for SSSI and other areas of the site would qualify for LWS due to reptiles.)</p> <ul style="list-style-type: none"> • Within 400m of SPA. Residential development within this area not acceptable. • Within Thames Basin Heaths. • Biodiversity Opportunity Area <p>This option provides confirmation that a bespoke SANG will be provided on site to mitigate against the impact of residential development on the Thames Basin Heath. No residential development will be provided within the 400m SPA Buffer.</p> <p>However there is no confirmation that the sites important habitat won't be harmed in anyway.</p> <p>Therefore as considered at the Issues and Options stage this option has the potential to have a significant negative impact upon this biodiversity SA objective (--). The definition of this provided by the Council's Biodiversity Officer is 'Loss of Species or habitats of high/County value or higher.'</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Shor/Med/Long term.</p>	<ul style="list-style-type: none"> • Creation of habitats of county importance within the BOA • Proposed area of habitat with limited public access • Access routes to SPA will need to be carefully controlled • Creation of ecologically functioning green infrastructure <p>IDP:</p> <p>SANGs provision will need to be exceptional in order to avoid increased recreational pressure on the SPA.</p> <p>In particular, access routes into Wildmoor Heath will need to carefully designed and managed.</p> <p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>To reflect the range of habitats on the site and the ecologically important setting of the development, an exceptional level of biodiversity provision will be required.</p> <p>The site will be expected to contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p> <p>Reference needs to be made to the ecological features on site and how they will be written into the design of the development.</p>
14	Countryside & historic	+/-	<ul style="list-style-type: none"> Listed Buildings (Broadmoor Estate) and Historic Gardens present on site. Located within Crowthorne Study area, Area D (CA SPD) Scheduled Ancient Monument (SAM), an exploded Napoleonic debout, situated 120m north of the site. High potential for archeological finds. <p>This option seeks to provide a conservation management plan for safeguarding and maintaining the site's historic heritage assets. However it is unclear at this stage how this will be achieved.</p> <p>The option also seeks to re-provide Open Space of Public Value lost through development.</p> <p>Both these objectives are considered to have a positive effect upon the SA objective. However without the details present demonstrating that no harm will come to the historic heritage of the site there is likely to be both positive and negative impacts.</p> <p>Likelihood of effect: Likely</p>	<ul style="list-style-type: none"> Trees to be conserved Historic Gardens to be conserved. Maintain character of rural roads. <p>Retain contrast in character with higher density town centre. (CA SPD)</p> <p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to detailed development proposal being drawn up, in order that any highly significant remains can be preserved in situ (through redesign and engineering solutions). Intensive fieldwork is likely to be needed prior to the submission of any planning application for this site to inform development proposals. Depending on the results of this</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.
15	Travel choice	+	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. Non- Car mode access to Bracknell Town Centre is considered poor. Accessibility to Railway Station is considered limited as there is no bus service to the station. <p>The preferred option provides the following improvements:-</p> <ul style="list-style-type: none"> Highway capacity improvements Signalisation Footway/Cyleway with toucan crossing to Owlsmoor. Improved bus links Pedestrian and cycle to Upper Broadmoor Road. <p>These stated improvements provide the option with a positive score against this SA objective as the preferred mode of transport is not considered to be the car.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	IDP improvements are listed in Accessibility, SA8.
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>and re-use renewable and non-renewable resources.</p> <ul style="list-style-type: none"> • A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> • Part of the site within 250m of landfill. (R3 risk unknown) • The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <p>One site consisting of:</p> <ul style="list-style-type: none"> • An underground recycling facility with three containers for glass recycling. • A litter bin alongside and an area of hard standing for a charity textile bank
18	Water	?	<ul style="list-style-type: none"> • Landfill close to site • There are no groundwater protection zones within or abutting the site. • Further work required to identify any concerns regarding the landfill and site drainage and also future supply and quantity. • This option does confirm the use of Sustainable Urban Drainage. 	<p>LDP:</p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	0	<ul style="list-style-type: none"> • As the site is not considered to be most versatile agricultural land then development of this land is considered not to have impact upon this objective. 	
20	Energy	+	<ul style="list-style-type: none"> • A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation. <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough Wide</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Long term.</p>	<p>IDP:</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
21	Employment	+	<ul style="list-style-type: none"> Broadmoor Hospital is a significant local employer. At this stage it is not clear whether or not the Hospital is to be retained although the building would have to be. Good access to existing employment sites and provides an opportunity for further employment opportunities. For this reason the site is considered to have a positive impact upon this objective. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
22	Economic growth	0	<ul style="list-style-type: none"> Site may not be suitable to accommodate some employment uses due to noise and residential properties. The hospital building may be retained. However there is no confirmation that the use will be. 	Buffers would need to be planned into the design of the site. Historic gardens and areas where biodiversity is considered valuable could provide the buffers.
23	Smart growth	I	<ul style="list-style-type: none"> The concept of SMART growth could be promoted in developing the Master Plan Site more limited than on other sites due to new hospital being driver of development. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. It is unclear whether the current primary school and secondary school surplus in the area could accommodate the 480 dwellings. Therefore an impact can not be predicted at this time. 	

Policy SA5- Land at Transport Research Laboratory, Crowthorne

Table 46

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide 1000 homes (300 less than Issues and Option) that would contribute to housing need. • Could provide affordable housing. • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development need to look at providing accommodation for an ageing population.</p> <p>According to the draft Infrastructure Development Plan the following utilities infrastructure would have to be considered:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p> <p>Telecoms:</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	0	<ul style="list-style-type: none"> • Not located within a Flood Zone 2 or 3. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	<p>IDP:</p> <p>No identified requirements at present.</p> <p>EA: identifies risk of surface water flooding effecting this site with risk of increased surface water runoff effecting off site properties. Surface water management schemes, including SUDS, will need to be devised.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				SUDS are important in this area as the site feeds into the River Emm Brook.
3	Health	I	<ul style="list-style-type: none"> Reasonable access to health provisions in Great Hollands and Crowthorne. (2km) The Great Hollands South ward is considered to have high deprivation in health and high child poverty. Improved local health care required. This option would provide an elderly care home. Provision of SANG and Public Open Space would provide an area close to housing and employment where people can frequent. This would have positive effects upon this objective. However overall health provision capacity is not clearly understood. This will be unclear until implementation. 	<p>IDP:</p> <p>Possible extension to existing facility or relocation.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	0	<ul style="list-style-type: none"> Part of site within Great Hollands South ward. This ward suffers from housing deprivation. (IMD) The existing Enterprise Centre is to be retained which would include premises for small and new businesses. Confirmation that this is to be retained allows this option to have no overall impact upon this SA objective. 	TRL Building could be retained.
5	Education	+	<ul style="list-style-type: none"> A new 2 form entry Primary School. 3 additional forms of entry Senior are required School places plan suggests that a Primary School is required. There is some Secondary school surplus at Easthampstead Park. However the proposed housing numbers suggest that additional improved and extended Secondary school accommodation would still be required. 	<p>IDP:</p> <p>The development of 1,200 dwellings is considered to yield 301 children of secondary school age. A development of 1,300 would yield 326 pupils.</p> <p>An appropriate contribution towards providing education facility for children with SEN</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> This options confirms that a Primary School will be provided on site and that contributions will be made to provide the needs improvements at Easthampstead Park School. <p>Therefore this option seeks to address the educational requirements associated with development of this site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>A bespoke dedicated Children's Centre.</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. <p>Therefore overall development would be able to design out crime form the outset and accommodate the proposed development.</p>	<p>IDP:</p> <p>Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	++	<ul style="list-style-type: none"> The concept plan shows an area of housing surrounding a new local centre. The housing would support the local centre and the local centre would provide new community facilities. The community benefits extend to areas within Wokingham BC including a site shown grey for potential development. Inclusion of a bus route through the site would benefit access to and from the site. SANG and Public Open Space buffers provide a buffer and place the development close an existing residential area in Wokingham BC. This option is therefore considered to retain the distinctiveness of the existing community. 	<p>Improvements to pedestrian, cycle and public transport routes would have to come as a result of development. This would then aid in steering the new community towards Bracknell Town Centre.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>For the reasons given above this option is considered to have a significant positive (++) impact upon this SA objective to create and sustain vibrant and locally distinctive Communities.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
8	Accessible services	+	<ul style="list-style-type: none"> • Accessibility by foot to Local Centre is considered relatively poor. • Non- Car mode access to town centre is considered poor. • Access to external centre (Wokingham) relatively poor. • Proximity to railway stations is considered poor. • Access to long distance bus routes is considered poor. <p>This option acknowledges that the following sustainable transport improvements will take place:-</p> <ul style="list-style-type: none"> • Highway capacity improvements • Provision of improved bus links to town centre (including enhancements to the 194) and wider area. • Improvements to cycle and pedestrian provisions including to Peacock Farm, across Old Wokingham Road and north and south of the site. <p>This option also seeks to provide a local centre, employment uses and a Care Home.</p> <p>The improvements listed in the preferred option are considered to have a positive impact upon this SA objective to provide accessible services.</p>	<p>IDP</p> <p>Road Network:</p> <ul style="list-style-type: none"> • Capacity Improvements to Junction with B3348 Bracknell Road and Old Wokingham Road • Possible improvements to Crowthorne High Street and Dukes Ride • Capacity Improvements to junction with A3095 Foresters Way and B3430 Nine Mile Ride • Capacity improvements to Old Wokingham Road and B3430 Nine Mile Ride • Possible realignment of Old Wokingham Road for entrance to the development • Possible realignment of B3348 Bracknell Road for entrance to the development • Further improvements to A3095 including Hanworth Roundabout <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the Strategic Road Network</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath/Cycle Routes:</p> <ul style="list-style-type: none"> • Improvements to Wokingham Road linking to Peacock Farm • Cross boundary improvements linking Bracknell and Wokingham across Old Wokingham Road • Improvements to the Junction of Bracknell

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>Road and Foresters Way</p> <ul style="list-style-type: none"> Further improvements to the North and South of the development linking the site to the existing network <p>Community Services:</p> <p>Additional vehicles and drivers should there be an increase in demand.</p> <p>Fire and Rescue:</p> <p>Development would place additional pressure on the retained service at Crowthorne. Unless residential sprinklers are installed in the new development, it may be necessary for Crowthorne to be upgraded.</p>
9	Culture, leisure, recreation	++	<ul style="list-style-type: none"> Good links with existing recreational sites in the borough. Abuts SPA and Open Space of Public Value. Allows for passive open space contribution. The remaining two thirds of open space were not previously open to people. Development in this area would make better use of land not previously available to the public. No known Character Area- CA SPD. <p>This option confirms that open space provision will be in excess of 8ha. This would provide open space that wasn't previously available to the public. There would also be a green route along Nine Mile Ride.</p> <p>For these reasons the site is considered to have a positive impact upon this SA objective.</p>	<p>IDP:</p> <p>Improvements to local sporting facilities</p> <p>Open Space:</p> <ul style="list-style-type: none"> Woodland character should be protected and enhanced. <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> Raising quality of existing green spaces Creating new links between and extensions of existing green spaces Identifying and providing new larger recreational open spaces At a general level, demand for sports pitches is greater than current supply and so

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>These improvements are considered to provide a significant positive score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>additional population levels will require relatively higher increases in provision.</p> <p>Opportunity to establish new footpath/cycleway links between Crowthorne and south west edge of Bracknell (Great Hollands/Hanworth) away from busy road network.</p>
10	Urban renaissance	++	<p>This option confirms that a new Local Centre, a primary school, care home, housing and employment will be included within the site.</p> <p>The site is considered to be previously developed land. To provide such facilities on PDL this is considered to result in a significant positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Local site and Wokingham BC.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<ul style="list-style-type: none"> • There are no Air Quality Management Areas in the vicinity of the site. • The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	<p>There is an AQMA planned for High Street Crowthorne. This has not been given the go ahead fro DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.</p>
12	Climate change	+	<ul style="list-style-type: none"> • There are established cycle routes on the outskirts of the site. • Development of the site could link in with these existing routes. • Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with the requirements of COSH and BREEAM. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>This option would seek to improve public transport, pedestrian and cycle links in and out of the site into other communities. This is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
13	Biodiversity	--	<ul style="list-style-type: none"> Ecologically varied site including features that may be of county importance. (survey suggests parts of the site would qualify for LWS status due to the reptiles found there) Residential development could be within 400m of SPA Within Thames Basin Heaths Biodiversity Opportunity Area. <p>(Council's Biodiversity Officer)</p> <p>For these reasons development of this site has the potential to have a very negative impact for biodiversity (--). The definition of this provided by the Council's Biodiversity Officer is 'Loss of Species or habitats of high/County value or higher.'</p> <p>This option confirms that a bespoke SANG provision will be provided on site to mitigate the impact of residential development upon the SPA.</p> <p>However no reference has been made to the ecological features on site and how they will be written into the design of the development.</p> <p>No residential development shown within the 400M SPA buffer.</p>	<p>Suggestions from Council's Biodiversity Officer:</p> <ul style="list-style-type: none"> Large SANG required Creation of habitats of county importance as part of BOA Access routes to SPA will need to be carefully controlled Creation of ecologically functioning green infrastructure <p>IDP:</p> <p>SANGs provision will need to be of a high standard in order to avoid increased recreational pressure on the SPA.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats</p> <p>To contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Therefore without confirmation that the development won't effect the biodiversity value of the site the option is scores significantly negative.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>
14	Countryside & historic	+	<ul style="list-style-type: none"> • There is one specific area where there would be high capacity to accommodate development according to a Landscape Assessment (main buildings) • Three parts of the site where there would be low capacity to development (wooded areas) • One area with moderate capacity (water pollution centre) • No Listed Buildings present. • Not located within a defined Character Area. • Potential for Archaeological finds. <p>This option confirms that the majority of the development will be located on areas highlighted by the Landscape Assessment to have capacity.</p> <p>There is some encroachment onto some areas that are modern to low capacity.</p> <p>However the majority of the area recognised as having low capacity to development has been incorporated into and area of Public Open Space.</p> <p>The retention of SANG land retains the gap between Crowthorne and Bracknell.</p> <p>For these reasons the site is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	<ul style="list-style-type: none"> • Landscape Assessment suggests subdividing area A into areas with different capacities to accept development. • Opens Space of Public Value and SANGS could be provided where capacity low. <p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily and may be secured by a condition.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific and Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	+	<p>At the Issues and Option Stage the site was considered to encourage the use of the car.</p> <p>However this option acknowledges that the following sustainable transport improvements will take place:-</p> <ul style="list-style-type: none"> • Highway capacity improvements • Provision of improved bus links to town centre (including enhancements to the 194) and wider area. • Improvements to cycle and pedestrian provisions including to Peacock Farm, across Old Wokingham Road and north and south of the site. <p>For this reason the car is not going to be the preferred mode of transport. Therefore the site scores positively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific and Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Improvements to bus routes necessary. However lengthening a route may make the route less attractive.
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			before the site can be taken forward.	
17	Waste	I	<ul style="list-style-type: none"> The effects of this option depend on how policy is implemented. No known landfill sites on site or within the immediate area. 	<p>IDP:</p> <p>One site consisting of:</p> <ul style="list-style-type: none"> Underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank. <p>A second recycling site may also be required.</p>
18	Water	0	<ul style="list-style-type: none"> No landfill close to site No Groundwater Protection Areas and/or water courses. Although ditches present. SUDs could be implemented. Overall no impact as site could sustain itself. 	<p>IDP:</p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	0	<ul style="list-style-type: none"> As the site is not considered to be most versatile agricultural land then development of this land is considered not to have impact upon this objective. Please note that parts of the site could be contaminated. Surveys required. 	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation. Renewable energy projects, including wind, biomass, hydro and CHP. <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough Wide</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Long term.	
21	Employment	++	<p>This option confirms that employment area highlighted in the ELR will be retained on the site and improved. To remain within the employment area is the enterprise centre. This was a recommendation of the Employment Land Review and therefore this option is considered to score significantly positively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific and Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Employment Land Review:</p> <p>CBE not needed to meet the Boroughs targets for office development.</p> <p>Not a great location for large scale new offices and not related to Bracknell Town Centre.</p> <p>Could be released for housing. Some of the existing units should be retained for smaller B1c/B2/B8 uses. However incubation centre (Enterprise Centre) should be retained.</p>
22	Economic growth	+	<p>This option would retain and improve the employment uses on site. There may be some concern which uses can be located close to the low density housing. However overall this would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific and Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Buffers would need to be planned into the design of the site.</p>
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>these can be provided with this development.</p> <ul style="list-style-type: none"> • With no definite provision for secondary and college education this can not be predicted at this time. 	

Policy SA6- Amen Corner North

Table 47

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide 400 homes that would contribute to the SEP housing need. • Could provide affordable housing. • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>Due to the number of houses being significantly lower than the Issues and Option stage the option has been given a positive score.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough Wide</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms:</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p> <p>SA should show key overland flow routes.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Drainage ditches present. <p>This option provides SUDs within the design of the scheme.</p> <p>Therefore this option will have no overall effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Updated SFRA required.</p> <p>The sites geology allows for the possibility of ground water collection. However there are no known aquifers on site.</p> <p>IDP:</p> <p>No identified requirements at present. EA identifies risk of surface water flooding effecting this site with risk of increased surface water runoff effecting off site properties. Surface water management schemes, including SUDs, will need to be devised.</p>
3	Health	I	<ul style="list-style-type: none"> Good access to local health provisions. (1km) There are no known health deprivation concerns (IMD) 400 homes would require additional local health care provisions. There could be a Primary Health Care facility on site or at the Land at Blue Mountain) <p>Therefore only upon implementation will any effects be better understood.</p>	<p>IDP:</p> <p>Potential new facility required for Binfield (alone or in combination with Broad Area 5)</p> <p>Capacity of health provisions needs to be better understood.</p> <p>Local centre could provide an opportunity for a surgery if required.</p>
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	+	<ul style="list-style-type: none"> School places plan suggests Binfield C of E has a predicted deficit starting 2011 and increasing each year. Also predicted deficit in Secondary School Places. This option provides a bespoke on site Childrens Centre for early years as previously mentioned as an infrastructure requirement. There is also confirmation contributions would be made to a new primary school at Amen 	<p>An appropriate contribution towards providing education facility for children with SEN</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Corner or a primary school at Land at Blue Mountain. Contribution would also be made to a new secondary school at Land at Blue Mountain.</p> <p>As long as sufficient educational provisions are in place as a result of the contributions. This option is likely to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough Wide</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p> <p>Links to Amen Corner facilities.</p>
6	Crime	0	<ul style="list-style-type: none"> • IMD data does not identify any issues at this location. • Development could design out crime from the outset. 	<p>IDP:</p> <p>Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<ul style="list-style-type: none"> • Future facilities associated with the Amen Corner SPD site would benefit this site. • There is confirmation that this option would provide a new local centre to the benefit of the residents on site and within the area. • Development on this site in combination with Amen Corner and Wokingham planned development is not considered to adversely blur the boundaries between Wokingham and Bracknell due to the A329M separating the sites. • Open land would be retained around Binfield Village as a result of the concept plan. • The retention of open land would maintain the distinctiveness of the existing communities. 	<p>IDP:</p> <p>New on-site Community Centre, approx. 660 – 759sqm.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p> <p>Maintain or create buffers on the western edge of the site. This should prevent any blurring of settlements.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>This option would provide a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Amen Corner and the proposed site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
8	Accessible services	+	<ul style="list-style-type: none"> • Accessibility to essential services is considered good. For example libraries and shops at Binfield Village Centre (local centre) • Public transport access to town centre and Wokingham Town Centre are good with the 190 bus running every 20mins however the bus routes could be improved. • Cycle routes along Wokingham Road that lead to the Town Centre. • Access to railway stations is poor in terms of distance. However the 190 connects the site with the bus station and the nearby railway station. • This option would provide improvements to junction capacity, direct bus service to Bracknell Town Centre (within 400m of the site), cycle and pedestrian access. • This option would provide a new local centre. • There would be a new local centre at the Amen Corner SPD site. <p>This option in combination with development at the Amen Corner SPD site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Amen Corner and the proposed site.</p>	<p>IDP:</p> <p>Road Network</p> <ul style="list-style-type: none"> • Capacity improvements to Junctions on B3408 leading to TC including possible realignment of junction with St Marks Road and Beehive Road from staggered to cross roads • Protection of sensitive roads to the north and east of development • Capacity Improvements to Coppid Beach Roundabout • Capacity Improvements to junctions along A329 and A322 following corridor studies <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Highways Agency concerned about potential impact on Junction 10 of M4 and A329(M). Modelling studies required to identify potential impacts an mitigation measures</p> <p>Public Transport:</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Jonathan Bigwood- Future development west of Coppid Beech (WBC) could allow for a stable 152 service between Reading and Bracknell (via Wokingham).</p> <p>Footpath and Cycle Routes:</p> <ul style="list-style-type: none"> • Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Town Centre • Improvements to Beehive Road linking the development to the industrial estates and Cain Road • Improvements to the north linking site to

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>schools and facilities within Binfield</p> <p>Community Services:</p> <p>Additional vehicles and drivers should there be an increase in demand.</p> <p>Fire and Rescue:</p> <p>It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision.</p> <p>Libraries:</p> <p>Not required</p> <p>BF Residential Location Assessment. Well placed for pedestrian and cycling provision, and have potential to support bus service improvements based on household numbers and its proximity to the bus route network.</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> The option is well located as to access existing recreational facilities for example the John Nike Leisure Centre. This option confirms that the Local Wildlife Sites will be retained and that public accessible open space will be provided (SANG). This would improve the accessibility to leisure and recreational space. <p>Overall this option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Amen Corner and the proposed site.</p>	<p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Improvements to local sporting facilities</p> <p>Open Space:</p> <ul style="list-style-type: none"> Veteran trees and historic landscape to be protected and buffered. Open character of open spaces should be used to add to and protect setting of Popes Meadow.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Rights of Way:</p> <p>Protect and extend path network.</p> <p>At North and East edges of site the Ramblers Route is on roads and there is a footpath through site - Binfield FP 11</p>
10	Urban renaissance	-/+	<ul style="list-style-type: none"> • The site is predominately green field and does not seek to build on previously developed land. Therefore this is not the best use of land. • However there is an opportunity to encourage urban renaissance that would benefit the Town Centre. The site is close to a main gateway into Bracknell. <p>For the reasons given the site is considered to have both a negative and positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Amen Corner and the proposed site.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	
12	Climate change	+	<ul style="list-style-type: none"> Any development would have to be designed so as to reduce its carbon dioxide emissions. This has been confirmed. Improvements to the bus routes and pedestrian/cycle routes have a positive effect. <p>This option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> Farmland habitats including grassland, woodland, hedgerows and ponds present. Three Local Wildlife Sites present on site. Two of which are ancient woodlands on site. This has now been confirmed as being retained as part of this option. Confirmation that on site bespoke SANG provision would be provided to mitigate against residential development being within 5km of SPA. <p>Compared with the Issues and Option stage this option will still involve a loss of habitat however as the three Local Wildlife Sites would be retained this option is now considered to score a minor negative score.</p>	<ul style="list-style-type: none"> Buffer and expand local wildlife sites. Creation of ecologically functioning green infrastructure <p>Link to SANG provision at Amen Corner (to be confirmed) however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include special measures for two ancient woodland and Local Wildlife Sites within the development area. These habitats should be expanded, buffered, linked and restored.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Hedgerows, notable trees, semi-improved grassland and ponds are likely to form the basis of an ecological network providing corridors for wildlife and ensuring adequate foraging areas for amphibian populations.</p> <p>The current farmland mixture of habitats is likely to indicate that some farmland species not suited to public open space may need to be provided for either on or off site.</p> <p>Further surveys maybe required.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • A landscape assessment considered the majority of the site to have a moderate capacity to development although development would have to respect its setting. • Development would be contained within an area highlighted on the Landscape Assessment as having moderate capacity to development. Areas considered low such as Popes Manor would be retained. • There are Listed Buildings on site. These are now to be retained. • Parts of the eastern side of the site are located within the Popeswood Study area, Areas B and C. (CA SPD) • Potential for archaeological finds. <p>This option is considered to have no overall impact upon this SA objective.</p>	<p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily and secured by a condition.</p>
15	Travel choice	+	<ul style="list-style-type: none"> • The site is well served by public transport for example the 190 service every 20mins, Wokingham to Bracknell although the route could be improved. • This option would provide improvements to junction 	<p>There will be a need to consider this site in combination with the Amen Corner SPD site.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>capacity, direct bus service to Bracknell Town Centre (within 400m of the site), cycle and pedestrian access.</p> <ul style="list-style-type: none"> This site is within close proximity to the Amen Corner SPD site. <p>As such this option is considered to have a positive effect upon this objective and therefore not necessarily encourage the car to be the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. Two areas of mineral consultation zones are present within the site. A small area to the north west and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> The site is within 50m of a R4 (Low Risk) Landfill. Survey required to see what impact this may have. The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <p>Two sites consisting of:</p> <ul style="list-style-type: none"> An underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank.
18	Water	0	<ul style="list-style-type: none"> The site would is not located within Groundwater Protection 	IDP:

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Zone or Ground water source (EA).</p> <ul style="list-style-type: none"> SUDs have been included within the option. <p>Overall the option is considered to accommodate itself and therefore have no overall impacts upon this SA objective.</p>	<p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Renewable energy projects, including wind, biomass, hydro and CHP</p>
21	Employment	+	<p>This option has been located as to serve the existing employment areas being Amen Corner and Western Industrial Area. The site has been designed in a way whereby it connects well with the Amen Corner SPD site. There could be employment areas located within this earmarked site.</p> <p>This option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
22	Economic growth	+	<p>Having large employment areas such as the Western Industrial Estate and Amen Corner within 1km of this site would provide the opportunity to sustain economic growth and competitiveness in the Borough. Therefore this option would have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether these can be provided with this development. With no definite provision for secondary and college education this can not be predicted at this time. 	

Policy SA7- Land at Blue Mountain

Table 48

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> Could provide 400 homes that would contribute to the SEP housing need. Could provide affordable housing 	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>Limited number of housing is reflected in the minor positive score.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings and Historic Gardens may limit space available.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms:</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	0	<ul style="list-style-type: none"> • This site is not located within a Flood Zone 2 or 3 unlike the previous site which involved a piece of land north of Forest Road. • The master planning shows no development up against the river cut. • There is a planned SANG/Public Open Space buffer between planned schools, low density housing and the river and its associated flood plane. <p>As the site no longer falls within a flood zone this option is considered to accommodate itself and therefore have no overall impact upon this SA objective.</p>	<p>Suggestion that the north-eastern corner of the site be removed from the option as this could provide the site with a limited area where development can be located.</p> <p>IDP:</p> <p>No identified requirements at present.</p> <p>EA: identifies risk of surface water flooding effecting this site with risk of increased surface water runoff effecting off site properties. Surface water management schemes, including SUDS, will need to be devised.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				Overland flow routes need to be established 8m buffer of the main river.
3	Health	I	<ul style="list-style-type: none"> • Good access to local health provisions. (1km) • There are no health deprivation concerns (IMD) apart from an adjoining ward (Priestwood and Garth Ward). • 400 homes may require additional local health care provisions. • Unclear how this can be provided until implemented. • Although there could be a Primary Health Care facility on site or at the Amen Corner North site) 	<p>IDP:</p> <p>Potential new facility required for Binfield (alone or in combination with Broad Area 4)</p>
4	Poverty & exclusion	+	<ul style="list-style-type: none"> • Deprivation concerns in an adjoining ward (Priestwood and Garth). • The master planning detail confirms that there would be no additional employment resources. However there the site would accommodate the relocated football club with an associated academy. <p>This would aid in the reduction of poverty and exclusion. However it is not considered significant enough as to have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
5	Education	++	<ul style="list-style-type: none"> • School places plan suggests Binfield primary and Garth College will have significant deficits in 2014. 	An appropriate contributions towards improving or expanding education facilities for Children with SEN

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> This option confirms the provision of a Primary and Secondary school on site. There is also a bespoke Children's Centre. <p>As this meets with the requirements of the Infrastructure Delivery Plan this option is considered to have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>A bespoke dedicated building to be used as a Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week</p>
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. 	<p>IDP</p> <p>Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<ul style="list-style-type: none"> Master planning shows open land that would be retained around Binfield Village. This would maintain the distinctiveness of the existing community. This was a concern at the Issues and Options stage. A new local centre is proposed along with the relocated Bracknell Football club. <p>This option and its associated provisions are considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>IDP</p> <p>Community facilities:</p> <p>New on-site Community Centre.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	+	<p>This option would seek to make the following improvements:-</p> <ul style="list-style-type: none"> • Highway capacity improvements • Direct bus access to Bracknell Town Centre. • All properties to be within 400m of a bus stop. • Improved pedestrian and cycle provisions. <p>The site is located close to Amen Corner North (option) and Amen Corner SPD site. These sites are likely to provide local centres with additional facilities.</p> <p>The location of the site along with the improvements as outlined provide an option that is considered to be accessible to essential services and therefore scores positively.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Binfield and Amen Corner.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>IDP:</p> <p>Road Network</p> <ul style="list-style-type: none"> • Capacity improvements to Junctions on B3408 leading to Town Centre including possible realignment of junction with St Marks Road and Beehive Road from staggered to cross roads • Protection of sensitive roads to the north and east/west of development • Capacity Improvements to Coppid Beach Roundabout • Capacity Improvements to junctions along A329 and A322 following corridor studies <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies required to identify potential impacts and mitigation measures.</p> <p>Highways Agency concerned about potential impact on Junction 10 of M4 and A329(M). Modelling studies required to identify potential impacts an mitigation measures.</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>area (north of N Bracknell etc).</p> <ul style="list-style-type: none"> • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath /Cycle Routes:</p> <ul style="list-style-type: none"> • Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Town Centre • Improvements to Beehive Road linking the development to the industrial estates and Cain Road • Improvements to the north linking site to schools and facilities within Binfield • Safe pedestrian / cycle crossing of Temple Way linking site to the existing network <p>Community Services:</p> <p>Additional vehicles and drivers should there be an increase in demand.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>Libraries:</p> <p>Possible contributions towards Bracknell Town Library</p> <p>Fire and Rescue:</p> <p>It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision.</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> The site is well located as to access existing recreational facilities such as the John Nike Leisure Centre. This option confirms the loss of a golf course that is to be replaced with a relocated Football Club. The site would also provide a large area of public open space/SANG. The loss of a golf course provided the Issues and Options appraisal with a negative impact upon this SA objective. <p>By providing publicly available open space not previously available to the public, alongside a reallocated football club is considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Contribution towards improving local sporting facilities</p> <p>Open Space</p> <ul style="list-style-type: none"> Loss of OSPV and outdoor sport - very high mitigation requirements would be necessary. <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> Raising quality of existing green spaces Creating new links between and extensions of existing green spaces Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				Bracknell FP10 is on eastern edge of site. Safeguard and extend The Cut path.
10	Urban renaissance	-	<p>The site is considered to be Greenfield and not therefore the best use of previously developed land.</p> <p>Development of this site is going to have a negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Binfield area.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<ul style="list-style-type: none"> • There are no Air Quality Management Areas in the vicinity of the site. • The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	There is an AQMA planned for Downshire and Bagshot Road. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	+	<ul style="list-style-type: none"> • Any development would have to be designed so as to reduce its carbon dioxide emissions. • Improvements to the bus routes and pedestrian/cycle routes have a positive effect. • The location of the site in proximity to Amen Corner North (option) and Amen Corner SPDC site would allow for significant improvements to the public transport infrastructure. <p>For the reason given this option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Golf course located on half the site includes a mosaic of habitats including several ponds, small areas of scrub, grassland and trees. • The Cut river flows along the eastern boundary • River corridor • Two LWS adjacent • Most of the site is within 5km of SPA. • As previously recommended at the Issues and Options stage there should be buffers around both the cut and existing Local Wildlife Sites. These have been shown as part of this option. • This option provides the opportunity to create ecologically functioning green infrastructure. • On -site bespoke SANG provided. • River corridor still to be built on. • 6 of 11 ponds lost, stream potentially lost. Not much space for more ponds but schools may have them reducing loss to 4. <p>The detailed plan shows that a lot of the concerns raised at the issues and options stage to be addressed. However there will still be a loss of habitat for example ponds and streams. Therefore the scoring needs to reflect the loss of habitat. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site and adjacent to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<ul style="list-style-type: none"> • Protection of The Cut and creation of habitats along this feature. • Creation of ecologically functioning green infrastructure • Buffering of the LWS sites. <p>IDP:</p> <p>Links to The Cut Countryside Corridor may be possible; however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include protection, buffering, restoration and creation of habitats along The Cut, adjacent Local Wildlife Sites, the network of ponds and semi-natural habitats on the golf course and adjacent areas.</p> <p>Foraging areas may be required for amphibian and badger populations in the area.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
14	Countryside & historic	-	<ul style="list-style-type: none"> • A landscape assessment considered the majority of the site as moderate to high therefore could accommodate development although development would have to respect its setting. • There are 2no. Grade II Listed Buildings on site located within separated Grade II Listed Historic Gardens. These need to be retained. • Well designed development could retain the listed buildings and historic gardens. • Adjacent to the site is Binfield Manor, Binfield Park, the Stag and Hounds PH, Honey Suckle Cottage and Tile House which are all listed buildings. The setting of these buildings needs to be taken into account. • Blanket and point TPO's on site • Parts of the eastern side of the site are located within the Popeswood Study area, Areas B and C. • Potential for archaeological finds • River corridor <p>The detailed master planning now shows that the majority of the developed site would be accommodated on land considered in the landscape assessment as having moderate capacity to development. However here is an area known as Popes Wood that would provide land for low density housing. This area was considered by the landscape assessment to be moderate to low capacity to development.</p> <p>The Listed Buildings and associated Historic Gardens look to be retained.</p> <p>There are TPO's where a primary school is proposed.</p> <p>The detailed master planning of the site has addressed some of the concerns raised at the Issues and Options stage.</p>	<ul style="list-style-type: none"> • Retain the defined character in the SPD. • Building along St Marks Road and Popeswood Road should be set back from the road and small in scale. • Development should avoid erosion of mature trees. Existing key views to be retained or enhanced. <p>(Character Areas SPD)</p> <p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment takes place prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation and dependent on the scope and scale of proposals, development on this site may attract a condition requiring a programme of archaeological works to be agreed and implemented.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>However this option would have a minor negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	+	<ul style="list-style-type: none"> The site is served by buses that cover a loop. However the 152 that links the site with the Town Centre is a 2 hourly service and therefore considered poor. Highway capacity improvements Direct bus access to Bracknell Town Centre. All properties to be within 400m of a bus stop. Improved pedestrian and cycle provisions. <p>The improvements as listed above alongside the sites proximity to Amen Corner North and the Amen Corner SPD site would allow for the preferred mode of transport not to necessarily be the car. Therefore this option scores positively..</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Improvements to bus services to and from the town centre.</p> <p>Site would need to link in with existing cycle and pedestrian routes.</p> <p>(See accessibility SA objective for other suggested infrastructure improvements.)</p>
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. Two areas of mineral consultation zones are present within the site. A small area to the north-west 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.	
17	Waste	I	<ul style="list-style-type: none"> No landfill sites present on the site. The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <p>An underground recycling facility with three containers for glass recycling.</p> <p>A litter bin alongside and an area of hard standing for a charity textile bank</p>
18	Water	?	<ul style="list-style-type: none"> The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source. 	<p>IDP:</p> <p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	?	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>IDP:</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP</p> <p>The CHP option could be limited by Forest Road splitting the northern part of the site.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
21	Employment	+	<p>This option has been located as to serve the existing employment areas being Amen Corner and Western Industrial Area alongside any employment areas within the Amen Corner SPD site.</p> <p>This option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>Having large employment areas such as the Western Industrial Estate and Amen Corner within easy access of this site would provide the opportunity to sustain economic growth and competitiveness in the Borough. Therefore this option would have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether these can be provided with this development. With no definite provision for secondary and college education 	

	SA Objective	Assessment of effect	Commentary	Optimising/ mitigating
			this can not be predicted at this time.	

Appendix 8: Appraisal of Previously Developed Land in Defined Settlements - Preferred Options Stage

Appendix 8: Appraisal of Previously Developed Land in Defined Settlements - Preferred Options Stage

Appraisal of Previously Development Land in Defined Settlements

SHLAA Ref: 15 Adastron House, Crowthorne Road, Bracknell

Table 49

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 18 Dwellings</p> <p>0.32 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. 	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<ul style="list-style-type: none"> Adequate access to local health provisions. (Within 800m) There are no health deprivation concerns (IMD). <p>It is unclear whether or not the existing health care provision can accommodate 18 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 18 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 18 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	IMD data does show that there are areas within the Wildridings ward that score within the bottom half of the country when looking at crime indicators IMD 2007. Development can be design out crime. However it is unclear how 18 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>There site is within walking distance of the Town Centre and the railway station. There is a bus route 5 mins walk from the site (route 108). Thus bus visits the Town Entre every 15 mins.</p> <p>The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 15 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 14-16 mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • This site would seek to encourage urban renaissance. • Site is an extension of an existing settlement. <p>Development of this site would not represent the best use of land. Although it is an urban location. Therefore has a negative score.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	There are no Air Quality Management Areas in the vicinity of the site.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.	
13	Biodiversity	-	<p>Potential for Bats</p> <p>Developable area of site could be decreased to 30% due to root protection zones.</p> <p>Within 30m of Bill Hill Local Wildlife Site.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>SPA mitigation sought via LID</p> <p>Extended Phase 1 survey and bat survey required. Details of proposed mitigation integrated with site layout. Other surveys may be required as a result of the Phase 1 survey.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • No TPO's on site. • Site designated as settlement • Site located within Crowthorne Road Character Area. • Development of the site for flats wouldn't go against this recommendation. <p>Development of the site is unlikely to have an overall effect upon this SA objective.</p>	<p>Crowthorne Road Character Area-</p> <ul style="list-style-type: none"> • Large building behind hedging • Flatted development in the area • Trees to remain within the plots.
15	Travel choice	+	<ul style="list-style-type: none"> • Bus route 108 located south of the site provides an every 15min bus service into town. • The site is well connected to the Town Centre via cycle paths. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>The site is located within walking and cycling distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban. Therefore with there being no known concerns development of this site would have no overall impact upon this SA objective.</p> <p>No record of contaminated land.</p>	
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely.</p>	Renewable energy projects, including wind, biomass, hydro and CHP

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support some local employment uses in and around the Town Centre. The site could not provide any additional employment uses. <p>Overall the site could have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 18 dwellings could potentially help to sustain economic growth. Therefore this has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

Table 50

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 99 Dwellings</p> <p>2.5 Hectares</p> <p>This site would be able to provide a number of houses of which a number could be affordable.</p> <p>Could provide sustainably constructed housing.</p> <p>Therefore this site would have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone.	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>This site would have access to health facilities on the outskirts and within the town centre.</p> <p>There are no health deprivation concerns (IMD).</p> <p>It is unclear whether or not the existing health care provision can accommodate 99 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	I	There are some concerns regarding poverty and exclusion in the Priestwood and Garth Area. Providing affordable housing could have a positive effect upon these concerns. However what effect may occur will not be known until implementation.	
5	Education	?	The site could potentially accommodate 99 dwellings.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Within catchment of Sandy Lane Primary School and Garth Hill Secondary School.</p> <p>Sandy Lane is predicted to have a deficit in the future. Garth Hill College capacity is due to increase however it is unclear at this stage how 99 dwellings could be accommodated.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data does show that there are areas within Priestwood and Garth with crime concerns. Development can help to design out crime from the outset; however this will not be seen until implementation.</p>	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is within walking distance of the Town Centre and the railway station. The town centre is well linked by bus to Wokingham, Ascot and Maidenhead. The railway links Bracknell with Reading and London. Therefore there are links to essential services such as doctors, dentists and hospitals as well as the facilities found within the Town Centre.</p> <p>The site is considered accessible to essential services. ++</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 10-12 mins walking distance of Amenity Space. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 10-12 mins walk of Urban Woodlands. • Within 12-14 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 4-6 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>Facilities located within the town centre and bus linkages to other outside.</p> <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+/-	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • Site is designated as Open Space of Public Value. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have both positive and negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM. Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.
13	Biodiversity	-	Reptiles could be present. Developable area of site could be decreased to 25% due to the potential for reptiles. Located within 5km of SPA. Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required. Likelihood of effect: Possible. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Protection root zones for trees. Extended Phase 1 survey and reptile survey required. Other surveys may be required as a result of the Phase 1 survey. SPA mitigation sought via LID
14	Countryside & historic	-	<ul style="list-style-type: none"> • School site. • No listed Buildings. • TPO trees on adjacent land. • Development would result in a loss of Open Space of Public Value. • No other site designations on the site. • Not located within a character area. <p>As this option would result in the loss of open space of public value there is a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Maintain buffer with adjacent TPO trees. Provide additional open space of public value elsewhere.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is located within landfill buffer zones for an R3 landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban. Therefore with there being no known concerns development of this site would have no overall impact upon this SA objective.</p> <p>No record of contaminated land.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support some local employment uses in and around the Town Centre. The site would be for housing and no employment uses. <p>Overall the site could have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 99 dwellings could potentially help to sustain economic growth within the borough and especially in and around the Town Centre.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

SHLAA Ref: 95 Land at Battlebridge House, Warfield

Table 51

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 14 Dwellings</p> <p>0.44 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone although adjacent to. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 14 dwellings. Therefore the effect if any will not be known until implementation.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>No.53 Bus provides a 30-60 mins frequency service to and from WexhamParkHospital.</p> <p>No know health deprivation concerns (IMD 2007)</p>	
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
5	Education	?	<p>The site could potentially accommodate 14 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 14 dwellings could be accommodated into the existing schools catchment area. Although the allocated Warfield SPD site is likely to provide a school on site.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<ul style="list-style-type: none"> IMD data shows no crime concerns. However development can aid in designing out crime. 	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>It is unlikely that additional community facilities will be introduced on-site. However this site could benefit from new facilities introduced as a result of the Warfield SPD site. Therefore this could have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>The site isn't considered accessible to essential services as it is relatively isolated. However when assessed in conjunction with the Warfield SPD site that has already been allocated for development it is likely that provisions will be in place to provide better accessibility. This could include new facilities and/or improved infrastructure.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Work in conjunction with the Warfield SPD site.
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> Within 2-4 mins car journey of Parks and Gardens. Within 16-18 mins walking distance of Amenity Space. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 10-12 mins walk of Natural and Semi-Natural Greenspaces. • Within 10-12 mins walk of Urban Woodlands. • Outside 20 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 8-10 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as to reduce its carbon dioxide emissions and meet with current COSH or BREEAM.</p> <p>SUDs would be required at the Development Management stage.</p> <p>Overall the site would accommodate itself.</p>	<p>Could link CHP in with the Warfield SPD site.</p>
13	Biodiversity	-	<p>Bats could be present</p> <p>Not located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>Bat Survey required.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Garage site. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site located within a character area. However development is required to follow the existing pattern and form of development along the south side of the road. <p>Development of this site would have no overall impact upon this SA objective as long as the recommendation in the Character Areas assessment is followed.</p>	<p>Character area assessment to be taken into consideration.</p>
15	Travel choice	+	<p>The site isn't considered to have good public transport and cycle links. Therefore development of this site is likely to result in the car being the preferred mode of transport. However the site adjoins an area that's is allocated for development (Warfield SPD site). Therefore if developed in conjunction with the Warfield SPD site the preferred choice of transport is not necessarily going to be the car.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is located within landfill buffer zones for an R3 landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>The site could have contaminated land due to the nature of both the existing and current use.</p>	
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p>	<p>Link in with Warfield SPD site.</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
21	Employment	+	<ul style="list-style-type: none"> The site could serve employment sites within Binfield and Bracknell. However when assessed in conjunction with the Warfield SPD site it is likely that this site could support employment uses on the Warfield SPD site. The site would be for housing and no employment uses. <p>Therefore when assessed in conjunction with the Warfield SPD site this site could have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 14 dwellings could potentially help to sustain economic growth within the Borough. Therefore this site would have a positive effect upon this SA objection.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	Link in with Warfield SPD site
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell

Table 52

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 28 Dwellings</p> <p>0.7 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone although adjacent to. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond walking distance. It is not known at this time whether a GP facility will be provided at Jennett's Park.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>No.108 Bus provides a 15-30 mins frequency service to and from the Town Centre. No know health deprivation concerns (IMD 2007)</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate a 28 dwelling extension of the existing settlement. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	+	<p>The site could potentially accommodate 28 dwellings.</p> <p>There is a School to be built at JennetsPark. It is likely that the school will be able to accommodate the additional 28 dwellings off Peacock Lane.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
6	Crime	0	IMD data shows no crime concerns. However development can aid in designing out crime.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>This site would integrate into a recently developed estate which has a planned local centre with facilities.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
8	Accessible services	+	<p>The site is considered accessible to essential services via car or by bus.</p> <p>There is the potential for additional services for example a shop to be accommodated at Jennett's Park.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Within 14-16 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 10-12 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within a newly created settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Potential for reptiles</p> <p>Located within 5km of SPA</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Protection root zones for trees.</p> <p>Native hedgerow exists along the eastern boundary.</p> <p>Could be a 15% reduction due to scrub required for reptiles.</p> <p>Extended Phase 1 Survey and reptile survey required. Other surveys may be required as a result.</p> <p>Bat Survey required.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within a newly created settlement. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	Character area assessment to be taken into consideration.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	+/-	<p>The site has a good bus link with the town centre. The 108 links the site with the town centre every 15mins. The site also has good cycle links with the town centre.</p> <p>However there is no bus service to Wokingham and the site as it stands has no shops although these are planned.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is located within 140m of an R2 category landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The site could have contaminated land due to the nature of the previous use.	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Southern Industrial Area and the Western Industrial Area via a cycle/pedestrian link. There may also be employment within the future phases at JennetsPark.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 28 dwellings could potentially help to sustain economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			What effect a development of this size could have upon this objective would not be known at this stage.	

Table 53

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 35 Dwellings</p> <p>2.11 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond walking distance.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>The no. 190 bus links the site with the town centre and Wokingham every 20 minutes.</p> <p>Other buses link the site with the Binfield Local centre.</p> <p>No know health deprivation concerns (IMD 2007)</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 35 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 35 dwellings.</p> <p>The site falls within the catchment of Medowvale Primary School and Garth Hill Secondary School.</p> <p>Both sites are likely to have a deficit in places.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no crime concerns. However development can aid in designing out crime.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Retain trees as buffers.
8	Accessible services	+	<p>The site is considered accessible to essential services via car or by bus.</p> <p>There is the potential for additional services to be accommodated at Jennett's Park.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 6-8 mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 4-6 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located with the settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	<p>Could link CHP in with the Warfield SPD site.</p> <p>SUDs would be required at the Development Management stage.</p>
13	Biodiversity	-	<p>Potential for roosting bats and badgers.</p> <p>TPO trees on site and Ancient woodland.</p> <p>Located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>Could be a 50% developable reduction due to habitat.</p> <p>Extended Phase 1 Survey bat survey and badger survey including foraging and behaviour studies.</p> <p>Other surveys may be required as a result.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Previously developed land. • Located within a settlement. • No listed Buildings. • TPO trees and ancient woodland present. • No other site designations on the site. • Site not located within a character area. <p>Without the detail it cannot be ascertained that no harm will come to the TPO trees and Ancient Woodland. Therefore the site has been scored a minor negative score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
15	Travel choice	+	<p>The site has a good bus links and cycle links with the town centre.</p> <p>The location of this site would not necessarily encourage the car to be the preferred mode of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Bagshot beds mineral resource under the site. Further work required to establish the likely outcomes.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Western Industrial Area. There would be no opportunity to create additional employment use on site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 35 dwellings could potentially help to sustain economic growth within the borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 54

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 77 Dwellings</p> <p>1.7 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Within walking distance of the bus station.</p> <p>According to the IMD 2007 there are some concerns regarding health as one area falls below the 50% ranking.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 77 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	<p>The site could potentially accommodate 77 dwellings.</p> <p>The site falls within the catchment of Wildridings Primary School and Brackenhale School. Wildridings have a surplus. However Bracknehale School has a deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently an employment area where a depot the Council depot is located.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Retain trees as buffers.
8	Accessible services	++	<p>The site is considered accessible to essential services mostly by foot and by car. The town centre is within walking distance of the site and the railway station and bus station are within 300m from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 8-10 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 18-20 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 6-8 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within a employment area in an urban location. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-/+	<p>Potential for roosting bats.</p> <p>No TPO trees on site.</p> <p>Located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. However good opportunity to improve the biodiversity value.</p> <p>Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees and hedgerows.</p> <p>Estimated reduction in developable land is 8%.</p> <p>Extended Phase 1 Survey and bat survey.</p> <p>Other surveys may be required as a result.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within an urban location. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>A small section of the south-east corner of the site contains Bagshot beds mineral resource. Further work required to establish the likely outcomes.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>The site could have contaminated land due to the nature of the current use. Further work required.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Town Centre, Southern Industrial and Western Industrial Area. There would be no opportunity to create additional employment use on site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 77 dwellings could potentially help to sustain and/or increase economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 228 Albert Road Car Park, Bracknell

Table 55

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 40 Dwellings</p> <p>1.7 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Within walking distance of the bus station.</p> <p>According to the IMD 2007 there are some concerns regarding health as one area falls below the 50% ranking.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 40 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	<p>The site could potentially accommodate 40 dwellings.</p> <p>The site falls within the catchment of Sandy Lane Primary School and Garth Hill School. Both Sandy Lane School and Garth Hill School will have a deficit in capacity.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently a car park.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services mostly by foot and by car. The town centre is within walking distance of the site and the railway station and bus station are within 300m from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 14-16 mins walk of Natural and Semi-Natural Greenspaces. • Within 12-14 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 2-4 mins car journey of outdoors sports facilities. • Within 10-12 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-/+	<p>No TPO trees on site. However trees do form a habitat.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. However this site could provide the opportunity to improve the biodiversity on site due to the level of concrete present.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Protection root zones for trees and hedgerows.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within the settlement location. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>The site could have contaminated land due to the nature of the current use. Further work required.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link in with Town Centre CHP
21	Employment	+	<p>The site is well located to serve employment sites in the Town Centre, Southern Industrial and Western Industrial Area. There would be no opportunity to create additional employment use on site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 40 dwellings could potentially help to sustain and/or increase economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 56

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 20 Dwellings</p> <p>0.46 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>Therefore no overall effect upon this SA objective.</p>	
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>There is a station at Crowthorne however this is a significant walk from the site.</p> <p>According to the IMD 2007 there are concerns regarding health in the Crowthorne area.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 40 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	There are some poverty and exclusion concerns highlighted by the IMD 2007.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	<p>The site could potentially accommodate 20 dwellings.</p> <p>The site falls within the catchment of Crowthorne Primary School and Edgbarrow School. Crowthorne Primary looks to have a predicted deficit in capacity. Edgbarrow has a surplus however this surplus decreases towards 2014 so it is likely that there will be a deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently a public house and is located within the settlement.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Outside 20 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 0-2 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
10	Urban renaissance	++	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>TPO trees on site.</p> <p>Potential for roosting bats and reptiles.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Protection root zones for trees.</p> <p>Site could be reduced to 35% developable land.</p> <p>Updated extended Phase 1 Habitat survey required. Bat and reptile survey required. Details of mitigation to be included in the surveys.</p> <p>Other surveys may be required as a result of the initial survey.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Previously developed land. • Located within the settlement location. • No listed Buildings. • No TPO trees. 	TPO trees to be retained and root protection zones created.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> No other site designations on the site. Site located within conservation area and character area. <p>Without any detail it has not been demonstrated that the development of this site would not adversely effect the character of the conservation area. Therefore this site scores negatively against this SA objective.</p>	A development will need to reflect the setting of the conservation area and the recommendations in the Character Areas Assessment SPD.
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre.</p> <p>The 194 bus provides a link with Bracknell Town Centre every 30mins. The car is not necessarily going to be the preferred mode of transport. Therefore this site is considered score positively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is not located on top of however is located 240m from an R3 category landfill. However according to the EA it is unlikely that landfill gas will present a risk.</p> <p>The effects of waste management depend on how policy is implemented.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site can serve employment within Crowthorne Town Centre, TRL and Wellington Business Park.</p> <p>Therefore overall this site will have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 20 dwellings could potentially help to sustain economic growth. Therefore this site provides a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect a development of this size could have upon this objective would not be known at this stage.	

New Site: Land North of Eastern Road and south of London Road

Table 57

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 216 Dwellings</p> <p>2.9 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 570m of a GP surgery and 210m of a dentists. The site is served by a 30 mins frequency bus service (155) to Bracknell Town Centre.</p> <p>Within the Town centre there is a Health Centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no know concerns regarding health.</p> <p>Adequate access to local health provisions.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 216 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	?	<p>The site could potentially accommodate 216 dwellings.</p> <p>The site falls within the catchment of Hollyspring Primary School and Garth Hill Secondary school.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows no concerns regarding crime.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently an employment area.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 6-8 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 18-20 mins walk of Natural and Semi-Natural Greenspaces. • Within 10-12 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within an employment boundary. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	There are no Air Quality Management Areas in the vicinity of the site.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM. Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.
13	Biodiversity	-/+	TPO trees on site. Buildings on site therefore there is the potential for bats roosting. Any development of the site is likely to have a negative impact upon biodiversity. However there is also a real opportunity to increase the biodiversity value of the site. Therefore this site is likely to have both positive and negative impacts upon this SA objective. Within 5km of SPA. Likelihood of effect: Possible. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Potential to improve biodiversity over and above what value it currently has. SPA mitigation sought via LID
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within an employment area. • No listed Buildings. • TPO trees on-site. • No other site designations other than employment. • Not within a character area. <p>Development of this site for residential purposes is not likely to have an impact upon the character of the area. There are TPO trees on site but they take up a small area of the site and could easily be incorporated into any master planning.</p>	
15	Travel choice	++	The site is located within walking distance from the Town Centre. The 155 is a 30min frequency bus to and from the Town Centre. The car is not necessarily going to be the preferred mode of transport.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Site could provide essential services within its boundary.</p> <p>For these reasons the site is considered to have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>The site contains an area of past mineral working. Further work required to establish the likely outcomes.</p>	
17	Waste	?	<p>The site is located on top of a R3 classification (risk unknown) landfill site. A landfill risk assessment is required to determine the likely outcome.</p> <p>The effects of waste management depend on how policy is implemented.</p>	Landfill gas risk assessment required.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>However due to its location the site may have contaminated land present. Further work may need to be carried out.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	0	<p>Development of this site would result in the loss of employment land. However the Employment Land Review (December 2009) identified that there is an oversupply of office space within the Borough.</p> <p>It sets out that the Eastern Estate has the weakest identity and has already seen some parcels of land lost to residential development, and that the frontage would be suitable for other uses including housing, provided that integrity of the remaining core of the site was retained.</p> <p>Taking into account the review the loss of the 90% of the site as employment land would have no overall impact upon this SA objective.</p>	Consider the Employment Land Review recommendation
22	Economic growth	0	<p>Looking at the employment appraisal it is unlikely that this site would have no overall impact upon this SA objective.</p> <p>Even though it is well located to serve existing sites.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Appendix 9: Appraisal of Other Land within Defined Settlements - Preferred Options Stage

Appendix 9: Appraisal of Other Land within Defined Settlements - Preferred Options Stage

Appraisal of Other Land within Settlements - Preferred Options Stage

SHLAA Ref: 17 Bay Drive, Bullbrook, Bracknell

Table 58

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 40 Dwellings</p> <p>0.44 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	--	<ul style="list-style-type: none"> • Site is located within Flood Zone 3a and 3b shown in the SFRA. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>Due to the classification of flood zone the residential site falls within a double negative score has been given.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Flood Risk Assessment required.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
3	Health	I	<p>The site is within 750m of a GP surgery. The site is served by a 30 mins frequency bus service (53/153) to Bracknell Town Centre.</p> <p>Within the Town centre there is a Health Centre.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns regarding health.</p> <p>Adequate access to local health provisions.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 45 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007 in Bullbrook.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	?	<p>The site could potentially accommodate 45 dwellings.</p> <p>The site falls within the catchment of Holly Spring Primary School and Garth Hill School. Both are considered to have deficits in the coming years.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows no concerns regarding crime. It is unclear how a development in this location could affect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is considered as other land within an urban area. Development of the site would not affect the distinctiveness of any existing communities.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	++	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 12-14 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 0-2 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • However the site is located within an urban area. • This site would seek to encourage urban renaissance of the town centre. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>As the site is considered Greenfield Land the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>No TPO trees on site. However trees do line the north-west boundary forming green corridor.</p> <p>Retention of trees may reduce the developable area to 15%.</p> <p>Mown grass has a low value.</p> <p>Within 5km of SPA</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees should be retained as they form a green corridor.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> Not considered previously developed land and is therefore Greenfield. Urban location. Site is located within the Settlement. 	Setting of Grade II Listed Building needs to be taken into consideration.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> Grade II Listed Building at 27 Bay Road adjoining the site. No TPO trees. Not within a character area. <p>Development of the site could be accommodated within the streetscene. However as the site is Greenfield land this scores negatively against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre. Both the 53 and 155 buses run between the site and the Town Centre every 30-60 mins.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
17	Waste	I	<p>The site is not located on top of a landfill site. However it is located within a buffer 240m from a R3 (Risk Unknown) designated Landfill site. According to the EA it is unlikely that landfill gas will present a risk to development.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be a consideration at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link in with any Town Centre CHP scheme.
21	Employment	+	<p>The site is located as to serve the Eastern employment area and other employment areas in and around the Town Centre.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	
22	Economic growth	+	<p>The introduction of 45 dwellings in such a location could potentially help to sustain and increase economic growth.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect a development of this size could have upon this objective would not be known at this stage.	

SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell

Table 59

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 85 Dwellings</p> <p>1.26 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<p>Site is not located within Flood Zone 3a and 3b shown in the SFRA.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p> <p>No overall impact upon this SA objective.</p>	
3	Health	I	<p>The site is within 750m of a GP surgery and 1 km of a dentists.</p> <p>The site is within walking of the Town Centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns regarding health. However one of the three areas that makes up Wildridings and Central ward scores below 50% against Health Deprivation & Disability.</p> <p>Adequate access to local health provisions.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 85 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007 in Wildridings and Central.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	?	<p>The site could potentially accommodate 85 dwellings.</p> <p>The site falls within the catchment of Holly Spring Primary School and Garth Hill School. Both are considered to have deficits in the coming years.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 85 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness. The site fits in well with existing built form.</p> <p>A development on this site could provide residential accommodation close to the Town Centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	++	<p>The site is considered accessible to essential services by foot and cycle. The town centre and railway station is within walking distance of the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	-	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 6-8 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 8-10 mins walk of Urban Woodlands. • Within 10-12 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 6-8 mins walk of Children's Play Areas. • Within 0-2 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. However the loss of the football pitch will have a negative effect upon this SA objective. This outweighs the location of the site in proximity to other recreational cultural facilities.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is not considered to be previously developed land and currently has a designation as Open Space of Public Value. Site is considered to be Greenfield. Site is within an urban area where any improvements would benefit the Town Centre. <p>As the site is considered Greenfield Land the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Potential for reptiles on habitat surrounding the pitch. Some potential for bats in trees surrounding the pitch.</p> <p>Site within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	<p>Trees and shrubs to be retained.</p> <p>Developable land maybe reduced by 10%</p> <p>Updated Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>SPA mitigation would be sought via LID.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Land is currently Open Space of Public Value. • Not considered previously developed land and is therefore Greenfield. • Site is located within an urban area. • No listed buildings present. • No TPO trees. • Located within character area A (Bracknell Study Area). <p>Although the site is currently designated as Open Space of Public Value the site relates well to existing built form in the urban area. Therefore for this reason the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Landscaping may improve the character of the site.</p> <p>Character Area Recommendation: Site is an important approach to the Town Centre. Flatted development should be considered. Development should look to provide a 'more cohesive, and locally distinctive landscape/townscape setting to the buildings and the important approached to the Town Centre'.</p>
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre, railway and bus station.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a significant positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be a consideration at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link in with any Town Centre CHP scheme.
21	Employment	+	<p>The site is located as to serve the Town Centre, Western and Eastern employment areas.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 85 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore this site has a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 60

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 10 Dwellings</p> <p>0.38 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. –</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 800m of a GP surgery and 610 km of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 10 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	I	The ward is considered to be one of the most health deprived in the borough. (IMD data) As above it is unclear how this could be addressed through the provision of improved local health care.	
5	Education	?	The site could potentially accommodate 10 dwellings. The site falls within the catchment of Wildmoor Heath Primary School and Edgbarrow Senior School. The primary school is considered to have sufficient surplus however the senior school has a decreasing surplus. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	?	IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 10 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness of any existing communities as the site fits in well with the existing built form in a residential location. A development on this site could provide residential accommodation close to Crowthorne High Street. Likelihood of effect: Likely. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	+	<p>The site is considered accessible by foot to essential services located within Crowthorne High Street.</p> <p>194 Bus every 30mins to Bracknell Town Centre.</p> <p>There is a railway station located 1.6km from the site.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Not Within 20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 6-8 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Childrens Play Areas. • Within 0-2 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> Site is considered to be Greenfield. Site is within a settlement location. <p>As the site is considered Greenfield Land the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<ul style="list-style-type: none"> TPO trees within the site. Band of trees located to the rear of the site have a biodiversity value. Trees to be retained. South-east corner of the site located within 400m of the SPA. Majority of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is not provided as there is a minimal area within 400m of the SPA. This could be easily avoided.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Trees to be retained.</p> <p>Developable land maybe reduced by 20%</p> <p>Updated Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the south-east corner of the site.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> Land is currently residential and located within the settlement. Not considered previously developed land and is therefore Greenfield. Site is located within an urban area. No listed buildings present. TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development of this site is possible without compromising the overall character and appearance of the area. However there are TPO trees present on site and without any design detail is not known whether or not these will be harmed. There loss would be a loss to the character and appearance of the area.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain contrast in character with higher density town centre.
15	Travel choice	+	<p>The site is located within walking distance of the main Crowthorne High Street.</p> <p>There is a 30min frequency bus service to Bracknell Town Centre.</p> <p>There is a railway station within 1.6km of the site.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be a consideration at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
21	Employment	+	<p>The site could serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 10 dwellings in such a location could potentially help to sustain and increase economic growth therefore the site has been scored as positive against this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 76 Land at Cricket Field Grove, Crowthorne

Table 61

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 100 self contained staff accommodation.</p> <p>2.1 Hectares</p> <p>The site can't provide a level of affordable housing due to the building being for staff accommodation. However there will be a level of housing.</p> <p>As the site can't provide affordable housing it is considered to have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 250m of a GP surgery and 610 km of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 100 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	I	The ward is considered to be one of the most health deprived in the borough. (IMD data) As above it is unclear how this could be addressed through the provision of improved local health care.	
5	Education	?	The site could potentially accommodate 100 dwellings. The site falls within the catchment of Wildmoor Heath and Edgbarrow Senior School. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	?	IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 100 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form. Likelihood of effect: Likely Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
8	Accessible services	+/-	Accessibility to essential services is good for example schools and shops. Accessibility to Local Centre is relatively good.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p> <p>Accessibility to long distance bus routes is considered poor.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • 18-20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 14-16mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 6-8 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	--	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • Open Space of Public Value. • Historic Garden. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>As the site is considered Greenfield Land and is also designated Historic Gardens and Open Space of Public Value it is not considered the best use of land. Therefore provides a significant negative effect upon this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	--	<ul style="list-style-type: none"> • Woodland adjacent to the southern boundary and trees adjacent to the eastern boundary. • Some potential for bats but unlikely. • Area in the northern part of the site within 400m of the SPA. • Remainder of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is provided in this case as there is a substantial area of the site within the 400m SPA buffer where no residential development is permitted. Without the detail it is not clear that there won't be an impact upon the SPA.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Developable land maybe reduced by 6%</p> <p>Extended Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				No residential development within the 400m SPA buffer.
14	Countryside & historic	--	<ul style="list-style-type: none"> The site is designated as Historic Gardens Open Space of Public Value. The land is Greenfield. Listed Building close to the site. No TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development on this site is likely to have a detrimental impact upon the Historic Gardens and the village setting. Therefore a significant negative score has been provided against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain views out towards Broadmoor. Conserve the characteristics of Broadmoor historic park and garden, its immediate setting and historic links with the village centre should be conserved and enhanced.
15	Travel choice	-	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. Non- Car mode access to Bracknell Town Centre is considered poor. Accessibility to Railway Station is considered limited as there is no bus service to the station. <p>Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 100 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 113 Land at School Hill, Crowthorne

Table 62

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 20 Dwellings</p> <p>1.2 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 870m of a GP surgery and 770m of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 20 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p> <p>As above it is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	?	<p>The site could potentially accommodate 20 dwellings.</p> <p>The site falls within the catchment of Wildmoor Heath and Edgbarrow Senior School. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 20 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+/-	<p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Accessibility to long distance bus routes is considered poor.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Not Within 20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 10-12 mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	--	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • Historic Garden. <p>As the site is considered Greenfield Land that is also designated as Historic Gardens it is not considered the best use of land. Therefore provides a significant negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	--	<ul style="list-style-type: none"> • Acid grassland. • Potential for bats, reptiles and badger setts. • The southern area of the site is located within 400m of the SPA. • Remainder of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is provided in this case as there is a substantial area of the site within the 400m SPA buffer where no residential development is permitted. Without the detail it is not clear that there won't be an impact upon the SPA.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Acid grassland to be retained.</p> <p>Developable land maybe reduced by 60%</p> <p>Extended Phase 1 Habitat Survey, reptile survey, bat survey and badger survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the 400m SPA buffer.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
14	Countryside & historic	--	<ul style="list-style-type: none"> The site is designated as Historic Gardens. The land is Greenfield. Listed Building close to the site. No TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development on this site is likely to have a detrimental impact upon the Historic Gardens and the village setting. Therefore a significant negative score has been provided against this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain views out towards Broadmoor. Conserve the characteristics of Broadmoor historic park and garden, its immediate setting and historic links with the village centre should be conserved and enhanced.
15	Travel choice	-	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. Non- Car mode access to Bracknell Town Centre is considered poor. Accessibility to Railway Station is considered limited as there is no bus service to the station. Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 20 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref:137 Sandbanks, Longhill Road, Winkfield.

Table 63

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 11 Dwellings</p> <p>0.33 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>No over all impact upon this SA objective.</p>	
3	Health	I	<p>The site is within 1.27km of a GP surgery and 1.33km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Heatherwood 2.15km away.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 11 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<p>There are no known health and deprivation concerns in the Ascot Ward.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Therefore this site would have no overall impacts upon this SA objective.	
5	Education	?	<p>The site could potentially accommodate 11 dwellings.</p> <p>The site falls within the catchment of Holly Spring and Garth Hill School. Both schools have a predicted deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>There site is not within walking distance of the Town Centre. However the site is well connected to the Town Centre via cycle paths.</p> <p>The 191 bus connects the site with the town centre every 60mins.</p> <p>Site is within 1km of Martins Heron railway station.</p> <p>Alongside the railway station is a Local Centre with shops.</p> <p>The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 4-6 mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. <p>As the site is considered Greenfield land it is not considered the best use of land. Therefore provides a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<ul style="list-style-type: none"> Site supports semi-natural habitats adjoining woodland. May be of biodiversity value. Potential for bats, reptiles and badger setts. Within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Root zones may reduce the developable area by 40%.</p> <p>Extended Phase 1 Habitat Survey, reptile survey, bat survey and badger survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the 400m SPA buffer.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> Site designated as Countryside outside of the settlement. Greenfield land. No other site designations on the site. Not within a character area. <p>The site is considered to be Greenfield land however its development would fit well with existing built form. Therefore this site would have no overall impacts upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
15	Travel choice	+	<ul style="list-style-type: none"> • 191 bus runs hourly to the town centre. • Good cycle links with the Town Centre. • Within 1km of the Martins Heron railway station and shops. <p>The location of the site is not thought to encourage the car as being the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I/?	<ul style="list-style-type: none"> • The site is located close to an old landfill site. • The effects of waste management depend on how policy is implemented. 	Further surveys maybe required to monitor any potential risks from the old Landfill site north and east of the site.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as non-agricultural and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support employment within Martins Heron, Eastern Employment area and the Town Centre. For this reason the site is considered to have a positive impact upon this SA objective. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 11 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 194 Land North of Cain Road, Binfield

Table 64

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 87 dwellings</p> <p>1.88 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>No over all impact upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>The site is within 1.65km of a GP surgery and 0.43km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 87 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	There are no known health and deprivation concerns in the Ascot Ward.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Therefore this site would have no overall impacts upon this SA objective.	
5	Education	?	<p>The site could potentially accommodate 87 dwellings.</p> <p>The site falls within the catchment of Meadow Vale School and Garth Hill. has a deficit in places.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form and has clearly defined boundaries being the main roads.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>There site isn't within walking distance of the Town Centre.</p> <p>The 190 bus connects the site with the town centre every 20mins. This also connects the site with Wokingham and Reading.</p> <p>Good cycle path connections with the town centre.</p> <p>Site is close to the Amend Corner SPD site that will have access to local centres that will be provided at the earmarked site.</p> <p>The site is considered accessible to essential services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 16-18 mins walking distance of Amenity Space. • Within 4-4 mins car journey of Natural & Semi-Natural Greenspaces. • Not within 20 mins walk of Natural and Semi-Natural Greenspaces. • Within 16-18 mins walk of Urban Woodlands. • Within 14-16 mins walk of Provisions for Children and Young People. • Within 2-4 mins car journey of outdoors sports facilities. • Within 12-14 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. <p>As the site is considered Greenfield Land it is not considered the best use of land. Therefore provides a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	There are no Air Quality Management Areas in the vicinity of the site.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM. Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.
13	Biodiversity	--	Mixed grassland, scrub and trees could be of biodiversity value. TPO Trees within north edge of site. Potential for badger, bats and reptiles. Any development of the site is likely to have a negative impact upon biodiversity. Likelihood of effect: Possible. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Extended Phase 1 survey is required including surveys of reptiles, badgers and bats. The results may require further surveys to be carried out.
14	Countryside & historic	0	<ul style="list-style-type: none"> • Site designated as settlement. • TPOs on northern edge of site. • No other site designations on the site. • Not within a character area. • The site is in a location where development would be acceptable as long as the TPO trees are avoided and these could be as they take up a small area of the boundary to the north. <p>Overall the site is likely to accommodate development within having a positive and/or negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.</p>	Avoid the TPO trees and provide sufficient root protection areas.
15	Travel choice	+	The 190 bus connects the site with the town centre every 20mins. This also connects the site with Wokingham and Reading.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Good cycle path connections with the town centre.</p> <p>Close to the earmarked Amend Corner SPD site and existing employment sites.</p> <p>This site is not considered to encourage the use of car as the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	I	<p>Parts of the site are located within 5m of a R2 landfill.</p> <p>Landfill gas risk assessment would have to be carried out.</p> <p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Depends upon implementation.</p>	Landfill gas risk assessment would have to be carried out.
17	Waste	?	<p>Parts of the site are located within 5m of a R2 landfill.</p> <p>Landfill gas risk assessment would have to be carried out.</p> <p>The effects of waste management depend on how policy is implemented.</p> <p>Further assessment required.</p>	Landfill gas risk assessment would have to be carried out.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>There could also be implications regarding the R2 risk landfill site located on the eastern boundary.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link CHP in with Amend Corner development.
21	Employment	+	<ul style="list-style-type: none"> The site is located as to directly serve Amen corner, Western Industrial area and the Town centre. <p>It is unlikely that 87 dwellings would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 87 dwellings in such a location is likely to have an overall impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			What effect a development of this size could have upon this objective would not be known at this stage.	

Table 65

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 12 Dwellings</p> <p>0.48 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	--	<ul style="list-style-type: none"> Site is located within Flood Zone 3a and 3b shown in the SFRA. With no detail being present it can not be determined that development would not conflict with flood plains. Therefore a significant negative score has been given. <p>No over all impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>The site is within 3.39km of a GP surgery and 1.31km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 12 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	0	There are no known health and deprivation concerns in the Ascot Ward. Therefore this site would have no overall impacts upon this SA objective.	
5	Education	?	The site could potentially accommodate 12 dwellings. The site falls within the catchment of Ascot Heath School and has a deficit in places. Charters School is outside of the borough. However the site falls within the catchment. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form. Likelihood of effect: Likely. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
8	Accessible services	-	There site isn't within walking distance of the Town Centre. The 191 bus connects the site with the town centre every 60mins. However there is no Local centre or High Street within walking distance of the site. The site is not considered accessible to essential services and therefore would have a negative effect upon this SA objective.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 6-8 mins walking distance of Amenity Space. • Within 2-4 mins car journey of Natural & Semi-Natural Greenspaces. • Not within 20 mins walk of Natural and Semi-Natural Greenspaces. • Not within 20mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 10-12 mins walk of Children's Play Areas. • Within 4-6 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. <p>As the site is considered Greenfield Land it is not considered the best use of land. Therefore provides a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>TPO Trees on site.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Surveys may be required.
14	Countryside & historic	-	<ul style="list-style-type: none"> • Site designated as settlement. • TPOs on a large section of the site. • No other site designations on the site. • Not within a character area. • The site is in a location where development would be acceptable. However without the detail it can not be ascertained that the TPO trees would not be harmed. <p>As a large area of the site is TPO'd, this site is considered to score negatively against this SA Objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Avoid the TPO trees and provide sufficient root protection areas.
15	Travel choice	-	The site isn't within walking distance of the Town Centre.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>The 191 bus connects the site with the town centre every 60mins.</p> <p>However there is no Local centre or High Street within walking distance of the site.</p> <p>This site is considered to encourage the use of car as the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Plateau gravel on site. Further work required to assess the likely mineral implications.</p> <p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p>	
17	Waste	I	<ul style="list-style-type: none"> Site is not located within a landfill site or a recognised buffer. The effects of waste management depend on how policy is implemented. 	Further surveys maybe required to monitor any potential risks from the old Landfill site north and east of the site.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>However the site is know for being a petrol filling station in the past. Therefore more work is needed to asses any likely implications.</p>	
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	0	<ul style="list-style-type: none"> The site is not located as to directly serve any employment areas. The site would not support any employment uses. <p>However it is unlikely that 12 dwellings would have an overall impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	0	<p>The introduction of 12 dwellings in such a location is unlikely to have an overall impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Appendix 10: Appraisal of Edge of Settlement Locations - Preferred Options Stage

Appendix 10: Appraisal of Edge of Settlement Locations - Preferred Options Stage

Appraisal of Edge of Settlement Locations

SHLAA Ref: 34 White Cairn, Dukes Ride, Crowthorne (16 Dwellings)

Table 66

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 16 Dwellings</p> <p>Site 0.52 hectare</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. –</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>On its own does not trigger the thresholds for affordable housing.</p>
2	Flooding	0	<p>Site not within EA or SFRA flood zones.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p> <p>No over all impact upon this SA objective.</p>	
3	Health	I	<p>Good access to GP Surgery. Although Capacity unknown.</p> <p>Close to the Railway Station so there are links with Reading and the Royal Berkshire Hospital.</p> <p>Any capacity issues would depend upon implementation.</p> <p>There are concerns regarding health and deprivation in the area. (IMD 2007) It is not known how development can address these.</p>	
4	Poverty & exclusion	0	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unlikely that 16 dwellings are going to have an impact upon this SA objective.	
5	Education	?	<p>The site could potentially accommodate 16 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 16 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	0	Potentially introducing 16 dwellings on this site is unlikely to have both a negative and/or positive impact upon the character of the existing community.	
8	Accessible services	+	<ul style="list-style-type: none"> • 460m from Post Office/Newsagent • 620m from Rail Station • 1.1km from High Street (Supermarkets, Banks etc..) • 580m from GP • No Cycle Route • 565m from Route 122 to Wokingham (Infrequent) • 1km from bus route 194 every 30mins into Bracknell <p>Although the public transport links into Wokingham and Bracknell could be located closer to the site the site is considered to be well located to accessible services.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<p>Comments:</p> <ul style="list-style-type: none"> • 4-6 mins walking distance from Parks and Gardens. • 0-2 mins walking distance from natural and semi-natural green space. • 4-6 mins walking distance from outdoor sports facilities. • 14 mins walking distance from a provision for children and young people. • 14 mins walking from children's play areas. • 2-4 mins by car to built sports facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>The site is not considered to be previously developed land. The site would also result in the loss of open space of public value. Therefore the site is not considered the best use of land.</p> <p>However due to the location of the site being a high street it is not considered to score significantly negative as the area is urban.</p> <p>Therefore overall this site would have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Woodland could support biodiversity. • Local records suggest potential for badgers and stag beetles. • Within 5km of SPA <p>Any development of the site is likely to have a negative impact upon biodiversity. The site is not considered large enough to provide an enhanced biodiversity resource. Further surveys required.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>If the woodland is considered to be of biodiversity value then this could reduce the developable on-site land by 50%.</p> <p>Buffer areas based on root zones required.</p> <p>Extended Phase 1 habitat survey and bat survey of the existing building to be demolished. Further surveys may</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>be required depending on the results.</p> <p>SPA: The existing Avoidance and Mitigation Strategy could accommodate this site for development.</p>
14	Countryside & historic	0	<p>Comments:</p> <ul style="list-style-type: none"> No Listed Buildings and associated Historic Gardens present on or adjoining the site. Open Space of Public Value No protected trees on or abutting the site. Site falls outside of but adjoins Crowthorne Study area, Area B- West Crowthorne (CA SPD) <p>Although the site is currently designated as Open Space of Public Value development of this part of the site is not considered to harm the character and appearance of the area.</p> <p>Therefore development of this site would have no overall impact upon this SA objective.</p>	<p>The Character Areas SPD mentions that the approach into Crowthorne along Dukes Ride has some high density flatted developments.</p> <p>Although this study area does not include the site it should be taken into consideration.</p> <p>No Landscape Character Assessment carried out.</p>
15	Travel choice	+	<ul style="list-style-type: none"> 565m from Route 122 to Wokingham (Infrequent) 1km from bus route 194 every 30mins into Bracknell No cycle routes <p>With there being a bus service into Bracknell and a train service into Wokingham and Reading etc., the preferred choice of transport is not necessarily the car. There a number of essential services close by.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Cycle routes needed in the area.
16	Resource use	?	Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			The implications of sterilisation or excavation of the minerals resource (Bagshot Beds) should be clarified before the site can be taken forward. Further work to be carried out on this.	
17	Waste	I	There are no landfill sites or buffers to landfill sites on site. The effects of waste management depend on how policy is implemented.	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	
19	Soil quality	0	The site has an Agricultural Landscape Classification as urban. Overall the development of the site would have no effect upon this SA objective.	
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. Likelihood of effect: Likely Spatial Scale: Borough Wide. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
21	Employment	+	The site is within 300m of the Wellington Business Estate and just over 500m from Crowthorne Railway Station. The location would provide an opportunity for people to potentially seek employment at these areas. No provision on site to provide a mixed use. This site would have a positive impact upon this SA objective. Likelihood of effect: Possible Spatial Scale: Borough wide. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
22	Economic growth	+	The introduction of 16 dwellings could potentially help to sustain economic growth. Likelihood of effect: Possible	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

SHLAA Ref: 24 Land East of Murrell Lane, South of Foxley (67 dwellings)

Table 67

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide 67 dwellings on 2.78 hectares of land. Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective. However the numbers are still low when you look at the need. <p>This site is therefore considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone.	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<ul style="list-style-type: none"> • Good access to local health provisions. (1km) • There are no health deprivation concerns (IMD) apart from an adjoining ward (Priestwood and Garth Ward). <p>It is unclear whether or not the existing health care provision can accommodate 67 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 67 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 67 dwellings could be accommodated into the existing schools catchment area.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	0	IMD data does not identify any crime issues at this location.	
7	Community	0	Development of this site is not considered to adversely effect the distinctiveness of the existing community.	
8	Accessible services	+	<ul style="list-style-type: none"> • 175A Hourly Sunday service Binfield – Town Centre • 53 30-60 min service Binfield – Maidenhead (WexhamPark) • 153 30-60 min service Binfield- Town Centre via Tesco Warfield. • 4C infrequent Maidenhead – Town Centre. • 151 2 hourly Wokingham- Town Centre. <p>This site is considered adequately accessible to essential services such as a GP surgery, Dentists and shops. The bus service could be better but you can get a bus from Binfield into the Town Centre on average every 45 mins. Therefore the site is given a positive score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 min by car of Parks and Gardens. • Within 2-4 min walk of amenity green space. • Within 2-4 min by car of Natural and Semi-natural greenspaces. • Within 10-12 min walk of Natural and Semi-natural greenspaces. • Within 10-12 min walk of Urban Woodlands. • Within 12-14 min walk of provisions for children and young people. • Within 2 min by car of outdoor sports facilities. • Within 8-10 min walk of children's play area • Within 4-6 min by car of built sports facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is not considered to be previously developed land and instead is Greenfield land. <p>Therefore this site would have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> Habitats have a poor value although the south-east corner supports an orchard that could be considered UK BAP habitat. Potential for Great Crested Newts, reptiles and nesting birds. Adjacent to a LWS. Existing buildings may provide bat roosting and bird nesting provisions. Within 5km of SPA <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p>	<p>North and southeast corners should not be developed.</p> <p>Boundary trees require significant root buffer zones.</p> <p>Estimated reduction of developable land by 25%.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Extended Phase 1 survey, bat survey and breeding bird survey. Other surveys may be required on the results of the phase 1 survey.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Poly TPO 519 on site • Local Wildlife Site and Open Space of Public Value adjoining the site (Popes Meadow). • Site designated as Countryside and is not considered to be previously developed land. • Area is considered to be less sensitive of the character area which has a moderate to high landscape sensitivity and the area relates well to the built form of Binfield. (Rounding off site) • Site does not fall within a designated character area. Although there are sites within Binfield. <p>The site is considered to have well defined boundaries. It is considered to have moderate to high capacity to development.</p> <p>However there are TPO's trees on site and without detailed plans it is not known at this stage whether the trees would remain. Their removal would be detrimental to the character and appearance of the area. Therefore the site is likely to have a negative impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Minimise the reduction of countryside</p> <p>Take into account the adjoining LWS and OSPV.</p>
15	Travel choice	0	<ul style="list-style-type: none"> • 175A Hourly Sunday service Binfield – Town Centre • 53 30-60 min service Binfield – Maidenhead (WexhamPark) • 153 30-60 min service Binfield- Town Centre via Tesco Warfield. 	<p>Improved bus service into Bracknell Town Centre.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • 4C infrequent Maidenhead – Town Centre. • 151 2 hourly Wokingham- Town Centre. <p>The site is connected to the Tesco at Warfield and the Town Centre although the frequency of buses could be better. There is a local centre within walking distance of the site being Binfield Local Centre.</p> <p>Further improvements to public transport etc., could be supported by the Amen Corner designation. The site is considered to have no overall impact upon this SA objective.</p>	Improved cycle routes into the Town Centre. Link with Amen Corner.
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	?	<p>The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source.</p>	Groundwater surveys required.
19	Soil quality	?	<ul style="list-style-type: none"> • The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	+	<ul style="list-style-type: none"> The site is located within 1km of Amen Corner a site designated for mixed use development. The site is also located approximately 1.2km from Western Industrial Estate. The site would not support any employment uses. <p>The site is located as to serve existing and proposed employment uses nearby and therefore could have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 67 dwellings could potentially help to sustain economic growth.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

SHLAA Ref: 93 Land at junction of Forest Road & Foxley Lane, Binfield (31)

Table 68

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide 31 dwellings on 1.3 hectares of land. Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective. However the numbers are still low when you look at the need. <p>This site is therefore considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone.	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<ul style="list-style-type: none"> • Good access to local health provisions. (1km) • There are no health deprivation concerns (IMD) apart from an adjoining ward (Priestwood and Garth Ward). <p>It is unclear whether or not the existing health care provision can accommodate 31 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 31 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 31 dwellings could be accommodated into the existing schools catchment area.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	0	IMD data does not identify any crime issues at this location.	
7	Community	+	<p>The site has well defined boundaries and would provide an appropriate extension to the existing settlement location. Therefore the site if 31 dwellings were to be provided would retain the distinctiveness of the existing community.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<ul style="list-style-type: none"> • 175A Hourly Sunday service Binfield – Town Centre • 53 30-60 min service Binfield – Maidenhead (Wexham Park) • 153 30-60 min service Binfield to the Town Centre via Tesco Warfield. • 4C infrequent Maidenhead – Town Centre. • 151 2 hourly Wokingham- Town Centre. <p>This site is considered adequately accessible to essential services such as a GP surgery, Dentists and shops. The bus service could be better but you can get a bus from Binfield into the Town Centre on average every 45 mins. Therefore the site is given a positive score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 min by car of Parks and Gardens. • Within 0-2min walk of amenity greenspace. • Within 0-2 by bar of Natural and Semi-natural greenspace. • Within 0-2 min walk of natural and semi-natural greenspace. • Within 18-20 min walk of urban woodland. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 12-14 min walk of provisions for children and young people. • Within 0-2 min by car of outdoor sport facilities. • Within 8-10 min walk from children's play areas. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land and instead is Greenfield land.</p> <p>Therefore this site would have both a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.	
13	Biodiversity	--	<ul style="list-style-type: none"> • Scrub and grassland surrounded by trees and shrubs on the boundaries. • Potential for Great Crested Newts, reptiles, nesting birds and botanical features. • Ecological survey required before the value of the land is known. • Not located within 5km of SPA. 	<p>Boundary trees require significant root buffer zones.</p> <p>Extended Phase 1 survey, bat survey and</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	breeding bird survey. Other surveys may be required on the results of the phase 1 survey.
14	Countryside & historic	-	<ul style="list-style-type: none"> Site designated as Countryside and is not considered to be previously developed land. TPO 400 on site. No Landscape assessment has been carried out for this site. However this site is considered to be similar to that of Land East of Murrell Lane, South of Foxley. The site is considered to relate well to the built form of Binfield. Extension to existing settlement. Site does not fall within a designated character area. Although there are sites within Binfield. <p>The site is considered to be a rounding off site with well defined boundaries. It is considered to have moderate to high capacity to development. However there are TPO's trees spread out on site and without detailed plans it is not known at this stage whether the trees would remain. Their removal would be detrimental to the character and appearance of the area. Therefore the site is likely to have a negative impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>TPO 400 could limit the developable land on site.</p> <p>Minimise the reduction of countryside</p> <p>Take into account the adjoining LWS and OSPV.</p>
15	Travel choice	0	<ul style="list-style-type: none"> 175A Hourly Sunday service Binfield – Town Centre 53 30-60 min service Binfield – Maidenhead (Wexham Park) 153 30-60 min service Binfield- Town Centre via Tesco Warfield. 4C infrequent Maidenhead – Town Centre. 151 2 hourly Wokingham- Town Centre. 	<p>Improved bus service into Bracknell Town Centre.</p> <p>Improved cycle routes into the Town Centre.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>This site is located as to serve Tesco at Warfield and the Town Centre although the frequency of buses could be better. There is a local centre within walking distance of the site being Binfield Local Centre although the site is further down Foxley Lane.</p> <p>Further improvements to public transport etc., could be supported by the Amen Corner designation. The site is considered to have no overall impact upon this SA objective.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	?	<p>The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source.</p>	
19	Soil quality	?	<ul style="list-style-type: none"> The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out. 	Soil surveys required.
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. 	Renewable energy projects, including wind, biomass, hydro and CHP

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site located as to serve existing employment areas at Amen Corner and the Western Industrial estate as well as Binfield village.</p> <p>The site would not support any employment uses.</p> <p>This site is likely to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>It is likely that this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

SHLAA Ref: 122 + 300 Dolyir & Palm Hills (Site suggested through SADPD)

Table 69

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide 60 dwellings on 1.91 hectares of land. Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective. However the numbers are still low when you look at the need. <p>This site is therefore considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> • Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	
3	Health	I	<ul style="list-style-type: none"> • Adequate access to local health provisions. (2km) • There are no health deprivation concerns (IMD). <p>It is unclear whether or not the existing health care provision can accommodate 60 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<ul style="list-style-type: none"> • No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	?	<p>The site could potentially accommodate 60 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 60 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
6	Crime	0	No crime concerns highlighted by the IMD.	
7	Community	0	Development on this site is not considered to effect the distinctiveness of the existing community.	
8	Accessible services	+	<p>This site is not within walking distance of the Town Centre. However the site is well connected to the Town Centre via cycle paths.</p> <p>The 191 bus connects the site with the town centre every 60mins.</p> <p>Site is within 1km of Martins Heron railway station.</p> <p>Alongside the railway station is a Local Centre with shops.</p> <p>The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 4-6 mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is not considered to be previously developed land and therefore Greenfield land. Site is an extension of an existing settlement. Site would relate well to built form along this part of London Road. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> Grassland, tree and shrub habitat. TPO Poly designation encroaches into the site from the east. BOA on the south side of London Road. Located within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Further surveys maybe required.</p> <p>SPA mitigation sought via LID</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
14	Countryside & historic	0	<ul style="list-style-type: none"> TPO poly designation on site. Site designated as Countryside outside of the settlement. Greenfield land. No other site designations on the site. Not within a character area. Landscape assessment states that site has moderate capacity to development. <p>Although the site is considered to be Greenfield land it is considered to have a moderate capacity for development. The reason being that the site would form an acceptable extension to a settlement as long as land east is maintained as a buffer. There is an area where a TPO is present. However this can be avoided and takes up a small area of the site. Therefore this site would have no overall impacts upon this SA objective.</p>	Maintain tree and shrub cover.
15	Travel choice	+	<ul style="list-style-type: none"> 191 bus runs hourly to the town centre. Good cycle links with the Town Centre. Within 1km of the Martins Heron railway station and shops. <p>The location of the site is not thought to encourage the car as being the preferred mode of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Bus services into Bracknell Town Centre needs to be improved.
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I/?	<p>The site is located close to an old landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	Further surveys maybe required to monitor any potential risks from the old

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				Landfill site north and east of the site.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs be considered at the design atage.
19	Soil quality	?	<p>The site has a Landscape Classification as grade 5 (non-agricultural).</p> <p>However it is not known what risks the old landfill site located north and east of this site might pose and further work maybe required.</p>	Soil surveys maybe required.
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	+	<p>The site is well located to support employment within Martins Heron, Eastern Employment area and the Town Centre.</p> <p>For this reason the site is considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	0	<p>The introduction of 60 dwellings could potentially help to sustain economic growth. However it is unlikely that the number proposed would have an overall impact upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect this would have could not be determined at this stage.	

Appendix 11: Appraisal of Preferred Policies

Appendix 11: Appraisal of Preferred Policies

Appraisal tables for policies SA10- Phasing and Delivery, SA11- Royal Military Academy, SA12- Bracknell Town Centre and SA13 The Peel Centre are work in progress.

Appendix 12:
Consultation
Responses: SA Scoping
Report Site Allocations
DPD (January 2010)

Consultation Responses: SA Scoping Report Site Allocations DPD (January 2010)

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)

Table 70 Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)		
Organisation	Summary of Comments	Action Taken
Natural England	<p>Natural England feel that there are two key background documents missing from the background data to consider. They are both related to the Thames Basin Heaths Special Protection Area (SPA). Firstly reference to the South East Plan, in particular policy NRM6 (May 2009) and secondly the Thames Basin Heaths Delivery Framework (February 2009). They both set important standards in terms of the mitigation required to avoid likely significant effect upon the integrity of the SPA.</p> <p>10.8 – Natural England would like to see more explanation as to what "Infrastructure Provision" is within this particular paragraph. We are of the presumption that this refers to green infrastructure, which will be a very important provision within this document. If this is the case, we draw your attention to the South East Green Infrastructure Framework which was finalised at the beginning of July 2009. This will offer you regional advice and guidance on the matter, and can be found at; http://www.gos.gov.uk/497648/docs/171301/SEGIFramework.finaljul09.pdf</p>	<p>Both the South East Plan and the Thames Basin Heaths Delivery Framework (February 2009) are included in Appendix A of the LDF Scoping Report (January 2010). As the South East Plan has now been revoked, however, this has been removed.</p> <p>The term "Infrastructure Provision" includes Green Infrastructure as well as water and energy supply, transport infrastructure etc. The South East Green Infrastructure Framework has been added to Appendix A of the LDF Scoping Report.</p>

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)		
Organisation	Summary of Comments	Action Taken
Royal Society for the Protection of Birds (RSPB)	Many thanks for consulting the RSPB on these scoping reports. We are satisfied that the key issues for the Borough have been covered in the reports and look forward to consulting on the final SAs in due course.	No amendment to make.
Environment Agency	<p>The EA would like to see sub-objectives that cover Surface Water Management, Water Quality and Flood Risk.</p> <p><u>Sage A2- Q2, 3 & 4</u></p> <p><u>Objective 18</u></p> <p><u>Point 4</u></p> <p><u>Stage A3 (Q 5&6)</u></p> <p><u>Stage A4 (Q9)</u></p> <p><u>Q10</u></p> <p><u>Q11</u></p>	<p>The SFRA will inform these areas and the objectives are considered sufficient and do not need amending. In particular the River Basin Management Plan will inform water quality. Work being carried out.</p> <p>We have a Strategic Flood Risk Assessment (SFRA) in place.</p> <p>The Thames Water Basin Management Plan (December 2009) is hard to relate to Bracknell. Although the objectives regarding new development have been noted.</p> <p>Code for Sustainable Homes is a policy and Building Control requirement.</p>

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)

Organisation	Summary of Comments	Action Taken
		<p>Surface water flooding is important. However this is covered in the SFRA.</p> <p>Water consumption is addressed in the Sustainable Resource Management SPD. This is also a requirement of Code for Sustainable Homes.</p> <p>Objective 2 is considered sufficient. Surface water flooding is addressed in the SFRA.</p> <p>Monitoring of SUDS targets can not be enforced. Therefore this is considered to be an invalid point. Water efficiency is encouraged via Core Strategy Policy CS10 and the associated SRM SPD.</p> <p>This is covered in the second sub objective. Appropriate development will have to include</p>

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)		
Organisation	Summary of Comments	Action Taken
		<p>sustainable drainage systems.</p> <p>Do not agree. Culverting may work. We could not ask for old culverts to be removed. History suggests they don't flood.</p>
BBOWT	<p>Questions 2-3: I welcome reference to additional studies involving Extended Phase I Habitat Surveys and assessment of SPA mitigation to contribute towards the baseline.</p> <p>The Council should also consider how it will deal with the requirement in Policy CC8 of the South East Plan to plan and provide GI from the outset. The Council already has access and is collecting data on much of its existing green infrastructure. Appendix 2 of the SEEBF 'South East Green Infrastructure Framework' provides further advice on GI planning.</p> <p>Presumably the review of the LDF SA Scoping Report will also feed into the baseline data for this DPD.</p> <p>Question 5: I agree with the key sustainability issues identified.</p> <p>Questions 7-10: My comments above on the sustainability objectives, indicators and targets apply equally to this SA Scoping Report.</p> <p>Question 11: Paragraph 7.1 states that Core Strategy Objective I (natural and historic environment) has been developed into further sub-objectives. This is not shown in Table 1 and there is a worrying omission from the objective of the wording "...to <u>avoid or</u> mitigate the effects of new development upon the natural ... environment." This change in the Core Strategy objective is not supported by any national or regional planning guidance on biodiversity. Key Principle 1(vi) of PPS9 sets out the hierarchy for protection of biodiversity; the aim of planning decisions is to prevent harm to biodiversity interests not to immediately look to mitigation measures as the solution.</p>	<p>Phase 1 Habitat Surveys not available yet. Green Infrastructure being considered.</p> <p>It is correct that the review of the LDF SA Scoping Report will also feed into the baseline data for this DPD.</p> <p>Comments on Q 5. And Q 7. Noted.</p> <p>Q 11. The sub-objectives are shown in italics and numbered (i). Only the objectives A, E and G have sub-objectives. The omission from objective I is an error and has been corrected so that it is consistent with</p>

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)		
Organisation	Summary of Comments	Action Taken
		the BFC Core Strategy (2008).

Appendix 13:
Consultation
Responses:
Participation Document
Section 6 - Initial SAs of
Broad Areas

Consultation Responses: Participation Document Section 6 - Initial SAs of Broad Areas

Consultation Responses: Participation Document Question 49 and 50: Sustainability Appraisal of Broad Areas

Question 49

Do you have any comments on the initial Sustainability Appraisal findings?

Table 71

No. of respondents to Qu. 49: 138	
The following main issues were raised:	Response
<p>NB: This includes some of the Sustainability Appraisal points raised in response to Q.46. The issues raised should also be read in conjunction with the responses to Question 50 and Appendix 6 (detailed tables in relation to Initial SAs of Broad Areas).</p>	
General	
<p>Character</p> <ul style="list-style-type: none"> Impact upon neighbourhoods is a criteria/con that should apply to all sites. No comment has been made to the impact upon rural areas and the green belt. Might be useful to include total site developable as a percentage of the total site available. Does not take account of the impact upon the existing character/community/local people. 	<p>The SA of the Issues and Options will take into account the character and appearance of the area with an aim to retain the distinctiveness of existing communities.</p> <p>If sites are within rural areas then this will be taken into consideration. However there are no sites within the Green Belt.</p> <p>During the SA process a percentage of the site that can be developed may be given for example if trees and habitat restrict development in anyway.</p>
<p>Transport</p> <ul style="list-style-type: none"> Sustainability issues are tarnished by labour planning policies: unrealistic to expect people to walk or cycle up to 5km to nearest train station. High car ownership area - standards of 1.5 parking spaces per dwelling result in overspill on roads. Need to consider current public transport links. 	<p>Travel distance will be a consideration of the SA process along with current public transport provisions.</p> <p>On-site parking will be determined at the master planning stage and not at the Issue and Options and Preferred Options stage. The Local Planning Authority have adopted Parking Standards that will be applied later on in any master planning work that is carried out.</p>

<ul style="list-style-type: none"> • Does not see how SADPD can be considered in isolation of a road/traffic plan. • How will SADPD/LTP3 be put together in parallel? • Access to cycle routes seems an odd consideration (surely only a matter of painting a few lines on a pavement?). • No mention of impact upon strategic road network (how will A329(M) and M4 junction 10, London Road, Wokingham Road and Temple Road accommodate enormous increases in traffic?). • Why mention 'good access to bus services' when routes are flexible and can be withdrawn at any time? • Need to take account of the impact upon the local road network/congestion impact that the development would have. 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>Both the SADPD and LTP3 will inform each other. SEA/SA of both use the same criteria and baseline evidence that is available.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p> <p>SA of Issues and Options work will take into account the location of bus routes alongside the frequency of the services. However we can only make an assessment of the information available at the time.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Why mention good/easy access to schools, when they are oversubscribed/have no availability? • Do not understand how access to education can be good when document also states schools in the area do not have sufficient capacity. • Walking distances to areas of employment etc are misleading and hard to believe a new population would walk, most people take the car. • Need to see infrastructure proposals before site selection. • Infrastructure will be vital. • Chicken & egg situation: it is impossible to tell if a site will be viable until you know the infrastructure needed to support it. On the other hand, won't know whether or where you will need the infrastructure until the sites have been determined, therefore difficult to comment/assess viability. 	<p>Part of the SA/SEA work is to assess proximity to existing educational facilities with another part assessing what the existing capacity is. If schools have no capacity then this will have to be addressed.</p> <p>An assessment of acceptable walking distances will be taken into account. The aim is to encourage alternative modes of getting to places for example on foot or by bike.</p> <p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Land within SPA buffer zone should be prohibited, therefore areas within SPA should be excluded. The same applies to Conservation Areas and Listed Buildings. • Need to have the extended Phase 1 Habitat information (this was envisaged in the SA scoping report that this would be carried out to assess ecological baseline, but is not yet 	<p>The Thames Basin Heath has been taken into consideration when assessing SA/SEA Biodiversity and Recreational criteria and will continue to be the case. Although development is not permitted on the SPA, within the 2km buffer and outside 400m from the site development with suitable mitigation is allowed in principle. This mitigation will be assessed at the master planning stage.</p>

<p>available), difficult to assess the sites without this information. (Concerned if this is left until submission draft, hopes there will be a further opportunity to comment on the information).</p> <ul style="list-style-type: none"> Who decides that an area has a landscape sensitivity and adjacent to an Area of Special Housing Character? 	<p>Phase 1 Habitat Surveys are to be carried out and will influence SA work at the preferred option stage.</p> <p>Landscape Assessment work has been carried out by the Council's preferred Landscape Consultant and forms baseline evidence.</p> <p>Character Areas SPD has recently been adopted and forms additional baseline evidence.</p>
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> Water run off for sites near flood zones is important (could request s.106 that rainwater harvesting technology is used to minimise runoff). Should not be considering building on land that is designated within a flood risk zone. 	<p>Sustainable construction including Sustainable Urban Drainage (SUDs) will be a consideration at the master planning and planning application stage.</p> <p>The Council has a Strategic Flood Risk Assessment (SFRA). This has been consulted when assessing site locations. The SFRA is currently being updated to take into account climate change. This updated document will influence any worked carried out at the Preferred Option stage.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> Generally agree. /They are fair and reasonable. /Very comprehensive review of all aspects of the proposed development. None of the sites are right for development. Agree with the cons, so why develop more of Bracknell. /Cons should be sufficient reason not to develop. /It is obvious the cons outweigh the pros. Requires more study and information. Errors bring the credibility of the document into question and raise issues regarding the knowledge of staff compiling the documents. Delivery of housing is not mentioned in relation to every area (why is it missing from areas 1, 2 and 3?). Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). Does not appear to be consistency in definitions in Table 7 (i.e. Area 1 lists TPO as a con, but not in Area 7). Reference to "Northern Arc": Evidence appears to be skewed to produce a conclusion to match a preconceived notion, not defensible. Can new housing address employment, income & health deprivation? 	<p>Sites have been assessed to see how sustainable they are given the baseline evidence available at the time. There may be other reasons why a site may not be considered acceptable for development for example viability.</p> <p>The Council have to find sites to meet the the adopted Core Strategy housing target. The Council needs to look beyond the Town Centre and other urban areas to provide sites to accommodate the need.</p> <p>Further background work for example, transport modelling, infrastructure work and habitat surveys are being compiled and will feed into the process.</p> <p>All areas in the Issues and Options paper mention how many houses the site could take in terms of density. These numbers are then assessed as to how each site would contribute towards meeting the housing need. Housing need forms the first of the 24 SA objectives.</p> <p>It is noted that TPOs at Area 7 may not have been listed as a con. This will be taken into account when appraising the Issues and Options and Preferred Options work.</p> <p>SA/SEA work is carried out by someone independent from the Local Plans Team. The appraisal is carried out using baseline evidence</p>

<ul style="list-style-type: none"> Surprised health care has required little comment within the report, particularly in relation to Primary Care services. /Surprised why references to discussions with local PCTs have not been referred to in the consultation document. Use of jargon is inaccessible to members of the public (e.g. 'Within 5km of SPA buffer', 'not within an AQMA'). Weighting of points is not indicated (i.e. loss of greenfield site should be highly weighted compared to cycle network). /SA findings should be prioritised/weighted. Lack of emphasis on the importance of quality of life. Little guidance on the content and structure of sustainability and land appraisal matrices. Should also look at PPS1 (para. 16) in relation to social integration and accessibility, and locational criteria in paras. 31 and 32 of PPG3 (acknowledged that PPG3 now superseded, but still provides useful guidance). 	<p>that is available at the time. The appraisal results feed into the formation of the Issues and Options and Preferred Options work.</p> <p>New housing can address employment, income & health and any known deprivation concerns through the overall design of the development and its proximity to for example employment sites and health facilities.</p> <p>The Primary Care Trusts are aware of our ongoing Site Allocation work. It is their responsibility to react to the increase in population and location of that increase. We have and will continue to assess the sites proximity to existing health care facilities.</p> <p>Abbreviations should be either explained in the main body of the report or in a Glossary. This absence has been noted.</p> <p>Once a site has been scored against the equally weighted 24 sustainability objectives a methodology of weighting certain objectives against each other will be developed and used. This will be explained in the Draft SA/SEA report which will go out to consultation alongside the Preferred Option document.</p> <p>The Sustainability Appraisal process seeks to assess plans and documents against the perceived quality of life. No one individual objective seeks to assess someones quality of life.</p> <p>Background evidence will be made available at the draft consultation stage.</p>
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Broad Area 1 - SW Sandhurst

<ul style="list-style-type: none"> Area does not have a bus route. Poor access to site/insufficient road network. Not suitable for cyclists and limited footpaths. More work is needed in terms of a Transport Plan. Whilst site is within walking distance of a railway station, this serves Reading/Guildford. Would need to change trains to travel to Bracknell or commute to London, unlikely that this would provide a reasonable alternative for many journeys. Cons should list 'potential reliance on car'. Heading under 'travel choice' should be expanded to include "and avoid rat running through existing streets". Modest settlement lacks major employment opportunity and public transport infrastructure. 	<p>The site is considered to be badly served by Public Transport, relatively remote and lacking in pedestrian and cycle provision. This will be considered in the appraisal work and a view as to the preferred mode of transport will then be taken.</p> <p>Transport modelling will take into account how development of such sites will affect the surrounding highway network. The findings will feed into the SA work.</p> <p>An assessment as to where employment sites are in relation to the site will be made and will feed into the SA process.</p> <p>The distance from Bracknell Town Centre has been noted and will be taken into consideration.</p>
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<ul style="list-style-type: none"> • Disagrees site has good access to employment. Nearest employment areas Vulcan Way/Lakeside are small in comparison to employment areas in Bracknell and other defined employment areas. • Should acknowledge that as site is 8km from Bracknell Town Centre, future residents more likely to look to Yateley, Camberley, Wokingham and Farnborough to meet their employment/retail/leisure needs. • Do not agree with access to education, schools are oversubscribed. • Believes reference to Bracknell and Wokingham College being within 1km to be incorrect. • Need to mention site has electricity pylons running through it. • Need to mention the site is a historic landfill. • Poor local facilities (i.e. doctors). • Need to refer to flooding and poor drainage. • Air quality and increased pollution. • Need to refer to increased sewerage, this can't be accommodated in existing facilities. • Area of Special Landscape Importance is an enduring designation contained in the current Local Plan and should be afforded significant weight. • Disagree with statement that site could make a positive contribution to the community of Little Sandhurst if the mix of uses is met, as this is speculative and not based on any firm evidence. 	<p>There is a difference between access to schools and site capacity. A site may be within close proximity of a school which has to be acknowledged. However the school may not have capacity and that will be acknowledged where necessary.</p> <p>Bracknell and Wokingham College is not 1km from the site. This has been noted and will be addressed accordingly in any further work.</p> <p>The location of electricity pylons is not a consideration at this stage and is something that would be looked at later on in the process for example and masterplanning work.</p> <p>There is no record on our system of any landfill site on site.</p> <p>There is a difference between a health facility being poor and there being poor access to health facilities. Access to health facilities will be considered and reported in the Draft SA report. It is the role of the Primary Care Trust to respond to development proposals.</p> <p>Flooding is a consideration. The Council's Strategic Flood Risk Assessment will be used to assess the site. Details will be presented in the Draft SA.</p> <p>All sites will provide a level of air pollution. However as it stands there are no designed Air Quality Management Areas in the Borough. Although some are being considered.</p> <p>Sewage requirements will be addressed in the Infrastructure Delivery Plan that will form additional baseline evidence. However more detailed assessment won't be made until the preferred option stage.</p> <p>The Area of Special Landscape Importance is a major constraint to development and has been considered as such.</p> <p>The site could make some positive contributions to existing communities for example development can encourage improved public transport. It is acknowledged that this would depend upon many factors and therefore may not be the case.</p>
Broad Area 2 - Broadmoor	
<ul style="list-style-type: none"> • Insufficient road network/increased traffic/congestion. 	<p>Transport modelling is to be carried out and the findings will be used as evidence.</p>

<ul style="list-style-type: none"> • Modest settlement lacks major employment opportunity and public transport infrastructure. • Local secondary school is oversubscribed. • Should look at impact upon local wildlife. • Poor local facilities (i.e. doctors). • Need to refer to it being costly to move hospital. 	<p>What employment uses the site already has along with what the site could provide is a consideration on the SA.</p> <p>School capacity will be a consideration of the SA process.</p> <p>SA objective 13 requires that Biodiversity be a consideration when assessing sites. This will be set out in the draft SA report.</p> <p>There is a difference between a health facility being poor and there being poor access to health facilities. Access to health facilities will be considered and reported in the Draft SA report.</p> <p>The Primary Care Trusts are aware of our ongoing Site Allocation work. It is their responsibility to react to the increase in population and location of that increase. We have assessed the sites proximity to existing health care facilities.</p>
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Broad Area 3 - NE Crowthorne

<ul style="list-style-type: none"> • Modest settlement lacks major employment opportunity and public transport infrastructure. • More detail required in respect of negative aspects. • Some of the negative aspects for Broad Area 3 do not apply to part of the site that is located north of Nine Mile Ride. • Cons should include loss of strategic gap between Crowthorne and Bracknell. • Should refer to impact upon wildlife. • Should refer to the risk of flooding. 	<p>Transport modelling is to be done and the findings will be used as evidence.</p> <p>What employment uses the site already has along with what the site could provide is a consideration on the SA.</p> <p>The negative aspects raised were listed as a result of the information available at the time. Further background studies will feed into the process could provide further detail if relevant.</p> <p>Broad Area 3 was assessed as one site and that is why any negative impacts that may arise will cover the whole broad area.</p> <p>If the loss of the strategic gap were to be considered a con then it would have to be acknowledged as a potential loss of strategic gap. This depends on the location of the development. Development could maintain a gap.</p> <p>SA objective 13 requires that Biodiversity be a consideration when assessing sites. This will be set out in the draft SA report.</p> <p>Flooding is a consideration. The Council's Strategic Flood Risk Assessment will be used to assess the site. Details will be presented in the Draft SA.</p>
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Broad Area 4 - West Binfield

<ul style="list-style-type: none"> • The cycle network referred to does not exist/is poor. • No good bus service in Binfield, services are poor and infrequent. • Insufficient train network. • Reliance on cars would be definite, not "potential". • Needs to refer to insufficient road network. • No mention of building additional railway halt at Amen Corner. • Need to refer to poor access to the site. • Do not agree with access to education, primary and secondary schools are oversubscribed. • How can pro column state 'good access to education' whilst the con column states 'insufficient capacity at primary and secondary schools'? • Needs to refer to insufficient services & increased pressure on these services i.e. Doctors. • Biodiversity is an integral part of sustainability, no mention of impact upon countryside, open space, wildlife or its habitats. • "Adjacent to two local wildlife sites" is not clear enough to the Public. • Need to mention badger setts (i.e. Temple Copse) • Need to mention wildlife potential of Blackman's Copse and Pocket Copse. • Need to consider ancient landscape (copses are of historic value). • Need to refer to loss of Open Space of Public Value. • Need to consider loss of village identity as well as loss of green space. • No mention of conflict with gap policy. • Need to mention flood risk/land drainage issues. (High water table, do not agree with the lack of flood risk). • Unclear why there should be a benefit to the wider Binfield area in a community CHP. • Should look at available employment within the Borough. • What is the concern regarding nitrogen oxide levels? • Need to consider noise and air quality and pollution. • More detail required in respect of negative aspects. • Agree with the cons listed. • More cons than pros therefore area should not be developed. 	<p>There are cycle routes along Wokingham Road that connect the site with Bracknell and this will be considered in any future SA work.</p> <p>The no. 53 and 153 connects the with Bracknell Town Centre. The service runs every 30mins. There is also a 2 hourly service (152) between Bracknell and Wokingham this could be improved.</p> <p>The train network between Reading and Waterloo provides a frequent service.</p> <p>With there being a cycle link with the town centre and an adequate public transport service development of this site would not necessarily encourage a reliance upon cars. However this will be a consideration in any future SA work.</p> <p>There is no certainty that a railway station will go ahead at Amen Corner and the assessment of sites for allocation will not be based on any assumption that it will as the business and operational case for a new station is uncertain.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>Access to essential services is and will continue to be a consideration of the SA process.</p> <p>There is a difference between access to schools and school capacity. Both are addressed in the Draft SA.</p> <p>Three Local Wildlife Sites present on site, two of which are ancient woodlands. These have and will be taken into consideration. A Landscape Survey of all sites will also be a consideration.</p> <p>There are no known badger setts on this site. A phase 1 habitat survey is being carried out and this will feed into future SA work.</p> <p>SA objective 7 seeks 'to create and sustain vibrant and locally distinctive Communities'. This has and will continue to be a consideration.</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.'</p> <p>The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone.</p>
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<ul style="list-style-type: none"> • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • Pros seem to be a reflection of current nature of the village, not the state after development. 	<p>Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>A Combined Heat and Power Plant (CHP) could be linked into and provide heat and/or power elsewhere in Binfield. This should always be a consideration.</p> <p>The Employment Land Review forms another layer to the baseline evidence. Both existing and the potential for more employment uses is a consideration and will influence the Draft SA.</p> <p>Any development will result in some level of noise and air pollution. There are currently no designated Air Quality Management Areas (AQMA) in the Borough. Although there are some being considered.</p> <p>With there being more baseline evidence available this should provide the detail needed at the Draft SA stage.</p> <p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than another and therefore influences the over scoring of a site. Methodology on weighting objectives will be present in the Draft SA.</p> <p>SA objective 1 seeks 'to meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home'. If a site can deliver the requirements of SA objective 1 then this should be scored as a positive impact. How significant the impact is based on a site by site assessment.</p> <p>The SA assessment will look at both what is existing and what may take place if development was to go ahead.</p>
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Broad Area 5 - East Binfield

<ul style="list-style-type: none"> • The cycle network referred to does not exist/is poor. • No good bus service in Binfield, services are poor and infrequent. • Insufficient train network. • Reliance on cars would be definite, not "potential". • Needs to refer to insufficient road network. • No mention of building additional railway halt at Amen Corner. 	<p>There is an adequate cycle route connecting the majority of the site with Bracknell Town Centre. This will be a consideration in any future SA work.</p> <p>The bus service is considered to be poor as it does not connect with the Town Centre any more frequently than every 2 hours. Although the loop service connects the site with the Binfield Local Centre. This will be a consideration in any future SA work.</p>
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<ul style="list-style-type: none"> • Need to refer to poor access to the site. • Do not agree with access to education, primary and secondary schools are oversubscribed. • Needs to refer to insufficient services and increased pressure on these services i.e. Doctors. • Biodiversity is an integral part of sustainability, no mention of impact upon countryside , open space, wildlife or its habitats. • Need to mention badger setts. • "Adjacent to two local wildlife sites" is not clear enough to the Public. • Need to consider ancient landscape (copses are of historic value). • Loss of Open Space of Public Value & recreational facilities (Blue Mountain Golf Club). • Need to refer to loss of Open Space of Public Value and recreational facilities as a con (and consider a replacement leisure facility). • Need to consider loss of village identity as well as loss of green space. • No mention of conflict with gap policy. • Need to add loss of buffer between Bracknell, Binfield and northern villages as a con. • Need to refer to loss of visual separation between Bracknell and Binfield. • Need to mention flood risk/land drainage issues. • High water table, do not agree with the lack of flood risk, flood risk should be considered. • Need to consider increased surface runoff. • Unclear why there should be a benefit to the wider Binfield area in a community CHP. • Should look at available employment within the Borough. • Need to consider air quality/pollution. • More detail required in respect of negative aspects. • Agree with the cons listed. • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • Pros seem to be a reflection of current nature of the village, not the state after development. • Unclear how development would help employment income and health deprivation in Garth and Priestwood. 	<p>The train net work is not considered insufficient; however public transport from the site to the railway station may not be considered adequate. This will be a consideration in any future SA work.</p> <p>Reliance on cars is a consideration of the SA process and will remain to be the case.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>There is no certainty that a railway station will go ahead at Amen Corner and the assessment of sites for allocation will not be based on any assumption that it will as the business and operational case for a new station is uncertain.</p> <p>There is a difference between access to schools and school capacity. Both are assessed in SA work.</p> <p>Infrastructure work is being carried out and will feed into the evidence base work and therefore the draft SA.</p> <p>The potential affects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed. There are no known badger sets on site.</p> <p>No Local Wildlife Sites on site. However there are two adjacent. One along the north eastern edge of the site and one on an adjoining site at Popes Meadow.</p> <p>There is a small LWS on site north of Binfield Hall.</p> <p>A landscape assessment of the site has been carried out and will feed into the baseline evidence. The assessment will take into account the existing golf course and any other on site landscape features. The assessment will provide the SA will an idea of how sensitive a site may be to development.</p> <p>Consideration will be given to retaining the distinctiveness of existing communities as this a requirement of one of the SA objectives. This will involve the assessment buffer areas etc..</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.'</p>
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<ul style="list-style-type: none"> • More cons than pros therefore area should not be developed. • The description of Broad Area 5 is wrong. <i>(Officer note: this was corrected in the errata).</i> 	<p>The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone.</p> <p>Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>A Combined Heat and Power Plant (CHP) could be linked into and provide heat and/or power elsewhere in Binfield.</p> <p>The Employment Land Review forms another layer to the baseline evidence. Both existing and the potential for more employment uses is considered and will influence the Draft SA.</p> <p>Any development will result in some level of noise and air pollution. There are currently no designated Air Quality Management Areas (AQMA) in the Borough. Although there are some proposed and are awaiting authorisation by DEFRA.</p> <p>With there being more baseline evidence available this should provide the detail needed at the Draft SA stage.</p> <p>SA objective 1 seeks 'to meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home'. If a site can deliver the requirements of SA objective 1 then this should be scored as a positive impact. How significant the impact is based on a site by site assessment.</p> <p>New housing can address employment, income & health and any known deprivation concerns through the overall design of the development and its proximity to for example employment sites and health facilities.</p> <p>The SA assessment will look at both what is existing and what may take place if development takes place.</p> <p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than other ans therefore influenced the over scoring of a site. Methodology on weighting certain objectives will be present in the Draft SA.</p>
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Broad Area 6 - North Warfield

<ul style="list-style-type: none"> • No access to good bus service. • Needs to refer to insufficient road network/congestion. • Will be reliance upon car. • Need to take account of impact upon wildlife (bird life, deer, foxes, bats etc). • Biodiversity is an integral part of sustainability, no mention of impact upon countryside, open space, wildlife or its habitats. • Do not agree that landscape is relatively less sensitive. • More housing will make flood risk worse. • Flooding should be a larger con to consider • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • More cons than pros therefore area should not be developed. • Since Warfield is under populated compared with other proposed extensions, is the number of respondents for this area likely to be much less than others. Is this taken account of in the scoring? • All the cons listed can be dealt with through developing the area in a sustainable way in tandem with adjacent areas i.e. Warfield SPD and area 4 and 5 to form a sustainable urban extension. 	<p>The lack of public transport provisions has been noted and will feed into the SA work. However the site can be assessed alongside the Warfield site that has been allocated in the Core Strategy.</p> <p>There could be a reliance upon the car and this will be take into consideration.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>The potential affects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed. Phase 1 Habitat Survey work will be carried out and will therefore feed into the SA assessment process.</p> <p>A landscape assessment of the site has been carried out and will feed into the baseline evidence. The assessment will provide the SA with an idea of how sensitive a site may be to development. Features such as Listed Buildings and protected trees are also taken into consideration. When making an assessment against SA objective - Countryside and Historic.</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.'</p> <p>The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone.</p> <p>Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>The issue of flooding may become a higher weighted objective later on in the SA process. However for the purposes of the initial SA work the 24 SA objectives were equally weighted.</p> <p>SA objective 1 seeks 'to meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home'. If a site can deliver the requirements of SA objective 1 then this should be scored as a positive impact. How significant the impact is based on a site by site assessment.</p> <p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than</p>
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	<p>other and therefore influences the over scoring of a site. Methodology on weighting certain objectives will be present in the Draft SA.</p>
<p>Broad Area 7 - Chavey Down/Winkfield</p>	
<ul style="list-style-type: none"> • Reference to 'good access to 3 bus services' is misleading, services are limited in scope and frequency (bus service (162) only runs from 10-2, not a useful service for workers or school children). • Do not agree with access to education, primary school (St Marys) is oversubscribed. • No existing amenities in the area (shops, pubs, cafés, doctors, dentists etc). • Recent Tree Preservation Orders in the area should be taken into account (Long Hill Road), and listed in the 'cons'. • Need to refer to impact upon wildlife i.e. Deer and foxes. • No mention of flooding or sewage problems in the area. • No mention of potential archaeological finds. • No mention of contaminated land, brick works, pits and shafts. • Englemere Pond is referred to as being near Area 7, it is actually near Area 8. • All the cons listed can be dealt with i.e. capacity at local schools could be increased, impact upon SPA could be mitigated, could provide a mixed use development etc. • More cons than pros therefore area should not be developed. • Area misnamed. 	<p>For the purpose of the initial SA the current services were noted. Further work has been carried out on how frequent and how viable certain bus routes are. This work will feed into the SA assessment process.</p> <p>There is a difference between access to schools and school capacity. Both are addressed in the Draft SA.</p> <p>It has been noted that the site is relatively isolated. An assessment of access to essential facilities will feed into the ongoing SA assessment.</p> <p>Landscape features such as TPO'd trees have and will continue to be taken into account when assessing a sites landscape sensitivity.</p> <p>The potential effects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed.</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.'</p> <p>The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone; however there are some important drainage ditches.</p> <p>Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>There is the potential for archaeological finds. This has been taken into account when appraising the site.</p> <p>It has been confirmed by the Council's Environmental Health section that the site could be affected by the brickworks site in terms of land contamination. However the recommendation is for Gas Monitoring. This will be acknowledged in the sites appraisal.</p> <p>It is true that some of the cons listed in the Issues and Options document can be overcome. However further detail and/or work maybe required.</p>

	<p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than another and therefore influences the overall scoring of a site. Methodology on weighting certain objectives will be present in the Draft SA.</p> <p>It is acknowledged that the site name may be different to what local people believe the name to be. However this is not relevant to the SA assessment process.</p>
Broad Area 8 - East Bracknell	
<ul style="list-style-type: none"> • No access to a good bus service. • No mention of public footpath on area 125. • No mention of Englemere Pond SSSI being nearby. • No mention of contaminated land from London Road tip. 	<p>The site is considered to have a reasonably poor bus service and this will be considered in future SA work.</p> <p>A Public Right of Way does clip the northern edge of the site north of London Road.</p> <p>Englemere Pond SSSI does abut the eastern part of the site.</p> <p>Contaminated land from the old London Road tip will be taken into consideration in future SA work.</p>
<p>A number of comments relate to the suitability of the Broad Areas for development. These points are addressed under Question 46.</p>	

Question 50

Are there any other issues that should be included within the Sustainability Appraisal?

Table 72

No. of respondents to Qu. 50: 78	
The following main issues were raised:	Response
<p>The issues raised should also be read in conjunction with the responses to Question 49. Responses to this question also contained other issues to be included within the Sustainability Appraisal.</p>	
<p>Character</p> <ul style="list-style-type: none"> • Impact upon the character of existing settlements i.e. Binfield and Winkfield will cease to be villages and will lose their identity/community. 	<p>Consideration has and will be given to the affect development may have on the distinctiveness of existing communities this includes the character and appearance of an area.</p>

<ul style="list-style-type: none"> • Sufficient weight should be given to the traditional existing character of each core community within the Borough. • Need to consider loss of gap/buffer between settlements (i.e. Between Binfield/Bracknell, Binfield/Wokingham and Crowthorne/Bracknell). • Need to take account of impact upon existing residents and communities. 	<p>SA objective 7 (To create and sustain vibrant and locally distinctive Communities) seeks to achieve this.</p>
<p>Transport</p> <ul style="list-style-type: none"> • Impact upon roads and strategic road network/infrastructure i.e. increased traffic and congestion. • Needs to be produced alongside a Transport Plan. • Vulnerable road users i.e. Horse riders. • Consideration of transport links in respect of buses and trains. • Additional rail halt at Amen Corner. • Need to consider capacity of existing trains services. • More consideration for pollution and air quality (in particular in relation to increased traffic). 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues. This will feed into the SA process.</p> <p>Consideration has and will be given to both buses and trains and their proximity to sites.</p> <p>There is no certainty that a railway station will go ahead at Amen Corner and the assessment of sites for allocation will not be based on any assumption that it will as the business and operational case for a new station is uncertain.</p> <p>What capacity existing trains have is out of the Borough Council's control and therefore not something for the SA to consider apart from the proximity of sites to railway halts.</p> <p>There are two areas in Borough that are being considered by DEFRA as Air Quality Management Areas (AQMA). If these area come forward as AQMA then any impacts development may have on these areas will be a material consideration. If the areas are confirmed during the site allocations process then they will form additional evidence for the SA.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Impact upon existing facilities i.e. Doctors and hospitals. • Need to refer to existing limited shopping facilities (e.g. Binfield). • Availability of existing community services in particular health care needs. • Impact upon existing schools. • Need to look at effect on utilities, water provision, sewage disposal, waste etc 	<p>The Primary Care Trusts are aware of our ongoing Site Allocation work. It is their responsibility to react to the increase in population and location of that increase. We have assessed the sites proximity to existing health care facilities.</p> <p>Existing community facilities will be taken into account when appraising sites.</p> <p>An infrastructure delivery plan is being compiled that will feed into the SA work and the formation of the preferred options</p>

<ul style="list-style-type: none"> • Need to take account of the cost and disruption of excavating existing roads to install and extend services. • Need to consider feasibility of necessary infrastructure. 	<p>document. This will include the capacity of schools and water supply and waste water facilities.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Needs to consider new Tree Preservation Orders (TPO 1041 at Warfield Park, and TPO 773, 1025 and 1041 at Area 8 Longhill Road). • Improved understanding of the current green infrastructure network and biodiversity networks within the Borough (to inform objective 13). /Needs to include Green Infrastructure. • Need to consider impact upon biodiversity. • Need more information regarding impact upon biodiversity (barn owls, red kites & migratory birds i.e. Field fare, resident kingfisher population; loss of trees - impact upon birds, deer, fox, and pheasants). • Need to take account of other protected species not just Special Protection Area i.e. Great Crested Newts and Bats. • Site Allocations Development Plan Document needs to include a Habitats Regulations Assessment; document needs to comply with Conservation of Habitats and Species Regulations 2010. Additional dwellings to be included within the DPD were not assessed as part of the Habitat Regulations for the Core Strategy. • Appropriate Assessment is necessary as the Council's screening assessment of the Core Strategy concluded that the increased housing allocated under the South East Plan is likely to have a significant effect on the Thames Basin Heaths Special Protection Area (both alone and in combination with other plans and programmes). • No acknowledgement that avoidance and mitigation measures may be necessary in the 5-7km zone. • Needs to be recognition of Biodiversity Opportunity Areas. • Need to consider the wider Blackwater Valley context (Broad Area 1), no mention is made of the Blackwater Valley Biodiversity Opportunity Area, Eversley Lakes, Yateley Lakes Sites of Interest for Nature conservation (Hampshire) or Moor Green Lakes Nature Reserve (Wokingham). 	<p>Background work on Tree Preservation Orders is being carried out and will feed into the SA process. TPO'd trees have already been taken into consideration but further work by our Tree Team will give us an up to date picture.</p> <p>The potential effects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed. Phase 1 Habitat Survey work will be carried out and will therefore feed into the SA assessment process. This will show how sensitive a site maybe to development. The Phase 1 Habitat survey will identify protected species and habitat and will influence the SA outcome.</p> <p>An Appropriate Assessment (AA) will accompany the Site Allocations Preferred Option Consultation Document. The AA is otherwise known as the Habitats Regulations Assessment.</p> <p>The Appropriate Assessment of the preferred options sites will be provided and updated where necessary. This is however independent of the SA.</p> <p>There maybe some bespoke avoidance and mitigation measures required outside of the 5km. However all the sites fall within the 5km of the Thames Basin Heath SPA.</p> <p>Biodiversity Opportunity Areas (BOA) are acknowledged and will be considered in any SA work.</p> <p>Biodiversity Opportunity Areas outside of the Borough will be taken into consideration if they are located close to any of the that are close to sites has and will be taken into consideration at the draft SA stage. Of these areas Blackwater Valley is one of them as it is close to Site 1.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Need to consider loss of Blue Mountain golf course, which is a major facility in the Borough. 	<p>Consideration will be given to the potential loss of a golf course facility in the Draft SA.</p>

<ul style="list-style-type: none"> • Protection of open land that is used for leisure and recreation. • Need to take account of impact upon the Blackwater Valley Footpath network. 	<p>Public rights of way are a consideration of the process.</p>
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • High water table (Binfield). • More consideration to drainage. • Impact upon existing sewage systems/capacity. • Water quality needs careful consideration in relation to river basin management plans should be identified as part of an infrastructure study. • Further assessment of flood risk is required (to inform objective 2). 	<p>Sustainable construction including Sustainable Urban Drainage (SUDs) will be a consideration at the master planning and planning application stage.</p> <p>The Council has a Strategic Flood Risk Assessment (SFRA) that has been consulted when looking at site locations. The SFRA is currently being updated to take into account climate change. This updated document will influence any worked carried out at the Preferred Option stage.</p> <p>The location of Groundwater Protection Areas has been taken into account when assessing sites. This will influence.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Need to consider the cumulative effect of all the proposed housing. • Need to take account of the loss of the current land use. • Need to consider the mental and physical well being provided by green spaces which are within easy reach of Bracknell centre and other residential areas. • Where will the people work who will be living in all the additional housing? • Need to take account of the recession - houses not selling. Records are not up to date. • Food supply in the future. 	<p>To meet the housing need in the Borough not all the sites shown at the Initial Options stage would have to be implemented all together. Therefore a cumulative effect would not need to be considered.</p> <p>Any loss in land use for example employment land would be taken into consideration.</p> <p>There is work being carried out on Green Infrastructure that will feed into the SA process.</p> <p>It is not known where the additional residents will be working. However it is the aim of the Council to maintain and/or improve the employment opportunities for the Borough alongside maintaining economic growth. Therefore it is hoped that there will be employment opportunities within the Borough.</p>
<p>Other issues raised (which are considered under other relevant questions):</p> <ul style="list-style-type: none"> • Why thinking about this level of development when improvements to Bracknell Town Centre have not yet been completed? • Regenerate existing urban areas. 	<p>The regeneration of the Town Centre has been given outline planning permission. This was affected by the recession. However there are now discussion and revised schemes being assessed that will take a phased approach to Town Centre</p>

<ul style="list-style-type: none"> • Build houses elsewhere or development existing land on brownfield sites. • Use derelict/empty offices. • A new business park is planned at Amen Corner, this land could be better used for housing since some of these offices may never be occupied. • Do we need more housing? Already have two major housing developments in Bracknell, and all these houses are not even sold yet (Jennetts Park & Harmanswater), surely the number of homes already undertaken exceeds other neighbouring Councils? <i>(Officer note: believe reference to Harmanswater relates to Staff College).</i> 	<p>regeneration forward. There is still a need to allocate sites for housing and associated uses within the Borough.</p> <p>We are looking at potential rounding off sites.</p>
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Comments on Appendix 6:

(NB: comments on the tables were also included in response to Q49 and have been listed as part of summary of issues for Q49).

Broad Areas 2 & 3:

Initial Sustainability Appraisals of Broad Areas 2-3 state the sites are within 400m of SPA and substantial mitigation would be required. Presumably the intention is that required because the sites are so close to the Special Protection Areas. The wording should be clarified as the South East Plan and Delivery Framework recognise a 400m exclusion zone where mitigation is unlikely to protect the Special Protection Areas and development should not be permitted.

[Officer comment: Sites 2 & 3 may have areas that fall within the 400m SPA buffer zone where residential development is not considered acceptable. However if sites are taken forward development could be excluded from these areas]

Broad Area 4:

Initial Sustainability Appraisal states ancient woodlands would "ideally be preserved". This wording needs to be firmed up. Planning Policy Statement 9 (para 10) states once lost, ancient woodlands cannot be recreated and therefore Local Planning Authorities should not grant permission for development that would result in its loss or deterioration unless the need for, and benefits of the development outweigh the loss. The starting point should therefore be that any ancient woodland must be retained unless the exception test can be satisfied.

[Officer comment: Bracknell Forest Council would seek to preserve ancient woodland and there would not allow development to threaten its existence. Ancient woodland can be encompassed into development. This depends upon the site master planning.

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Nepali

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

Tagalog

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Urdu

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