

# SADPD Preferred Option



<b>How to get involved .....</b>	<b>5</b>
<b>1 Introduction .....</b>	<b>1</b>
1.1 Purpose and structure of document .....	1
1.2 Objectives and sub-objectives .....	1
<b>2 Housing .....</b>	<b>3</b>
2.1 Approach to housing .....	3
2.2 Sites in defined settlements .....	5
2.3 Edge of settlement sites .....	7
2.4 New urban extensions .....	8
2.5 Allocation of land covered by Core Strategy Policies CS4 and CS5 .....	19
2.6 Phasing and delivery .....	23
<b>3 Employment .....</b>	<b>25</b>
3.1 Approach to employment provision .....	25
3.2 Employment sites within defined settlement boundaries .....	25
3.3 Employment sites outside defined settlements boundaries .....	26
<b>4 Retail .....</b>	<b>28</b>
4.1 Bracknell Town Centre .....	28
4.2 Crowthorne Centre .....	30
4.3 Other retail centres .....	30
<b>5 Other Considerations .....</b>	<b>32</b>
5.1 Settlement boundaries .....	32
5.2 Open Space of Public Value .....	33
5.3 Infrastructure .....	33

## Glossary and Abbreviations

<b>Glossary .....</b>	<b>36</b>
<b>Abbreviations .....</b>	<b>38</b>

## Appendices

<b>1 Stages and timetable for Site Allocations DPD .....</b>	<b>39</b>
--	-----------

<b>2 Housing</b> .....	<b>41</b>
<b>3 Profiles of sites proposed for housing on previously developed land within existing settlements</b> .....	<b>53</b>
<b>4 Profiles of sites proposed for housing on other land within existing settlements</b> .....	<b>62</b>
<b>5 Profiles of sites proposed for housing on edge of settlements</b> .....	<b>71</b>
<b>6 New urban extension proposals map extracts</b> .....	<b>75</b>
<b>7 Employment area proposals map extracts</b> .....	<b>81</b>
<b>8 Retail area maps</b> .....	<b>85</b>
<b>9 Housing sites settlement boundary changes proposals map extracts</b> .....	<b>94</b>
<b>10 Education sites settlement boundary changes proposals map extracts</b> .....	<b>97</b>
<b>11 Existing Development Plan Policies to be Replaced</b> .....	<b>103</b>

## Policies

Policy SA 1 Previously Developed Land in Defined Settlements .....	5
Policy SA 2 Other Land within Defined Settlements .....	6
Policy SA 3 Edge of Settlement Sites .....	7
Policy SA 4 Land at Broadmoor, Crowthorne .....	8
Policy SA 5 Land at Transport Research Laboratory, Crowthorne .....	11
Policy SA 6 Amen Corner North, Binfield .....	13
Policy SA 7 Land at Blue Mountain, Binfield .....	16
Policy SA 8 Land at Amen Corner .....	19
Policy SA 9 Land at Warfield .....	21
Policy SA 10 Phasing and Delivery .....	24
Policy SA 11 Royal Military Academy Sandhurst .....	26
Policy SA 12 Bracknell Town Centre .....	28
Policy SA 13 The Peel Centre .....	29

## List of Tables

.....	5
Table 2.1 .....	7
Table 1.1 Site Allocation DPD Stages .....	39
Table 2.1 Site Contributions .....	43
Table 11.1 Replacement of Existing Policies .....	103

## List of Maps

Map 1 Key map to show location of housing sites within Preferred Option .....	4
---	---



Map 2 Illustrative Concept Plan for Broadmoor .....	10
Map 3 Illustrative Concept Plan for land at TRL .....	12
Map 4 Amen Corner North Illustrative Concept Plan .....	15
Map 5 Illustrative Concept Plan for land at Blue Mountain .....	18
Map 6 Illustrative Concept Plan for Amen Corner (taken from Amen Corner SPD, March 2010) .....	20
Map 7 Warfield Illustrative Concept Plan .....	22
Map 8 Location Plan of Adastron House .....	53
Map 9 Location of Garth Hill School .....	54
Map 10 Location Plan of Battlebridge House .....	55
Map 11 Location Plan of Peacock Bungalow .....	56
Map 12 Location Plan of Farley Hall .....	57
Map 13 Location Plan of The Depot (Commerical Centre) .....	58
Map 14 Location of Albert Road Car Park .....	59
Map 15 Location Plan of Iron Duke .....	60
Map 16 Location Plan of land north of Eastern Road .....	61
Map 17 Location Plan of Bay Drive .....	63
Map 18 Location Plan of Bracknell Football Club .....	64
Map 19 Location Plan of 24-30 Sandhurst Road .....	65
Map 20 Location Plan of Cricket Field Grove. ....	66
Map 21 Location Plan of School Hill .....	67
Map 22 Location Plan of Sandbanks, Long Hill Road .....	68
Map 23 Location Plan of Land at Cain Road .....	69
Map 24 Location Plan of 152 New Road .....	70
Map 25 Location Plan of White Cairn, Dukes Ride .....	71
Map 26 Location Plan of land east of Murrell Hill Lane and south of Foxley Lane .....	72
Map 27 Location Plan of land at junction of Forest Road and Foxley Lane .....	73
Map 28 Location Plan of Dolyhir, Fern Bungalow and Palm Hills Estate, London Road. .....	74
Map 29 Extract of Proposals Map to show allocation of land at Broadmoor Urban Extension (Policy SA4) .....	75
Map 30 Extract of Proposals Map to show allocation of TRL Urban Extension (Policy SA5) .....	76
Map 31 Extract of Proposals Map to show allocation of Amen Corner North (Policy SA6) .....	77
Map 32 Extract of Proposals Map to show allocation of Blue Mountain Urban Extension (Policy SA7) .....	78
Map 33 Extract of Proposals Map to show allocation of Amen Corner (CS Policy CS4) Urban Extension (Policy SA8) .....	79
Map 34 Extract of Proposals Map to show allocation of Warfield (CS Policy CS5) Urban Extension (Policy SA9) .....	80
Map 35 Location Plan of Royal Military Academy (Policy SA11) .....	81
Map 36 Proposals Map extract to show changes to boundary of Eastern Employment Area and allocation of land north of Eastern Road for mixed-use development (Policy SA1) .....	82
Map 37 Proposals Map extract to show changes to boundary of Cain Road Employment Area and allocation of land at Cain Road for residential (Policy SA2) .....	83

Map 38 Proposals Map extract to show changes to boundary of Old Bracknell Lane West Employment Area and allocation of The Depot for residential development (Policy SA1) .....	84
Map 39 Proposals Map Extract to show Bracknell Town Centre allocation (Policy SA12) .....	85
Map 40 Bracknell Town Centre .....	86
Map 41 Crowthorne Centre .....	87
Map 42 Sandhurst Centre (Yorktown Road, west of Swan Lane) .....	88
Map 43 Binfield Centre .....	88
Map 44 Birch Hill Centre .....	89
Map 45 College Town Centre .....	90
Map 46 Crowthorne Station .....	91
Map 47 Easthampstead Centre .....	91
Map 48 Great Hollands Centre .....	92
Map 49 Wildridings Centre .....	93
Map 50 Extract of Proposals Map to show change to settlement boundary and allocation of land at Foxley Lane/Forest Road and Murrell Hill Lane/Foxley Lane, Binfield (Policy SA3) .....	94
Map 51 Extract of Proposals Map to show change to settlement boundary and allocation of land at White Cairns, Dukes Ride, Crowthorne (Policy SA3) .....	95
Map 52 Extract of Proposals Map to show change to settlement boundary and allocation of land at Dolyhir, Fern Bungalow & Palm Hills Estate, Bracknell (Winkfield Parish) (Policy SA3) .....	96
Map 53 Plan to show change of settlement boundary to include Kennel Lane School. ....	97
Map 54 Plan to show change of settlement boundary to include Easthampstead Park Community School. ....	98
Map 55 Plan to show change of settlement boundary to include Wooden Hill Primary School. ....	99
Map 56 Plan to show change of settlement boundary to include Edgbarrow School. ....	100
Map 57 Plan to show change of settlement boundary to include New Scotland Hill Primary School. ....	101
Map 58 Plan to show change of settlement boundary to include St Michael's C of E Primary School. ....	102

## How to get involved

The Preferred Option document is available for consultation between **Monday 8th November and Friday 17th December 2010**. Various supporting documents (**see further details below**) are also being made available for comment. All can be viewed at the Council Offices at Time Square and Easthampstead House; local libraries; and at Town/Parish Council offices. They are also available on-line at <http://www.bracknell-forest.gov.uk/sadpd>.

The Council is also holding public exhibitions in Binfield and Crowthorne focused on the proposed developments in these areas. All are welcome to come and view the proposals. These sessions will be held as follows:

Where	When
Binfield Primary School, Benetfeld Road	Wednesday 17th November from 6pm to 9pm
Binfield Parish Council, Benetfeld Road	Thursday 18th November from 2pm to 5pm
Binfield Parish Council, Benetfeld Road	Saturday 20th November from 10am to 1pm
Crowthorne Baptist Church, High Street	Tuesday 23rd November from 10am to 1pm
Crowthorne Baptist Church, High Street	Saturday 27th November from 10am to 1pm
Crowthorne Parish Council - Morgan Centre, Wellington Road	Thursday 2nd December from 6pm to 9pm

There are a number of ways in which you can make comments on the Preferred Option document. To save time and reduce costs, the Council would prefer you to respond electronically by using the following link to our planning consultation portal: <http://consult.bracknell-forest.gov.uk/portal> then click on 'SADPD Preferred Option'. You can make comments on any of the numbered paragraphs in the document.

If you would rather use an alternative method, the Council has produced a form that can be completed and returned. You can use the form to comment on any of numbered paragraphs in the Preferred Option document. It is available electronically at **XXXXXXXXXX**. Paper copies of the form are available from the Council Offices at Time Square and Easthampstead House, local libraries and Town/Parish Council offices or can be requested by phoning 01344 352000. Once you have completed all, or part, of this form, please email it to [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk) or post it to:

**Spatial Policy  
Environment, Culture & Communities  
Bracknell Forest Council  
Time Square  
Market Street  
Bracknell  
RG12 1JD**

## What will happen to your comments

Any representations received will be available to view through the planning consultation portal sometime after the close of consultation. Please check <http://www.bracknell-forest.gov.uk/sadpd> for updates.

Your views will help inform the next stage of producing a pre-submission document for a period of formal consultation. This will be followed by the final submission of the document to the Secretary of State, together with any proposed changes. There will then be a public examination by an independent Inspector (further details are given in the timetable in Appendix Stages and timetable for Site Allocations DPD).

## Supporting documents

The Preferred Option is supported by a number of documents including a summary of the main issues raised at the last consultation and the Council's responses to these. There are also a number of technical studies that the Council has undertaken or commissioned. All have been used to guide the development of the Preferred Option.

- Summary of Responses to SADPD Participation (Options Consultation) - February-April 2010
- Preferred Options Background Paper
- Strategic Flood Risk Assessment
- Employment Land Review
- Strategic Housing Land Availability Assessment Monitoring Report 2010
- Landscape Capacity Assessment
- Draft Strategic Housing Market Assessment
- Phase 1 Ecological Surveys
- Master Planning Support
- Draft Sustainability Appraisal (& Strategic Environmental Assessment)
- Infrastructure Delivery Plan
- Retail Study
- Transport and Accessibility Assessment
- Archaeological Site Assessment
- Habitat Regulations Appropriate Assessment

## Further information

If you have any queries about this document, please contact a member of the Development Plans Team using the e-mail or postal addresses above, or by phone on: 01344 352000.

You can find more information on the Local Development Framework at <http://www.bracknell-forest.gov.uk/ldf>

## Equality Monitoring

Please complete these questions which will help us assess the extent to which we are engaging with a representative cross section of the community. All the information you give will be completely confidential and will be used to improve the delivery of the Council's services.





# 1 Introduction

## 1.1 Purpose and structure of document

**1.1.1** This Site Allocations Development Plan Document (Preferred Option) identifies the Council's preferred locations for different forms of development required to achieve the vision and spatial objectives set out in the Council's adopted Core Strategy. One of its main functions is to allocate sites to meet the Borough's housing needs. In view of this, Section 2 of this document sets out the Council's preferred approach to dealing with the housing requirement that has yet to be allocated to specific sites. The search for housing sites has included looking at the possibility of using some employment sites for housing. To do this, it has been necessary to look at the Borough's employment needs for the plan period and decide whether or not it is feasible to remove the employment designation from certain areas without prejudicing the future health of the Borough's economy. Section 3 of this document therefore deals with employment (3 'Employment')

**1.1.2** Following changes in national policy on retail matters, the opportunity is being taken to update the Council's approach to the boundary of retail centres and the identification of primary and secondary frontages. Furthermore, although an outline planning permission exists for the redevelopment of Bracknell Town Centre, adverse economic conditions have resulted in implementation difficulties. A more flexible approach is now required to allow the regeneration to take place in a number of stages. These matters are addressed in Section 4 that deals with retail (4 'Retail')

**1.1.3** The final section of the document (Section 5) is concerned with other considerations (5 'Other Considerations'). This covers changes to settlement boundaries that are required in recognition of the allocation of land that is currently outside settlement boundaries for development. A review of settlement boundaries in relation to school sites has also taken place as it was noted that some schools that clearly related to existing settlements were not shown as being within the settlement boundary, resulting in the application of a different set of policies. Policy CS8 of the Core Strategy deals with 'Recreation and Culture'. 'Recreational Facilities' are defined within the supporting text to the policy and an 'Open Space of Public Value' notation is shown on various areas of land on the Proposals Map. Section 5.2 of this document (5.2 'Open Space of Public Value') also considers reviewing this approach. 'Other Considerations' also contains a few paragraphs about Infrastructure, providing a review of items that fall within the general definition.

**1.1.4** The appendices to the document include background information to the proposed housing allocations, including a Housing Trajectory. Maps showing the boundaries of a number of housing sites referred to in the policies are also included together with extracts from the Bracknell Forest Borough Proposals Map showing proposed changes relating to housing and the other issues outlined above. This also contains a list of existing Development Plan policies that would be superseded by policies in the Site Allocations document. (Appendix 11: 'Existing Development Plan Policies to be Replaced')

## 1.2 Objectives and sub-objectives

**1.2.1** The SADPD will help deliver the vision and objectives of the Core Strategy. In view of the role of SADPD in allocating sites for future development needs, it is considered appropriate to expand on the aim of particular Core Strategy objectives by adding further detailed sub

objectives concerned with the delivery of housing, provision of infrastructure and impact on the Strategic Road Network. The Core Strategy objectives and related additional sub objective are as follows.

- A To plan for a balance of housing and employment growth.
- A ( i ) *To ensure an adequate supply of land to deliver the community's needs based on the Core Strategy housing target.*
- E To promote a transport system which enables access to services, by a choice of transport modes.
- E ( i ) *To mitigate against the impacts of development on the operation of Strategic Road Network (with particular emphasis on Junction 10 of the M4 and Junction 3 of the M3) and on local roads.*
- G To support and facilitate essential community facilities and infrastructure in accessible locations.
- G ( i ) *To co-ordinate new developments with the provision of infrastructure so that it is available at appropriate points in the development process. This should be based on the preparation of an Infrastructure Delivery Plan.*

In considering how future development needs can be met, it is inevitable that there will be conflicts in trying to meet these and other Core Strategy objectives. As a result, it must be accepted that trade-offs between objectives will have to occur. However, it is considered that the Core Strategy objectives and the suggested SADPD sub objectives provide a framework within which alternative options can be assessed, adverse impacts identified and, as far as possible, mitigated against.



## 2 Housing

### 2.1 Approach to housing

**2.1.1** The Core Strategy identifies the need to provide 10,780 additional homes between 2006 and 2026. Provision has already been made for 7,154 homes (see Appendix 2: 'Housing'). This Section sets out the Council's preferred approach to making provision for the remaining 3,626.

**2.1.2** Three categories of sites are considered which follow the order given in the locational strategy set out in the Core Strategy (Policy CS2). They are:

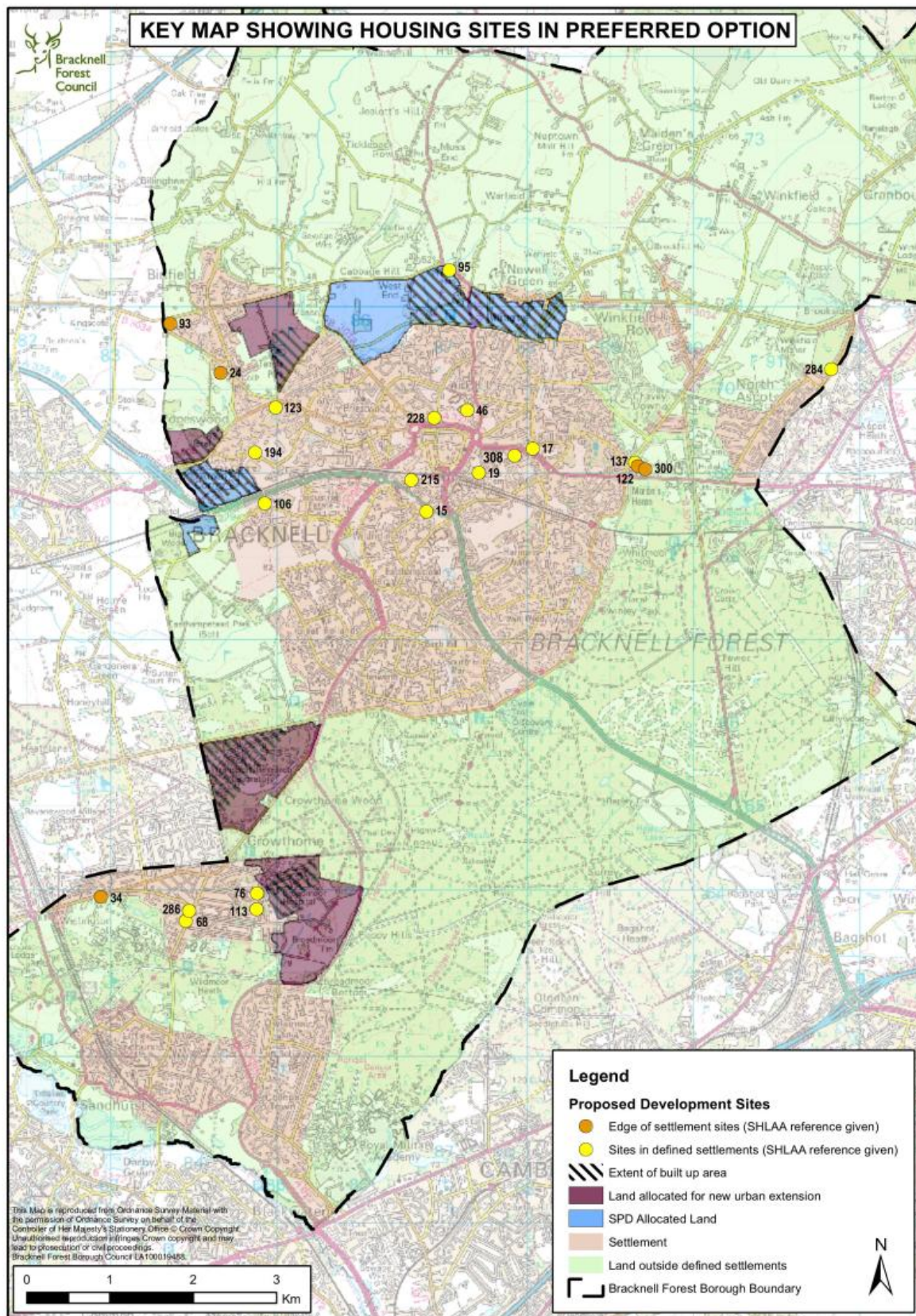
- Sites in defined settlements
- Edge of settlement sites
- New urban extensions

**2.1.3** In addition, this document also seeks to allocate land for development in respect of the two 'Major Locations for Growth' agreed through the Core Strategy.

- Allocation of land covered by Core Strategy Policies CS4 (land at Amen Corner) and CS5 (land at Warfield).

**2.1.4** The following map shows the distribution of the different categories of sites proposed for allocation. It is important to note that the extent of the urban extensions shown on the 'Key Map' ( [Could not find copy\\_1401408\\_ID\\_173](#)) includes land that will be built upon (see stippled area) as well as land that is to be laid out as open space to serve the built development. In the sub-section dealing with new urban extensions (2.4 'New urban extensions'), illustrative concept plans follow each policy relating to an urban extension. These give a clearer idea of the extent of built development and land to be used as green space.

**Map 1 Key map to show location of housing sites within Preferred Option**



## 2.2 Sites in defined settlements

### Sites in existing settlements

**2.2.1** Two type of sites within existing settlements are included in the Core Strategy locational policy. They are:

- Previously developed land within defined settlements
- Other land within defined settlements

**2.2.2** Priority is given to the first type mentioned above, in terms of the sequence of search. They are dealt with in the same order below.

### Previously developed land and buildings in defined settlements

**2.2.3** A profile of each individual site, together with a site location plan is contained in Appendix 3: 'Profiles of sites proposed for housing on previously developed land within existing settlements'. The profiles identify the requirements referred to in the Policy. All sites must meet other policies in the development plan.

#### Policy SA 1

##### Previously Developed Land in Defined Settlements

The following sites (as shown on the Proposals Map), are identified for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.

Address	Capacity (net dwellings)
Adastron House, Crowthorne Road, Bracknell	18
Garth Hill School, Sandy Lane, Bracknell	100
Land at Battle Bridge House, and Garage, Forest Road, Warfield	14
Peacock Bungalow, Peacock Lane, Binfield	28
Farley Hall, London Road, Binfield	35
The Depot (Commercial Centre), Bracknell Lane West, Bracknell	77
Albert Road Car Park, Bracknell	40
The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne	20
Land to the north of Eastern Road, Bracknell	216
<b>TOTAL</b>	<b>548</b>

## Other land within defined settlements

**2.2.4** A profile of each individual site, together with a site location plan is contained in Appendix 4: 'Profiles of sites proposed for housing on other land within existing settlements'.

### Policy SA 2

#### Other Land within Defined Settlements

The following sites (as shown on the Proposals Map), are identified for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.

Address	Capacity (net dwellings)
Bay Drive, Bracknell	40
The Football Ground, Larges Lane, Bracknell	85
24-30 Sandhurst Road, Crowthorne	10
Land at Cricket Field Grove, Crowthorne	100
Land at School Hill, Crowthorne	20
Sandbanks, Longhill Road, Bracknell (Winkfield Parish)	11
Land north of Cain Road, Binfield	75
152 New Road, Ascot (Winkfield Parish)	12
TOTAL	353



## 2.3 Edge of settlement sites

**2.3.1** A profile of each individual site, together with a site location plan is contained in Appendix 5: 'Profiles of sites proposed for housing on edge of settlements'. Extracts of the Proposals Map to show the areas for allocation, and changes to the defined settlement boundary are contained in Appendix 9: 'Housing sites settlement boundary changes proposals map extracts'. The profiles identify the requirements referred to in the policy. All sites must meet the requirements of other policies in the development plan.

### Policy SA 3

#### Edge of Settlement Sites

The following sites (as shown on the Proposals Map), are identified for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.

**Table 2.1**

Address	Capacity (net dwellings)
White Cairns, Dukes Ride, Crowthorne	16
Land East of Murrell Hill Lane, South of Foxley Lane and North of September Cottage, Binfield	67
Land at junction of Forest Road and Foxley Lane, Binfield	31
Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Bracknell (Winkfield Parish)	60
TOTAL	174

## 2.4 New urban extensions

### 2.4.1 New urban extensions are proposed as follows

- Land at Broadmoor, Crowthorne
- Land at Transport Research Laboratory, Crowthorne
- Amen Corner North, Binfield
- Land at Blue Mountain, Binfield

**2.4.2** Changes to the Proposal Map are also required to show the extent of land to be allocated. The Proposals Map changes are in Appendix 6: 'New urban extension proposals map extracts' section.

### Land at Broadmoor, Crowthorne

**2.4.3** The Broadmoor Estate is owned by the West London Mental Health NHS Trust who need to find a way of re-providing the Hospital so that it is fit for purpose. The policy set out below includes a significant number of new homes, a nursing home and other supporting development that would help achieve this objective, assuming support from the Government. The majority of land that would be built upon is previously developed land. The development of the site is constrained by numerous environmental and historic designations and the detailed scheme will need to address these.

#### Policy SA 4

##### Land at Broadmoor, Crowthorne

Land at Broadmoor, Crowthorne as shown on the Proposals Map and Illustrative Concept Plan is identified for a comprehensive, well designed mixed-use development including the following development:

1. A redeveloped hospital and ancillary buildings;
2. 278 residential units (located outside of the 400m buffer to the Thames Basins Heath Special Protection Area);
3. A small research park; and,
4. Re-use of the listed hospital building for an appropriate use

The development will be accompanied by the following necessary items of infrastructure:

1. Highway capacity improvements to Foresters Way Junction with Nine Mile Ride, Bracknell Rd junction with Old Wokingham Rd;
2. Signalisation of Rackstraw Rd and Owlsmoor Rd including bus priority and improvements to Crowthorne High Street;
3. Potential contribution towards strategic highway network improvements (M4 junction 10 and M3 junction 3);
4. Provision of bus links to Crowthorne town centre and wider area and associated infrastructure;

5. South Rd to be footway/cyclepath with Toucan crossing to link to Owlsmoor;
6. Pedestrian and cycle improvements to Upper Broadmoor Rd and Sandhurst Rd;
7. Affordable housing provision in accordance with policy;
8. Financial contributions towards the provision of additional primary school places;
9. Financial contributions towards the provision of additional secondary school places at Edgbarrow School;
10. Provision of a conservation management plan for safeguarding and maintaining the site's heritage assets including the Broadmoor Hospital Listed Building and associated Historic Park and Garden and their settings;
11. On-site bespoke SANG to significantly exceed 8ha per 1000 people to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area;
12. A package of additional measures to manage any additional recreational pressures on the Special Protection Area;
13. Protection and enhancement of public rights of way including the Three Castles ramblers route;
14. 4.5ha of on-site open space and re-provision of Open Space of Public Value lost through new housing development;
15. Sustainable urban drainage systems to ensure there is no increase in surface runoff rates; and,
16. Other requirements as set out in the Infrastructure Delivery Plan.

**Map 2 Illustrative Concept Plan for Broadmoor**

## Implementation

This policy will be implemented through:

- The determination and monitoring of planning applications and appeals
- Partnership working with relevant landowners, developers, statutory agencies and the local community

## Phasing

- The area to be developed is primarily previously developed land and it is therefore a site that should be given priority. However, the timescale of various elements of the development are dependent on the re-provision of the Hospital. It is currently envisaged that work on the new Hospital would begin in 2012 and that it would be ready for occupation sometime between 2016 - 2018. Work could then begin on the redevelopment of the old buildings and re-use of the Listed Buildings. As a result, the remainder of the housing to be delivered in the walled garden and a further block of apartments are unlikely to be completed until the end of the fourth phase (2022/23 - 2025/26) of the plan period. The same factor applies to the delivery of the nursing home, medi-park and re-use of the Listed Buildings for an appropriate use.



## Land at Transport Research Laboratory, Crowthorne

**2.4.4** Apart from a small area, the site has been used by the Transport Research Laboratory. However, the extent of land and buildings required has receded and the majority of the site will be vacated on the expiry of a lease in 2011. It is intended to retain the fairly recent TRL headquarters building. Other existing buildings and testing facilities on the site have no potential for re-use. The majority of the site is in single ownership and an alternative use needs to be found. The policy set out below seeks to retain an element of employment use on the site and provide housing in a form that would act as an extension to the existing settlement of Crowthorne, whilst providing a substantial amount of accessible green space. The proposal also involves providing a new Council Depot to replace an existing facility off Old Bracknell Lane West, Bracknell.

### Policy SA 5

#### Land at Transport Research Laboratory, Crowthorne

Land at the Transport Research Laboratory (TRL), Crowthorne as shown on the Proposals Map and Illustrative Concept Plan is identified for a comprehensive, well designed mixed-use development that maintains a gap between Crowthorne and Bracknell and includes the following:

1. 1000 residential units (located outside of the 400m buffer to the Thames Basins Heath Special Protection Area);
2. Local Centre located along Old Wokingham Road;
3. Provision of a 2-form entry Primary School;
4. Care Home;
5. Employment in the form of an Enterprise Centre for small and new businesses (replacement facility); and,
6. A depot site to enable the relocation of the Council's existing depot site (Commercial Centre) in Bracknell.

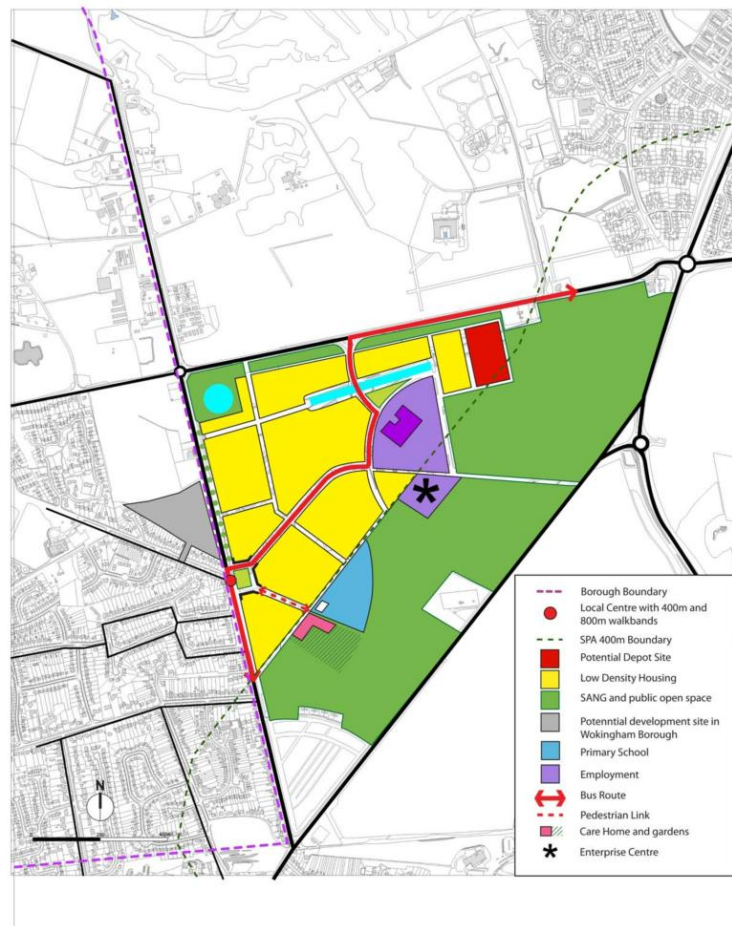
The development will be accompanied by the following necessary items of infrastructure:

1. Highway capacity improvements to Foresters Way Junction with Nine Mile Ride, Bracknell Rd junction with Old Wokingham Rd and Dukes Ride junction with Wokingham Road;
2. Capacity improvements to Old Wokingham Road and Nine Mile Ride through a signalised crossroads;
3. Improvements to Crowthorne High Street, Dukes Ride and A3095 including Hanworth roundabout;
4. Potential contribution towards strategic highway network improvements (M4 junction 10 and M3 junction 3);
5. Provision of improved bus links to Bracknell Town Centre (including enhancements to service 194) and wider area and associated infrastructure;
6. Improvements to cycle and pedestrian facilities including improvements to Wokingham Rd linking to Peacock Farm, improved links to Wokingham Borough across Old Wokingham Road junction, and further improvements to links north and south of the site to the existing network;
7. Affordable housing provision in accordance with policy;

8. Financial contributions towards the provision of additional secondary school places at Easthampstead School;
9. Green infrastructure (including provision of on-site open space in accordance with standards);
10. Provision of green route along Nine Mile Ride and Old Wokingham Road;
11. On-site bespoke SANG to significantly exceed 8ha per 1000 people to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area;
12. A package of additional measures to manage any additional recreational pressures on the Special Protection Area; and,
13. Other requirements as set out in the Infrastructure Delivery Plan.

**2.4.5** Part of the site currently forms the Crowthorne Business Estate. This area is designated as a major development site. It is proposed that this designation is removed in conjunction with this proposal. See Section 3.3 'Employment sites outside defined settlements boundaries' and associated extract from the Proposals Map in Appendix Appendix 7: 'Employment area proposals map extracts'.

**Map 3 Illustrative Concept Plan for land at TRL**



## Implementation

This policy will be implemented through:

- The determination and monitoring of planning applications and appeals
- Partnership working with relevant landowners, developers, statutory agencies and the local community

## Phasing

- The area to be developed is primarily previously developed land and it is therefore a site that should be given priority. Almost all the site is within one ownership. Although the Transport Research Laboratory currently leases part of the site to be developed, the lease is due to expire in 2011. The owner/developer is currently engaged in discussions about the future of the site and providing an acceptable scheme can be negotiated and the SANGs can be provided in a timely manner, it is envisaged that housing could be delivered at a fairly early stage in the plan period. Although the Housing Trajectory shows the majority of the housing to be delivered during the third phase (2017/18 - 2021/22), the site is shown to start delivering new homes during the second period (2012/13 - 2016/17).

## Amen Corner North, Binfield

**2.4.6** The majority of the site is in single ownership and has been put forward as suitable for development. The site (which is greenfield) is close to the Borough boundary, adjoining the London Road which forms an important access to Bracknell. The principle of development on land to the south of London Road has already been agreed through Core Strategy Policy CS4 and is addressed within this document under Policy SA8. The development of the two sites together could be used to reinforce the status of the area as an important gateway to Bracknell.

### Policy SA 6

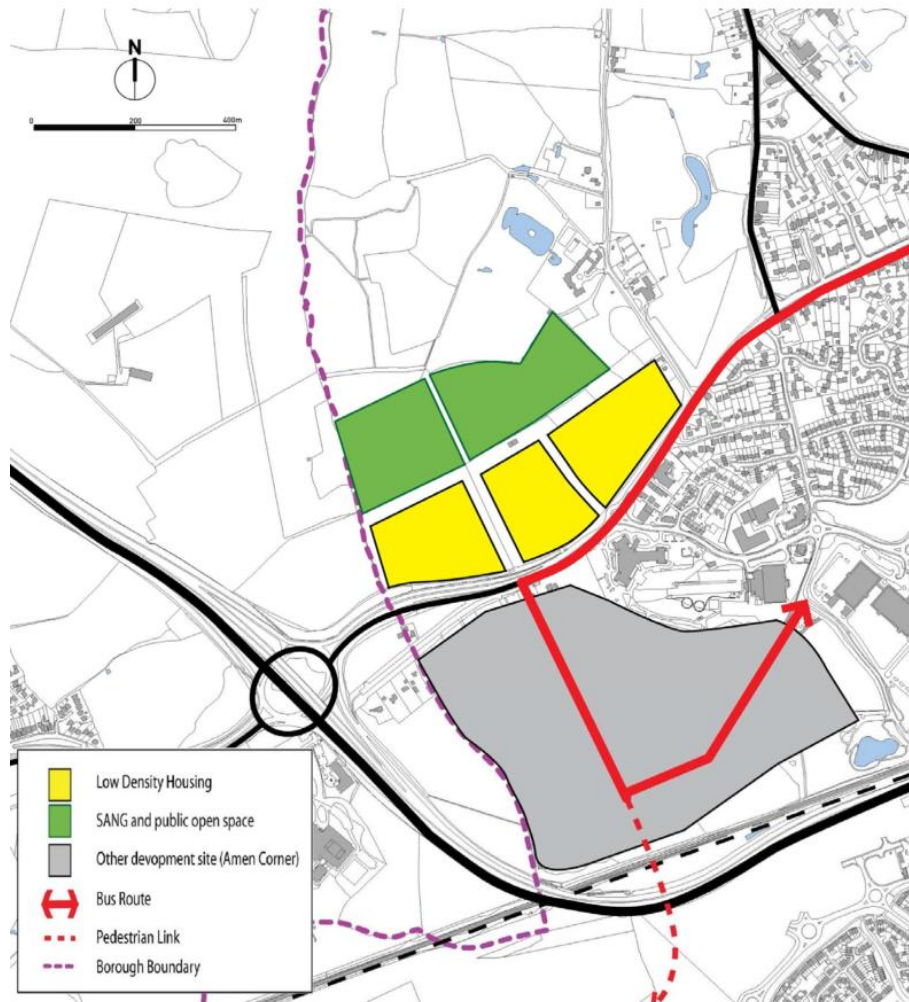
#### Amen Corner North, Binfield

Amen Corner North (north of London Road), Binfield as shown on the Proposals Map and Illustrative Concept Plan is identified for a comprehensive, well designed development that maintains a gap between Binfield, Wokingham and Bracknell and provides 400 new homes.

The development will be accompanied by the following necessary items of infrastructure:

1. Highway improvements to increase junction capacity on the B3408 and the capacity of Coppid Beech roundabout and contributions towards improvements to junctions along the A329 and A322 and to junction 10 of the M4;
2. Protection of sensitive roads to the north and east of the site;
3. Direct bus access to Bracknell Town Centre with all properties to be within 400m walking distance of a bus stop;
4. An improved pedestrian and cycle crossing point to the B3408 to link with the southern Amen Corner site and the Town Centre and improved pedestrian and cycle access to Binfield;
5. Affordable housing provision in accordance with policy;

6. Financial contributions towards the provision of additional primary school places at the new Primary School at either the Amen Corner South Primary School or the new Primary School on land at Blue Mountain site;
7. Financial contributions towards the provision of a new secondary school on land at Blue Mountain site;
8. Financial contributions towards Special Educational Needs;
9. A bespoke Children's Centre for early years;
10. Low carbon/renewable energy provision in accordance with policy;
11. Contribution towards Farley Wood Community Centre or a new on-site centre as part of the overall Amen Corner development;
12. Contributions towards improvements to local built sports facilities;
13. Potential new Primary Health Care facility (alone or in combination with Blue Mountain site);
14. 3.97 hectares of public open space;
15. Bespoke Suitable Alternative Natural Greenspace (SANG) to mitigate the impacts of the new development on the Thames Basin Heaths SPA at a ratio of 8 hectares per 1,000 population;
16. A package of additional measures to manage any additional recreational pressures on the Special Protection Area;
17. Protection and extension of existing public right of way and extension of the existing footpath and bridleway network;
18. Sustainable Urban Drainage Systems (SUDS) and buffer zones for water courses to be incorporated into the site design;
19. The safeguarding of Local Wildlife Sites; and,
20. Other requirements as set out in the Infrastructure Delivery Plan.

**Map 4 Amen Corner North Illustrative Concept Plan**

### Implementation

This policy will be implemented through:

- The determination and monitoring of planning applications and appeals
- Partnership working with relevant landowners, developers, statutory agencies and the local community

### Phasing

- This development of this site needs to be considered in relation to the development of land to the south of Amen Corner as provision of supporting infrastructure will need to be co-ordinated. The adopted SPD envisages completion of housing development at Amen Corner South in 2016/17. In view of this and the fact that Amen Corner North involves the development of greenfield land, the Housing Trajectory shows this site delivering in the third phase of the plan period. Furthermore, the timing of the site is also dependent on the provision of a new Secondary School.



## Land at Blue Mountain, Binfield

**2.4.7** Most of the land is currently used as an 18 hole golf course. There are also conference facilities and a banqueting suite on the site. The site has been put forward as suitable for development by the owner who is willing to address the urgent requirement for additional educational facilities in North Bracknell. The site is well placed to serve that need. The owner is also willing to provide a site for a new football ground, allowing Bracknell Town Football Club to move from its existing site in Bracknell Town.

### Policy SA 7

#### Land at Blue Mountain, Binfield

Land at the Blue Mountain, Binfield as shown on the Proposals Map and Illustrative Concept Plan is identified for a comprehensive, well designed mixed -use development that maintains a gap between Binfield and Bracknell and includes the following:

1. 400 new homes.
2. A range of educational provision to include primary, secondary and Special Educational Needs facilities.
3. A new primary school.
4. A new ground for Bracknell Town Football Club.

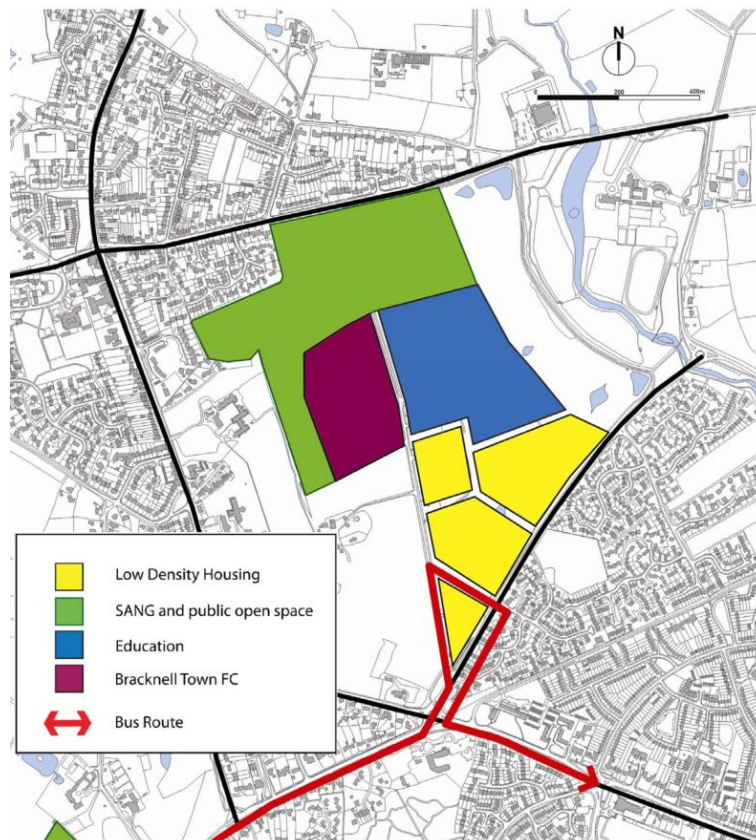
The development will be accompanied by the following necessary items of infrastructure:

1. Highway improvements to increase junction capacity on the B3408 and the capacity of Coppid Beech roundabout and contributions towards improvements to junctions along the A329 and A322 and to junction 10 of the M4 and A329(M);
2. Protection of sensitive roads to the north, east and west of the site;
3. Direct bus access to Bracknell Town Centre and wider area (including the planned major development area at Warfield);
4. All properties to be within 400m walking distance of a bus stop and consideration to be given for potential for bus-only routes;
5. Improved pedestrian and cycle crossing facilities on the B3408 to link with the existing network and the Town Centre;
6. Improved pedestrian and cycle crossing facilities on Temple Way to link to the existing network;
7. Pedestrian and cycle improvements to link the site to Binfield and improvements to Beehive Road to link the development to employment areas and Cain Road;
8. Affordable housing provision in accordance with policy;
9. Land for educational purposes to include primary, secondary and Special Educational Needs facilities;
10. Provision of a new primary school;
11. Financial contributions towards the new secondary school and Special Educational Needs;
12. A bespoke Children's Centre for early years;
13. Bespoke dedicated youth centre with good access;
14. Low carbon/renewable energy provision in accordance with policy;
15. Contribution towards existing facilities or towards new provision as part of the Warfield major development;

16. Contributions towards improvements to local built sports facilities;
17. Potential new Primary Health Care facility (alone or in combination with Amen Corner North site);
18. 3.97 hectares of public open space;
19. Provision of public open space and playing fields of a high standard in order to mitigate for the loss of land previously designated as Open Space of Public Value;
20. On site bespoke Suitable Alternative Natural Greenspace (SANG) to mitigate the impacts of the new development on the Thames Basin Heaths SPA at a ratio of 8 hectares per 1,000 population;
21. A package of additional measures to manage any additional recreational pressures on the Special Protection Area;
22. Sustainable Urban Drainage Systems (SUDS) and buffer zones for water courses to be incorporated into the site design;
23. Buffering, protection, restoration and creation of wildlife habitats along The Cut and the network of ponds and semi-natural habitats on the existing golf course;
24. Safeguarding of Public Right of Way FP10 on eastern edge of site and extension of The Cut path;
25. Retention of a local gap between Binfield Village and Bracknell; and,
26. Other requirements as set out in the Infrastructure Delivery Plan.

Development must safeguard and maintain the setting of the Newbold College Historic Park and Garden.

**Map 5 Illustrative Concept Plan for land at Blue Mountain**



### Implementation

This policy will be implemented through:

- The determination and monitoring of planning applications and appeals
- Partnership working with relevant landowners, developers, statutory agencies and the local community

### Phasing

- The land is greenfield and is not therefore a site that should be given priority. However, the majority of the site is in single ownership and its progression is fundamental to the delivery of essential educational facilities including a new secondary school in North Bracknell. A new football ground would also be built. The timing of the residential development does to a large extent depend on the time it would take to put a new secondary school in position. It is likely that there would be a need for some enabling development at a fairly early stage in the plan period, with further housing being completed following the delivery of educational facilities. The Housing Trajectory shows the site to start delivering new homes during the second period (2012/13 - 2016/17), with the majority being delivered during the third phase (2017/18 - 2021/22).



## 2.5 Allocation of land covered by Core Strategy Policies CS4 and CS5

**2.5.1** Two major locations for growth were agreed in principle through the Core Strategy:

- Land at Amen Corner; and,
- Land at Warfield (formerly known as Land North of Whitegrove and Quelm Park).

At the time, it was not possible to allocate land for development through the Core Strategy; Policies CS4 and CS5 set out broad areas for growth. This SADPD therefore formally allocates these two sites as shown on extracts from the Proposals Map (see Appendix Appendix 6: 'New urban extension proposals map extracts'). The policies in the Core Strategy (Policy CS4 and CS5) that deal with these sites will be superseded on adoption of SADPD.

### Land at Amen Corner

#### Policy SA 8

##### Land at Amen Corner

Land at Amen Corner, Binfield as shown on the Proposals Map and Illustrative Concept Plan is identified for a comprehensive, sustainable mixed-use development including the following:

1. At least 725 new homes.
2. Up to 35,000 sqm. of employment and leisure floor space.
3. A local centre.

The development will be accompanied by the following necessary items of infrastructure:

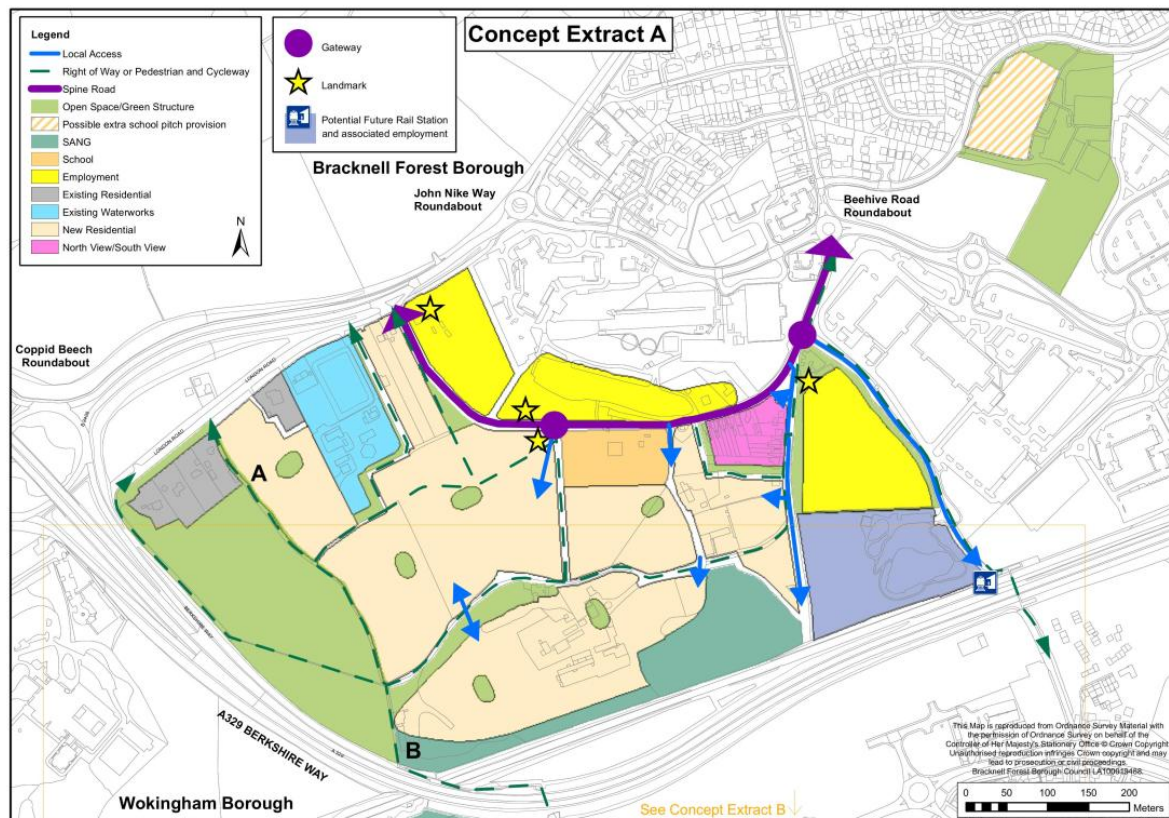
1. A new primary school with sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the development in line with infant class size regulations.
2. Affordable housing provision in accordance with policy.
3. Community and recreational facilities including the provision of open space.
4. A new access and associated carriageway works on the B3408 London Road;
5. An enhanced access from Cain Road/John Nike Way from an improved Beehive Road Roundabout; and,
6. A new linking Spine Road between both access points.
7. Bespoke Suitable Alternative Natural Greenspace (SANG) to mitigate the impacts of the new development on the Thames Basin Heaths SPA at a ratio of 8 hectares per 1,000 population.
8. A package of additional measures to manage any additional recreational pressures on the Special Protection Area.
9. Other requirements as set out in the adopted Amen Corner Supplementary Planning Document.

The development will provide in full or contribute towards, as necessary, other key highways works which, unless alternative measures are agreed, will include:

1. Improvements to the Coppid Beech Roundabout (in Wokingham Borough). The phasing of development will be such that the Coppid Beech roundabout does not operate over capacity.
2. Improvements to junctions at either end of John Nike Way.
3. Internal site works to provide a network of streets and roads.
4. General improvements to the wider network which may include improvements to the Strategic Road Network necessary to accommodate development traffic.

This policy replaces Policy CS4 of the Core Strategy (February 2008).

**Map 6 Illustrative Concept Plan for Amen Corner (taken from Amen Corner SPD, March 2010)**



## Implementation

This policy will be implemented through:

- The assessment and determination of planning applications and appeals against guidance set out in the adopted Amen Corner SPD
- The determination and monitoring of planning applications and appeals
- Partnership working with Wokingham Borough Council, relevant landowners, developers, statutory agencies and the local community.

## Phasing

**2.5.2** A Trajectory is included in the adopted SPD that deals with the area. This shows the site beginning to deliver housing in 2012/2013 and continuing throughout the second phase of the plan period.

## Land at Warfield

### Policy SA 9

#### Land at Warfield

Land at Warfield as shown on the Proposals Map and Illustrative Concept Plan is identified for a comprehensive, sustainable mixed-use development including:

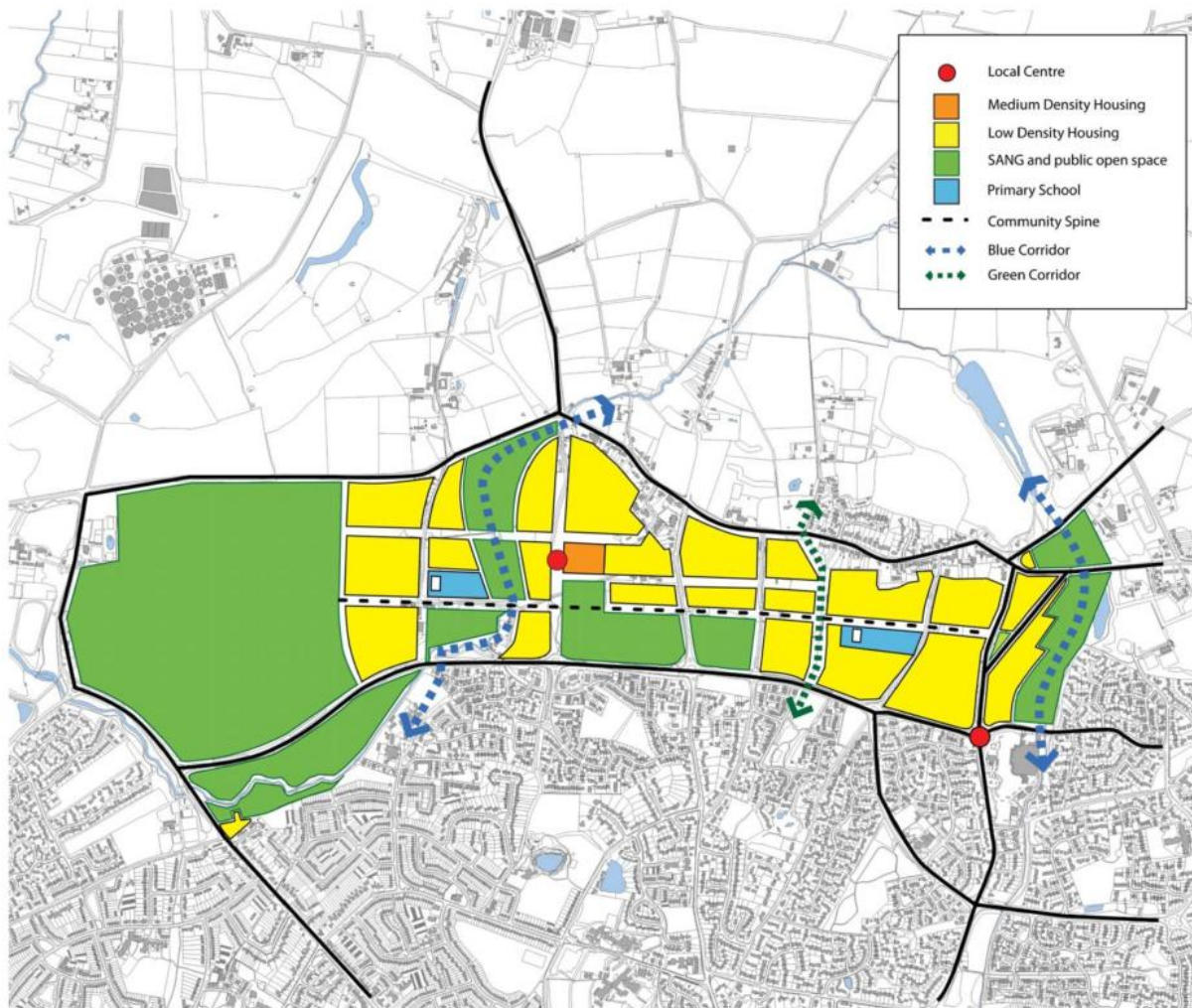
1. 2,200 new homes
2. A local centre
3. Two new primary schools

The development will be accompanied by the following necessary items of infrastructure:

1. A new north-south link road.
2. Road junction works including physical improvements and contributions towards improvements pooled with other contributions
3. Direct bus access to Bracknell Town Centre and wider area
4. Financial contributions towards the provision of the new Secondary School on the Land at Blue Mountain site.
5. Affordable housing provision in accordance with policy.
6. Community and recreational facilities including the provision of open space.
7. On site bespoke Suitable Alternative Natural Greenspace (SANG) to mitigate the impacts of the new development on the Thames Basin Heaths SPA at a ratio of 8 hectares per 1,000 population.
8. A package of additional measures to manage any additional recreational pressures on the Special Protection Area.

The area of Cabbage Hill, including the woodland at Long Copse is included within the allocation area as a suitable location for public open space / SANG and is to be kept free from built development.

This policy replaces Policy CS4 of the Core Strategy (February 2008).

**Map 7 Warfield Illustrative Concept Plan**

## Implementation

This policy will be implemented through:

- The assessment and determination of planning applications against guidance set out in the Warfield SPD
- The determination and monitoring of planning applications and appeals
- Partnership working with relevant landowners, developers, statutory agencies and the local community.

## Phasing

**2.5.3** This is a greenfield site in a number of different ownerships, although a consortium is preparing plans for a substantial portion of the site. An SPD is being prepared and it is hoped that it will be adopted during 2011. Whilst a considerable amount of infrastructure needs to be put in place, it is envisaged that the site will start delivering housing during the second phase and continue to deliver over the plan period.



## 2.6 Phasing and delivery

### Phasing, delivery and monitoring

**2.6.1** Planning Policy Statement 3 (PPS3) requires the planning system to deliver a flexible, responsive supply of land. Local Planning Authorities should develop policies and strategies to ensure that sufficient and suitable land is available in order to achieve delivery objectives. PPS3 states that Local Planning Authorities should set out policies and strategies for the continuous delivery of housing for at least 15 years from the date of adoption. According to the current timetable, it is likely that this plan will be adopted in 2012. This therefore means making provision for the period up to 2027, which is beyond the end of the plan period. PPS3 states that this provision should include:

- Identifying specific deliverable sites that can bring housing forward over the first 5 year period.
- Identifying a supply of developable site for year 6-10 and where possible for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.

**2.6.2** Four phases are identified in Core Strategy Policy CS15: Overall Housing Provision. They are:

- Phase 1: 2006/07 - 2011/12
- Phase 2: 2012/12 - 2016/17
- Phase 3: 2017/18 - 2022/23
- Phase 4: 2023/24 - 2025/26

The policy also includes an annual average of dwellings to be delivered for each period. These figures need to be reviewed to reflect progress made in terms of completions and commitments and the identification of land through the Site Allocations process. In phasing sites, account has been taken of the likely timescale for delivery bearing in mind the need for any supporting infrastructure and the need to prioritise previously developed land as far as is practical. Consideration has also been given to the need to include a rolling 5 year supply of deliverable sites and that all sites are developable.

**2.6.3** The phasing of housing land is supported by a housing trajectory (see Appendix 2: 'Housing'), which demonstrates how existing commitments and proposed allocations contribute year by year to meeting the housing requirement. Information about the delivery of sites has been drawn from discussions and information supplied by landowners/developers and assumptions made in the SHLAA. Where sites are outside settlement boundaries, it is assumed that planning permission will be granted after the adoption date of the SADPD. Wherever possible, the Council will seek to bring forward previously developed sites during the first five years. Due to delivery issues with previously developed land, some greenfield land will need to be brought forward at a fairly early stage. The larger greenfield sites to the north of Bracknell are also dependent on the delivery of significant infrastructure, including a secondary school. For a number of years, the Council has exceeded previously developed land targets due to the development of the former Staff College site and a number of windfall sites in existing settlements. However, the proportion of housing achieved on previously developed land is now

likely to fall significantly due to limited opportunities in existing settlements. The change in the definition of private gardens, to the effect that they are no longer treated as 'previously developed land', will also have a small impact.

**2.6.4** The pace of housing delivery will be monitored each year through the commitments process and revised trajectories produced. Depending on the results of monitoring, it may be necessary to adjust the phasing of sites. This might include looking at whether sites phased for future years can be brought forward if the delivery of homes in earlier phases is delayed. Account will be taken of any windfall development that is permitted. To help achieve the successful delivery of housing and associated facilities and services to the proposed timescales, effective working partnerships will be put in place. These will require the involvement of developers, statutory bodies, RSLs and the Council. These partnerships will be particularly necessary for the delivery of the urban extensions.

**2.6.5** The Council intends to review its Core Strategy following the adoption of this document. Any emerging issues will be addressed through the review. The opportunity will also be taken to consider the issue of the supply of land beyond the current plan period as it is hoped that the programme for the delivery of Bracknell Town Centre will be clearer and new planning legislation and national policy statements should be in place, which will provide guidance on the approach to be taken to economic growth and the assessment of housing requirements.

## Policy SA 10

### Phasing and Delivery

The release of housing sites will be managed in order to:

- meet the scale of development required over the plan period (10,780 dwellings)
- ensure that the scale and timing of development is co-ordinated with the provision of new infrastructure.

Sites will be released for development in the following three phases:

Phase 1: 2006/2007 to 2011/2012 (2,419 dwellings)

Phase 2: 2012/2013 to 2016/2017 (3,259 dwellings)

Phase 3: 2017/2018 to 2022/2023 (3,449 dwellings)

Phase 4: 2023/24 - 2027/28 (1,660 dwellings)

### Control Mechanism

Monitoring of the delivery of housing will be undertaken through the commitments process and presented in the Annual Monitoring Report. It will include a review of the housing trajectory and aim to ensure that a rolling five-year supply of deliverable sites is maintained within a 15 year time horizon. If sites allocated to particular phases do not deliver as predicted, sites may be brought forward from later phases.

This replaces policy CS15 of the Core Strategy (February 2008).

## 3 Employment

### 3.1 Approach to employment provision

**3.1.1** It is important that identified employment areas and allocations for mixed-use development, including employment, help achieve sustainable economic growth. One way of doing this is to seek to maintain a balance between the levels of housing and therefore the resident workforce and the number of jobs.

**3.1.2** The ELR concluded that there was a significant over-supply of offices in the Borough and that the defined employment areas were of reasonable quality. The ELR did however suggest that the town of Bracknell has a weak identity as an office location. Factors contributing to this weak image are identified as being the age of some of the buildings and the quality of the shopping centre.

**3.1.3** In order to maintain sustainable economic growth within the Borough the following strategy is proposed:

- plan flexibly for sustainable economic growth;
- continue to promote the regeneration of Bracknell Town Centre as a significant employment location, primarily through the redevelopment of older office stock;
- retain the necessary employment sites and premises to enable economic development, and;
- identify sites which could change from employment to other uses without causing conflict or detracting from the integrity of the employment areas.

**3.1.4** In the light of the existing stock of floorspace and commitments for future development, no major new allocations of employment land are proposed. A significant proportion of committed floorspace relates to the Bracknell Town Centre regeneration scheme although the majority of this involves the replacement of existing older floorspace. There is also provision in the major locations for growth identified in the Core Strategy, for some limited employment floorspace as part of mixed use schemes including at Amen Corner and Warfield.

### 3.2 Employment sites within defined settlement boundaries

**3.2.1** Some changes are proposed to the extent of defined employment areas in settlements. Development Plan policies seek to focus new employment development on Bracknell Town Centre and the defined employment areas, as shown on the Proposals Map. The policy relating to this designation seeks to protect these areas from non employment uses. In summary, these changes involve:

- reducing the size of the Eastern Employment Area (Proposals Map extract Map 36 'Proposals Map extract to show changes to boundary of Eastern Employment Area and allocation of land north of Eastern Road for mixed-use development (Policy SA1)'),
- revising the boundary of the Cain Road/Amen Corner Business Park (Proposals Map extract Map 37 'Proposals Map extract to show changes to boundary of Cain Road Employment Area and allocation of land at Cain Road for residential (Policy SA2)'), and
- removing the designation from Old Bracknell Lane West (Proposals Map extract Map 37 'Proposals Map extract to show changes to boundary of Cain Road Employment Area and allocation of land at Cain Road for residential (Policy SA2)').

## 3.3 Employment sites outside defined settlements boundaries

### Crowthorne Business Estate

**3.3.1** The Bracknell Forest Borough Local Plan recognises that there are major employment sites located outside settlements that employ a wide range of people. Policy E12 seeks to provide some flexibility so that development needs can be accommodated, whilst taking account of the character of the area and landscape. The Crowthorne Business Park is currently identified as one of these areas but this designation is no longer considered appropriate due to the inclusion of the area within the policy proposing allocation of the site as an urban extension for mixed use development (Policy SA5). Whilst the TRL headquarters building will remain and the Enterprise Centre will be re-provided and a depot incorporated, the scale of provision and location are not considered sufficient to justify some form of employment designation. The built up part of the site will ultimately be within the settlement boundary. It is therefore proposed to remove this designation as an 'Identified Major Employment Site' from the land (Proposals Map extract Map 30 'Extract of Proposals Map to show allocation of TRL Urban Extension (Policy SA5)').

### Royal Military Academy Sandhurst

**3.3.2** The Royal Military Academy Sandhurst is an important element of the nation's military training capacity. It makes a significant contribution to the local economy and is a major local employer. It is important that it can continue to function effectively within its existing site.

**3.3.3** The site contains a range of buildings, including some listed buildings and a large area of undeveloped land beyond the existing built envelope. The objective of the policy is to ensure that the Academy can continue to carry out development required for operational purposes to enable it to maintain its status as a world class institution while protecting the listed buildings on the site and their settings and avoiding any adverse impacts on the character of the countryside and nature conservation interests (see Map 35 'Location Plan of Royal Military Academy (Policy SA11)').

### Policy SA 11

#### Royal Military Academy Sandhurst

The area of land shown on the Proposals Map at the Royal Military Academy Sandhurst is suitable for built development to meet operational defence needs provided that:

- i. the site's heritage assets are sustained and, where possible, enhanced, and the settings of any heritage assets within or adjoining the site are not harmed;
- ii. any development does not result in a significant increase in the built footprint on the site;
- iii. any development does not have any adverse impacts on the integrity of the Thames Basin Heaths SPA or the character or ecological quality of the Broadmoor to Bagshot Woods; and,
- iv. the height of any new development would not significantly exceed that of existing adjacent development on the site.



Development proposals will be expected to accord with national policies and other policies within the Development Plan.

## 4 Retail

### 4.1 Bracknell Town Centre

#### The Regeneration Scheme

**4.1.1** The Council remains committed to the regeneration of Bracknell Town Centre and recognises its key role in supporting the strategy and development proposals in the LDF. Much effort is being put into moving the regeneration forward. The outline permission remains in place and has been extended. The site covered by the outline permission is more extensive than the area referred to in the proposals for Bracknell Town Centre in the Bracknell Forest Borough Local Plan (PE1i and PE1ii). It is proposed to recognise the larger site by allocating the land through this document.

**4.1.2** The achievement of some residential development is critical to achieving a mixed and vibrant scheme. The Town Centre is heavily constrained by the road network and at this stage it is not considered realistic to try and achieve a greater number of residential units within the scheme than is currently planned. The regeneration proposals are designed to reduce physical barriers and improve linkages with peripheral areas which should encourage further sustainable residential development therein.

**4.1.3** Due to variable market conditions, it may take longer to achieve the vision for the Town Centre than originally envisaged. Delivery of the scheme requires concerted input from a wide range of individuals and organisations. Although Bracknell Regeneration Partnership own a considerable amount of the land within the Town Centre, there are many other freehold and leasehold interests within the area, together with lesser interests relating to rights of way, access or servicing. This means that elements of the scheme are already coming forward in a sporadic way. The Council does not wish to discourage this approach as long as proposals do not prejudice the overall framework and principles of development as set out in the current masterplan or any subsequently agreed framework. A flexible approach helps to encourage investment in Bracknell Town Centre and strengthen its vitality and viability. It also helps meet short and medium term objectives.

**4.1.4** The overall scheme includes commercial and non commercial elements. The former have a critical role in supporting the latter. Mechanisms for cross funding will be required. The process will include testing the viability of schemes that are submitted for consideration in order to establish appropriate priorities and levels of subsidy.

**4.1.5** The phasing of development proposals is important as there are likely to be issues relating to disturbance of existing occupiers (including relocation issues) access to existing properties, parking provision, traffic flow and delivery of uses.

#### Policy SA 12

##### Bracknell Town Centre

Land in Bracknell Town Centre as shown on the Proposals Map is identified for a mixed use development including retail, business, residential, leisure and other ancillary development.

Any proposals must accord with the principles, development zones and schedules set out in the adopted masterplan, or any subsequently agreed framework and strategies. Any proposals must contain measures to mitigate the impact of the development.

This replaces Proposals PE1i and PE1ii of the Bracknell Forest Borough Local Plan (2002).

## **The Peel Centre**

**4.1.6** Bracknell Town Centre currently includes the Peel Centre, an area of retail warehousing where most units involve the sale of comparison goods; one is a superstore. It is important as the main location for retail warehousing in the Borough and the Core Strategy states that any new retail warehousing should be located on or adjacent to this area. Physical links between the Peel Centre and the rest of the Town Centre are poor and it tends to operate in a fairly self contained manner.

**4.1.7** A number of units have recently been refurbished and reconfigured, including the addition of some mezzanine floors. The Bracknell Forest Retail Study (May 2008) comments that although designated as part of the Town Centre, it is an edge of centre location in terms of national policy. The study also warns that if the retail mix moves away from retail warehousing it may be necessary for the Borough Council to consider other retail warehouse locations with the first priority being town centre locations.

**4.1.8** National policy in Planning Policy Statement 4: Planning for Sustainable Economic Growth defines edge of centre locations for retail development as being within easy walking distance (ie. up to 300 metres) of the primary shopping area. For all other main town centre uses, this is likely to be within 300 metres of a town centre boundary.

**4.1.9** Redefining the Peel Centre as an edge of centre location would require certain proposals to be subjected to the sequential test. This means looking at whether a use can be located in the Town Centre before looking at this edge of centre location. Any main town centre use proposed on an edge of centre site should not have an unacceptable impact on the centre. The proposed change therefore clarifies the position and recognises that in national policy terms, this area should be treated as 'edge of centre' while acknowledging its role within the wider urban area of Bracknell.

## **Policy SA 13**

### **The Peel Centre**

The Peel Centre is identified as an edge of centre retail warehouse park that is sustainably located.

Development at the Peel Centre that reinforces its role and character as a retail warehouse park will be favourably considered.

Development will only be permitted if it does not adversely affect the retail warehouse character or function of the park. Qualifying applications will need to be supported by information relating to the sequential test and need.

Development proposals should have no serious effect (either on its own or cumulatively with other similar permissions) upon the vitality and viability of Bracknell Town Centre, as a whole.

## Other changes

**4.1.10** Other minor changes are also proposed within the remaining town centre boundary as shown on Map Map 40 'Bracknell Town Centre' as follows:

- Change the wording of “retail area”, to “primary shopping area” and “defined frontage” to “primary frontage”. This does not signify a change in approach but is simply to bring the terminology into line with that used in national guidance (Planning Policy Statement 4)
- 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, again to reflect current guidance.
- Extend secondary frontages further than the previous “retail area” designation to pick up some retail and service (A class) units that were previously omitted.

**4.1.11** The changes proposed will establish the relevant areas for the application of Core Strategy Policies CS3, CS21, CS22 and saved Local Plan Policies E1, E7, E8, E9 and E10

## 4.2 Crowthorne Centre

**4.2.1** Crowthorne was identified in the Retail Study as a healthy centre with its own distinctive character aided by a strong representation of independent retailers and two national supermarkets. It has a predominantly local catchment and provides an attractive retail environment.

**4.2.2** Some changes to the extent of the centre and frontage designations are proposed as shown on Map Map 41 'Crowthorne Centre'. These changes will:

- Encompass the Iron Duke Public House and Nos 22-72 High Street within the defined centre.
- Remove isolated retail units and other areas that lack a concentration of retail or other relevant uses from the defined centre.
- Define primary and secondary frontages to more closely accord with the guidance in PPS4 and take account of current land uses.
- Establish the relevant areas for the application of Core Strategy Policies CS21 and CS22 and Local Plan Policies E7, E8, E9 and E10

## 4.3 Other retail centres

**4.3.1** In addition to Bracknell Town Centre and Crowthorne, changes are also proposed to the following centres and details of the proposed changes are shown on Maps in Appendix 8: 'Retail area maps'

- Sandhurst centre (Yorktown Road, west of Swan Lane)
- Binfield

- Birch Hill
- College Town
- Crowthorne Station
- Easthampstead
- Great Hollands
- Wildridings

**4.3.2** These changes will ensure that centres are more closely aligned with appropriate land uses as defined in national guidance and will guide the application of saved Local Plan policies E7, E8 and E11. As Sandhurst centre (west of Swan Lane) is defined as a small town centre, the changes will also establish the relevant areas for the application of Core Strategy Policies CS21 and CS22 and Local Plan Policy E10.

## 5 Other Considerations

### 5.1 Settlement boundaries

**5.1.1** A settlement boundary marks the extent of the built up area and countryside beyond. Policies applicable to the countryside seek to limit any new development to that which is appropriate, in order to retain the rural character of the area. A lack of available sites for housing development within existing settlements has resulted in the need to look for land beyond existing boundaries. As explained in Section 2, the Council is proposing to allocate land outside existing settlement boundaries through edge of settlement sites and urban extensions. As a result, it will be necessary to adjust existing settlement boundaries so that they reflect the extent of the built up area following development of these sites. All proposals involving residential development must provide OSPV in accordance with Council's standards. In addition, if proposals involve land which is within 400m - 5km of the Thames Basin Heaths Special Protection Area, mitigation must be provided in the form of contributions or a bespoke solution to mitigate impact. A considerable proportion of land within each urban extension will be required as OSPV and SANG. Although concept plans have been produced, it is not possible to define the exact extent of the built up area at this stage. It is therefore considered appropriate to readjust settlement boundaries for these areas at a later stage. The edge of settlement sites are much smaller and are likely to contribute to off site SANGS. Whilst on site OSPV may be required, there is little flexibility in terms of distribution of uses across the site. The settlement boundary adjustments are therefore easier to define and are shown on the Maps in Appendix 9: 'Housing sites settlement boundary changes proposals map extracts'. The following lists the sites with a proposed settlement boundary change:

- White Cairns, Dukes Ride, Crowthorne
- Land east of Murrell Hill Lane, South of Foxley Lane and north of September Cottage, Binfield
- Land at junction of Forest Road and Foxley Lane, Binfield
- Dolyhir, Fern Bungalow and Palm Hills Estate, Bracknell

**5.1.2** The need to expand existing educational provision to meet existing and future needs has revealed inconsistencies in the way the settlement boundary has been drawn around educational development. As a result, the relationship of all peripheral school sites to existing settlements has been reviewed. In cases where school buildings relate physically and visually to existing development that forms part of settlement, adjustments to the boundary are proposed if the current boundary excludes the school buildings. The proposed amendments are shown on the Proposal Map extracts in Appendix 10: 'Education sites settlement boundary changes proposals map extracts'. The following lists the school sites with a proposed settlement boundary change:

- Easthampstead Park Community School, Ringmead, Bracknell
- Kennel Lane School, Kennel Lane, Bracknell
- Wooden Hill Primary School, Bracknell
- Edgbarrow School, Grant Road, Crowthorne
- New Scotland Hill Primary School, Grampian Road, Sandhurst
- St Michael's C of E Voluntary Aided Primary School, Lower Church Road, Sandhurst



## 5.2 Open Space of Public Value

**5.2.1** Core Strategy Policy CS8 relates to recreation and culture and favours development that retains, improves and maintains existing Recreational Facilities. Recreational Facilities are defined in paragraph 99 of the Core Strategy and the definition includes OSPV (which comprises active and passive OSPV). Examples are given of both categories of OSPV and they are wide ranging including sports pitches, natural, and semi-natural open space.

**5.2.2** The Bracknell Forest Borough Proposals Map includes an OSPV notation that applies to a range of land uses and sites in private and public ownership. Whilst the notation alerts potential applicants to the need to consider Policy CS8, the application of the notation on the Proposals Map is not comprehensive. Policy CS8 is a Borough wide policy and is triggered when a site includes any of the features set out in the definition of 'Recreational Facilities' irrespective of whether or not it is shown as OSPV on the Proposals Map. Due to these inconsistencies that have and continue to cause confusion, the Council is proposing to remove the CS8 designation from the Proposals Map. The policy in the Core Strategy would remain and would continue to apply to all sites that contained features specified in the definition.

## 5.3 Infrastructure

### Infrastructure

**5.3.1** It is very important to the quality of life in the Borough that necessary services and facilities are provided with new development. There is a need to ensure there is capacity across a wide range of infrastructure to accommodate the additional population.

**5.3.2** Core Strategy Policy CS6 requires new development to contribute towards the infrastructure needed to support growth in the Borough and mitigate its impacts. This policy is supported by a Supplementary Planning Document (SPD) on Limiting the Impact of Development (LID), which is likely to be updated or replaced during the lifetime of the SADPD. Future approaches will depend on the policy adopted by the Government.

**5.3.3** The SADPD will be accompanied by an Infrastructure Delivery Plan (IDP). The IDP will identify, as far as possible, the infrastructure needs associated with the development of the sites being considered for allocation.

**5.3.4** In dealing with larger sites involving a number of landowners it is important that planning is co-ordinated to equalise land values for the different land uses required across the development. It is also necessary to ensure that infrastructure is provided when it is needed by new residents of a development which may be built over a number of phases. The SADPD will identify specific sites for significant elements of new infrastructure required to accommodate the needs arising from cumulative growth over the plan period (such as the proposed new Secondary School in the north of the Borough on land at Blue Mountain).

**5.3.5** The SADPD and IDP are being prepared in parallel with the third version of the Local Transport Plan (LTP3) and a study of the two main road corridors through the Borough. LTP3 will set out the Council's strategy for transport to 2026 and the A329/A322 Corridor Study will review options for junction improvements along these key transport routes taking account of the proposed development sites. The SADPD, LTP3 and the corridor study support each other and will all inform the content of the IDP.

**5.3.6** For planning purposes infrastructure is taken as including the following:

- **Transport** – including works to ensure that new sites are properly linked to the local movement network and direct provision, or contributions towards, sustainable transport measures. This will help ensure that there is sufficient capacity on the local highway network and support improvements for walking, cycling and public transport. It also includes contributions towards improvements to the strategic highway network including motorway junction improvements.
- **Open Space and Outdoor Recreation** – to meet the leisure and recreation needs of the additional population arising from future development.
- **Suitable Alternative Natural Greenspace (SANG)** – needed to avoid and mitigate the impact of new development on the integrity of the Thames Basin Heaths Special Protection Area.
- **Education** – for strategic sites this is likely to include on-site provision for primary education and contributions towards secondary education. A particular need has been identified for additional secondary education capacity in the northern part of the Borough, and a site for a new secondary school is proposed.
- **Built Sports facilities** – to ensure that there are sufficient sports centres/swimming pools etc to meet the projected population's needs for indoor sports facilities.
- **Library facilities** – these may include a new on-site library facility or contributions towards the cost of providing, expanding or improving local library facilities.
- **Community facilities** – it is important for the creation of sustainable communities that there are adequate community halls/buildings to enable local amenity groups, clubs, pre-school groups, senior citizens clubs and social events etc to operate in new and existing communities. This category would include facilities for policing such as Police Points or Stations and CCTV. For strategic residential development on-site provision will generally be sought.
- **Youth facilities and Children's Centres** – proper provision is needed for young people within new developments. The preferred approach is to provide Children's Centres. For most forms of residential development, the Council will seek either on-site provision for the construction and fitting out of a youth facility or a contribution towards the cost of making provision elsewhere.
- **Health and Social Services** – adequate facilities are required to accommodate the additional health and social care needs generated by the occupiers of future development in the Borough. New residential development will be expected to contribute, either by providing new on-site health/social services facilities or by making contributions towards provision by others on a different site.
- **Affordable Housing** - is seen as a form of infrastructure and will normally be required from all strategic housing developments.
- **Provision of adequate drainage and run-off control** - to ensure that flood risk is properly controlled.
- **Provision of utilities infrastructure** (water supply, gas, electricity, telecommunications, sewerage)
- **Other requirements** – additional infrastructure or specific measures may be needed to mitigate the impacts of developing a particular site. These will, as far as practicable, be identified for each proposed development site.

### Infrastructure Delivery Plan

**5.3.7** Much of the new infrastructure will be provided through the investment programmes of a range of organisations. An Infrastructure Delivery Plan has been prepared to ensure that these investment programmes are co-ordinated with the planned development. This identifies

current and planned infrastructure provision and assesses the requirements arising from planned development. Gaps in existing and planned infrastructure are identified and an assessment made of the timing and cost of additional infrastructure required and of potential funding sources.

**5.3.8** Schedules of infrastructure requirements have been prepared individually for the proposed major extensions to settlements and on a zonal basis for the smaller sites around the Borough. These are set out within the IDP and some of the main requirements are included in the policies relating to the proposed sites.

**5.3.9** The IDP may also form the basis for setting a development levy for community infrastructure depending on the nature of forthcoming legislation.

**5.3.10** The Council used the IDP process to engage with infrastructure providers and established that there are no insurmountable problems associated with providing infrastructure for the identified preferred option sites.

**5.3.11** A key part of infrastructure planning will be to ensure that levels of infrastructure required from developers are set at a rate that makes it viable to develop. Identifying requirements at this early stage in the planning process should help to ensure that they are built into developers' plans and financial models and avoid unrealistic expectations of development land values. It may still be necessary in exceptional cases to prioritise essential infrastructure requirements and allow some flexibility on certain less critical aspects to enable necessary development to come forward. Any flexibility will only be exercised on the basis of a thorough understanding of the viability of the development and the impacts of any under-provision.

## Glossary

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

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

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

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

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

**Deliverable Sites** - those which are:

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

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

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

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

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

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

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

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

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

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

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

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

**Previously Developed Land (PDL)** - see 'brownfield land' above

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

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

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

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

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

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

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

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

## Abbreviations

AMR - Annual Monitoring Report

BFBLP - Bracknell Forest Borough Local Plan

BFC - Bracknell Forest Council

CS - Core Strategy

DPD - Development Plan Document

DPH - Dwellings Per Hectare

ELR - Employment Land Review

IDP - Infrastructure Delivery Plan

LDF - Local Development Framework

LTP - Local Transport Plan

OSPV - Open Space of Public Value

PPS - Planning Policy Statement

PDL - Previously Developed Land

SADPD - Site Allocations Development Plan Document

SANG - Suitable Alternative Natural Greenspace

SFRA - Strategic Flood Risk Assessment

SHLAA - Strategic Housing Land Availability Assessment

SPA - Special Protection Area

SPD - Supplementary Planning Document

SRN - Strategic Road Network

SUDS - Sustainable Urban Drainage Systems

TBHSPA - Thames Basins Heaths Special Protection Area

TRL - Transport Research Laboratory

WBC - Wokingham Borough Council



# Appendix 1: Stages and timetable for Site Allocations DPD

1 The stages for producing the SADPD are shown below. Each stage is accompanied by a Sustainability Appraisal (SA) to test and refine the options and proposals against sustainability criteria.

**Table 1.1 Site Allocation DPD Stages**

Document/Action	Timescale	Sustainability Appraisal
Pre-production /Reg.25 Public Participation -discussions with stakeholders	September 2009 - October 2010	
Stakeholder workshop	2 December 2009	
	January - February 2010	SADPD Sustainability Appraisal Scoping Report
Public Participation on Issues and Options document and supporting material including Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Review (ELR)	February - April 2010	Consultation on Initial Sustainability Appraisal of clusters
Local area workshops focusing on specific broad areas.	May 2010	Further refinement following outcome of workshops
Consultation on Preferred Options	November - December 2010	Draft Sustainability Appraisal Report
Publication of Draft Submission	July 2011	
Public Participation on Draft Submission DPD	July - August 2011	Sustainability Appraisal Report
Submission of final version of SADPD and Sustainability Appraisal Report to Government	November 2011	
Examination	TBC	N/A
Adoption and publication of the SADPD	TBC	Sustainability Appraisal Report

## Proposals Map

**2** The Bracknell Forest Borough Proposals Map was adopted by the Council on 21st April 2010 and currently shows designations relating to saved policies in the Bracknell Forest Borough Local Plan (2002) and the Bracknell Forest Core Strategy (2008). Some of the plans in this document show proposed changes to the **Proposals Map reflecting proposed allocations and amendments to the boundaries of areas to which certain policies apply**. On adoption of the SADPD, the Proposals Map will be formally revised. The Proposals Map therefore evolves as various components of the LDF are adopted.

## Sustainability Appraisal

**3** The SADPD has been, and will continue to be, informed by the SA and Strategic Environmental Assessment (SEA). This is to ensure that the allocations, policy designations and policies it contains all contribute towards the aims of sustainable development, and that social, environmental and economic issues are properly taken into account.

**4** The SA will be carried out in accordance with the timetable set out in 'Site Allocations Development Plan Document Stages'. A Sustainability Appraisal Scoping Report (which identifies how the appraisal is to be carried out) was prepared and subsequently consulted on in January and February 2010. An Initial SA of the Broad Areas for development was prepared at the time of the February consultation. The Council has appraised the sites being considered to inform the selection of sites for development. This work is set out in the Preferred Options Background Paper which accompanies this consultation.

## Appendix 2: Housing

### Housing

**1** The following paragraphs try to explain why we need to include a section in this document on housing and policies that allocate more land for housing. A brief explanation is also given of the process undertaken to identify the sites included in this document. Further evidence is given in the Background Paper.

### Why do we have to allocate more land for housing development?

**2** The Options Consultation was based on the housing requirement set out in the South East Plan (12,780 homes). However, the current Government is revoking Regional Spatial Strategies which include the South East Plan. Whilst the Government has made it clear that local authorities should continue to plan for housing to meet their needs, the scale of provision is to be set locally. The Government has advised that the development plan now comprises national policy guidance, adopted Development Plan Documents (DPDs) and saved policies. For Bracknell Forest, this means that the adopted Core Strategy continues to set the planning strategy for the Borough. The SADPD should comply with, and help implement, the Core Strategy.

**3** The Core Strategy uses a locally derived requirement of 10,780 dwellings (an additional 359 homes carried forwards from a previous plan period are no longer relevant) for the period 2006 - 2026. In dealing with how this requirement is to be met, the Council is still required by Government to identify and maintain a rolling 5 year supply of deliverable sites. Furthermore, sufficient developable sites and broad areas must be shown to provide a supply for at least 15 years from the date this plan is adopted.

### Requirement remaining to be allocated

**4** As the requirement relates to the period 2006 - 2026, account needs to be taken of progress already made in trying to meet the requirement. This means subtracting from the target figure the number of homes already completed from 1st April 2006 to 31st March 2010 (1,424) and the number with planning permission on medium and large sites at 31st March 2010 that were under construction or yet to be started (2,805). Some homes are already planned on sites identified in the Core Strategy at Amen Corner and Warfield (2,925). These sources amount to **7,154 homes**. When these are subtracted from the total requirement, it leaves sites for a further **3,626 homes to be found to 2026**. These figures are summarised in the **Could not find copy\_1461865\_ID\_16** table.

### The site selection process

**5** This involved two stages. The first stage drew upon the Strategic Housing Land Availability Assessment (SHLAA) which identifies sites with potential for housing. The Council completed its SHLAA during 2009. It was used to identify potential sites for allocation that met established locational principles (Core Strategy Policy CS2 - Locational Principles). These were sites located inside existing settlements, on the edge of settlements and clusters of sites in close proximity to settlement boundaries. In the interests of securing a comprehensive approach, Broad Areas were drawn around the clusters of sites, forming extensions to settlements. These were included in the Options Consultation earlier this year. Following the collation of responses to this consultation, those relating to the capacity, suitability, availability and achievability of sites for development were used to update the SHLAA to March 2010. A number of new sites were also

submitted and subsequently assessed and included in the updated SHLAA. This piece of background evidence alone, has resulted in the need to revise the list of sites put forward for possible allocation.

**6** Stage two of the site selection process has involved assessing possible sites against a number of detailed site specific criteria that relate to issues that are identified in the vision for the Borough and supported by spatial objectives. National policy (Planning Policy Statement 3 - Housing) makes it clear that any sites included in the future land supply should be deliverable and developable. This encompasses looking at the availability of the land. If it is known that the land is unlikely to be available, then this is an over-riding constraint. Information used for the assessments was gathered from responses to consultations and technical studies. Details of the assessments of preferred sites and those that have been rejected are contained in the Background Paper, the criteria applied are summarised briefly below:

- Availability of land.
- Impact on landscape character and setting of the settlement including consideration of gaps.
- Impact on character of settlement.
- Impact on historic environment.
- Impact on the SPA.
- Impact on resources which includes consideration of whether a site is greenfield or involves previously developed land.
- Accessibility, including relationship with the Borough's most sustainable settlement, Bracknell.
- Impact on infrastructure and capacity to improve infrastructure.
- Potential to build a sustainable community including helping to meet local housing needs and wider community benefits.
- Sustainability Appraisal.

### **Capacity of potential housing sites**

**7** Whilst the Government has removed the minimum density target of 30 dpha, there is still a requirement to make efficient use of land. The lower the density of development, the greater the amount of land required. Furthermore, household projections show a large increase in one person households over the plan period. Whilst the relationship between household size and the size and type of dwelling occupied is complex and often influenced by income, wealth and life stage, it is inevitable that there will be a need for a number of small dwellings (1 and 2 bed units). Although higher density development is most suited to sites within and around town centres, it is considered that the urban extensions offer the opportunity to achieve a range of densities across sites due to their size and location. Average densities in excess of 30 dpha have therefore been applied and resulting capacities have been tested in the production of master plans for these sites. Discussions have also been held with landowners/developers regarding capacity estimates.

**8** In calculating the capacity of sites on the edge of settlements and sites within existing settlements, regard has been paid to the character of the surrounding development and existence of constraints such as trees and the gradient of sites. The exercise has also taken into account whether or not sites are located within the Character Areas defined in the Character Areas Supplementary Planning Document.

## Potential housing sites

9 Policies have been included for 3 categories of site :

- sites in existing settlements
- edge of settlement locations, and,
- urban extensions.

10 Policies dealing with sites in existing settlements and on the edge of settlements give the location of each site and an approximate capacity. Policies dealing with urban extensions outline the scale and type of development envisaged and then list essential requirements. Appendix 6: 'New urban extension proposals map extracts' include extracts from the Bracknell Forest Borough Proposals Map showing the boundaries of the sites to be allocated. The development of edge of settlement sites and urban extensions will require revisions to the existing settlement boundary. Revised settlement boundaries are suggested for the edge of settlement sites and these are shown on extracts from the Proposals Map in Appendix 9: 'Housing sites settlement boundary changes proposals map extracts'. However, at this stage it is difficult to determine the precise boundary of built development for the urban extensions as each proposal will need to incorporate an extensive amount of supporting infrastructure that it might not be appropriate to include within a settlement boundary. This particularly applies to Open Space of Public Value (OSPV) and Suitable Alternative Natural Greenspaces (SANGs) which is required to mitigate the impacts of development on the Special Protection Area. Proposals for revised settlement boundaries for urban extensions will therefore be dealt with in a future DPD such as the Review of the Core Strategy. Some sites are currently affected by the OSPV designation. For other reasons, it is proposed to remove this designation from the Proposals Map although the criteria in Policy CS8 will still apply and will need to be addressed in any proposals.

## How the potential sites meet the requirement remaining to be met

11 Table 2.1: Site Contributions shows the contribution of each category of site proposed for allocation, including an allowance for small windfall sites. PPS3 states that an allowance for windfall sites (housing development which is permitted on land which is not allocated) should not be included in the first 10 years of supply unless justified. The Council's SHLAA focuses on medium and large sites. These involve sites with a capacity for 10+ net dwellings. The SHLAA does not therefore attempt to identify small sites. The Council has a comprehensive set of data on permissions and completions on small sites and this has been analysed through the SHLAA. As a result, it is considered that a small site allowance of 30 net dwellings per year can be supported. No windfall allowance has been included for large and medium sites although such sites have contributed to the supply in the past and may come forwards in the future. Any such proposals will be assessed against national and local policies and if permitted, their impact on the land supply and delivery of development will be addressed through the monitoring process.

**Table 2.1 Site Contributions**

Housing Locations	Number of Units
Homes on sites in existing settlements	901
Homes on small sites on the edge of	174

Housing Locations	Number of Units
settlements	
Urban extensions	2,078
Small windfall sites (30 dwellings per year over 16 years)	480
<b>TOTAL</b>	<b>3,633</b>

**12** Table 2.1 shows that the current proposals equate to sites for around 3,633 new homes. This is close to the current shortfall of 3,626 homes.



Figure 1 Housing Trajectory 2006 - 2026

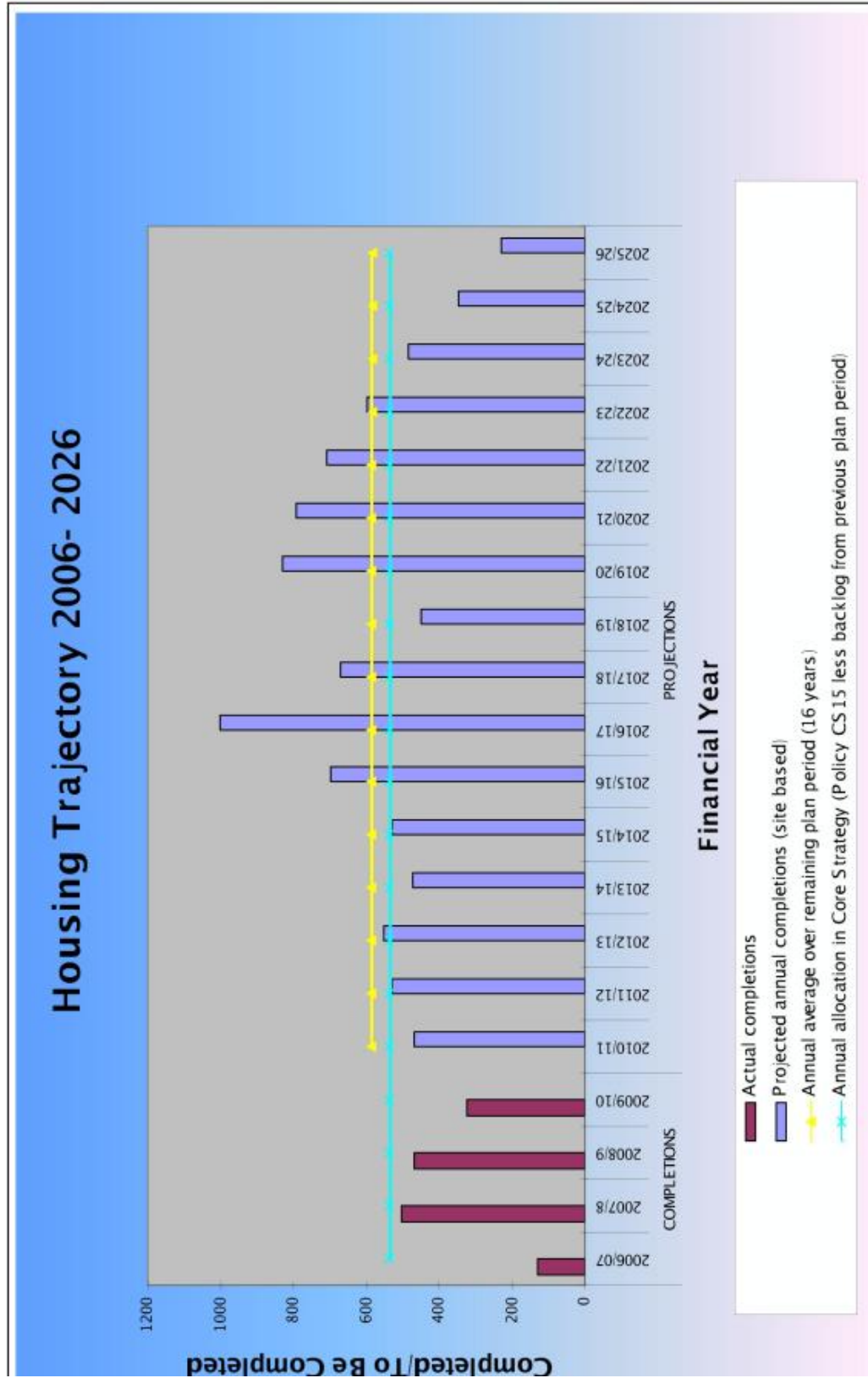


Figure 2 Housing Trajectory Site Breakdown 2006 - 2026

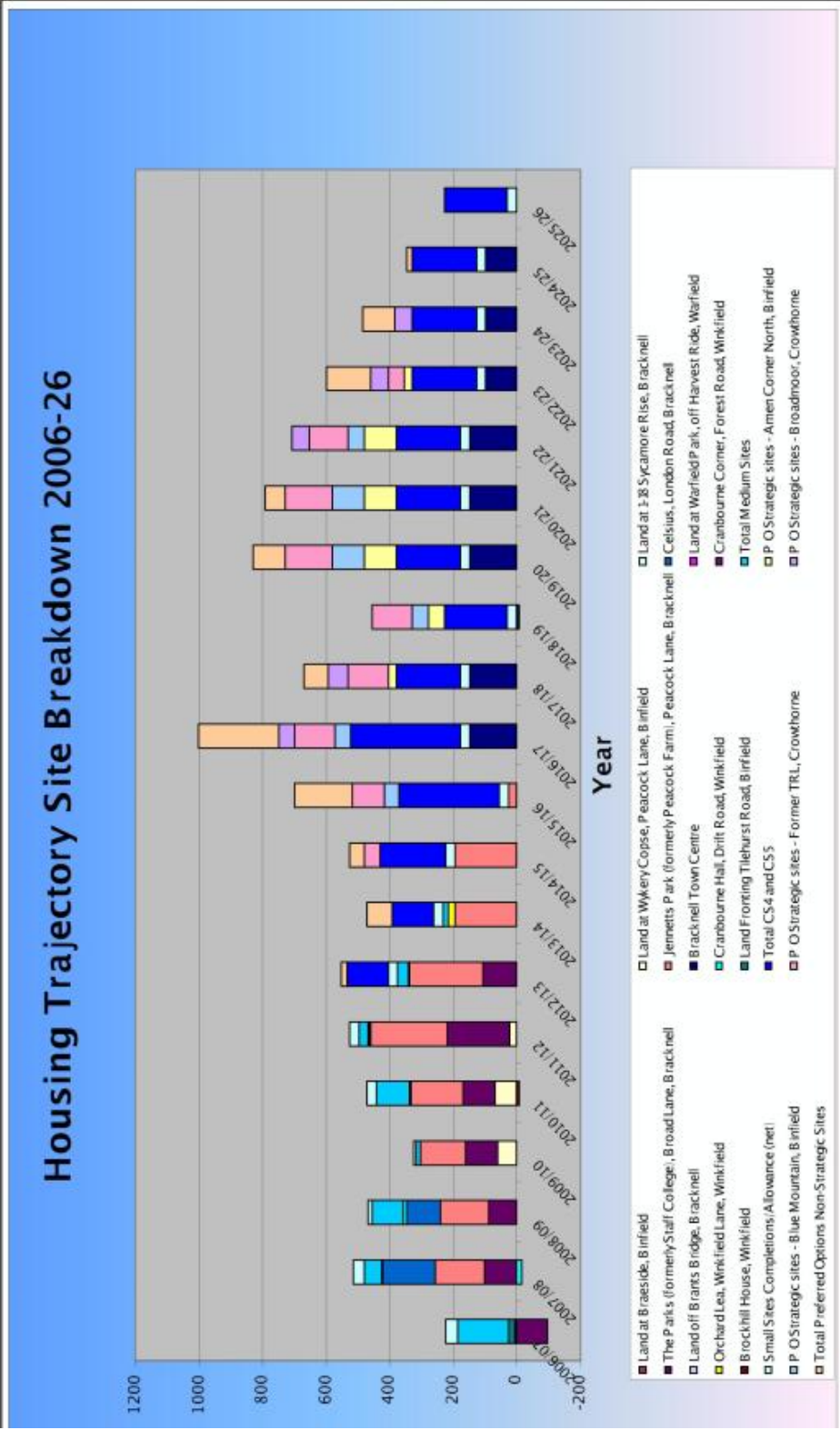


Figure 3 Land supply Data 2006 - 2026 (1)

Land Supply 2006/26 based on requirement of 10,780 new Homes

1st phase

2nd phase

3rd phase

4th phase

Site	Actual Net Completions										Projected Net Completions																Total
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26							
Large Sites																											
Land at Braeside, Binfield	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Land at Wykery Copse, Peacock Lane, Binfield	0	0	0	57	70	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Land at 1-18 Sycamore Rise, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
The Parks (formerly Staff College), Broad Lane, Bracknell	-94	104	88	101	100	200	106	0	0	0	0	0	0	0	0	0	0	0	0	0							
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	0	153	154	145	166	238	231	194	194	25	0	0	0	0	0	0	0	0	0	0							
Celsius, London Road, Bracknell	0	164	104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Land off Brants Bridge, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Bracknell Town Centre	0	0	0	0	0	0	0	0	0	0	150	150	-7	150	150	150	100	100	100	0							
Land at Warfield Park, off Harvest Ride, Warfield	6	5	0	0	4	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Orchard Lea, Winkfield Lane, Winkfield	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0							
Cranbourne Hall, Drift Road, Winkfield	0	-13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Cranbourne Corner, Forest Road, Winkfield	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Brockhill House, Winkfield	0	0	0	0	-6	3	4	0	0	0	0	0	0	0	0	0	0	0	0	0							
Land Fronting Tilehurst Road, Binfield	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Total Large Sites	-67	413	359	305	334	469	341	217	194	25	150	150	-7	150	150	150	100	100	100	0							
																				3633							

Figure 4 Land supply Data 2006 - 2026 (2)

Site	Actual Net Completions					Projected Net Completions																	Total Net
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26			
Medium Sites																							
Auto Cross, London Road, Binfield	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Byways, Crowthorne Road, Bracknell	0	-1	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0			
The Hollies, Milestone, Burnside, London Road, Bracknell	0	0	-4	0	0	6	12	0	0	0	0	0	0	0	0	0	0	0	0	0			
Half Acre and Netherby, Rectory Lane, Bracknell	0	0	-2	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Land at Brackenhale School, Rectory Lane, Bracknell	0	0	0	0	40	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Land at Popple Trees, Glenhills, Crowthorne Road, Bracknell	0	0	0	-3	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
78-84 Waterloo Road, Crowthorne	0	-4	6	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Land at 127a, 129 and 131 Fernbank Road, Winkfield	0	0	0	0	-3	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0			
Ossington, Casares & St Chad, Pollardrow Avenue, Bracknell	0	-3	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Strata, (formerly FSS House), Mount Lane, Bracknell	0	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Broom Lodge, London Road, Bracknell	6	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			



Figure 5 Land supply Data 2006 - 2026 (3)

Site	Actual Net Completions				Projected Net Completions																			Total Net	
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26					
Hawthorne Cottage and Wickfield, Warfield Road, Bracknell	12	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aston Grange, Ralphs Ride, Bracknell	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alpha House/land at Cardoss, 79 High Street, Crowthorne	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Haven, The Nest, Hillside, London Road, Binfield	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 - 6 Roebuck Estate, Binfield	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land r/o Horse Groom PH, Bagshot Road, Bracknell	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marigolds and Cherry Trees, Mount Pleasant, Bracknell	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Former garage block site off Freeborn Way, Bracknell	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
75-77-81 College Road, Sandhurst	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at the Limes, Forest Road, Warfield	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abbey Place, Forest Road, Warfield	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alderley, Engleby, London Road, Winkfield	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reeds Hill Farm, Bracknell	0	0	0	0	0	3	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Medium Sites	159	53	95	12	103	29	33	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	501

Figure 6 Land supply Data 2006 - 2026 (4)

Site	Actual Net Completions				Projected Net Completions																			Total Net	
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26					
Small Sites	39	35	13	8	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	575
Completions/Allowance (net)																									
Core Strategy Policies CS4 and CS5																									
Warfield									50	150	200	200	200	200	200	200	200	200	200	200	200	200	200	200	
Amen Corner, Binfield							130	130	155	165	145														
Total CS4 and CS5	0	0	0	0	0	0	130	130	205	315	345	200	200	200	200	200	200	200	200	200	200	200	200	200	2925
Preferred Option sites																									
Strategic sites																									
P O Strategic sites - Amen Corner North, Binfield												25	50	100	100	100	100	25							
P O Strategic sites - Blue Mountain, Binfield										50	50		50	100	100	50									
P O Strategic sites - Former TRL, Crowthorne									50	100	125	125	125	150	150	125	50								
P O Strategic sites - Broadmoor, Crowthorne											50	65				54	55	54							
Edge of settlement																									
Palm Hills, Dolyhir & Fern Bungalow, London Rd, Winkfield											30	30													
Land E of Murrell Hill Lane, S of Foxley Lane & N of September Cottage, Binfield									25	42															
Land at junc of Forest Road & Foxley Lane, Binfield									5	15	11														
White Cairns. Dukes Ride, Crowthorne									16																



Figure 7 Land supply Data 2006 - 2026 (5)

Site	Actual Net Completions				Projected Net Completions																		Total Net
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26			
Sites within settlements																							
Adastron House, Crowthorne Road, Bracknell										18													
Farley Hall, London Road Binfield											35												
Garth Hill School, Sandy Lane, Bracknell										50	50												
Land at Battle Bridge House, Warfield House, and garage, Forest Road, Warfield									14														
Peacock Bungalow, Peacock Lane, Binfield								28															
Commercial Centre Bracknell Lane West, Bracknell														60	17								
Albert Rd Car Park, Bracknell																	40						
The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne									20														
Bay Drive, Bullbrook, Bracknell								40															
The Football Ground, Larges Lane, Bracknell														40	45								
24-30 Sandhurst Road, Crowthorne										10													
Land at School Hill, Crowthorne							20																

Figure 8 Land supply Data 2006 - 2026 (6)

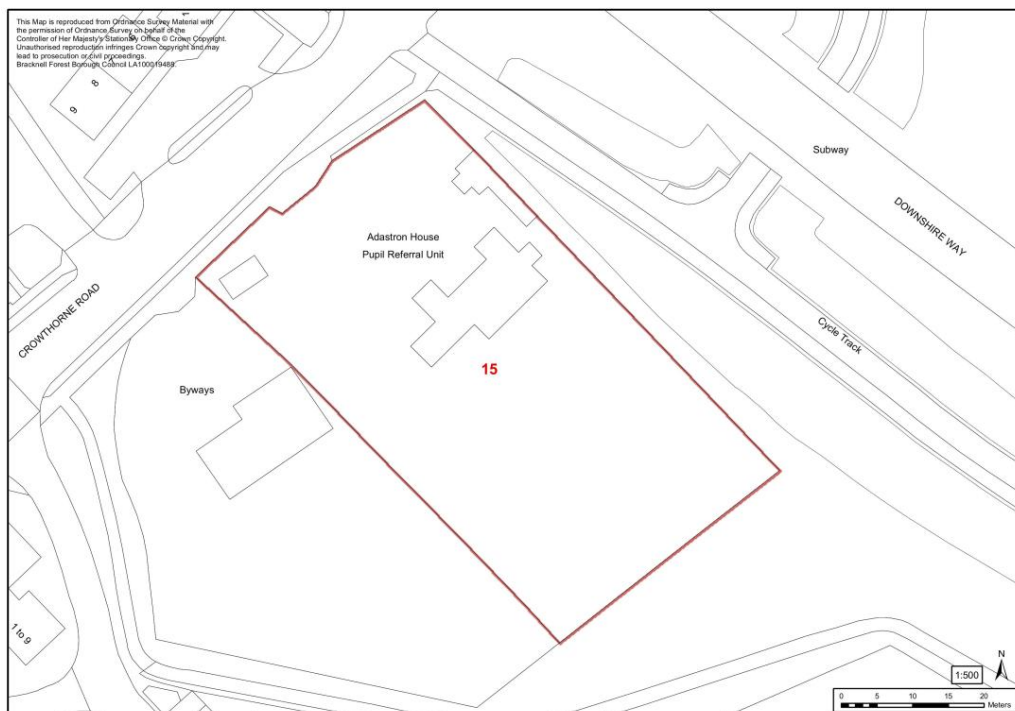
Site	Actual Net Completions				Projected Net Completions																		Total Net					
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26								
Land at Cricket Field Grove, Crowthorne Sandbanks, Longhill Road, Winkfield Land N of Cain Road, Binfield Land at 152 New Road, Winkfield Land N of Eastern Rd, Bracknell										45	55																	
									11																			
											30	45																
								12																				
																	100	100	16									
Total Preferred Options Sites	0	0	0	0	0	0	20	80	100	329	478	290	225	450	412	329	270	154	16	0	3153							
GRAND TOTAL - Completions, Large and Medium Site Projections, Small Sites Allowance, Policy CS4 and CS5 Sites & Preferred Options	131	501	467	325	467	528	554	474	529	699	1003	670	448	830	792	709	600	484	346	230	10787							
Surplus/Shortfall for Plan period	-408	-38	-72	-214	-11	15	-65	-10	160	464	131	-91	291	253	170	61	-55	-193	-309	7								

## Appendix 3: Profiles of sites proposed for housing on previously developed land within existing settlements

### Adastron House

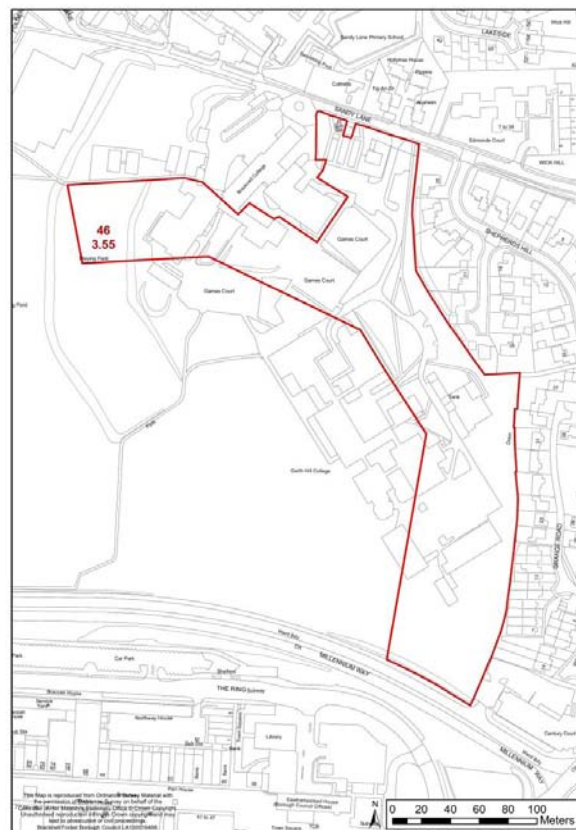
SHLAA Ref:	15
Capacity:	18 net (based on 65 dph, same as planning permission on adjacent site at Byways)
Site Area:	0.28ha
Developable Area:	0.28ha (no reduction due to site less than 1ha)
Requirements:	<ul style="list-style-type: none"> <li>• Have regard to the location of the site within Bracknell Area D of the Character Area Assessment Supplementary Planning Document;</li> <li>• Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;</li> <li>• Appropriate ecological surveys and mitigation, i.e. Bat Survey as proposal involves demolition;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul>

**Map 8 Location Plan of Adastron House**



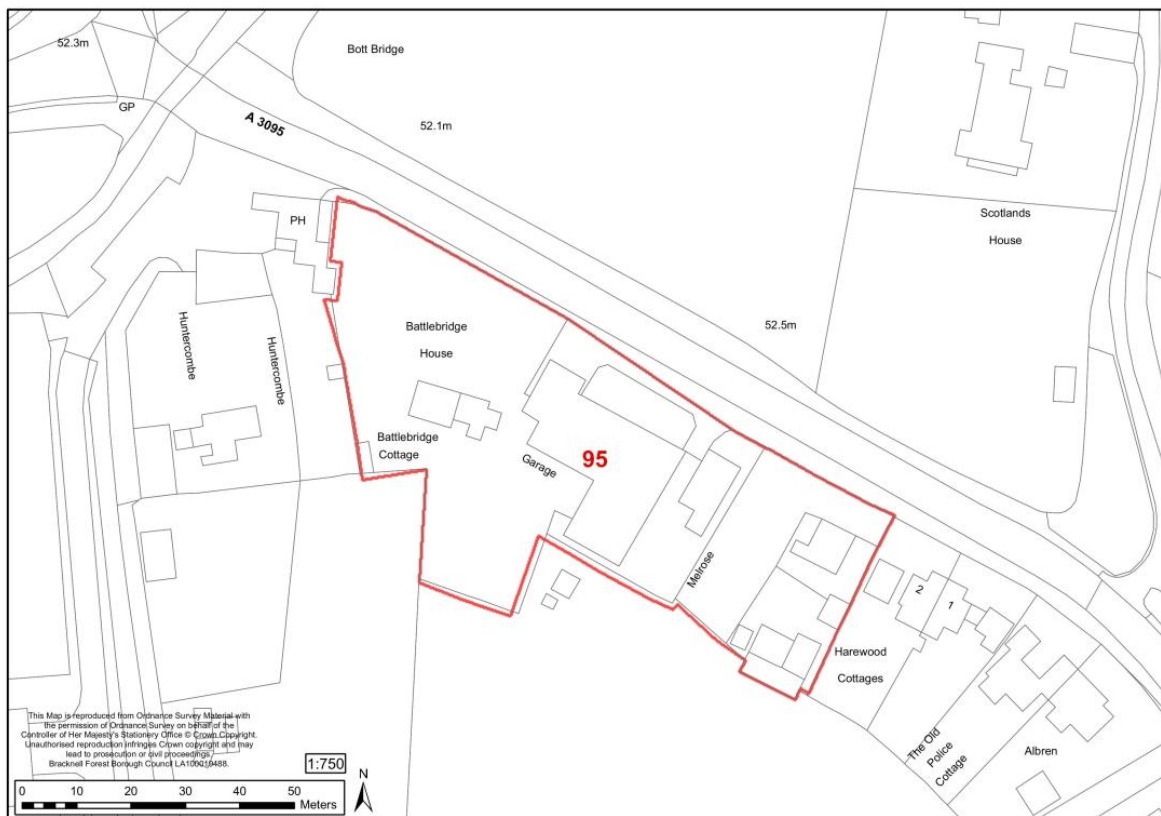
**Garth Hill School**

SHLAA Ref:	46
Capacity:	99 (based on 45 dph)
Site Area:	3.55ha
Developable Area:	2.49ha (70% net developable area is achievable given the need to provide on-site open space)
Requirements:	<ul style="list-style-type: none"> <li>• Appropriate tree surveys, have regard to adjacent trees, subject to a Tree Preservation Order, and trees within the site;</li> <li>• Appropriate ecological surveys and mitigation of any impacts;</li> <li>• Investigation and remediation of any land contamination;</li> <li>• Provision of affordable housing;</li> <li>• Provision of on-site open space;</li> <li>• Transport Assessment to assess the impacts of the development upon the local road network including Sandy Lane and junctions of Sandy Lane/Warfield Road/Holly Spring Lane;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul>

**Map 9 Location of Garth Hill School**

**Land at Battle Bridge House, and Garage, Forest Road, Warfield**

SHLAA Ref:	95
Capacity:	14 net (based on 35dph)
Site Area:	0.44ha
Developable Area:	0.44ha (no reduction as site area less than 1ha)
Requirements:	<ul style="list-style-type: none"> <li>• Having regard to the location of the site within Northern Villages Area A of the Character Area Assessment Supplementary Planning Document;</li> <li>• Investigation and remediation of any land contamination;</li> <li>• Appropriate ecological surveys and mitigation, i.e. Bat survey as proposal involves demolition;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD</li> </ul>

**Map 10 Location Plan of Battlebridge House**



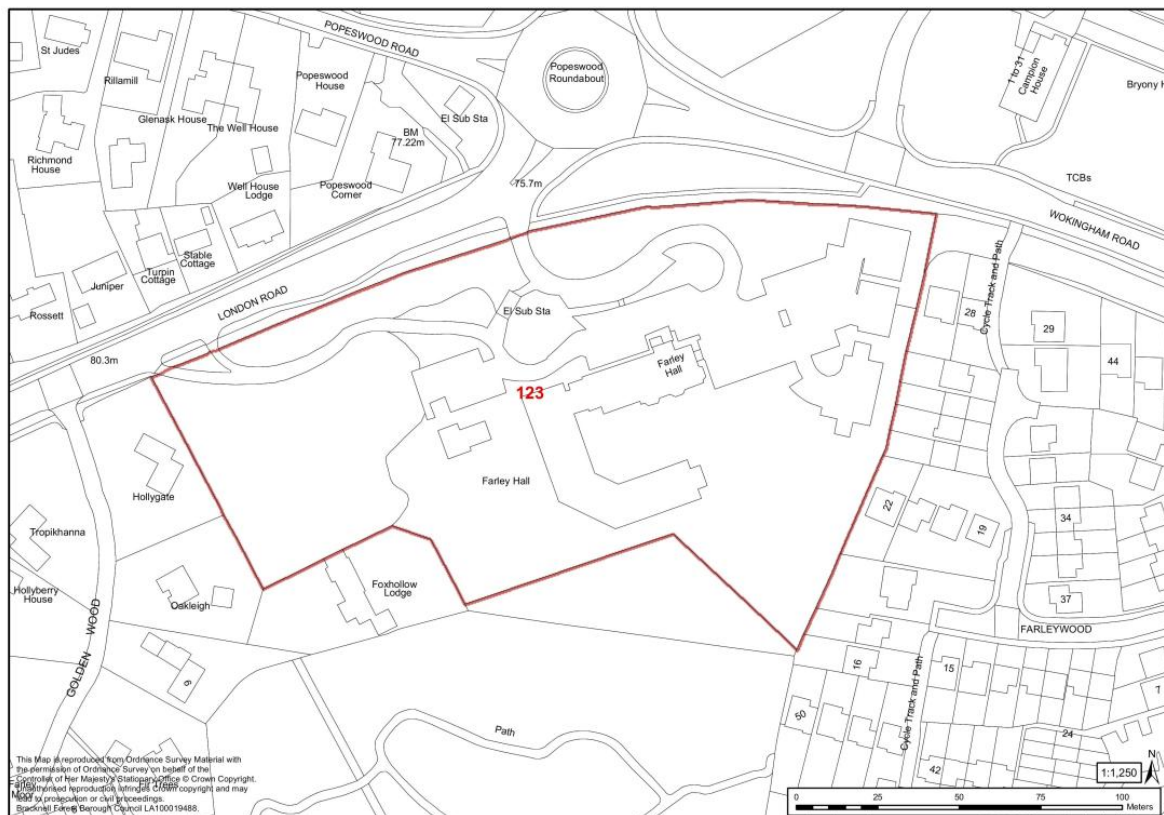
**Peacock Bungalow, Peacock Lane, Binfield**

SHLAA Ref:	106
Capacity:	28 net (based on 40 dph)
Site Area:	0.7ha
Developable Area:	0.7ha (no reduction as site area is less than 1ha)
Requirements:	<ul style="list-style-type: none"> <li>• Investigation and remediation of any land contamination;</li> <li>• Provision of affordable housing;</li> <li>• Any necessary mitigation measures identified as a result of a noise survey (in relation to the proximity of the site to the A329);</li> <li>• Have regard to the setting of the adjacent Listed Building (Peacock Farm);</li> <li>• Have regard to biodiversity assets, and not result in harm to Wykery Copse SSSI;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul>

**Map 11 Location Plan of Peacock Bungalow**

**Farley Hall, London Road Binfield**

SHLAA Ref:	123
Capacity:	35 net (based on 35 dph)
Site Area:	2.11ha
Developable Area:	1ha (Site area reduced to take account of protected trees and the need to provide some on-site open space)
Requirements:	<ul style="list-style-type: none"> <li>• Appropriate tree surveys and protection of trees subject to a Tree Preservation Order and preservation of Ancient Woodland</li> <li>• Have regard to the location of the site opposite Binfield Area C of the Character Area Assessment Supplementary Planning Document;</li> <li>• Provision of affordable housing;</li> <li>• Provision of on-site open space;</li> <li>• Highways;</li> <li>• Appropriate ecological surveys and mitigation;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> </ul>

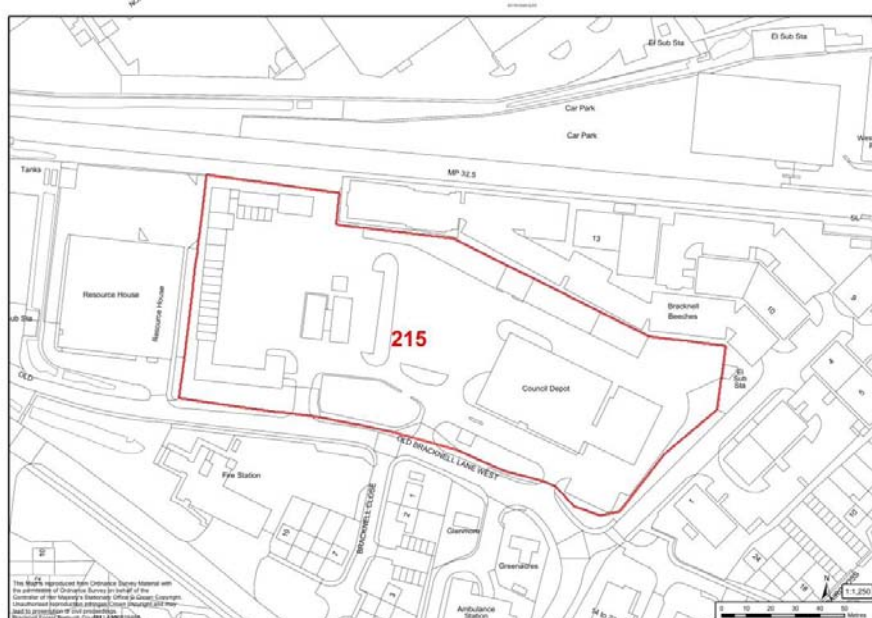
**Map 12 Location Plan of Farley Hall**



**The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell**

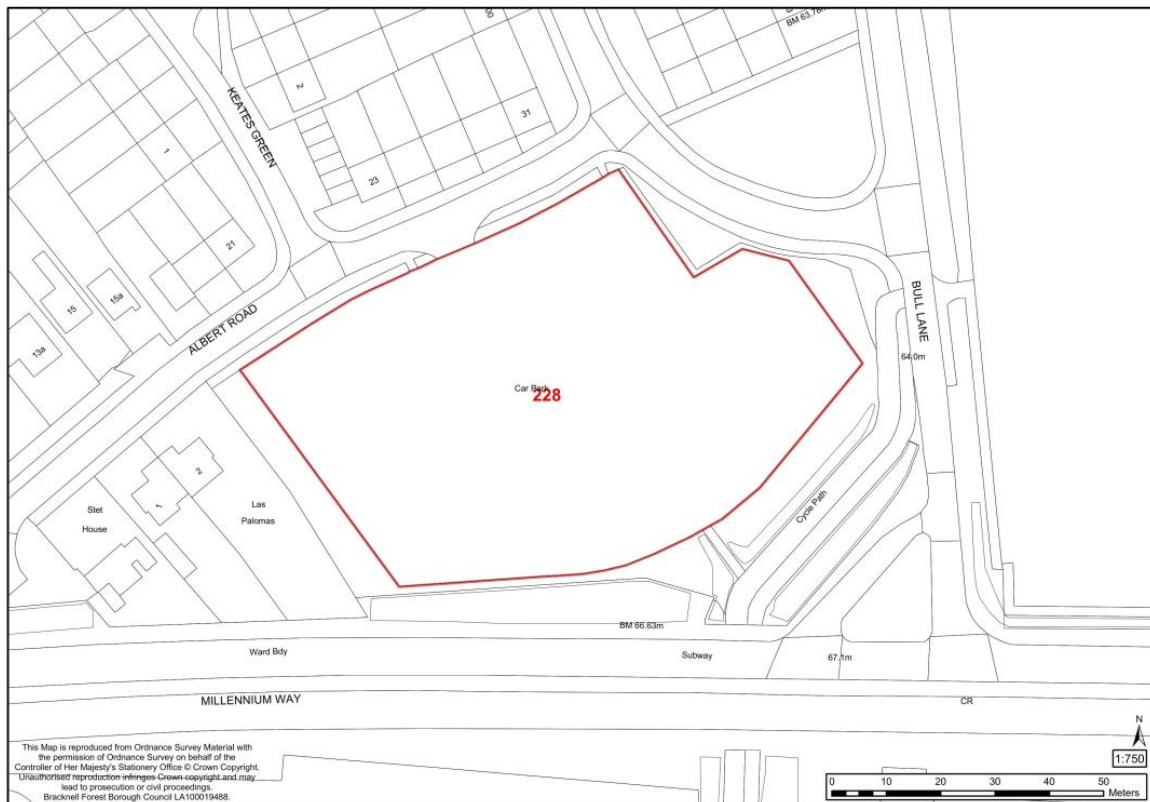
SHLAA Ref:	215
Capacity:	77 net (based on 50 dph)
Site Area:	1.7ha
Developable Area:	1.53ha (as site area is between 1-2ha, provision of some on-site space is required, therefore a 90% net developable area is achievable)
Requirements:	<ul style="list-style-type: none"> <li>• Investigation and remediation of any land contamination;</li> <li>• Provision of affordable housing;</li> <li>• Provision of on-site open space;</li> <li>• Any necessary mitigation measures identified as a result of a noise survey (in relation to the proximity of the site to railway line and Downshire Way);</li> <li>• Transport Assessment to assess the impact of the development upon local road junctions and roundabouts;</li> <li>• Provide an alternative location for The Depot;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul> <p>As the proposal would result in a housing allocation, the Proposals Map will need amending to remove the existing 'Defined Employment Area' notation (see Appendix 7: 'Employment area proposals map extracts').</p>

### Map 13 Location Plan of The Depot (Commerical Centre)



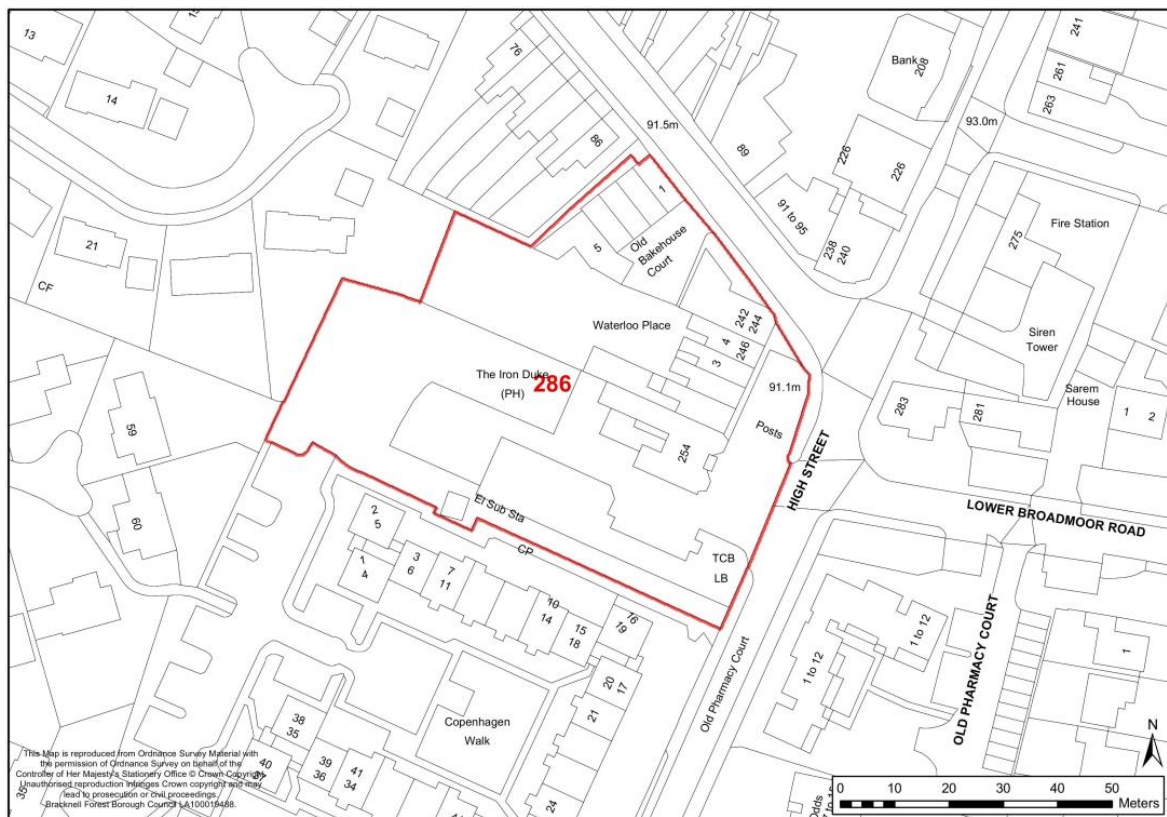
**Albert Road Car Park, Bracknell**

SHLAA Ref:	228
Capacity:	40 net (based on 75dph)
Site Area:	0.53ha
Developable Area:	0.53ha (no reduction as site less than 1ha)
Requirements:	<ul style="list-style-type: none"> <li>• Provision of affordable housing;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul>

**Map 14 Location of Albert Road Car Park**

**The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne**

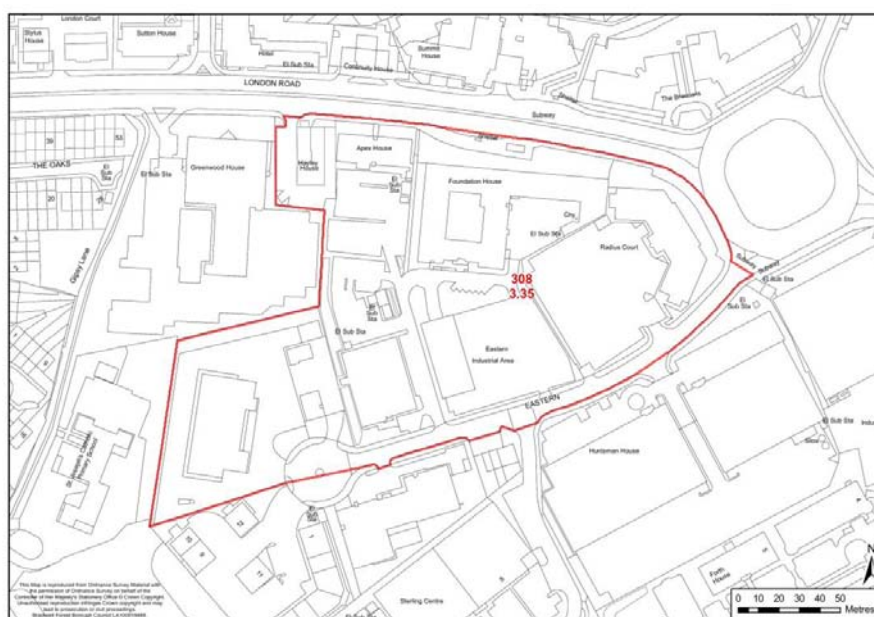
SHLAA Ref:	286
Capacity:	20 net (based on 43 dph). (Capacity reflects the fact that the site is within a Conservation Area and contains TPO)
Site Area:	0.46ha
Developable Area:	0.46ha (no reduction as site less than 1ha)
Requirements:	<ul style="list-style-type: none"> <li>• Protection and enhancement of the character and setting of the Conservation Area;</li> <li>• Have to regard the location of the site within Crowthorne Area C of the Character Area Assessment Supplementary Planning Document;</li> <li>• Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;</li> <li>• Appropriate ecological surveys and mitigation;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> </ul>

**Map 15 Location Plan of Iron Duke**

## Land north of Eastern Road and south of London Road, Bracknell

SHLAA Ref:	308
Capacity:	216 net (based on 120 dph) (Capacity reflects the fact that it is envisaged that residential would form part of a mixed use scheme including some replacement employment floorspace along the Eastern Road frontage)
Site Area:	2.9ha including 2ha for residential and 0.9ha for employment development
Developable Area:	1.8ha for residential (as site area is between 1-2ha, provision of some on-site space is required, therefore a 90% net developable area is achievable)
Requirements:	<ul style="list-style-type: none"> <li>• Investigation and remediation of any land contamination;</li> <li>• Provision of affordable housing;</li> <li>• Provision of on-site open space;</li> <li>• Any necessary mitigation measures identified as a result of a noise survey (in relation to the proximity of the site to London Road and employment uses);</li> <li>• Transport Assessment to assess the impact of the development upon local road junctions and roundabouts;</li> <li>• Upgrade existing pedestrian/cycle route between Eastern Road and London Road;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> </ul> <p>As the proposal would result in a housing allocation, the Proposals Map will need amending to remove the existing 'Defined Employment Area' notation (see Appendix 7: 'Employment area proposals map extracts').</p>

### Map 16 Location Plan of land north of Eastern Road



## Appendix 4: Profiles of sites proposed for housing on other land within existing settlements

### Bay Drive, Bracknell

SHLAA Ref:	17
Capacity:	45 net (based on 109dph)
Site Area:	0.44ha
Developable Area:	0.35ha (site area reduced to exclude Flood Zones 2 & 3)
Requirements:	<ul style="list-style-type: none"> <li>• No residential development being located within Flood Zone 2 or 3, and any implementation of necessary mitigation measures identified as a result of a Flood Risk Assessment;</li> <li>• Investigation and remediation of any land contamination;</li> <li>• Regard to the setting of adjacent Listed Building (27 Bay Road);</li> <li>• Any necessary mitigation measures identified as a result on a noise survey (in relation of proximity of site to London Road);</li> <li>• Provision of affordable housing;</li> <li>• Replacement amenity space in compensation of loss of open space on site;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul>

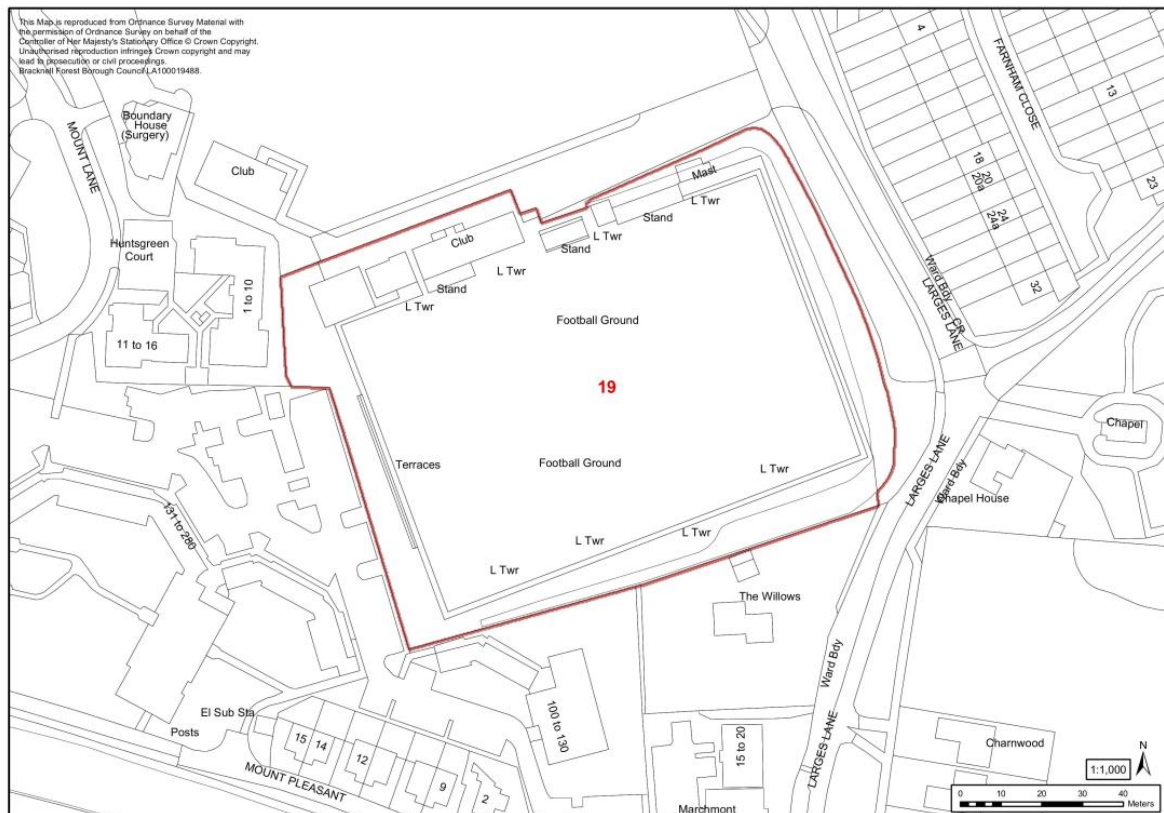
**Map 17 Location Plan of Bay Drive**



## The Football Ground, Larges Lane, Bracknell

SHLAA Ref:	19
Capacity:	85 net (based on 75dph)
Site Area:	1.26ha
Developable Area:	1.13ha (as site area is between 1-2ha, provision of some on-site space is required, therefore a 90% net developable area is achievable)
Requirements:	<ul style="list-style-type: none"> <li>• Have to regard the location of the site within Bracknell Area A of the Character Area Assessment Supplementary Planning Document;</li> <li>• Provision of affordable housing;</li> <li>• Provision of on-site open space;</li> <li>• Transport Assessment to assess the impact of the development upon the local road network, including Met Office roundabout and Larges Lane junction;</li> <li>• Alternative location for Football Ground;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul>

### Map 18 Location Plan of Bracknell Football Club





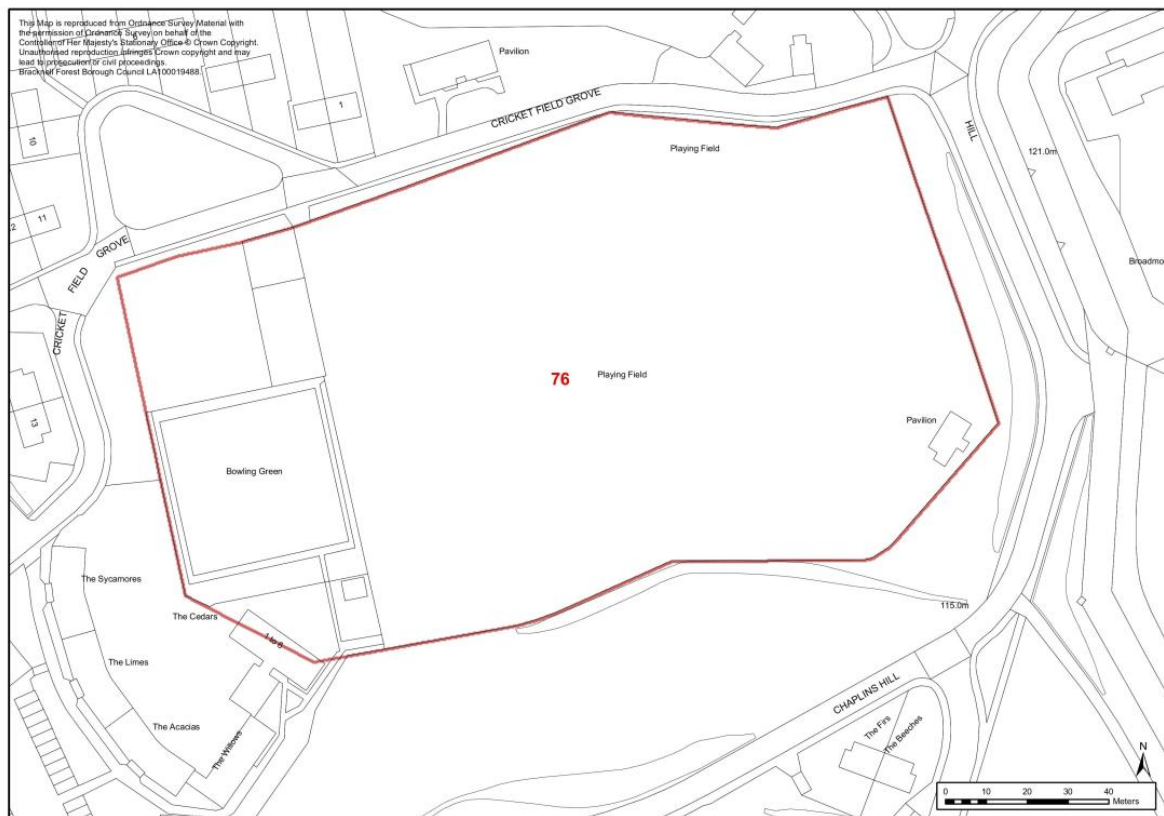
**24-30 Sandhurst Road, Crowthorne**

SHLAA Ref:	68
Capacity:	10 net (based on 37 dph)
Site Area:	0.38ha
Developable Area:	0.38ha (no reduction as site less than 1ha)
Requirements:	<ul style="list-style-type: none"> <li>Have regard to the location of the site within Crowthorne Area D of the Character Area Assessment Supplementary Planning Document;</li> <li>Appropriate tree survey and protection of trees subject to a Tree Preservation Order;</li> <li>Have regard to biodiversity assets, and not result in harm to Sandhurst to Owlsmoor Bogs &amp; Heaths SSSI;</li> <li>Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul>

**Map 19 Location Plan of 24-30 Sandhurst Road**

**Land at Cricket Field Grove, Crowthorne**

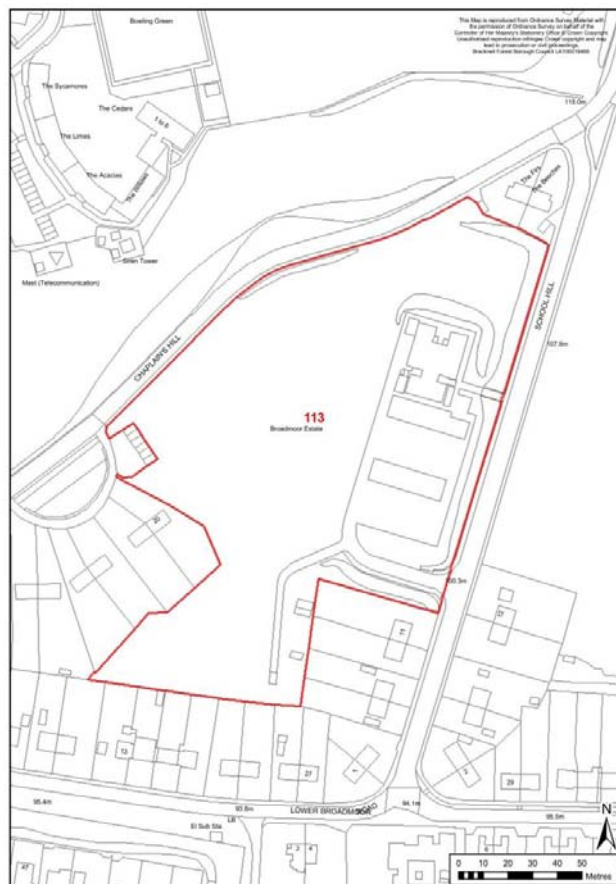
SHLAA Ref:	76
Capacity:	100 net self contained staff accommodation units
Site Area:	1.2ha
Developable Area:	1.53ha (reduced as part of the site is within 400m of the Thames Basin Heaths SPA)
Requirements:	<ul style="list-style-type: none"> <li>• No residential development within the 400m buffer to the SPA;</li> <li>• Have regard to the location of the site within Crowthorne Area D of the Character Area Assessment Supplementary Planning Document;</li> <li>• Provision of on-site open space;</li> <li>• Provision of affordable housing;</li> <li>• Respecting the setting of the Historic Park and Garden;</li> <li>• Have regard to biodiversity assets, and not result in harm to Sandhurst to Owlsmoor Bogs &amp; Heaths and Broadmoor to Bagshot Woods &amp; Heaths SSSIs;</li> <li>• Relocation of recreation ground;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul>

**Map 20 Location Plan of Cricket Field Grove.**

## Land at School Hill, Crowthorne

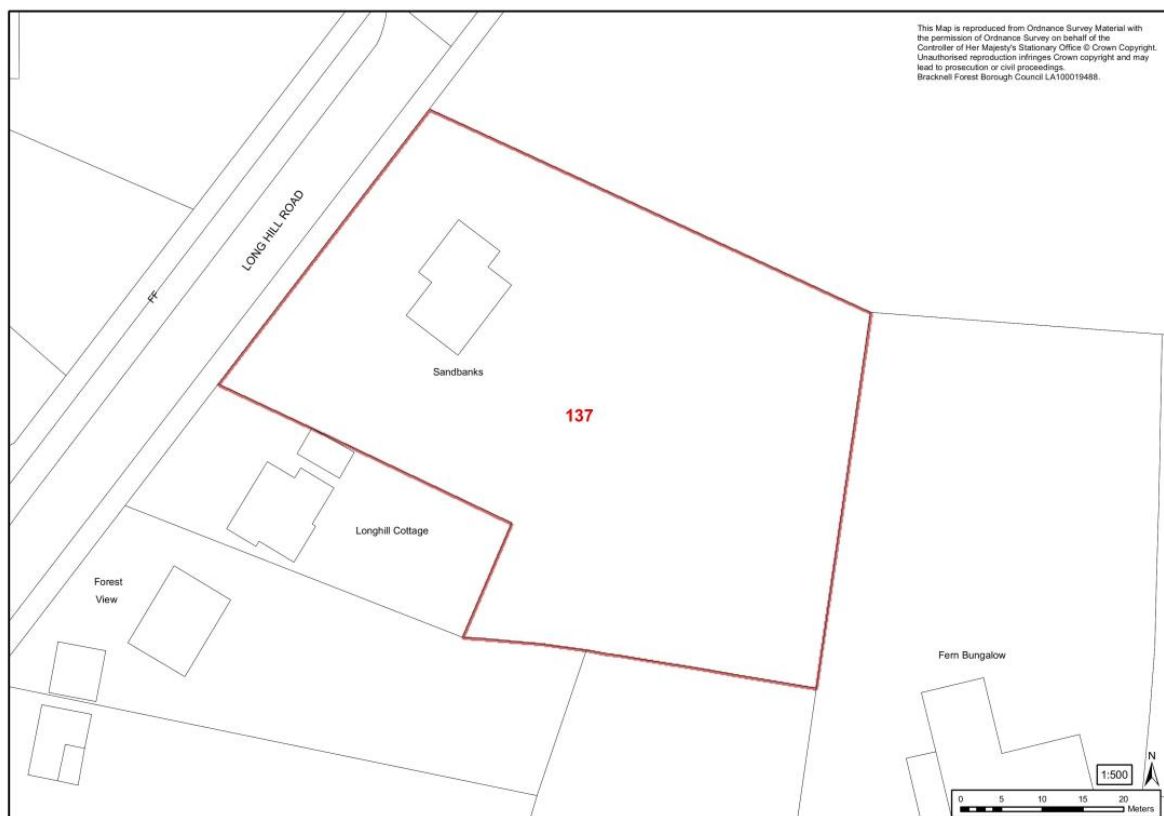
SHLAA Ref:	113
Capacity:	20 net (based on 29dph, number of units to reflect that site is within Historic Park and Garden)
Site Area:	1.2ha
Developable Area:	0.7ha (reduced as part of the site is within 400m of the Thames Basin Heaths SPA)
Requirements:	<ul style="list-style-type: none"> <li>• No residential development within the 400m buffer to the SPA;</li> <li>• Have regard to the location of the site within Crowthorne Area D of the Character Area Assessment Supplementary Planning Document;</li> <li>• Provision of on-site open space;</li> <li>• Respecting the setting of the Historic Park and Garden;</li> <li>• Have regard to biodiversity assets, and not result in harm to Sandhurst to Owlsmoor Bogs &amp; Heaths and Broadmoor to Bagshot Woods &amp; Heaths SSSIs;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul>

### Map 21 Location Plan of School Hill



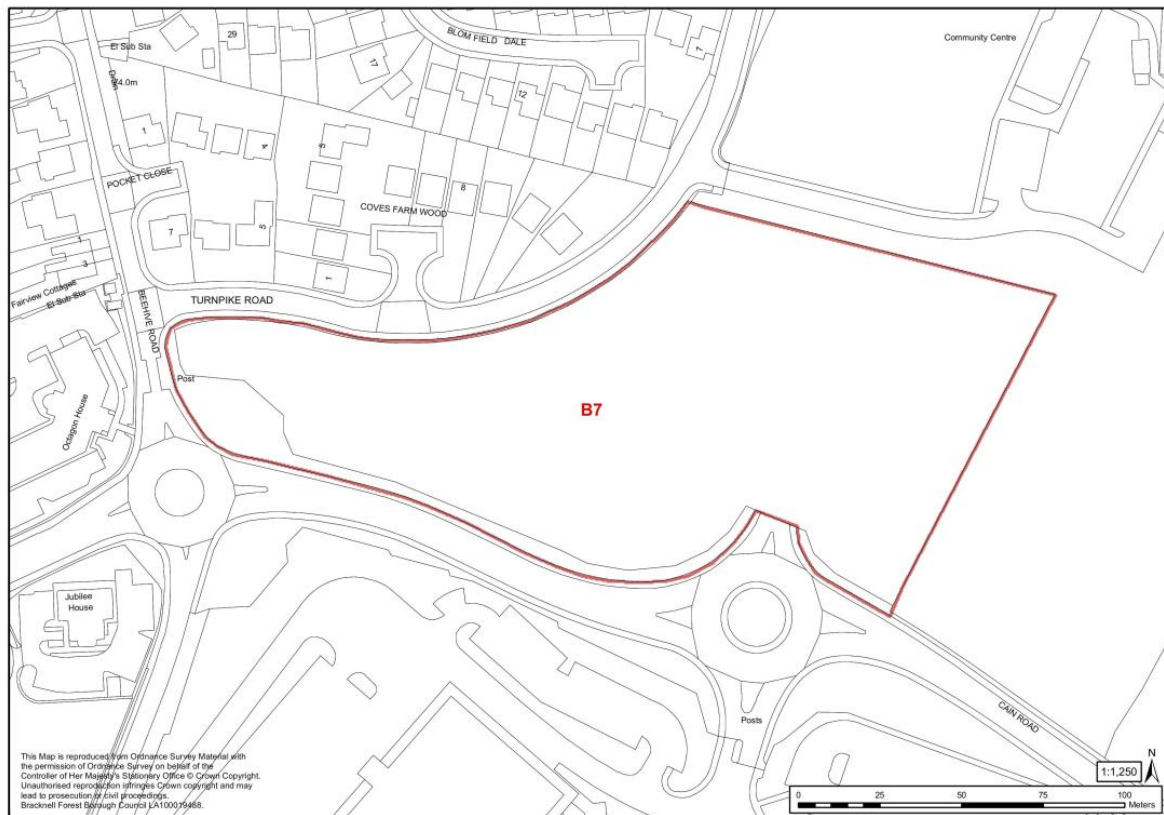
**Sandbanks, Longhill Road, Bracknell (Winkfield Parish)**

SHLAA Ref:	137
Capacity:	11 net (based on 35dph)
Site Area:	0.33ha
Developable Area:	0.33ha (no reduction as site area less than 1ha)
Requirements:	<ul style="list-style-type: none"> <li>• Investigation and remediation of any land contamination;</li> <li>• Appropriate ecological surveys and mitigation, i.e. Bat Survey as proposal involves demolition;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul>

**Map 22 Location Plan of Sandbanks, Long Hill Road**

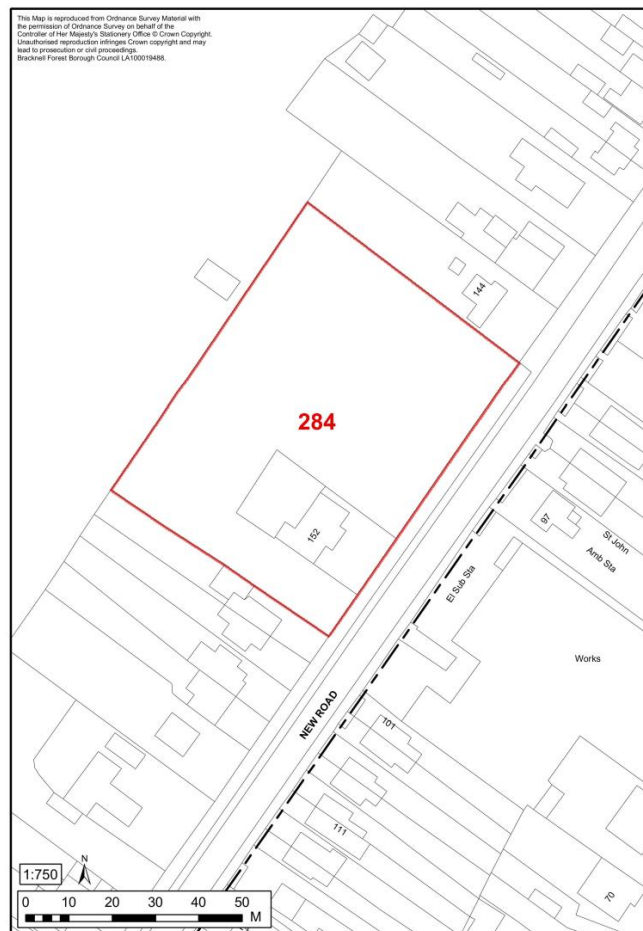
**Land north of Cain Road, Binfield**

SHLAA Ref:	194
Capacity:	87 net (based on 51 dph)
Site Area:	1.88ha
Developable Area:	1.69ha (as site area is between 1-2ha, provision of some on-site space is required, therefore a 90% net developable area is achievable)
Requirements:	<ul style="list-style-type: none"> <li>• Investigation and remediation of any land contamination;</li> <li>• Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;</li> <li>• Provision of affordable housing;</li> <li>• Provision of on-site open space;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul> <p>As the proposal would result in a housing allocation, the Proposals Map will need amending to remove the existing 'Defined Employment Area' notation on this site (see Appendix 7: 'Employment area proposals map extracts')</p>

**Map 23 Location Plan of Land at Cain Road**

**152 New Road, Ascot (Winkfield Parish)**

SHLAA Ref:	284
Capacity:	12 net (based on 35dph)
Site Area:	0.48ha
Developable Area:	0.36ha (site area reduced to exclude Flood Zones 2 & 3)
Requirements:	<ul style="list-style-type: none"> <li>• No development being located within Flood Zone 2 or 3, and any implementation of necessary mitigation measures identified as a result of a Flood Risk Assessment;</li> <li>• Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;</li> <li>• Appropriate ecological surveys and mitigation;</li> <li>• Investigation and remediation of any land contamination;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD</li> </ul>

**Map 24 Location Plan of 152 New Road**

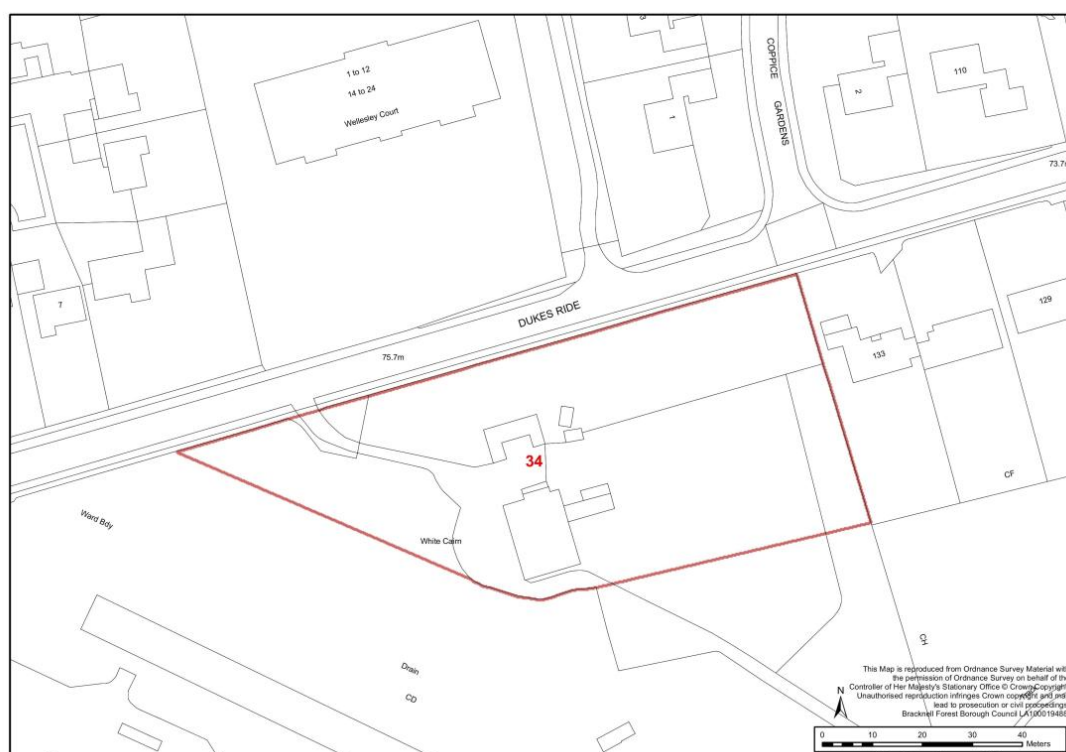


## Appendix 5: Profiles of sites proposed for housing on edge of settlements

### White Cairns, Dukes Ride, Crowthorne

SHLAA Ref:	34
Capacity:	16 net (based on 35dph)
Site Area:	0.5ha
Developable Area:	0.5ha (no reduction due to site less than 1ha)
Requirements:	<ul style="list-style-type: none"> <li>• Have regard to the location of the site within Crowthorne Area B of the Character Area Assessment Supplementary Planning Document;</li> <li>• Have regard to trees within and adjacent to the site;</li> <li>• Appropriate ecological surveys and mitigation;</li> <li>• Setting of Listed Building within the College grounds;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul> <p>Allocation of the site for housing would require an alteration to the defined settlement boundary on the Proposals Map. (See Appendix 9: 'Housing sites settlement boundary changes proposals map extracts')</p>

**Map 25 Location Plan of White Cairn, Dukes Ride**

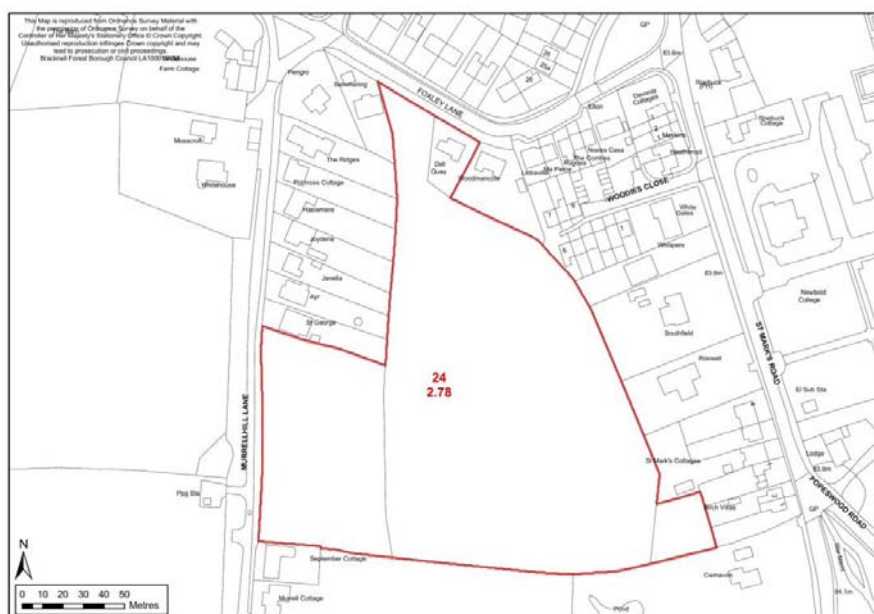




**Land East of Murrell Hill Lane, South of Foxley Lane and North of September Cottage, Binfield**

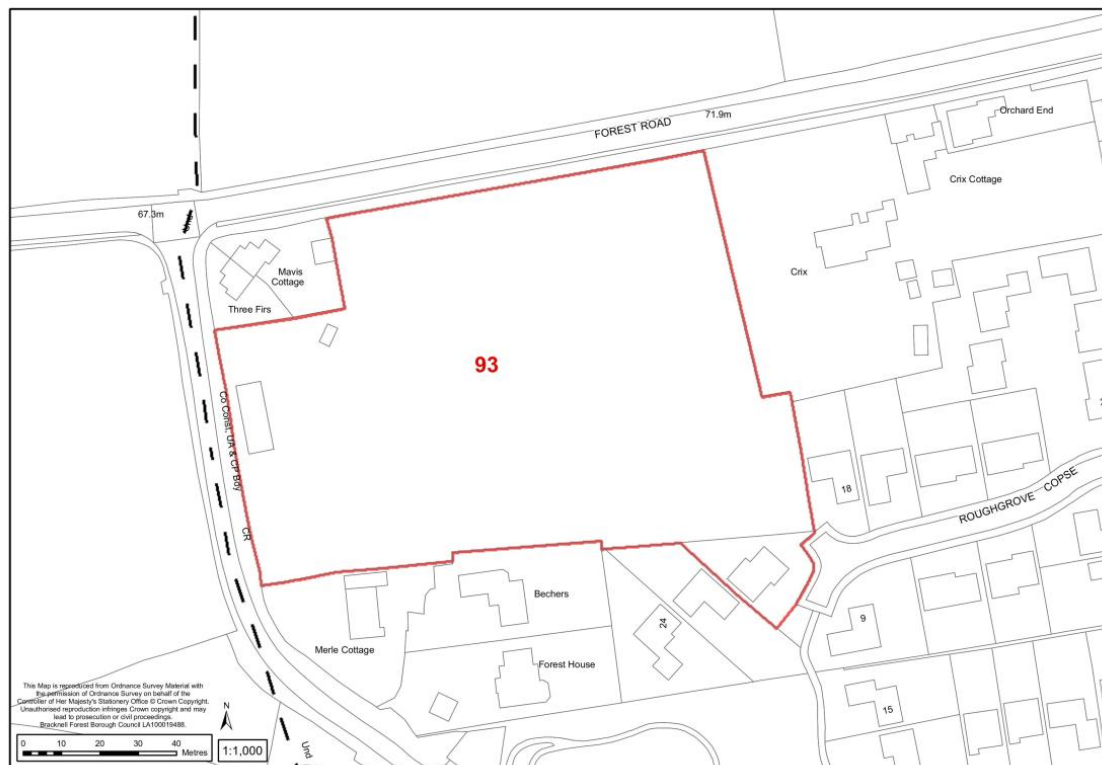
SHLAA Ref:	24
Capacity:	67 net (based on 35pdh)
Site Area:	2.78ha
Developable Area:	1.95ha (70% net developable area is achievable given the need to provide on-site open space)
Requirements:	<ul style="list-style-type: none"> <li>• Have regard to the location of the site adjacent to Binfield Areas A and B of the Character Area Assessment Supplementary Planning Document;</li> <li>• Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;</li> <li>• Retention of important trees and understorey planting along existing roadsides to preserve the landscape setting and provide visual mitigation;</li> <li>• Appropriate ecological surveys and mitigation;</li> <li>• Provision of affordable housing;</li> <li>• Provision of on-site open space;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul> <p>Allocation of the site for housing would require an alteration to the defined settlement boundary on the Proposals Map. (See Appendix 9: 'Housing sites settlement boundary changes proposals map extracts')</p>

**Map 26 Location Plan of land east of Murrell Hill Lane and south of Foxley Lane**



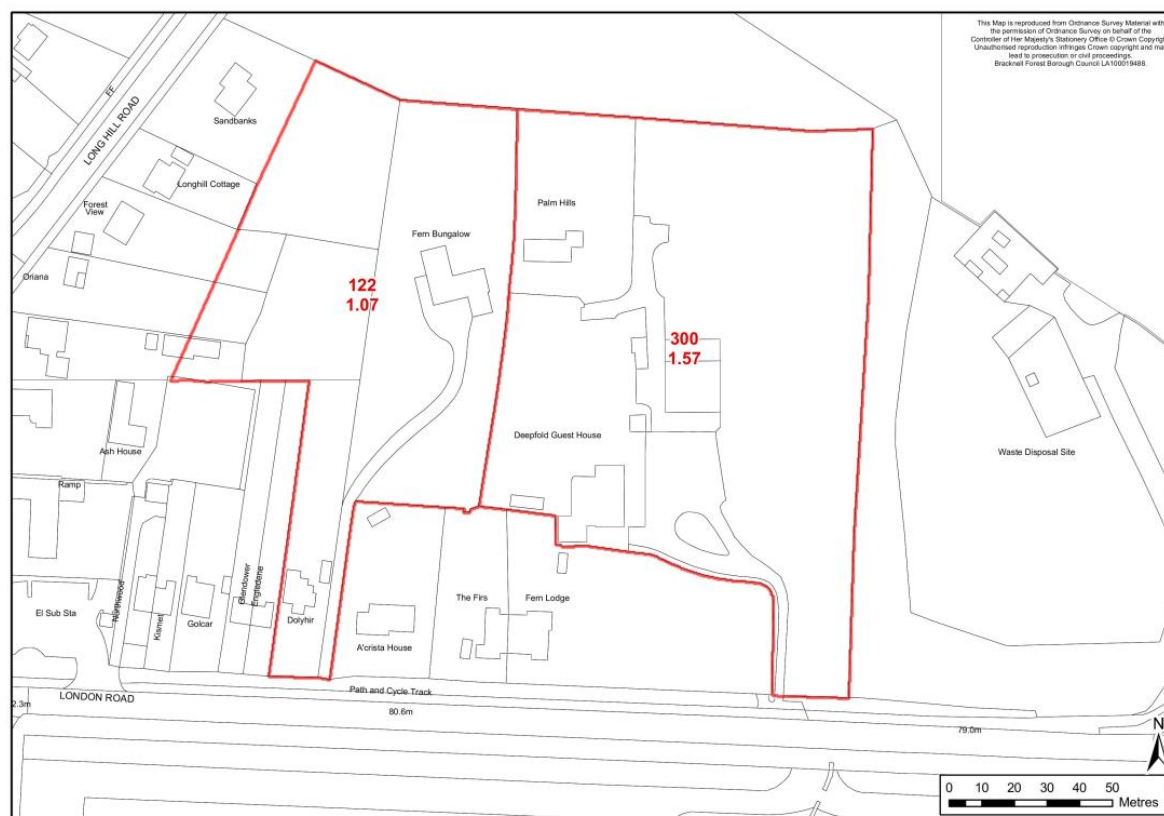
**Land at junction of Forest Road and Foxley Lane, Binfield**

SHLAA Ref:	93
Capacity:	31 net (based on 33 dph) (Capacity reflects existing trees on site).
Site Area:	1.3ha
Developable Area:	0.95ha
Requirements:	<ul style="list-style-type: none"> <li>• Have regard to the location of the site adjacent to Binfield Areas A and B of the Character Area Assessment Supplementary Planning Document;</li> <li>• Appropriate trees surveys and protection of trees subject to a Tree Preservation Order;</li> <li>• Retention of important trees along existing Forest Road to preserve the landscape setting and provide visual mitigation;</li> <li>• Appropriate ecological surveys and mitigation;</li> <li>• Provision of affordable housing;</li> <li>• Provision of on-site open space;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD</li> </ul> <p>Allocation of the site for housing would require an alteration to the defined settlement boundary on the Proposals Map. (See Appendix 9: 'Housing sites settlement boundary changes proposals map extracts')</p>

**Map 27 Location Plan of land at junction of Forest Road and Foxley Lane**

**Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Bracknell (Winkfield Parish)**

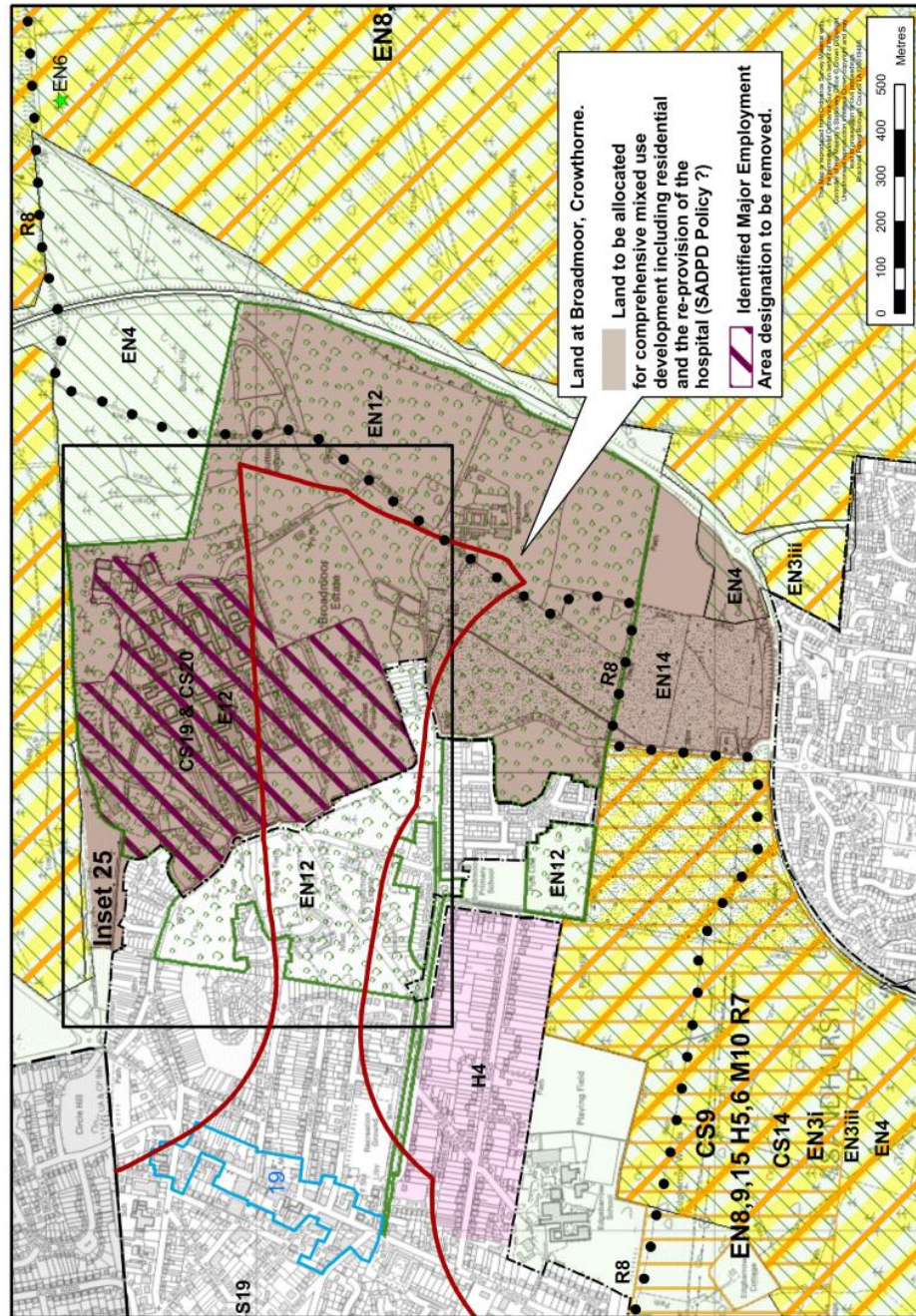
SHLAA Ref:	122 & 300
Capacity:	60 net (based on 35dph)
Site Area:	Combined site area is 2.61ha
Developable Area:	1.83ha (70% net developable area is achievable given the need to provide on-site open space)
Requirements:	<ul style="list-style-type: none"> <li>Investigation and remediation of any land contamination;</li> <li>Provision of affordable housing;</li> <li>Provision of on-site open space;</li> <li>Appropriate ecological surveys and mitigation;</li> <li>Any necessary mitigation measures identified as a result on a noise survey (in relation of proximity of site to London Road);</li> <li>Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA)</li> </ul> <p>Allocation of the site for housing would require an alteration to the defined settlement boundary on the Proposals Map. (See Appendix 9: 'Housing sites settlement boundary changes proposals map extracts')</p>

**Map 28 Location Plan of Dolyhir, Fern Bungalow and Palm Hills Estate, London Road.**



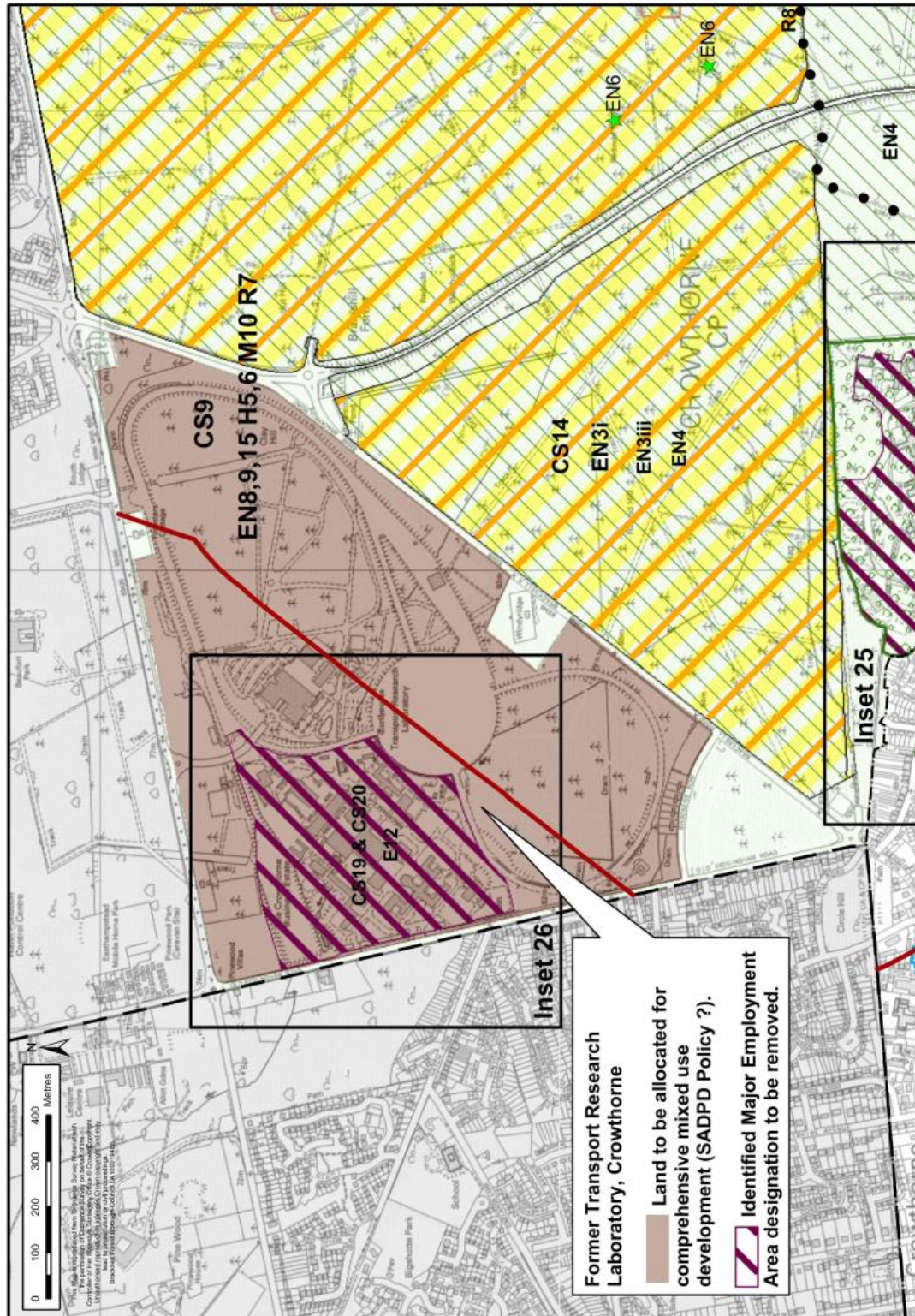
# Appendix 6: New urban extension proposals map extracts

Map 29 Extract of Proposals Map to show allocation of land at Broadmoor Urban Extension (Policy SA4)



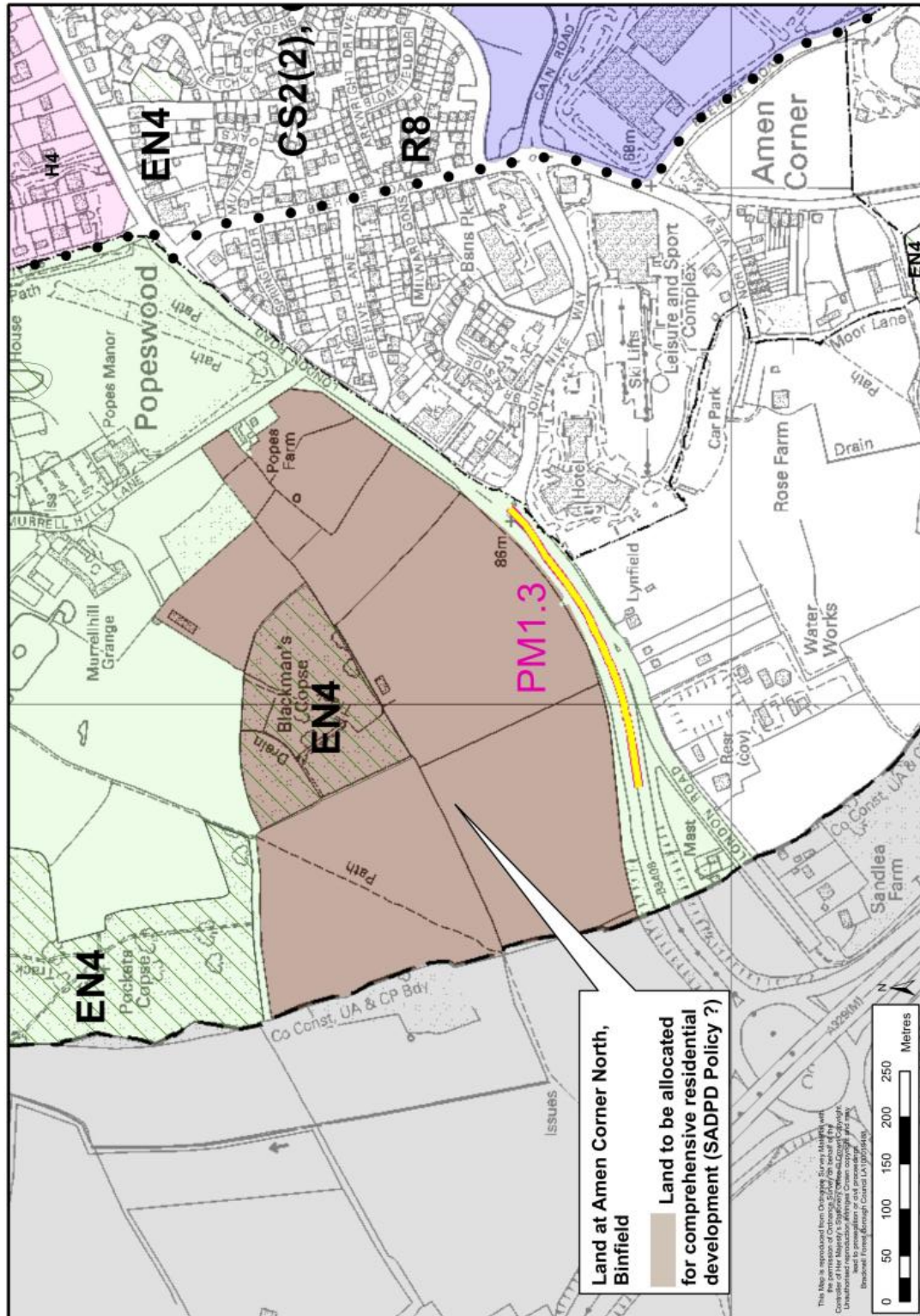


### Map 30 Extract of Proposals Map to show allocation of TRL Urban Extension (Policy SA5)



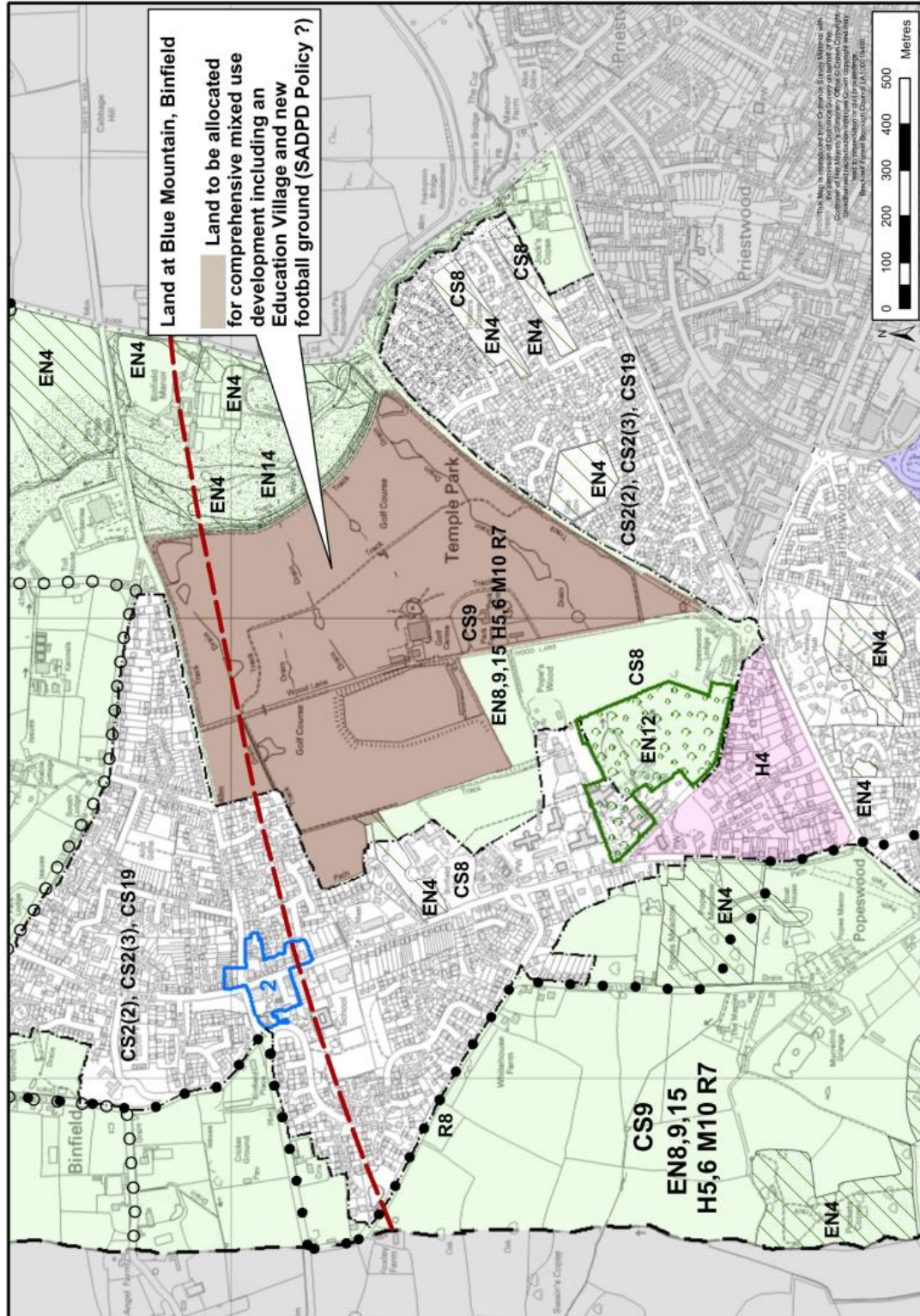


Map 31 Extract of Proposals Map to show allocation of Amen Corner North (Policy SA6)



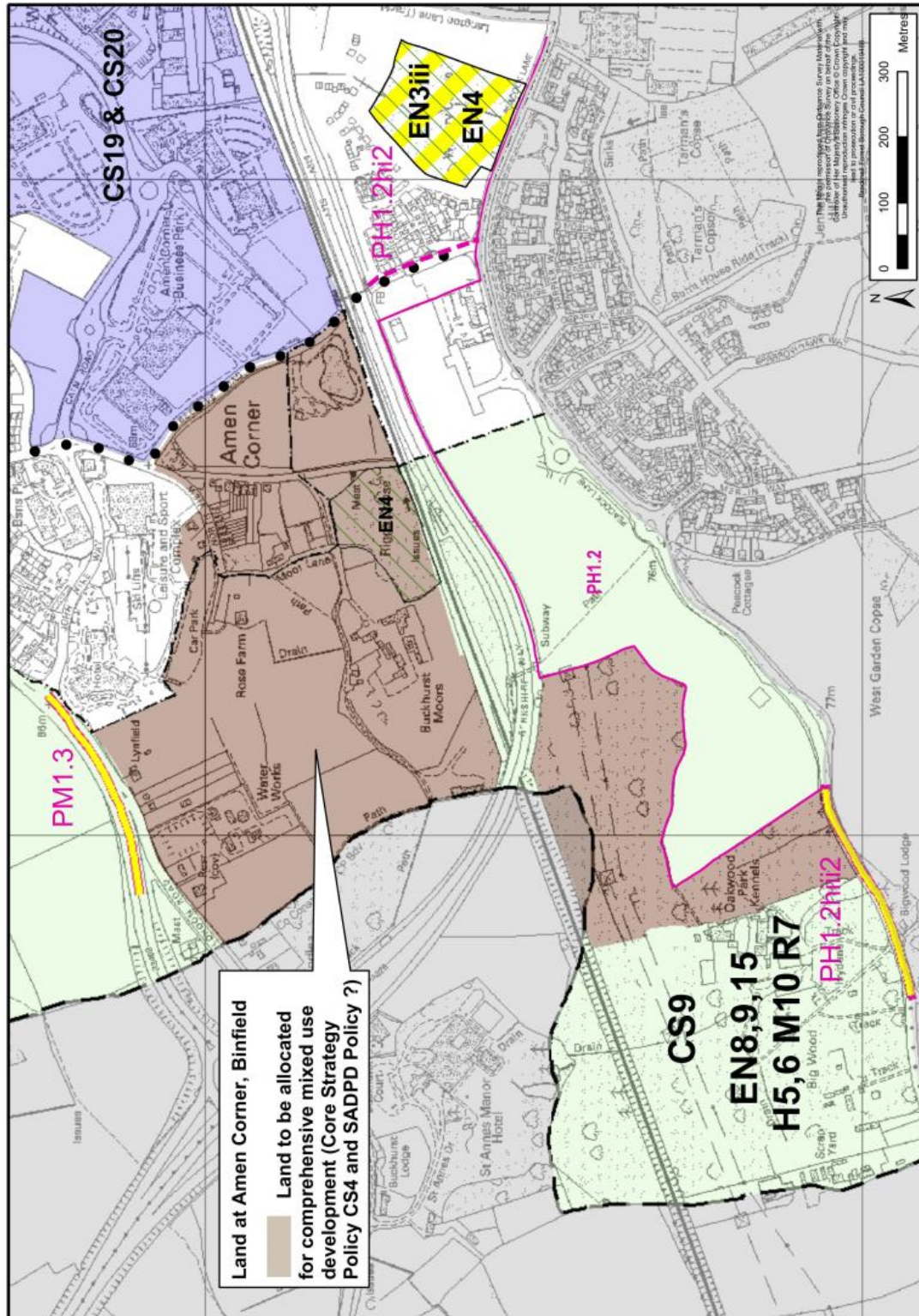


Map 32 Extract of Proposals Map to show allocation of Blue Mountain Urban Extension (Policy SA7)

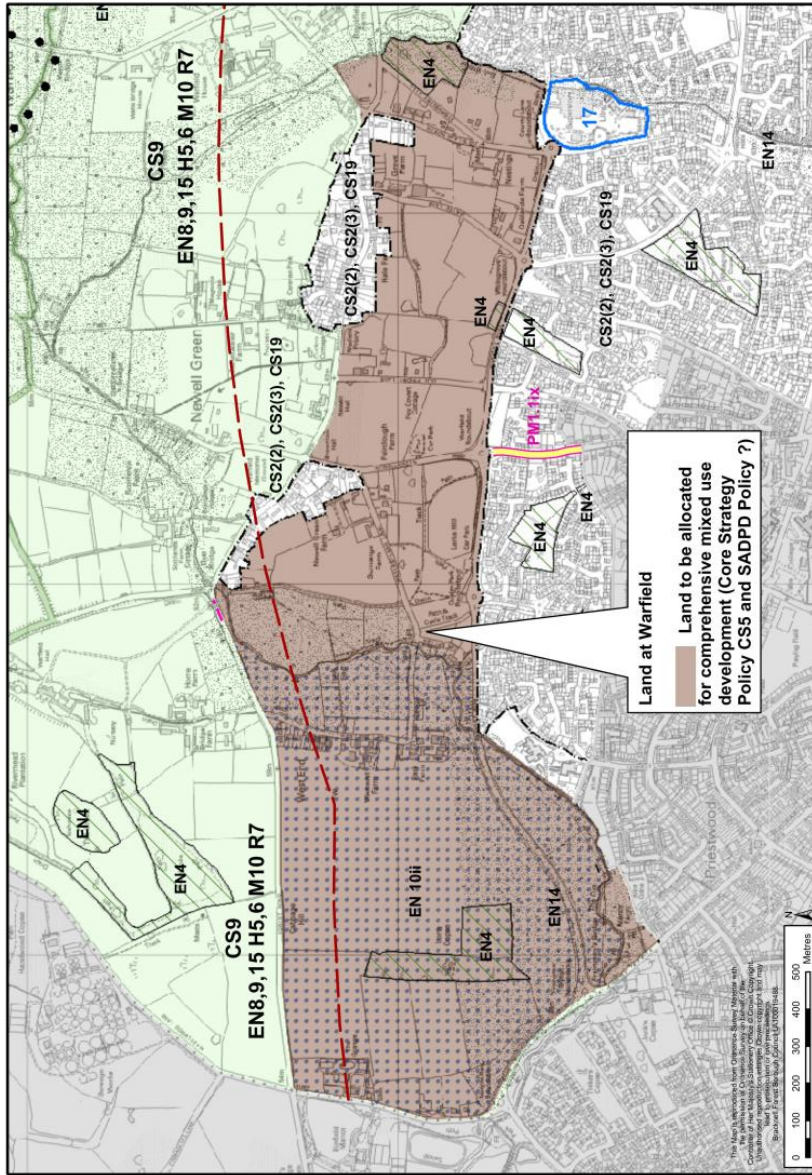




Map 33 Extract of Proposals Map to show allocation of Amen Corner (CS Policy CS4) Urban Extension (Policy SA8)



**Map 34 Extract of Proposals Map to show allocation of Warfield (CS Policy CS5) Urban Extension (Policy SA9)**

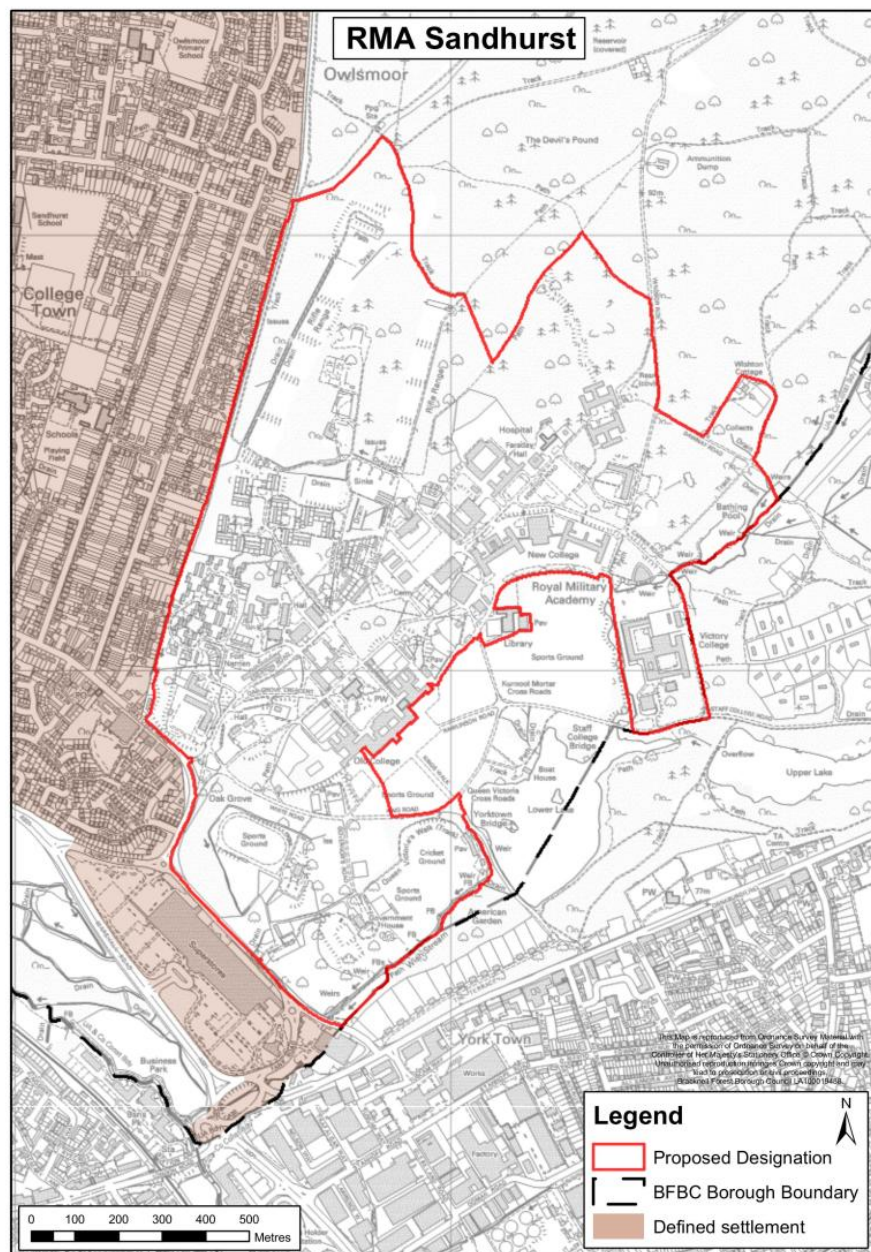


- 1 Note: Kennel Lane school does not form part of the CS5 allocation at Warfield. It is proposed to amend the settlement boundary to include the school within the defined settlement boundary, and also include OSPV on the school open space area (see map in Appendix Appendix 10: 'Education sites settlement boundary changes proposals map extracts')

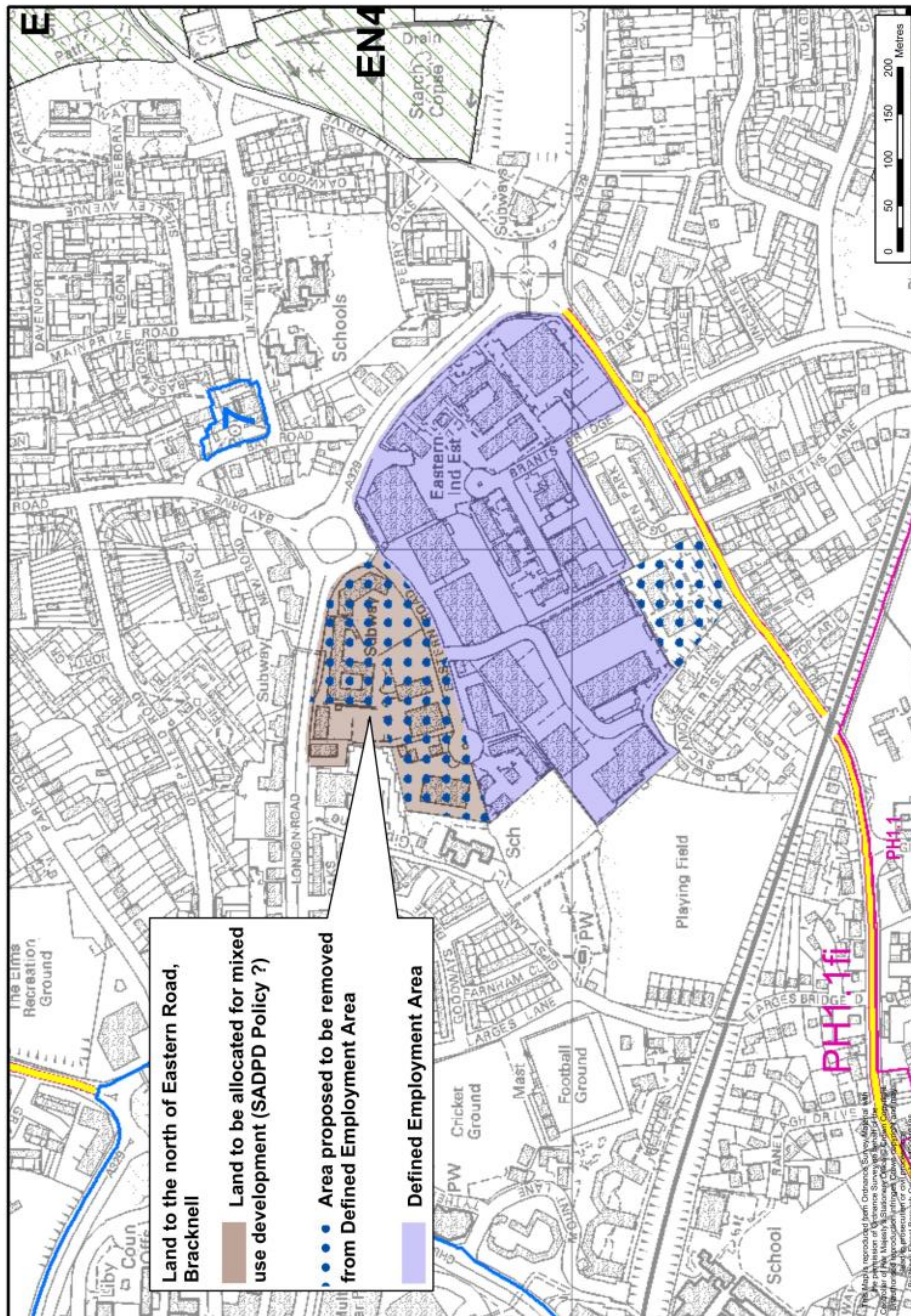


## Appendix 7: Employment area proposals map extracts

**Map 35 Location Plan of Royal Military Academy (Policy SA11)**

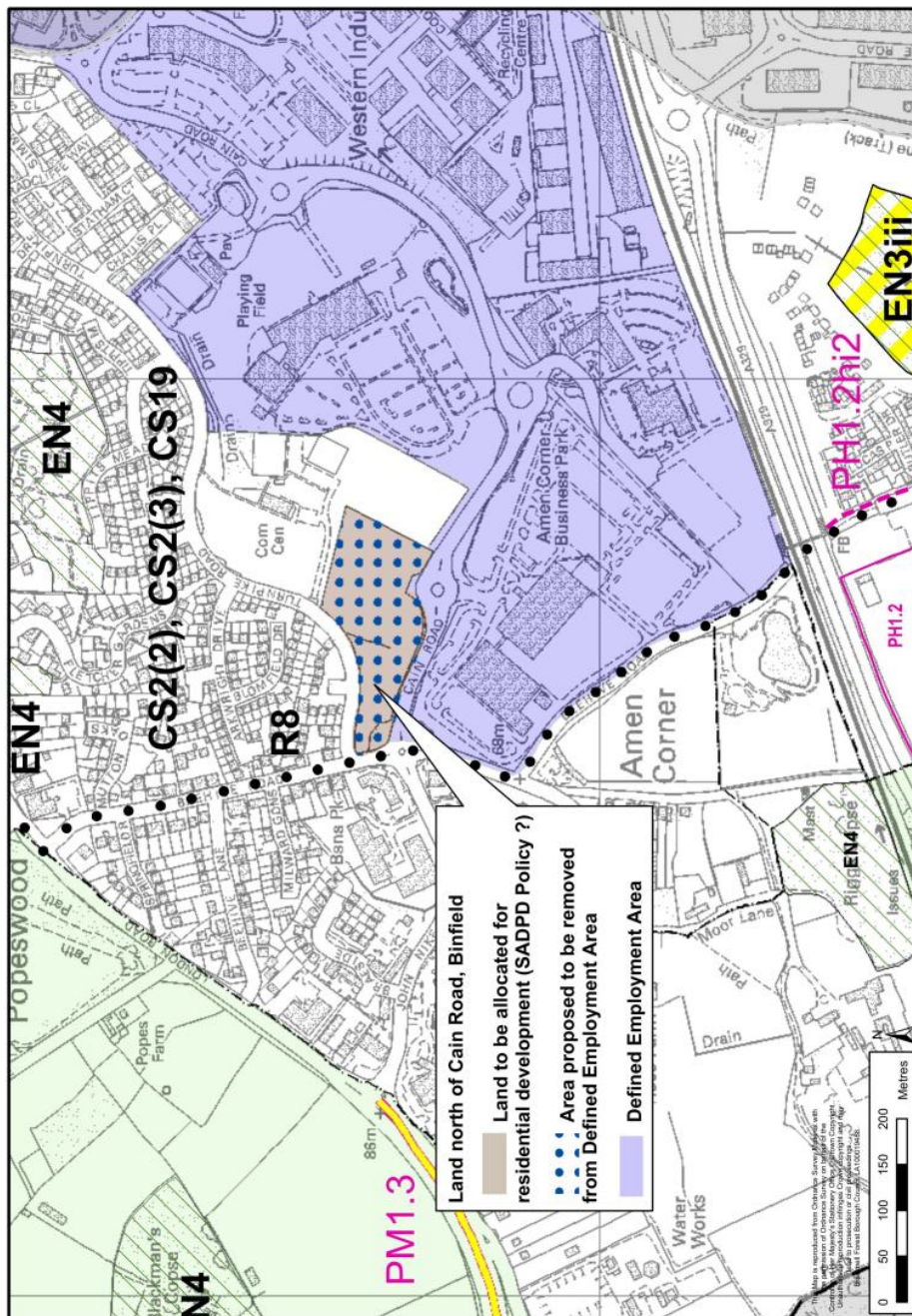


**Map 36 Proposals Map extract to show changes to boundary of Eastern Employment Area and allocation of land north of Eastern Road for mixed-use development (Policy SA1)**





Map 37 Proposals Map extract to show changes to boundary of Cain Road Employment Area and allocation of land at Cain Road for residential (Policy SA2)



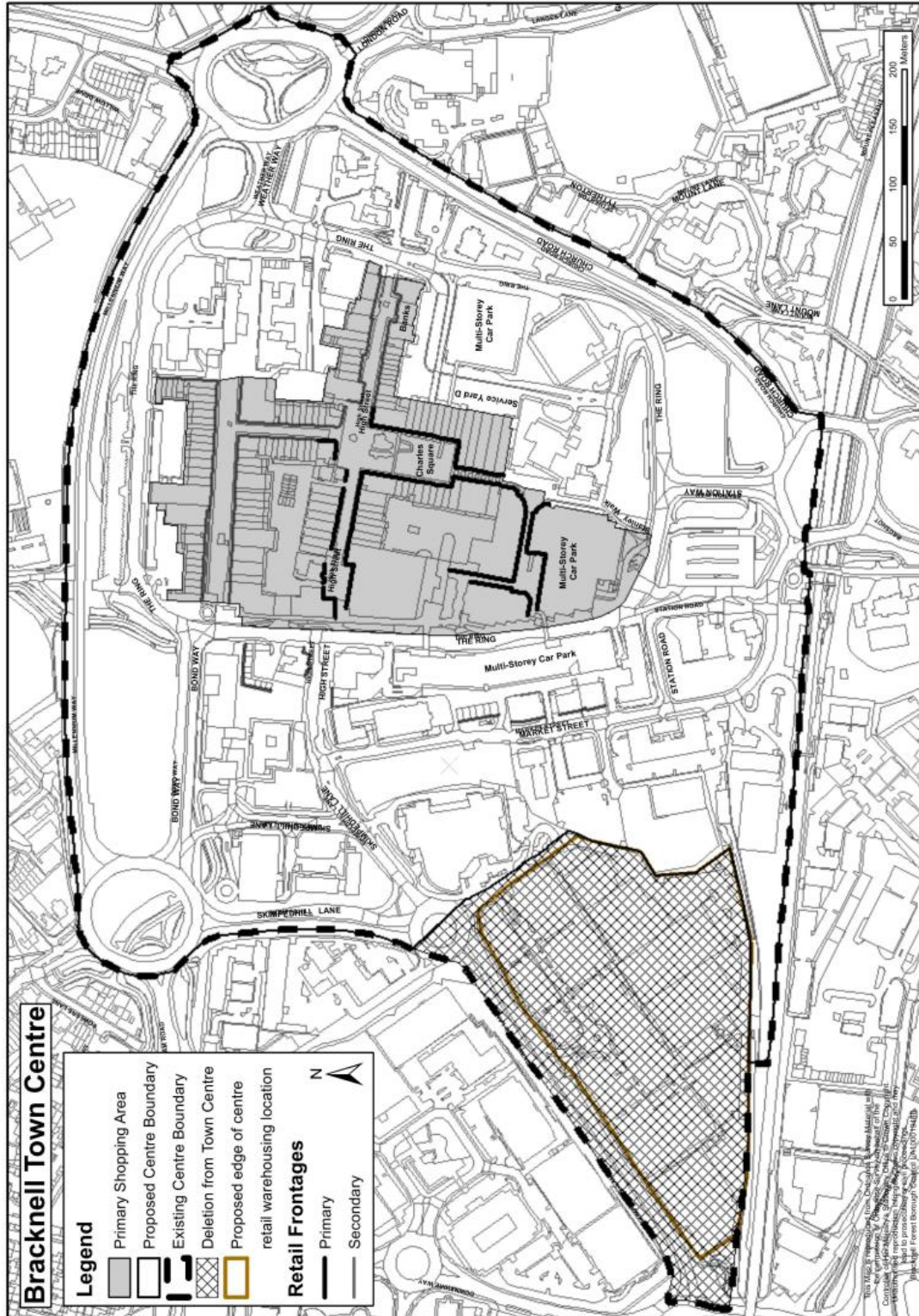




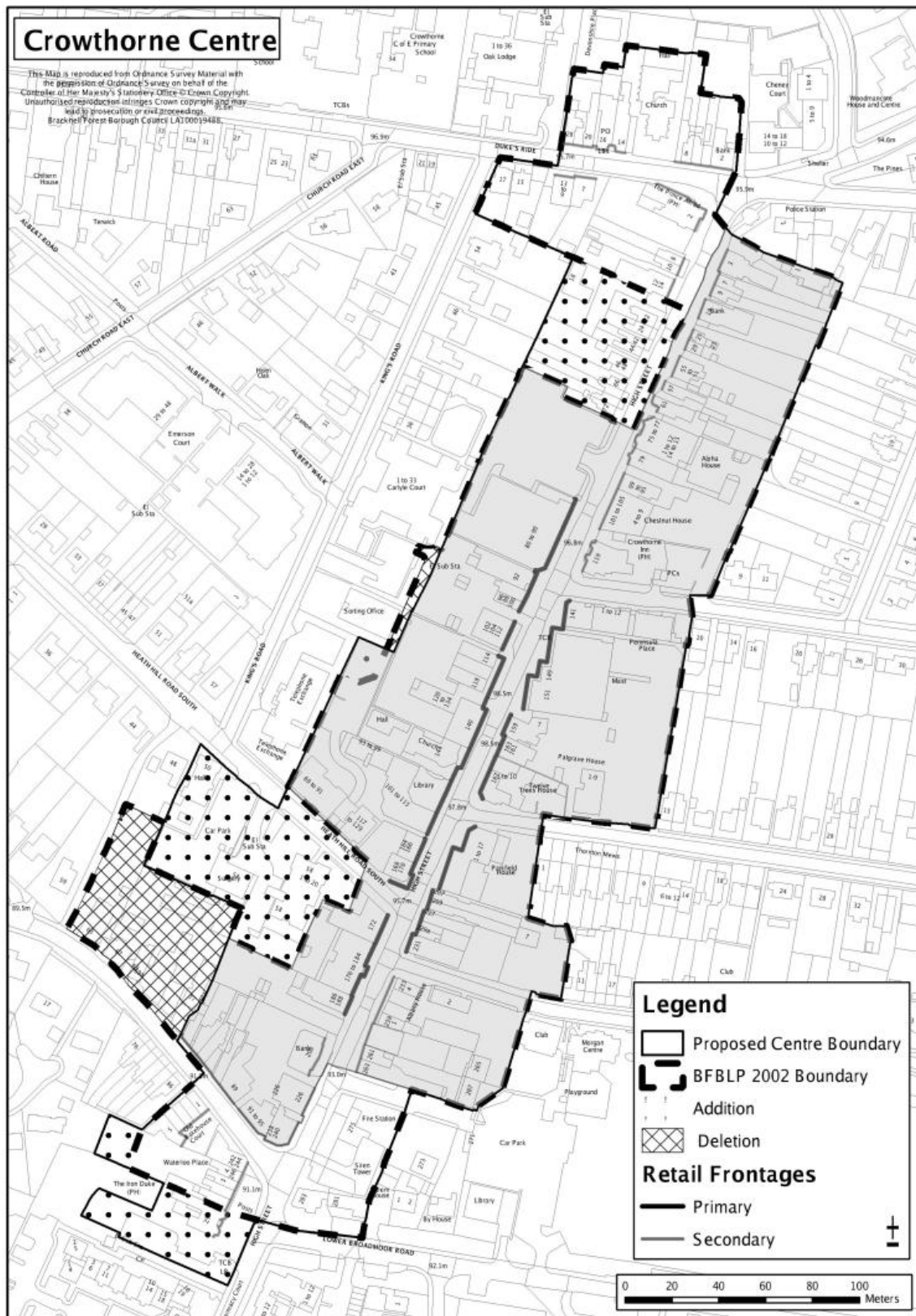
[illegible]



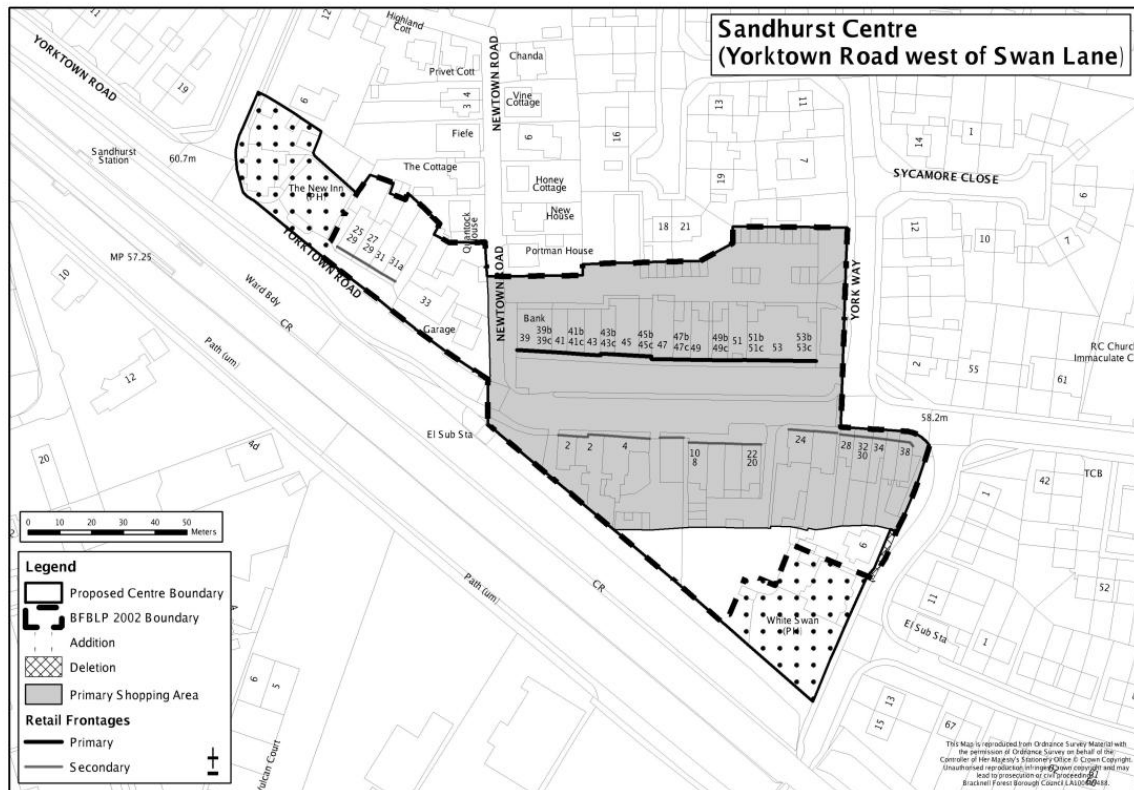
Map 40 Bracknell Town Centre



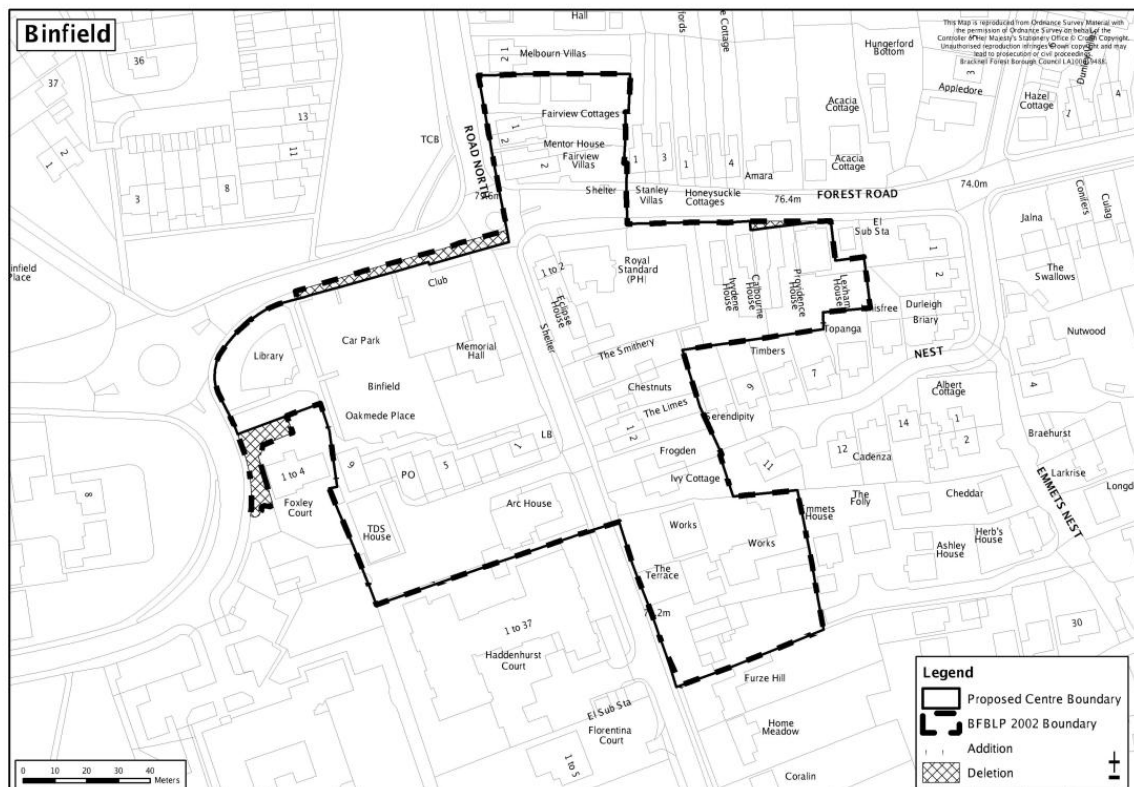
Map 41 Crowthorne Centre



Map 42 Sandhurst Centre (Yorktown Road, west of Swan Lane)

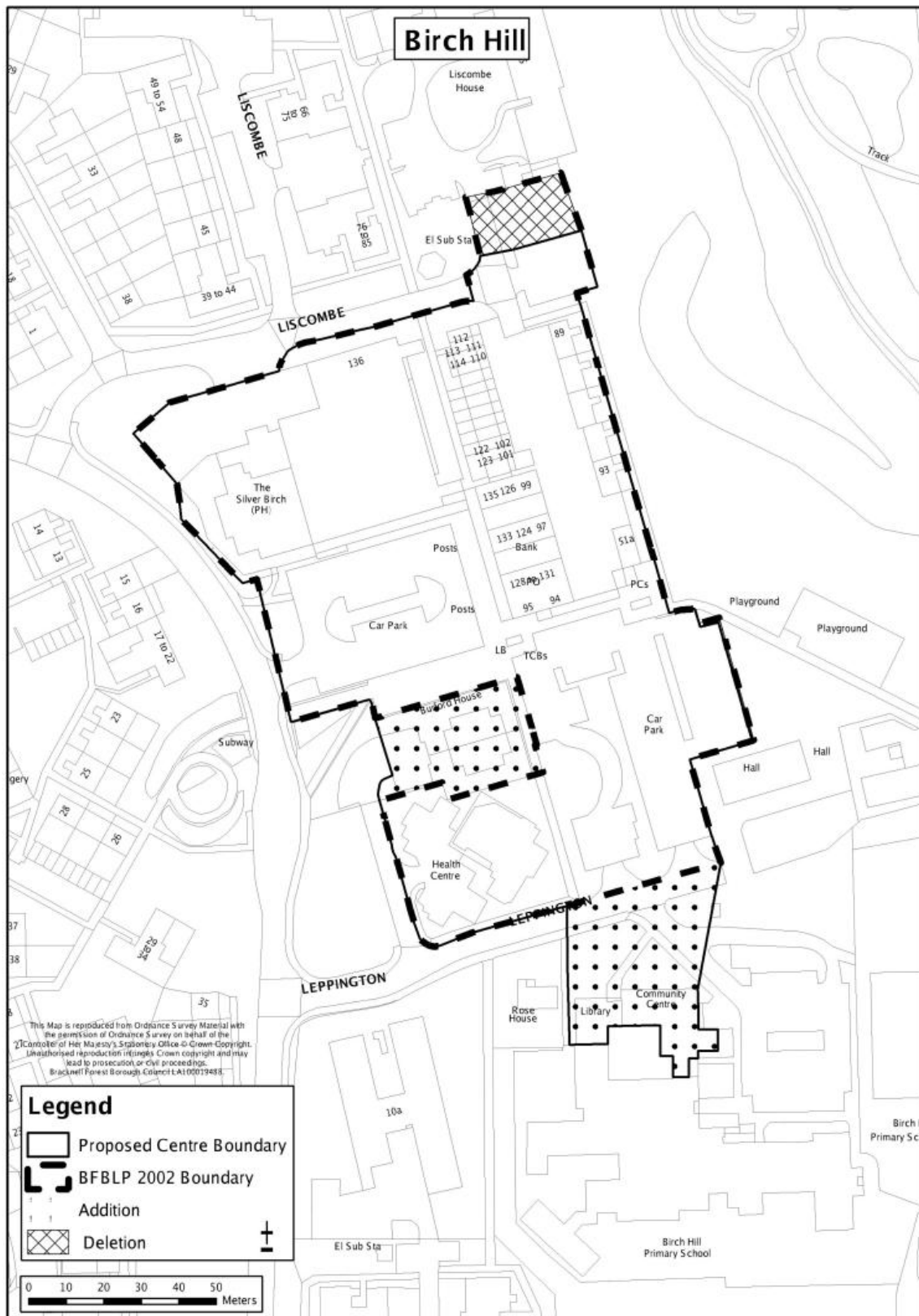


Map 43 Binfield Centre



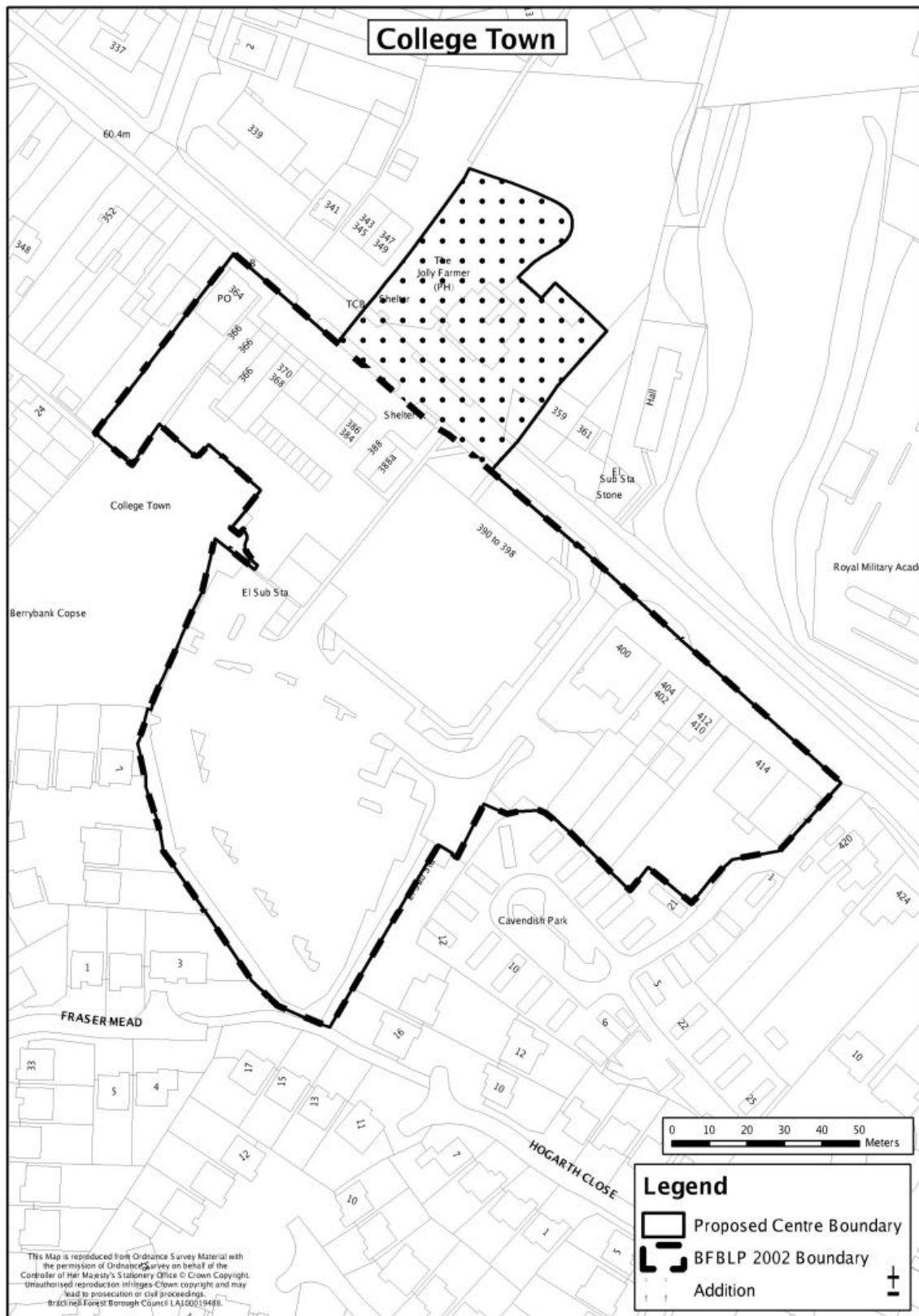


Map 44 Birch Hill Centre

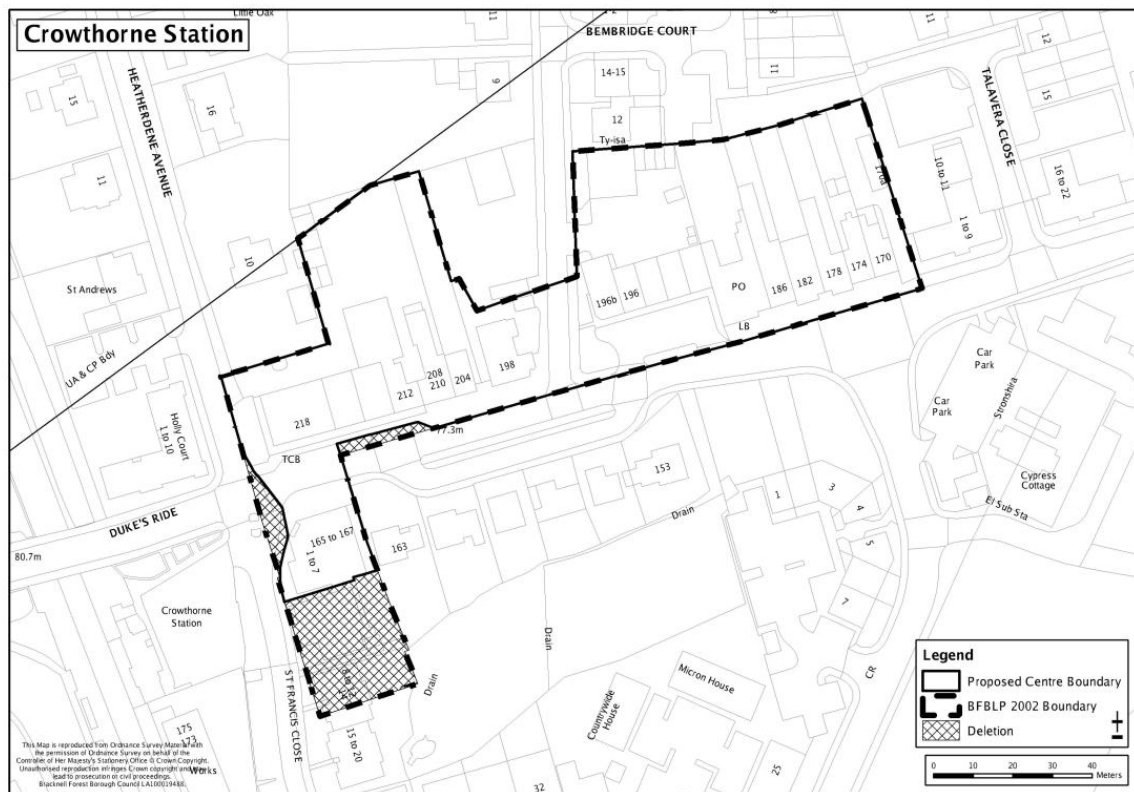




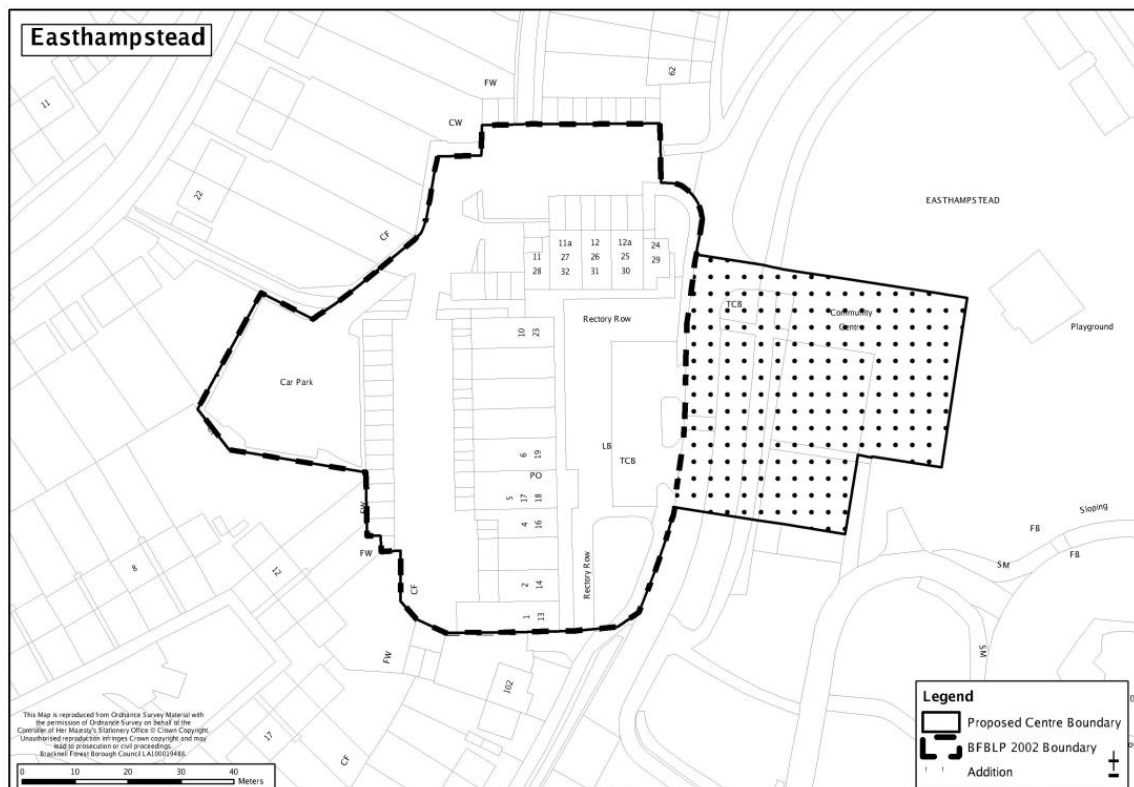
Map 45 College Town Centre



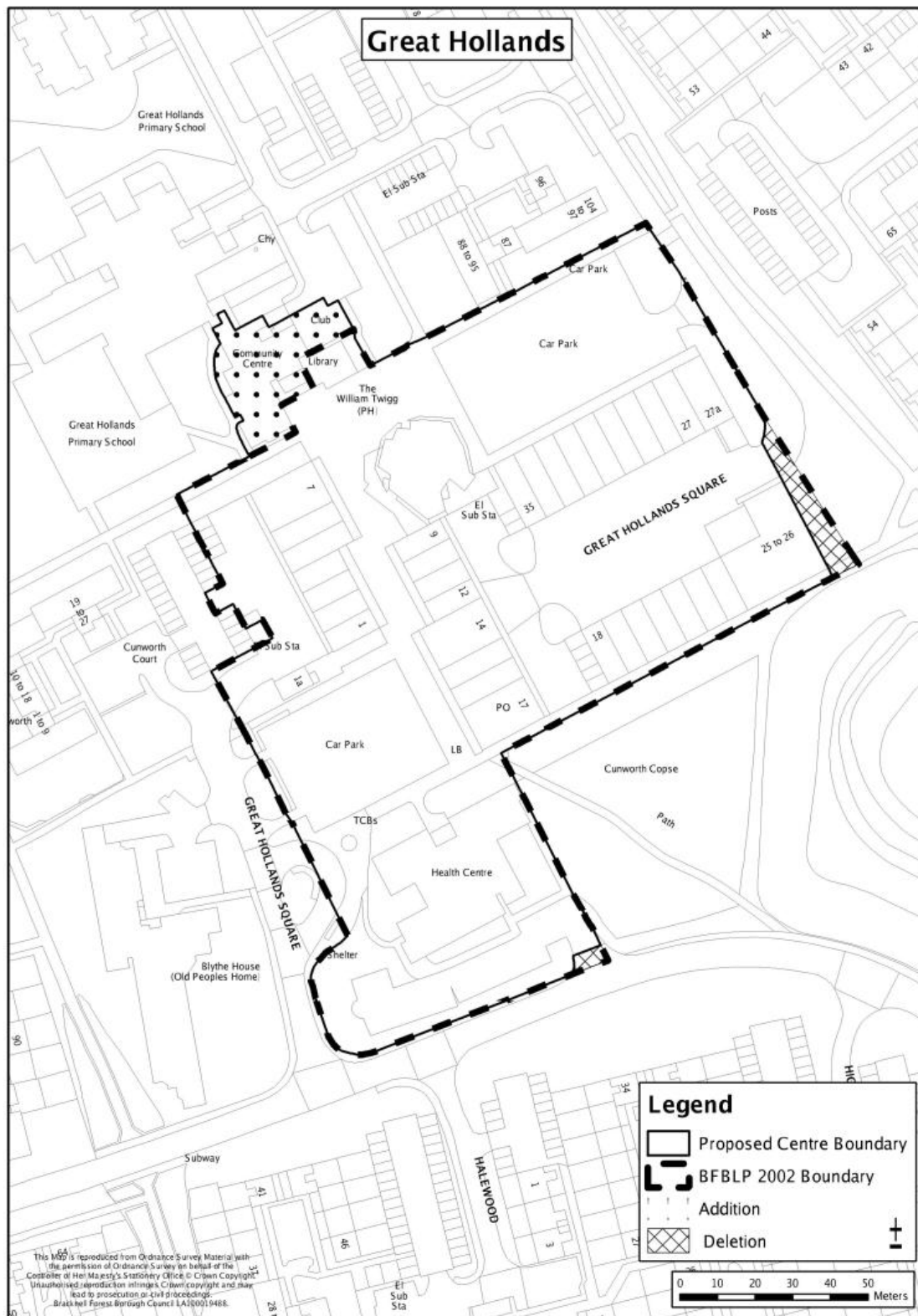
Map 46 Crowthorne Station



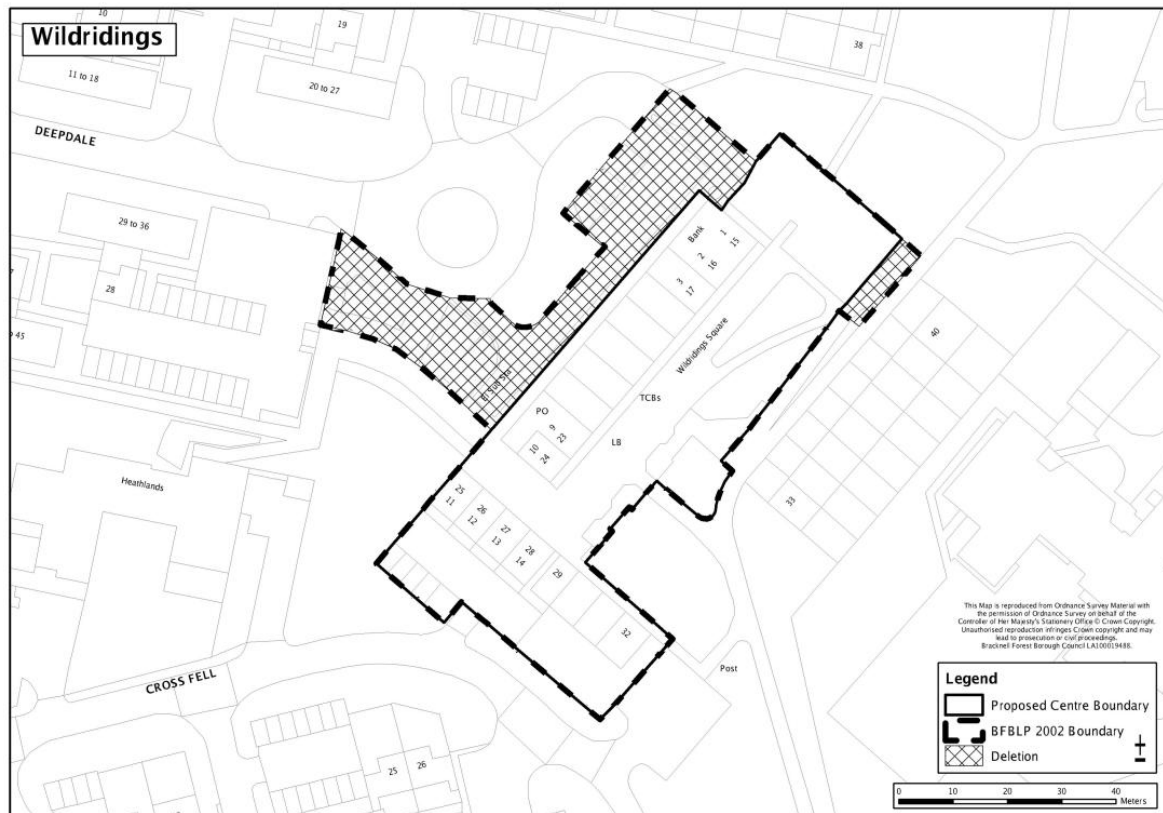
Map 47 Easthampstead Centre



### Map 48 Great Hollands Centre



Map 49 Wildridings Centre



Land at junction of Forest Road and Foxley Lane, Binfield.

Land to be allocated for residential development (SADPD Policy ?)

Revised settlement boundary

Land East of Murrell Hill Lane, South of Foxley Lane and North of September Cottage, Binfield

Land to be allocated for residential development (SADPD Policy ?)

Revised settlement boundary

EN4 CS8

R8

CS9

EN8,9,15

H5,6 M10 R7

EN4

CS8

EN12

H4

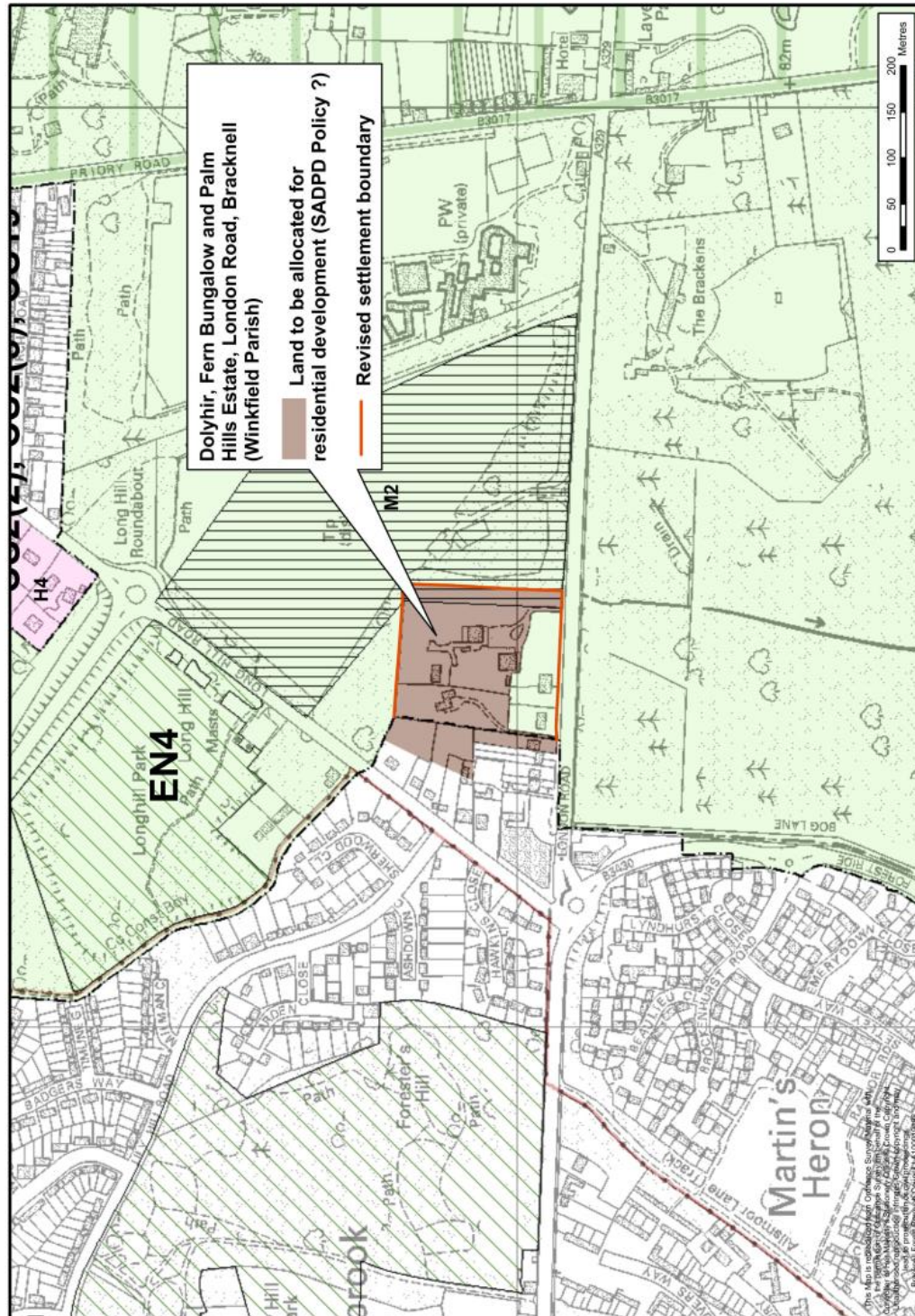
0 100 200 300 Metres

This Map is reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. It is hereby acknowledged that any copyright or other intellectual property rights may be asserted by Ordnance Survey in its material.









This map shows the proposed site boundary for Kennel Lane Primary School, outlined in red. The site is located in a residential area, bounded by Harvest Ride to the north and Garth Square to the south. The school site is shaded with diagonal lines. Surrounding areas include Kennel Lane School, Stables Cottages, Farmers Place, and various residential streets like Coney Green, Connel Lane, and Garth Hunt Cottages. The map also shows existing defined settlements and proposed additions to the defined settlement. A legend indicates that red dots represent primary schools, red outlines represent school site boundaries, and diagonal lines represent proposed additions to the defined settlement. Existing defined settlements are shown in white. A scale bar at the bottom left indicates a scale of 1:1,500 when printed at A4. The map is dated September 2010.

**Kennel Lane Primary**

This Map is reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Braintree F0012 Borough Council LA100019485.

HARVEST RIDE

ETL

THE CUT

Kennel Lane School

Stables Cottages

Kennel Lane School

Co Const & Ward Bdy

1.22m RINDDOWN

Sinks

Recreation Ground

El Sub Sta

Garth Square

Garth Hunt Cott

Co Const & Ward Bdy

1.22m RH

Def

50.9m

41 to 53

Farmers Place

56

57

46

44

98

89

88 to 74

52.4m

76

77

91 89

42

37

56

1

3

4

90

80

74

70

KENNELANE

CONEY GR

26

29

17

16

19

24

34

32

31

44

46

56

57

6

1

31

44

60

72

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

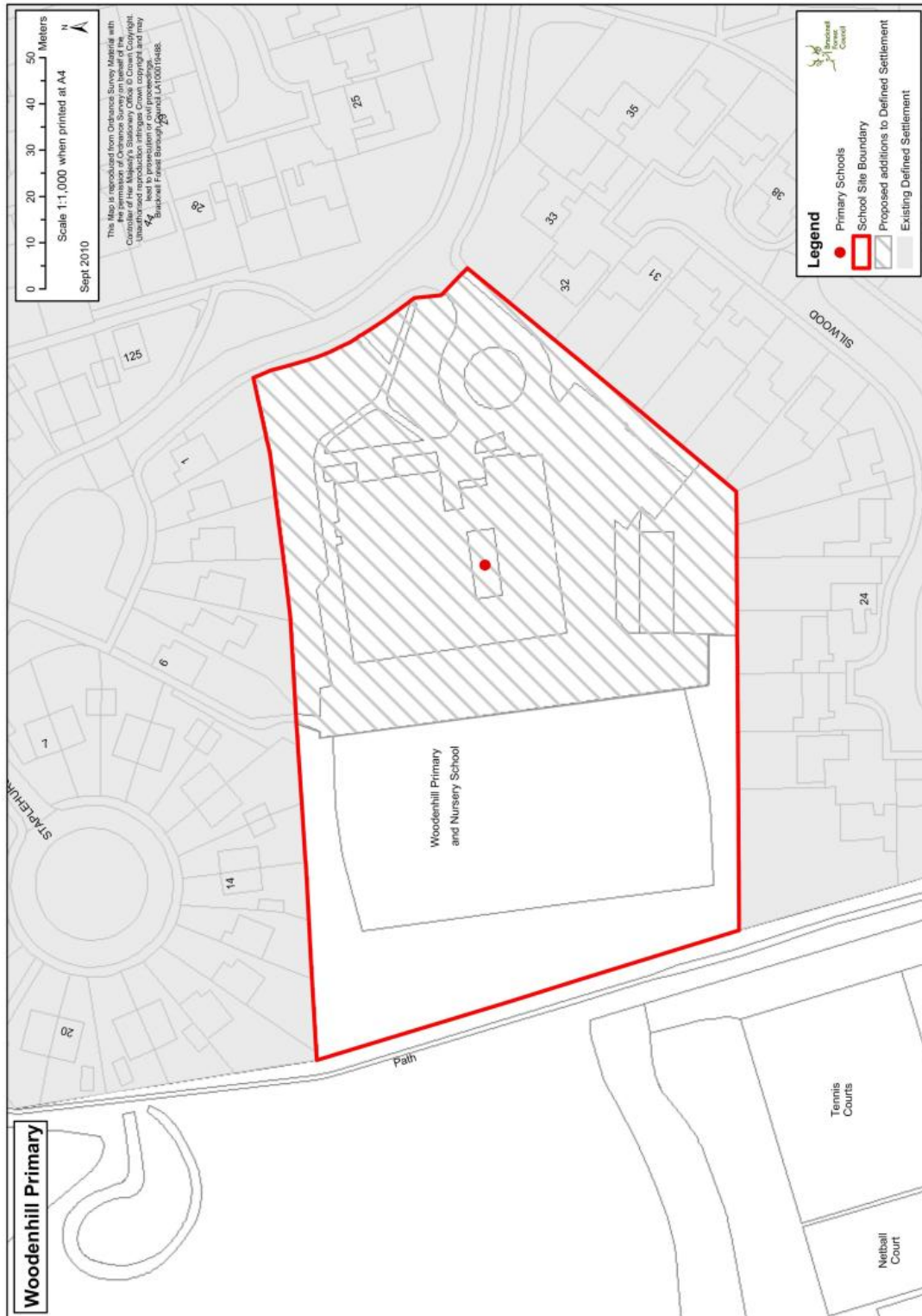
383

384





**Map 55 Plan to show change of settlement boundary to include Wooden Hill Primary School.**



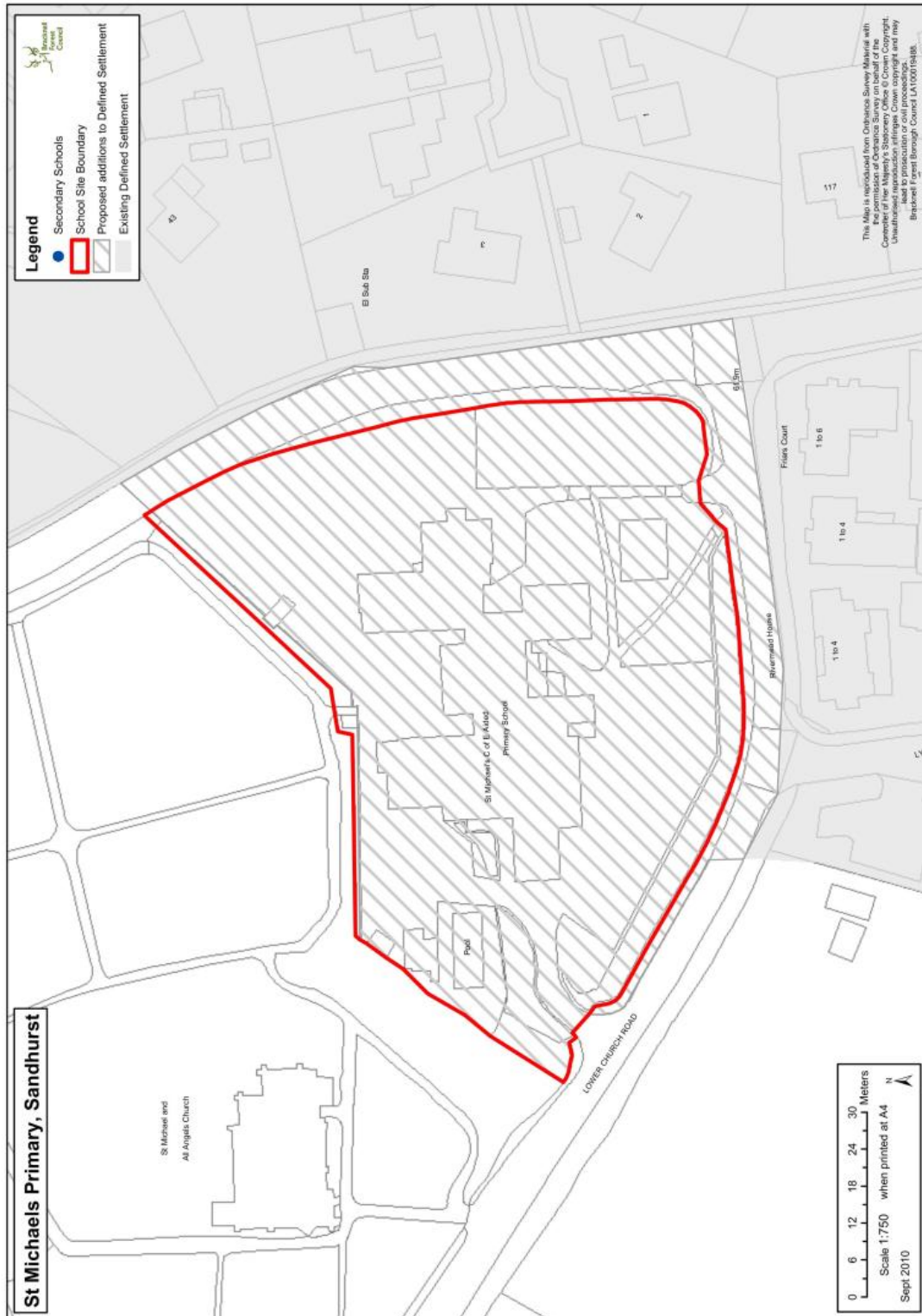
Map 56 Plan to show change of settlement boundary to include Edgbarrow School.







**Map 58 Plan to show change of settlement boundary to include St Michael's C of E Primary School.**



# Appendix 11: Existing Development Plan Policies to be Replaced

**1** The following table identifies which previously saved policies in the Bracknell Forest Bough Local Plan (BFBLP) 2002 and Core Strategy DPD (CS), 2008 would be replaced by policies in the Site Allocations DPD:

**Table 11.1 Replacement of Existing Policies**

Existing Development Plan Policy to be replaced	Relevant Site Allocations DPD Policy
BFBLP: PE1i - Land in the northern sector of Bracknell Town Centre	SA12 - Bracknell Town Centre
BFBLP: PE1ii - Land at the south of Bracknell Town Centre	SA12 - Bracknell Town Centre
CS Policy: CS4 - Land at Amen Corner (Parish of Binfield)	SA8 - Land at Amen Corner
CS Policy: CS5 - Land at north of Whitegrove and Quelm Park (Parish of Warfield)	SA9 - Land at Warfield
CS Policy: CS15 - Overall Housing Provision	SA10 - Phasing and Delivery

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

### Nepali

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

### Tagalog

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

### Urdu

اس دستاویز کے خلاصے یا مختصر متن جلی حروف، بریل لکھائی یا پھر آڈیو کیسٹ پر ریکارڈ شدہ صورت میں فراہم کئے جا سکتے ہیں۔ دیگر زبانوں میں اس کی کاپی بھی حاصل کی جا سکتی ہے۔ اس کے لیے براہ مہربانی ٹیلیفون نمبر 01344 352000 پر رابطہ کریں۔

### Polish

Streszczenia lub fragmenty tego dokumentu mogą być dostępne w wersji napisanej dużym drukiem, pismem Brajla lub na kasecie audio. Można również otrzymać kopie w innych językach. Proszę skontaktować się z numerem 01344 352000.

### Portuguese

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

Development Plan Team  
Planning and Transport Policy  
Environment, Culture and Communities  
Bracknell Forest Council  
Time Square  
Market Street  
Bracknell  
RG12 1JD