

# Draft Submission Site Allocations Development Plan Document

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# How to get involved

The Preferred Option document is available for consultation between **Monday 8th November and Friday 17th December 2010.**

The Council is also holding public exhibitions in Binfield and Growthorne focused on the proposed developments in these areas. All are welcome to attend. Dates and venues are as follows:

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

**This Draft Submission Site Allocations Development Plan Document (known as the 'Draft Submission Document') is published for a period of 6 weeks in order to provide the opportunity for anyone to make formal representations on the document.**

## Purpose of the Publication Period

**The purpose of this statutory 'publication' period is to provide the opportunity for representations to be made on whether the Draft Submission Document is legally compliant and/or whether it is 'sound'.**

## What is a legally compliant and 'sound' plan ?

**To be legally compliant the Draft Submission Document must be prepared in accordance with a Local Development Scheme <sup>(1)</sup> and with the Statement of Community Involvement. <sup>(2)</sup> It should have been subject to sustainability appraisal and have had regard to national policy.**

**Besides being legally compliant, the Draft Submission Document also needs to be 'sound'. The criteria for a 'sound' plan are set out in national policy <sup>(3)</sup>**

## A 'sound' plan is one that is:

- 1 Bracknell Forest Borough Local Development Scheme, BFC, August 2011.  
<http://www.bracknell-forest.gov.uk/local-development-scheme.pdf>
- 2 Bracknell Forest Borough Local Development Framework Statement of Community Involvement, BFC, 2006  
<http://www.bracknell-forest.gov.uk/environment/planninganddevelopment/planningpolicy/en/localdevelopmentframeworkstatementofcommunityinvolvement.htm>
- 3 Planning Policy Statement 12: creating strong safe and prosperous communities  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/pps12lsp.pdf>



- **Justified,**
- **Effective, and**
- **Consistent with national policy.**

<p><b>A justified plan is:</b></p> <ul style="list-style-type: none"> <li>• <b>founded on a robust and credible evidence base</b></li> <li>• <b>the most appropriate approach when considered against the reasonable alternatives</b></li> </ul>	<p><b>An effective plan is:</b></p> <ul style="list-style-type: none"> <li>• <b>deliverable</b></li> <li>• <b>can take account of changing circumstances (flexibility)</b></li> <li>• <b>able to be monitored</b></li> </ul>
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**Representations should explain in what way(s):**

- **the Council has not followed correct procedures (i.e the document is not legally compliant); and/or**
- **the Draft Submission Document is not 'sound' and what change(s) would need to be made to make it 'sound'.**

**Further information on soundness can be found in the accompanying guidance leaflet**

**How to make a representation**

**This Draft Submission Document is published for submission of representations between 16 January 2012 and 27 February 2012. Only those who have submitted their representations within this 6 week period have the statutory right to have their comments sent to the Secretary of State and subsequently considered by a Planning Inspector.**

There are a number of ways in which you can make comments on the Preferred Option ~~this~~ 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/planning/siteallocations/draftsubmission> sub then click on the 'read and comment on document' box.

If you would rather use an alternative method, the Council has produced a response form that can be completed and returned. You can use the form to comment on any in the Preferred Option ~~Option~~ **Draft Submission** Document.

An electronic version of the form can be downloaded from the supporting documents section of the SADPD Preferred Option ~~Option~~ **Draft Submission** page of our Planning Portal. Once you have completed the form, please email it to [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk). 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 the form, please email or post it to:

**Spatial Policy**

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

Please note that any representations submitted cannot be treated as confidential and may be made available to others if requested.

### What will happen to your representation

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 representations will be sent to the Secretary of State in June 2012 along with the Draft Submission Document and any changes that the Council is proposing, for consideration by an Inspector. The Inspector is likely to hold a series of public hearing sessions to discuss issues raised on the SADPD in relation to legal compliance and 'soundness' and will then make a report to the Council setting out any changes that may be required.

Please note that only representations made at this stage are specifically considered by the Inspector. It is therefore important that you make your views known, even if you made comments at the previous stage (Preferred Option SADPD, November 2010- January 2011). Please note that representations should only be made in relation to whether the Draft Submission Document is legally compliant and/or whether it is 'sound'.

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 1: 'Stages and timetable for Site Allocations DPD').

### Supporting documents

The Preferred Option **Draft Submission Document** is supported by a number of **background** documents including a summary of the main issues raised at the last **Preferred Option** 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 **Draft Submission Document**. **The background documents and technical studies are listed in Appendix 11: 'New appendix. List of key background studies'**.

- 1 Summary of Responses to SADPD Participation (Options Consultation) - Feb-Apr 2010
- 2 Preferred Options Background Paper
- 3 Strategic Flood Risk Assessment
- 4 Employment Land Review

- 5 Strategic Housing Land Availability Assessment Monitoring Report 2010
- 6 Landscape Capacity Study
- 7 Draft Strategic Housing Market Assessment
- 8 Phase 1 Ecological Surveys
- 9 Master Planning Support
- 10 Infrastructure Delivery Plan
- 11 Retail Study
- 12 Transport Accessibility Assessment
- 13 Archaeological Site Assessment
- 14 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 phone: 01344 352000.

More information on the Local Development Framework is at  
<http://www.bracknell-forest.gov.uk/ldf>



# 1 Introduction

## 1.1 Purpose and structure of document

### Introduction

**1.1.1** Bracknell Forest Council is preparing new planning documents which will guide the scale, type and location of new development in the Borough. The first of these, the Core Strategy, was adopted in 2008. This document is the Site Allocations Development Plan Document (SADPD) and is an essential part of implementing the adopted Core Strategy. In particular, the SADPD:

- Identifies sites for future housing development in the Borough;
- Ensures that appropriate infrastructure is identified and delivered alongside new development; and,
- Revises the boundaries of certain designations shown on the Proposals Map e.g. defined employment areas.

**1.1.2** Once adopted, the planning policies in this document will be used to determine planning applications along with policies in the Core Strategy and saved policies in the Bracknell Forest Borough Local Plan 2002.

### The Structure of this Document

**1.1.3** 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 **allocates specific sites in the Borough to deliver future housing**. 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 a review of 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. **As a result this document, proposes the removal of** the employment designation from certain areas **where this will not without prejudice** prejudicing the future health of the Borough's economy. Section 3 of this document therefore deals with employment (3 'Employment')

**1.1.4** Following changes in national policy on retail matters, the opportunity is being taken to update the Council's approach to the **boundary boundaries** of retail centres and the identification of primary and secondary frontages. Furthermore, although **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 regeneration to take place in a number of stages. These matters are addressed in Section 4 'Retail'. that deals with retail (4 'Retail')

**1.1.5** Section 5 of this document identifies **policy area** boundary changes that will be made as a result of this document and sets out a specific policy **for the proposed changes to the** in relation to boundaries shown on the Proposals Map. The final section of the document (Section 6) **sets out how the policies in this document will be delivered and monitored.** is concerned with other considerations (5 'Section Removed - 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, which has revealed that some schools that clearly relate to existing settlements are not currently shown as being within the settlement boundary. The document proposes adjustments to the settlement boundaries to address this matter. 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') considers reviewing this approach. 'Other Considerations' also contains a few paragraphs about Infrastructure, providing a review of items that fall within the general definition.

**1.1.6** 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 the issues outlined above. The appendices also contain a list of existing Development Plan policies that would be replaced by policies in the Site Allocations document. (Appendix 16: 'Appendix to be removed - Existing Development Plan Policies to be replaced').

## 1.2 New Section - Context

**1.2.1** In preparing this SADPD, the Council has had regard to a range of other evidence including national planning policy, plans and strategies produced by this Council, technical evidence such as the Employment Land Review, and consultation feedback. In addition, the SADPD has been subject to a Sustainability Appraisal and Habitats Regulation Assessment as set out below.

### **National Planning Policy/Legislation**

**1.2.2** The SADPD has been prepared having regard to existing and emerging national planning policy. Relevant national policy includes the Plan for Growth published by the Government in March 2011, and emerging policy set out in the Draft National Planning Policy Framework ((NPPF) July 2011). Once adopted the NPPF will replace existing national planning policy set out in Planning Policy Statements and Planning Policy Guidance. However, at the time of writing this document, these remain in place.

**1.2.3** The Draft NPPF sets out the Government's economic, environmental and social planning policies for England and seeks to ensure the promotion of sustainable development. In particular, the Draft NPPF emphasises the need to ensure sufficient land is available for economic development and the provision of an increased supply of housing. The SADPD is consistent with these principles in that its purpose is to help to deliver the development requirements set out in the Core Strategy and to enable the delivery of new homes. In accordance with the Draft NPPF, the SADPD also identifies the relevant infrastructure that will be needed alongside new development following extensive joint working with infrastructure providers. The final NPPF may be amended following the results of public consultation. The content of the SADPD and manner of preparation is consistent with the general principles and direction set out in the Draft NPPF.

**1.2.4** National planning legislation provides the context for the preparation of Development Plan Documents and includes provisions that enable the Council to secure necessary infrastructure through planning obligations and the Community Infrastructure Levy.

### **Development Plan**

**1.2.5** The development plan for the Borough currently consists of the South East Plan, the saved policies in the Bracknell Forest Borough Local Plan, 2002, and the Core Strategy Development Plan Document, 2008. Once adopted, the development plan will include the Site Allocations DPD. The determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.<sup>(4)</sup> It is therefore important that the separate documents that collectively comprise the development plan are not read in isolation.

### **South East Plan**

**1.2.6** The South East Plan sets out the regional planning policies for the South East. It was approved in 2009 and sets out the vision for planning for the region up to 2026. Whilst this document currently forms part of the development plan, the Government has clearly stated its intention to revoke Regional Strategies. The Localism Bill will allow this to happen and is currently

4 Section 38 of the Planning and Compulsory Purchase Act 2004, <http://www.legislation.gov.uk/ukpga/2004/5/contents>

progressing through Parliament. It is possible that Royal Assent will be in April 2012. It is unlikely that the South East Plan will form part of the development plan on adoption of the SADPD.

## **Core Strategy**

**1.2.7** The Bracknell Forest Core Strategy was adopted in 2008 and provides the framework for future development in the Borough. Sections of the Core Strategy that are of particular relevance to the SADPD, are the amount of new housing to be delivered in the Borough up to 2026 (Policy CS15), the approach to locating future development in the Borough (Policy CS2), the identification of two future locations of development (Policies CS4 and CS5) and policies relating to employment, retail development and the protection of the environment including the Thames Basin Heaths Special Protection Area. <sup>(5)</sup>

## **Bracknell Forest Borough Local Plan**

**1.2.8** The Bracknell Forest Borough Local Plan was adopted in 2002 and contains saved policies which form part of the development plan. These include development management policies such as EN20 (Design considerations in new development) and M4 (Highway measures expected in association with new development).

## **Annual Monitoring Report**

**1.2.9** The Council must produce an Annual Monitoring Report<sup>(6)</sup> containing information on the implementation of planning policies. Further information on monitoring can be found in section 7 'New Section - Delivery, phasing and implementation' of this document.

## **Proposals Map**

**1.2.10** The detailed boundaries of the areas within which policies in the Bracknell Forest Borough Local Plan, the Core Strategy and subsequent documents apply are illustrated on the adopted Proposals Map. This Map will be formally revised alongside the adoption of this SADPD. Changes to the Proposals Map that result from this document are set out in Appendix X, and the relevant policy context is set out in Section 6 'New Section - Proposals Map changes'.

## **Sustainability Appraisal/Habitats Regulation Assessment**

**1.2.11** The SADPD has been subject to Sustainability Appraisal, incorporating the requirements for a Strategic Environmental Assessment at all stages of preparation. The purpose of this appraisal is to ensure that the policies within the SADPD contribute to sustainable development. The findings of this process have informed the policies in this document. <sup>(7)</sup>

**1.2.12** The Council has also produced a Habitats Regulations Appropriate Assessment to support the SADPD. This can be viewed at the link above. This concludes that no adverse effects will occur on protected European sites provided that:

- no residential development is permitted within 400m of the Thames Basin Heaths Special Protection Area (SPA),
- appropriate Suitable Alternative Natural Greenspace (SANG) can be provided in perpetuity,

5 The Core Strategy is available to view at <http://www.bracknell-forest.gov.uk/corestratgey>.

6 Annual Monitoring Report <http://www.bracknell-forest.gov.uk/monitoring>

7 The Sustainability Appraisal can be viewed at xxx and is also subject to consultation for a 6 week period between xx and xx.



- adequate developer contributions are sought towards Strategic Access Management and Monitoring (SAMM) on the SPA, and
- any other measures are taken to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

**1.2.13** For each relevant development a more detailed Habitats Regulations Appropriate Assessment will need to be undertaken at the planning application stage.

**1.2.14** Developments of less than 109 (net) dwellings will be required to make financial contributions towards existing SANG and SAMM and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance. Developments of 109 (net) dwellings or more will be required to provide a bespoke SANG in perpetuity of at least 8ha per 1,000 new population as well as the other measures identified above. A bespoke SANG must be in place and available for use for the occupants of the new development before the first new dwelling is occupied. Where a scheme is developed in phases, each phase of SANG would need to meet quantitative and qualitative criteria as set out in the Avoidance and Mitigation Strategy.

### **Bracknell Forest Sustainable Community Strategy**

**1.2.15** The SADPD has also been prepared within the context of other local plans and strategies. In particular, consideration has been given to the vision and priorities set out in the Bracknell Forest Sustainable Community Strategy 2008 - 2014 (SCS)<sup>(8)</sup>. This Strategy is prepared by the Bracknell Forest Partnership which consists of representatives from the public, private and voluntary sectors. The vision and priorities in the SCS will be delivered collectively by a number of different agencies. Policies in Development Plan Documents should be aligned with those in the SCS and policies in the Core Strategy and in the SADPD therefore have a role to play in delivering some of the SCS priorities, for example, those relating to Sustainable Development, to Protecting the Environment and to Travelling around the Borough. Continuous engagement with the Bracknell Forest Partnership has taken place during the preparation of the SADPD.

### **Preparation Process**

**1.2.16** The preparation of this DPD has involved extensive stakeholder and community engagement. The engagement that has been undertaken is consistent with the principles set out in the Council's adopted Statement of Community Involvement, July 2006 (SCI).<sup>(9)</sup> Stakeholder and community engagement has included the following key stages:

- Pre production/Regulation 25 public participation/discussions with stakeholders
- Stakeholder workshops
- Public participation on Issues and Options
- Local area workshops
- Consideration of responses to the Issues and Options document
- Consultation on Preferred Options
- Consideration of responses to the Preferred Options document and of additional technical evidence, resulting in preparation of the Draft Submission DPD.

8 The SCS is available to view at: [http://www.bracknell-forest.gov.uk/sustainable\\_community\\_strategy\\_2008-2014.pdf](http://www.bracknell-forest.gov.uk/sustainable_community_strategy_2008-2014.pdf)

9 The SCI is available to view at: <http://www.bracknell-forest.gov.uk/sci>

**1.2.17** Alongside this, consultation has also been undertaken on different stages of the Sustainability Appraisal and Habitat Regulation Assessment. Informal meetings have been held with community groups, individuals, stakeholders and infrastructure providers, and there has been consultation on some of the background documents, for example the Strategic Housing Land Availability Assessment (SHLAA).

### **Background Evidence**

**1.2.18** The policies in this document have been informed by an up to date evidence base. The technical background studies that have informed this document are listed in Appendix X **10**. Some of these have been prepared by the Council and some have been commissioned from specialist consultants.

### **Working with Others**

**1.2.19** The preparation of the SADPD has involved extensive engagement with the community, infrastructure providers, landowners and other stakeholders. This has included ongoing engagement with relevant adjoining local authorities, close working with infrastructure providers to identify the need for, and delivery of necessary infrastructure, and ongoing involvement in cross boundary issues such as working groups associated with the Thames Basin Heaths Special Protection Area. This will assist the implementation of all proposals in an integrated and comprehensive way. Particularly close working has taken place with Wokingham Borough Council as a number of major development areas (Strategic Development Locations) are planned in the Borough. This has included the sharing of transport data that has been fed into both Councils' transport models in order to arrive at transport measures that take account of all relevant planned development. The background increase in traffic levels arising from planned growth in other adjoining Boroughs, including the Royal Borough of Windsor and Maidenhead, has also been accounted for in the traffic modelling that underpins the planned highway improvements.

## 1.3 Objectives and sub-objectives

**1.3.1** 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 aims 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 objectives 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 the 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 **have been** ~~can be~~ assessed, adverse impacts identified and, as far as possible, mitigated against.

# 2 Housing

## 2.1 Approach to housing

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

**2.1.1** The Council's adopted Core Strategy<sup>(10)</sup> identifies that 10,780<sup>(11)</sup> dwellings are needed in the Borough for the period 2006 - 2026. This is a locally-derived requirement. In dealing with how this requirement is to be met, the Council is required by Government to identify and maintain a rolling 5 year supply of deliverable sites. The SADPD is an important means of implementing the Core Strategy. Any additional requirement resulting from changes to national planning policy (in the emerging Draft National Planning Policy Framework) or other recent evidence will be dealt with through a review of the Core Strategy<sup>(12)</sup>.

### Requirement remaining to be allocated

**2.1.2** The 10,780 new homes are required between 2006 and 2026. This means that we are already into the sixth year of the plan period. Account therefore needs to be taken of the homes already built and planned which will contribute to meeting the requirement. This means subtracting from the Core Strategy figure the following:

- homes already completed from 1st April 2006 to 30th September 2011 (1,953);
- homes with planning permission (commitments) on small, medium and large sites at 30th September 2011 and the number that were under construction or yet to be started (2,437)<sup>(13)</sup>.
- homes accepted in principle including the homes which are already planned on sites identified in the Core Strategy at Amen Corner and Warfield (2,926).

**2.1.3** These sources amount to **7,316 homes**. When these are subtracted from the total requirement, it leaves sites for a further **3,464 homes to be found by 2026**. These figures are summarised in the figure below, and in Appendix 3: 'New Appendix - Housing Trajectory' relating to land supply data.

**Table 1 How will the Housing Requirement be met?**

1,953	Homes completed between 2006 and 2011
2,437	Homes with planning permission, (small, medium & large sites) at 30th September 2011
2,926	Homes planned at Amen Corner and at Warfield
3,464	Remaining to be found
<b>10,780</b>	<b>Total<sup>(1)</sup></b>

10 Core Strategy Development Plan Document (Feb 2008): <http://www.bracknell-forest.gov.uk/corestrategy>

11 Core Strategy Policy CS15 relates to 11,139 dwellings, this included an additional 359 homes carried forward from a previous plan period, which are no longer relevant, equating to 10,780

12 A programme for a review of the Core Strategy is set out in the Local Development Scheme: <http://www.bracknell-forest.gov.uk/lids>

13 See <http://www.bracknell-forest.gov.uk/monitoring> for housing commitment data

1. All figures are net

**Table 2 Where we are proposing to build the rest**

150	Small windfall allowance (30 per year, last 5 years only)
198	Homes on small sites on the edge of settlements
1,478	Homes on land in existing settlements (previously developed land and other)
2,070	Homes on extensions to Bracknell or other larger settlements
<b>3,896</b>	<b>Homes on possible sites<sup>(1)</sup></b>

1. All figures are net

## The site selection process

**2.1.4** The housing allocations in this document have been determined in accordance with the following:

- Assessment against national and local planning policy.
- Development of a robust evidence base, including infrastructure needs.
- Stakeholder and community participation.
- Assessment through the Sustainability Appraisal process.
- Appropriate Assessment.
- Consideration as to whether sites are deliverable or developable during the plan period.

**2.1.5** Detailed site assessment involved two stages. The first stage drew upon the Strategic Housing Land Availability Assessment (SHLAA)<sup>(14)</sup> which lists sites with potential for housing. This was used to identify possible sites for allocation that met established policy for the location of development set out in Core Strategy Policy CS2 - Locational Principles. These were sites located inside existing settlements, on the edge of settlements and clusters of sites adjoining settlement boundaries. The availability of sites was also tested through the Participation (Issues and Options) Consultation (February 2010)<sup>(15)</sup> and the Preferred Option Consultation (January 2011)<sup>(16)</sup>. The process was also informed by a range of supporting Background Evidence Papers<sup>(17)</sup>

**2.1.6** Stage two of the site selection process has involved assessing possible sites against a number of detailed site specific criteria relating to issues identified in the vision for the Borough and supported by spatial objectives, and a range of evidence (add link to appendix setting out evidence studies).

14 See <http://www.bracknell-forest.gov.uk/SHLAA> for information relating to SHLAA monitoring reports

15 Issues and Options Consultation: [http://consult.bracknell-forest.gov.uk/portal/planning/sadpd/sadpd\\_participation](http://consult.bracknell-forest.gov.uk/portal/planning/sadpd/sadpd_participation)

16 Preferred Option Consultation: <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdpo>

17 See Appendix 11: 'New appendix. List of key background studies'

**2.1.7** Three categories of sites are considered which follow the order given in the locational strategy in Core Strategy Policy CS2. They are:

- sites in defined settlements (Policies SA1 and SA2)
- edge of settlement sites (Policy SA3)
- ~~New~~ urban extensions (Policies SA4-SA7)

**2.1.8** In addition, this document also allocates land for development in the two 'Major Locations for Growth' identified in the Core Strategy.

- Allocation of land covered by Core Strategy Policies CS4, land at Amen Corner (Policy SA8)
- Allocation of land covered by Core Strategy Policies CS5, land at Warfield (Policy SA9)

**2.1.9** Policies for each of these sites are included later in this section, and formalise the allocation of these sites, and builds upon the principles set out in Core Strategy Policies CS4 and CS5. The Council has adopted the Amen Corner Supplementary Planning Document<sup>(18)</sup> and anticipates adopting the Warfield Supplementary Planning Document early in 2012<sup>(19)</sup>. These, together with up to date evidence, will help to determine future planning applications on these sites.

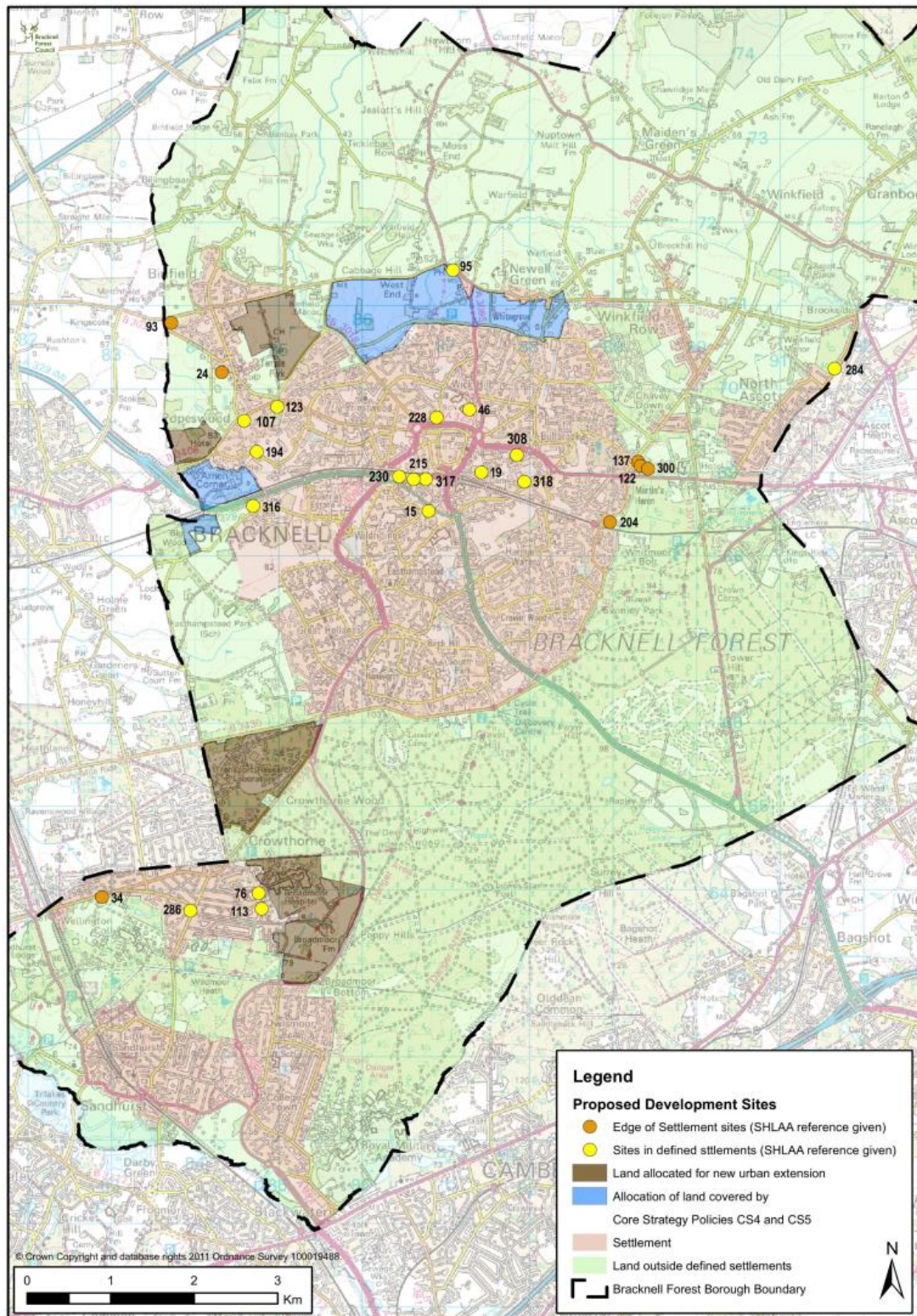
**2.1.10** The sub-section dealing with ~~new~~ urban extensions includes illustrative concept plans for each new strategic site. These give an indication of the extent of built development and land to be used as green space.

**2.1.11** The following map shows the distribution of the different categories of allocated housing sites:

18 See: <http://www.bracknell-forest.gov.uk/amencorner>

19 See: <http://www.bracknell-forest.gov.uk/warfield>

Map 1 Key map to show location of allocated housing sites within the SADPD.



**2.1.12** 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: 'Appendix to be removed - Housing'). This Section sets out the Council's preferred approach to making provision for the remaining 3,626.

**2.1.13** 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

**2.1.14** 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:

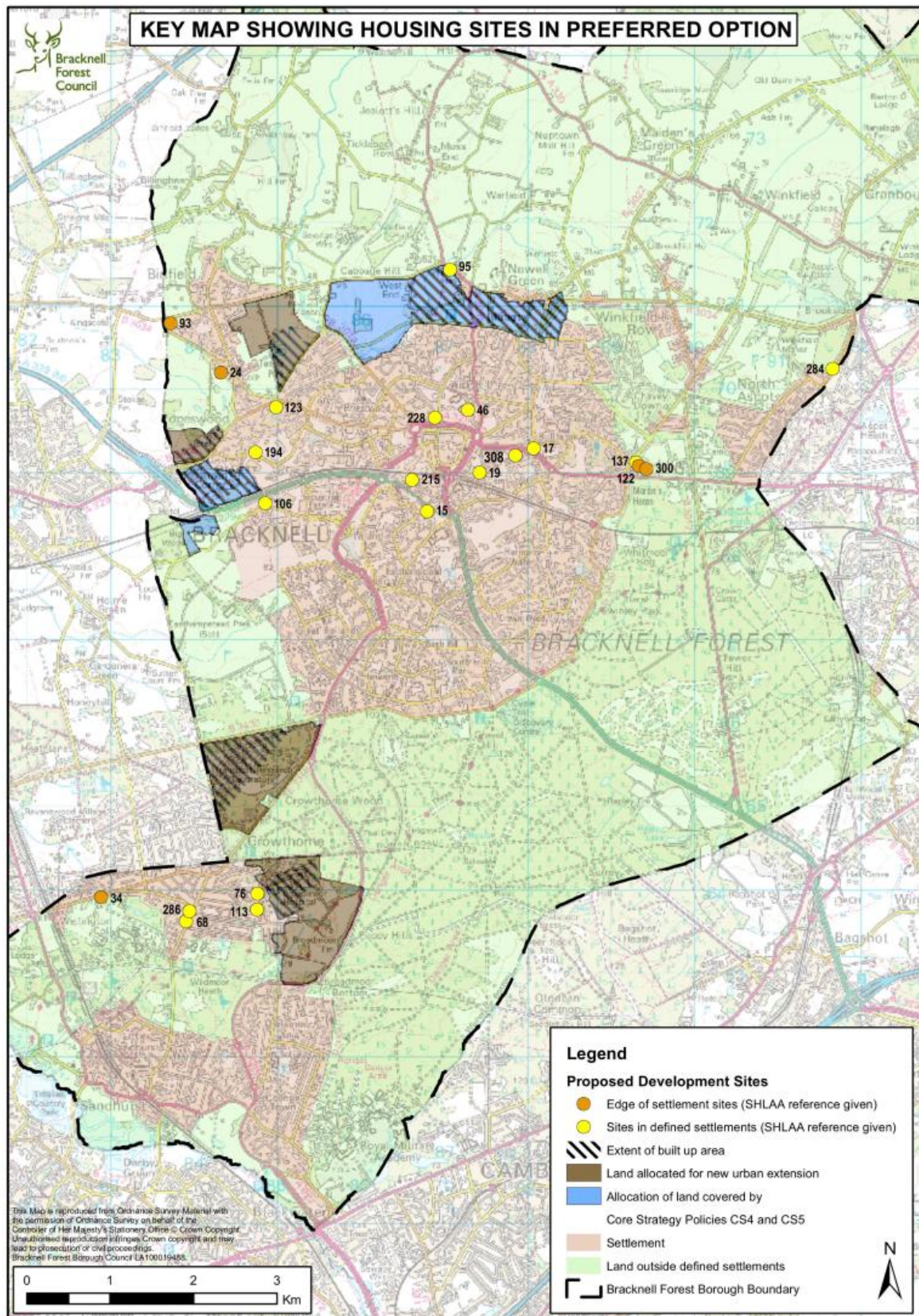
- Allocation of land covered by Core Strategy Policies CS4 (land at Amen Corner) and CS5 (land at Warfield):

**2.1.15** 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' (Map 2 'Superseded Key map to show location of housing sites within Preferred Option') includes land that will be built upon (see hatched 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 '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.

**2.1.16** The Council will be declaring two Air Quality Management Areas (AQMAs) in the Borough at the beginning of 2011 (Bracknell Road/Crowthorne High Street, Crowthorne and Downshire Way/Bagshot Road, Bracknell). There will then be a need to produce an action plan that will set out actions to be pursued in order to achieve air quality objectives set by the Department for Environment, Food and Rural Affairs. All relevant proposals put forward in this section of the document will need to contribute to the objectives of achieving improved air quality.



Map 2 Superseded Key map to show location of housing sites within Preferred Option



## 2.2 Sites in defined settlements

### Sites in defined settlements

**2.2.1** Two type of sites within existing settlements are included in the Core Strategy locational Policy CS2. They are:

- previously developed land within defined settlements, and
- 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 4: 'Profiles of sites proposed for housing on previously developed land within defined 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<sup>(20)</sup>), 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	Estimated 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	44 <b>10</b>
Peacock Bungalow, Peacock Lane, Binfield	28
<b>Land at School Hill, Crowthorne</b> <b>(This was previously an SA2 site)</b>	<b>20</b>
Farley Hall, London Road, Binfield	35 <b>65</b>
The Depot (Commercial Centre), Bracknell Lane West, Bracknell	<del>77</del> <b>115</b>

<sup>20</sup> the extent of each site is also shown in the maps in Appendix 4: 'Profiles of sites proposed for housing on previously developed land within defined settlements'

Albert Road Car Park, Bracknell	40
The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne	<del>20</del> 16
Land to the north of Eastern Road, Bracknell	<del>216</del> 325
<b>Land at Old Bracknell Lane West, Bracknell</b>	<b>203</b>
<b>Chiltern House and the Redwood Building, Broad Lane, Bracknell</b>	<b>71</b>
TOTAL	<b>548 983</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 5: Profiles of sites proposed for housing on other land within defined settlements'. The profiles identify the requirements referred to in the policy. All sites must meet other policies in the development plan.

### Policy SA 2

#### Other Land within Defined Settlements

The following sites (as shown on the Proposals Map<sup>(21)</sup>), 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	Estimated capacity (net dwellings)
Bay Drive, Bracknell	40
The Football Ground, Larges Lane, Bracknell	85 <b>102</b>
24-30 Sandhurst Road, Crowthorne	10
Land at Cricket Field Grove, Crowthorne	100 <b>145</b>
Land at School Hill, Crowthorne (This is now an SA1 site)	20
Sandbanks, Longhill Road, Bracknell (Winkfield Parish)	11
Land north of Cain Road, Binfield	75
152 New Road, Ascot (Winkfield Parish)	12
<b>Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield</b>	<b>14</b>
<b>Land north of Peacock Lane, Bracknell (Binfield Parish)</b>	<b>147</b>
<b>TOTAL</b>	<b>353 495</b>

21 the extent of each site is also shown in the maps in Appendix 5: 'Profiles of sites proposed for housing on other land within defined settlements'

## 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 6: 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 14: 'Appendix to be removed – Housing sites settlement boundary changes proposals map extracts'. The profiles identify the requirements referred to in the policy. All sites must meet other policies in the development plan.

### Policy SA 3

#### Edge of Settlement Sites

The following sites (as shown on the Proposals Map<sup>(22)</sup>), 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	Estimated capacity (net dwellings)
White Cairn, 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	34 <b>26</b>
<b>Sandbanks, Longhill Road and</b> Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Bracknell (Winkfield Parish)	60 <b>49</b>
<b>Land at Bog Lane, Bracknell (Winkfield Parish)</b>	<b>40</b>
TOTAL	174 <b>198</b>

22 All sites that are allocated will ultimately be shown on the Bracknell Forest Proposal Maps. At this stage, the extent of each site is shown in the maps in Appendix 6: 'Profiles of sites proposed for housing on edge of settlements'

## 2.4 Urban extensions

2.4.1 New Urban extensions are proposed as follows:

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

2.4.2 These sites are identified on the Proposals Map. ~~Changes to the Proposals Map are also required to show the extent of land to be allocated.~~ (23)

### 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 **care home/nursing home**, **small research park**, 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 a number of 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:

- A redeveloped hospital and ancillary buildings.
- A maximum of 210 residential units (including affordable housing) within the walled garden area (the final number to be subject to further consideration of the impacts on the heritage assets of the site and the justification for the development including the needs of the Listed Building).
- 60 retirement apartments outside the walled garden (the final number to be subject to further consideration of the impacts on the heritage assets of the site and the justification for the development including the needs of the Listed Building).
- A small research park.
- Re-use of the existing hospital buildings for an appropriate use.
- Care home/nursing home.
- On-site open space and Suitable Alternative Natural Greenspace (SANG).
- New access road.

The infrastructure required to support this development includes:

23 The Proposals Map changes are in Appendix 7: 'New appendix. Profiles of urban extension sites' section.

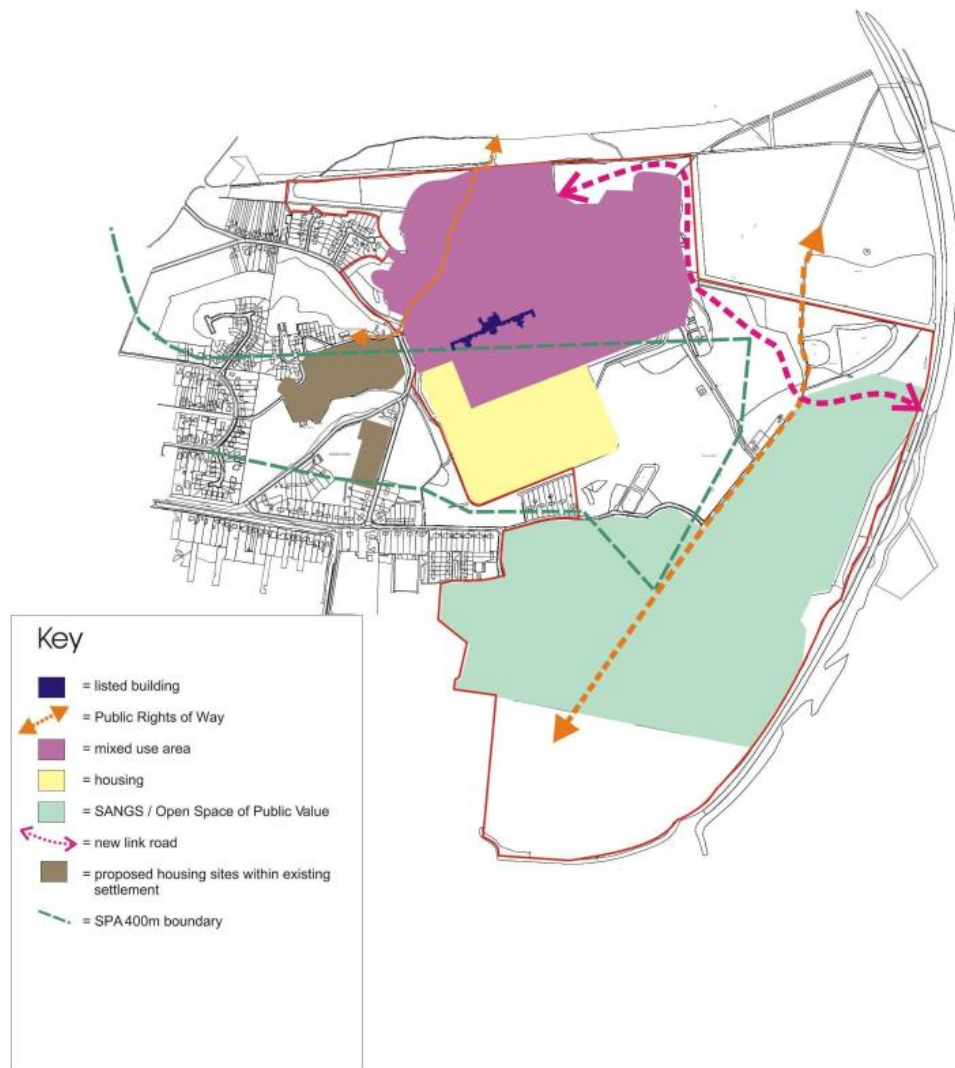
- A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
- On-site in-kind provision of a waste recycling facility.
- Financial contributions towards the provision of Primary School, Secondary School and Special Educational Needs places.
- Off-site in-kind provision or financial contributions towards a multi-functional community hub.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area. This will include provision in perpetuity of on-site bespoke SANG significantly in excess of 8ha per 1,000 new population, a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths (SPA) Avoidance and Mitigation Strategy and relevant guidance.
- A comprehensive package of on-site, in-kind Open Space of Public Value (OSPV), to include re-provision of lost OSPV (to include land at Cricket Field Grove but excluding existing space within the secure perimeter), in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.

Any application must be accompanied by a Conservation Management Plan to demonstrate that any land use/proposals (including playing fields) will minimise harm to the Listed Building and Historic Parkland (including its topography, vegetation pattern and views).

Policy will also need to include footnotes providing links to the Proposals Map Extract, Concept Plan and a link to the IDP.

### Map 3 Illustrative Concept Plan for land at Broadmoor



#### Implementation

2.4.4 This policy will be implemented through:

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

#### Phasing

2.4.5 Due to the complexity of the proposals, the development will need to be phased as the availability of certain parts of the site is to a large extent dependent on the completion and occupation of the new hospital (**due to the need to transfer patients from the existing hospital into the new facility**). It is currently envisaged that work on the new hospital will begin in 2012/2013 and that it will be ready for occupation sometime between 2017/20182016–2018. 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 **retirement** apartments are unlikely to **commence until 2018** and be completed until 2020/2021 - 2025/2026. The same factor applies to the delivery of the nursing home, small research park and re-use of the Listed Buildings for an appropriate use.

## Land at Broadmoor, Crowthorne

**2.4.6** 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 a number of environmental and historic designations and the detailed scheme will need to address these:

### Superseded Policy SA4

Land at Broadmoor, Crowthorne as shown on the Proposals Map<sup>(24)</sup> and Illustrative Concept Plan<sup>(25)</sup> 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 the 400m buffer to the Thames Basins Heath Special Protection Area).
3. A small research park.
4. Re-use of the Listed Building for an appropriate use.

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

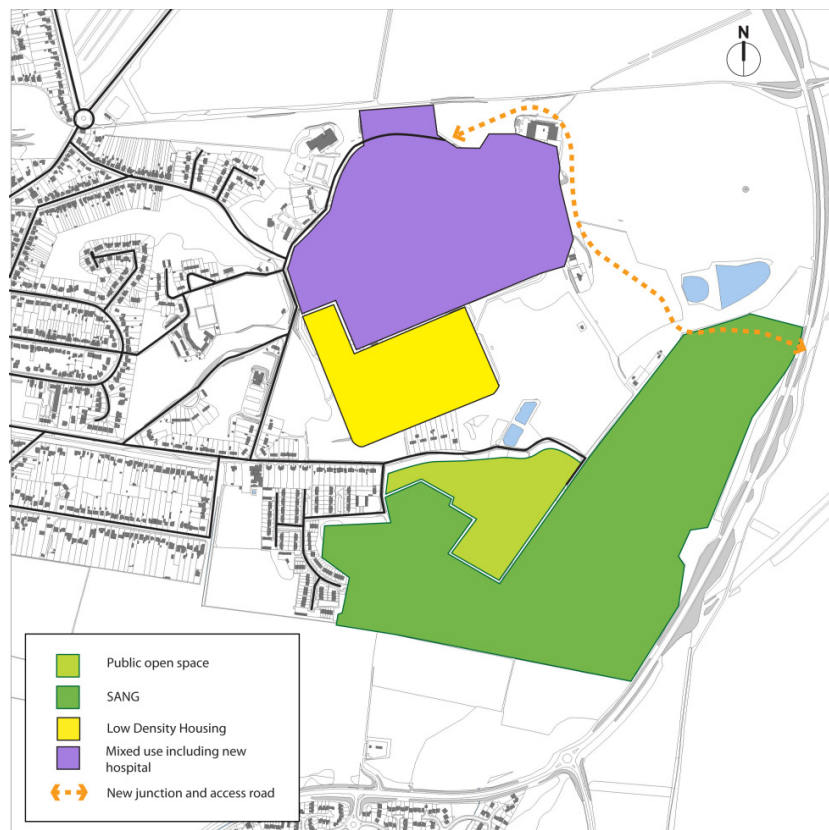
1. Highway capacity improvements to Foresters Way junction with Nine Mile Ride, Bracknell Rd junction with Old Wokingham Rd.
2. Signalisation of Rackstraw Rd and Owlsmoor Rd including bus priority and improvements to Crowthorne High Street.
3. Potential contribution towards strategic highway network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

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

25 See Illustrative Concept Plan for Broadmoor

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.
16. Other requirements as set out in the Infrastructure Delivery Plan.

**Map 4 Superseded Illustrative Concept Plan for Broadmoor**



## Implementation

**2.4.7** This policy will be implemented through:

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

## Phasing

**2.4.8** The area to be developed is primarily previously developed land and it is therefore a site that should be given priority in terms of phasing. 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 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

**2.4.9** The site has almost entirely been used by the Transport Research Laboratory (TRL). However, the extent of land and buildings required has reduced and the majority of the site has been vacated following the expiry of the principal 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 the provision a new Depot to replace an existing Council 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 buffer between Crowthorne and Bracknell, including the following:

- 1,000 residential units (including affordable housing) (located outside of the 400m buffer to the Thames Basins Heath Special Protection Area (SPA)).
- Neighbourhood centre.
- Primary School.
- Multi-functional community hub.
- Care home/nursing home.
- A replacement for the existing enterprise centre for small and new businesses, (unless a better alternative site can be found elsewhere).
- A depot site (to enable the redevelopment of the Council's existing depot site in Bracknell).
- Provision of green routes along Nine Mile Ride and Old Wokingham Road
- On-site open space and Suitable Alternative Natural Greenspace (SANG).

The infrastructure required to support this development includes:

- A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
- On-site in-kind provision of waste recycling facilities.
- On-site in-kind provision of a Primary School, on sufficient land to allow expansion.
- Financial contributions towards the provision of Secondary School and Special Educational Needs places.
- On-site in-kind provision of a multi-functional community hub, on sufficient land to allow expansion.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths SPA. This will include provision in perpetuity of onsite bespoke

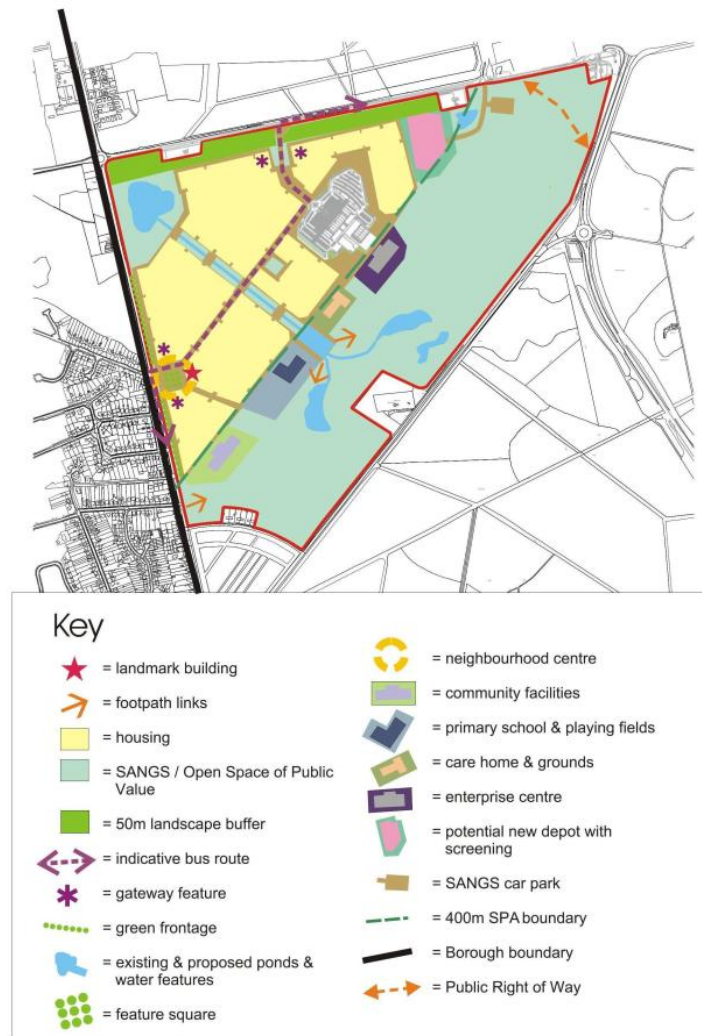
SANG significantly in excess of 8ha per 1,000 new population, a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.

Policy will also need to include footnotes providing links to the Proposals Map Extract, Concept Plan and a link to the IDP.

## Map 5 Illustrative Concept Plan for land at TRL



### Implementation

**2.4.10** This policy will be implemented through:

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

### Phasing

**2.4.11** 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 single ownership and available. Only a few short term leases remain on some premises within the Crowthorne Business Estate. The owner/developer is currently engaged in discussions about the future of the site with a view to submitting a planning application that could be considered in parallel with the SADPD. Provided that an acceptable scheme can be negotiated and the SANG can be provided in a timely manner, it is envisaged that housing could be delivered at a fairly early stage following

adoption of the SADPD. Allowing for some time for the clearance of existing buildings and re-grading of the site it is estimated that the site could start delivering new homes in 2014/15. Depending on market conditions and other factors, it is estimated that the development will take 6-7 years to complete.



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

### **Superseded Policy SA5**

Land at the Transport Research Laboratory (TRL), Growthorne as shown on the Proposals Map<sup>(26)</sup> and Illustrative Concept Plan<sup>(27)</sup> is identified for a comprehensive, well designed mixed-use development that maintains a gap between Growthorne 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).
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 Growthorne 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 the 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.

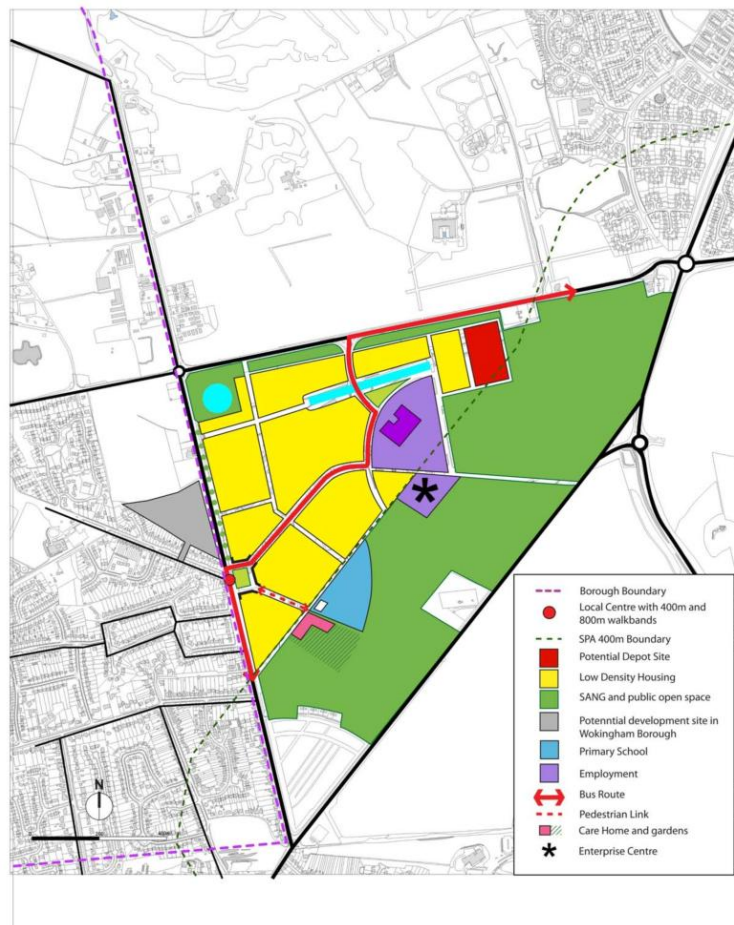
26 See Extract of Proposals Map to show allocation of TRL Urban Extension (Policy SA5)

27 See Illustrative Concept Plan for land at TRL

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. Other requirements as set out in the Infrastructure Delivery Plan.

**2.4.13** Part of the site currently forms the Crowthorne Business Estate. This area is designated as a major employment 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 12: 'Appendix to be removed - Employment area proposals map extracts'.

**Map 6 Superseded Illustrative Concept Plan for land at TRL**



## Implementation

**2.4.14** This policy will be implemented through:

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

## **Phasing**

**2.4.15** The area to be developed is primarily previously developed land and it is therefore a site that should be given priority in terms of phasing. Almost all the site is within a single ownership. Although the TRL 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).

## Land at Amen Corner North, Binfield

**2.4.16** 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 **with Wokingham Borough**, and adjoins 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 will be used to reinforce the status of this important gateway to Bracknell.

### Policy SA 6

#### Land at Amen Corner North, Binfield

Land at Amen Corner North as shown on the Proposals Map and Illustrative Concept Plan is identified for a comprehensive well designed development that maintains a buffer between Binfield, Wokingham and Bracknell, including the following:

- 400 residential units (including affordable housing).
- On-site open space and Suitable Alternative Natural Greenspace (SANG).

The infrastructure required to support this development includes:

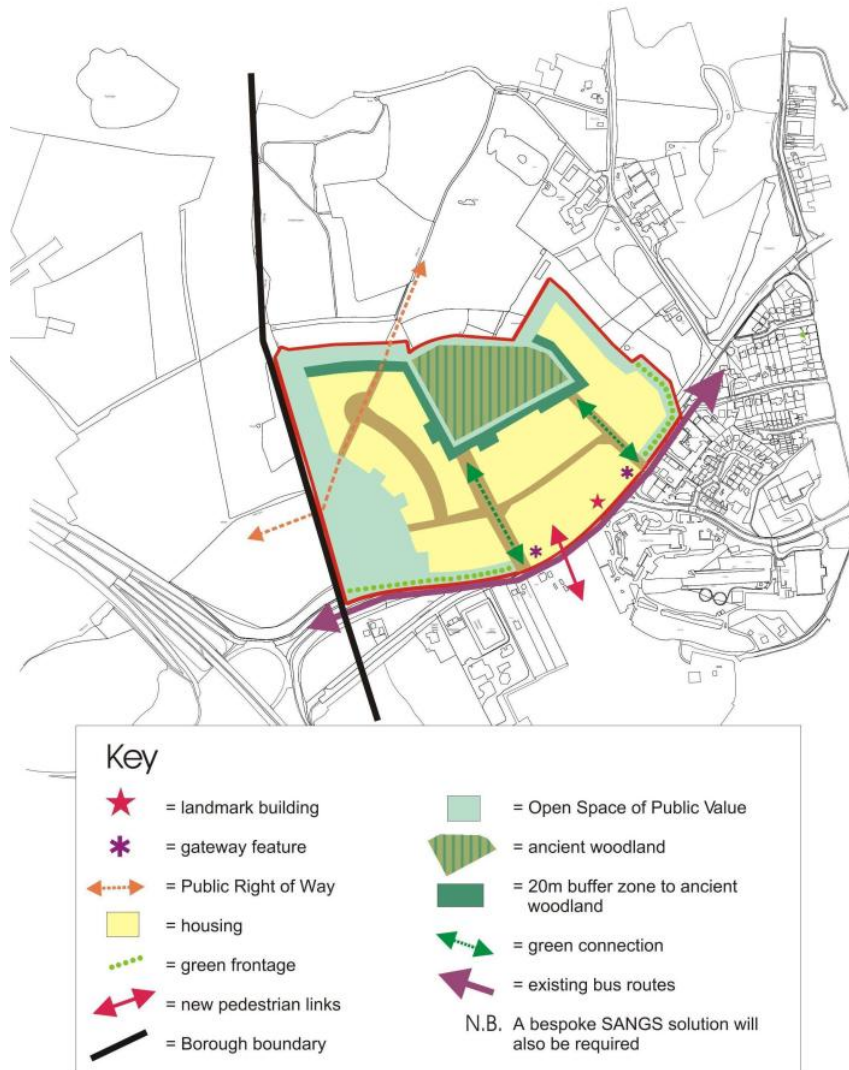
- A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
- On-site in-kind provision of a waste recycling facility.
- Financial contributions towards the provision of Primary School, Secondary School and Special Educational Needs places.
- Off-site in-kind provision or financial contributions towards a multi-functional community hub.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA). This will include provision in perpetuity of a bespoke SANG of at least 8ha per 1,000 new population a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.

Policy will also need to include footnotes providing links to the Proposals Map Extract, Concept Plan and a link to the IDP.

**2.4.17** The policy requires the provision of a bespoke SANG, which could be partially on-site of at least 8ha per 1,000 new population to be provided in perpetuity. Provision made must pass an Appropriate Assessment and be agreed by Natural England.

**Map 7 Illustrative Concept Plan for land at Amen Corner North.**



## Implementation

**2.4.18** This policy will be implemented through:

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

## Phasing

**2.4.19** The development of this site needs to be considered in relation to the development of land at Amen Corner South (Primary School) and Blue Mountain (Secondary School and community facilities) as provision of supporting infrastructure will need to be co-ordinated. The owners/developers of land at Amen Corner South are currently engaged in discussions over the future form of the development with a view to submitting a planning application in 2012. Provided that an acceptable scheme can be negotiated, it is likely that work could commence on the development of this site in 2013. Although more dependent on the SADPD process, the progression of development on land at Blue Mountain is a priority due to the need for the new Secondary School proposed on that site.

**2.4.20** In view of this and the fact that Amen Corner North involves the development of greenfield land, the Housing Trajectory shows this site delivering a couple of years after the other sites. The development of this site may also require a satisfactory off-site SANG solution.

## Amen Corner North, Binfield

**2.4.21** 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.

### Superseded Policy SA6

Amen Corner North (north of London Road), Binfield as shown on the Proposals Map<sup>(28)</sup> and Illustrative Concept Plan<sup>(29)</sup> 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:

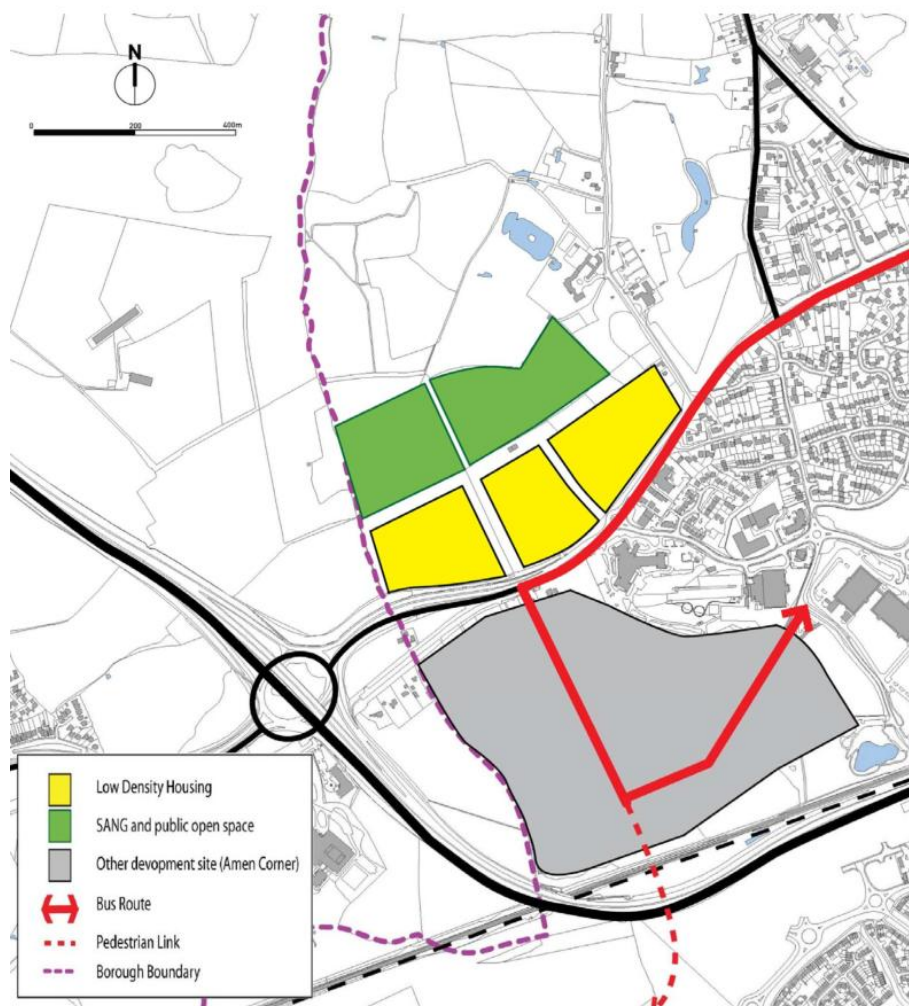
1. Highway improvements to increase junction capacity on the B3408 and the capacity of Coppid Beech roundabout and contributions towards improvements to junctions along the A329 and A322 and to junction 10 of the M4.
2. Protection of sensitive roads to the north and east of the site.
3. Direct bus access 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.
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);
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.

28 See Extract of Proposals Map to show allocation of Amen Corner North Urban Extension (Policy SA6) Extract of Proposals Map to show allocation of land at Broadmoor Urban Extension (Policy SA4)

29 See Amen Corner North Illustrative Concept Plan

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.
20. Other requirements as set out in the Infrastructure Delivery Plan.

**Map 8 Superseded Illustrative Concept Plan for Amen Corner North**



## Implementation

**2.4.22** This policy will be implemented through:

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



## Phasing

**2.4.23** The 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 Supplementary Planning Document (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

**2.4.24** 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-identified requirement for additional secondary educational facilities in North Bracknell. The site is well placed to serve that need. The owner is also willing-proposes to provide a site for a new football ground;. This will allowing Bracknell Town Football Club to move from its existing site in Bracknell Town relocate and make its existing site available for high density housing in a sustainable location.

### Policy SA 7

#### Land at Blue Mountain, Binfield

Land at 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 buffer between Binfield and Bracknell, including the following:

- 400 residential units (including affordable housing).
- Land for a range of educational facilities, include Primary, Secondary and Special Education Needs.
- Multi-functional community hub.
- A new football ground.
- On-site open space and Suitable Alternative Natural Greenspace (SANG).

The infrastructure required to support this development includes:

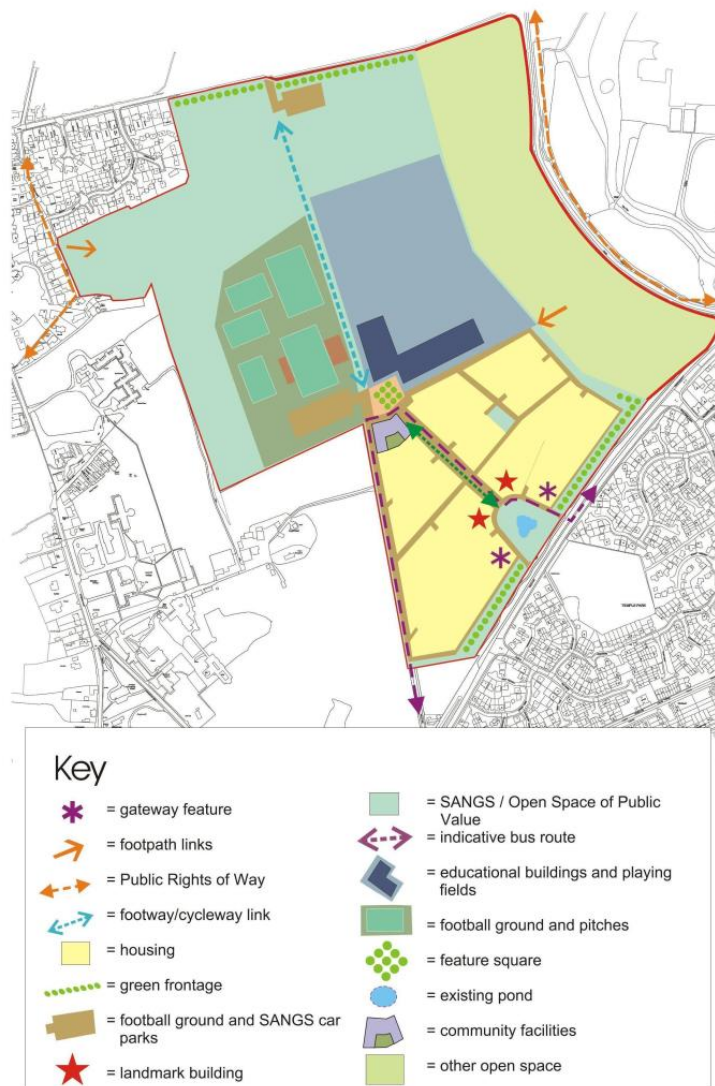
- A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
- On-site in-kind provision of a waste recycling facility.
- Financial contributions towards on-site Primary School, Secondary School and Special Educational Needs places.
- In-kind provision, or financial contributions towards an on-site multi-functional community hub, including land set aside for the delivery of a Full Daycare Nursery.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA). This will include provision in perpetuity of on-site bespoke SANG of at least 8ha per 1,000 new population, a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.

Policy will also need to include footnotes providing links to the Proposals Map Extract, Concept Plan and a link to the IDP.

**2.4.25** The policy requires the provision of on-site bespoke SANG of at least 8ha per 1,000 new population to be provided in perpetuity. This is the Council's preferred solution. Any alternative provision must pass an Appropriate Assessment and be agreed with Natural England.

**Map 9 Illustrative Concept Plan for land at Blue Mountain.**



## Implementation

**2.4.26** This policy will be implemented through:

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

## **Phasing**

**2.4.27** The site is in single ownership, although there are leasehold interests affecting the site, including a Bracknell Forest Borough Council interest. The delivery of the proposed Secondary School is an important priority for the Council, both to accommodate new pupils arising from planned development and those arising from within the existing population. The development of this site therefore needs to be progressed soon after the adoption of the SADPD. Some existing buildings will need to be cleared and the land re-graded in places. Provided that an acceptable scheme is negotiated and planning permission can be granted, it is envisaged that the site could start delivering housing in 2014/15 (assuming the timely delivery of the SANG).

## Land at Blue Mountain, Binfield

**2.4.28** 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.

### Superseded Policy SA7

Land at the Blue Mountain, Binfield as shown on the Proposals Map<sup>(30)</sup> and Illustrative Concept Plan<sup>(31)</sup> 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 the 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. Contributions towards improvements to local built sports facilities.

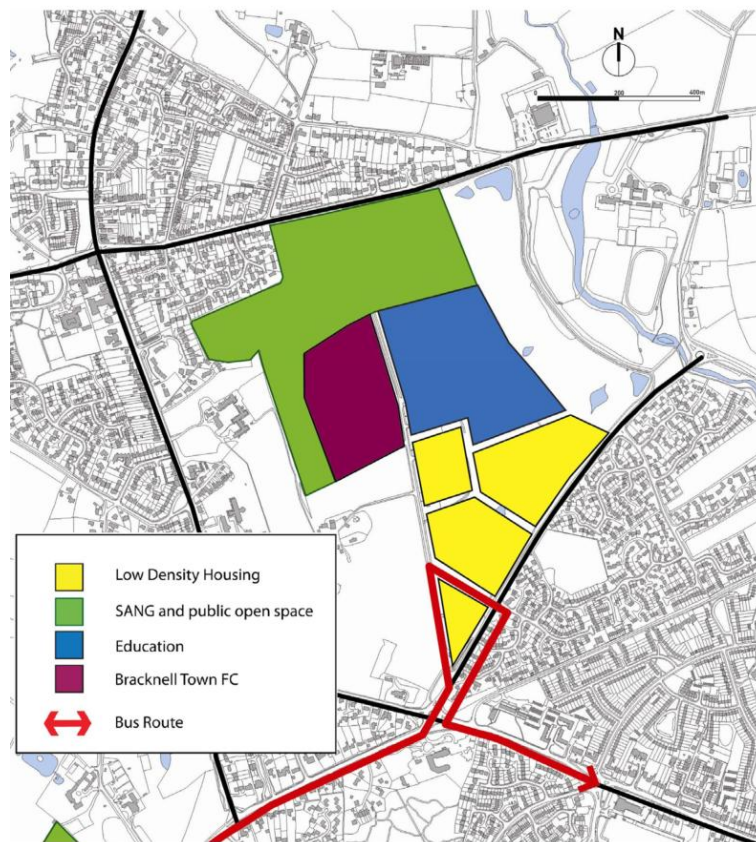
30 See Extract of Proposals Map to show allocation of Blue Mountain Urban Extension (Policy SA7)

31 See Illustrative Concept Plan for land at Blue Mountain

16. Potential new Primary Health Care facility (alone or in combination with Amen Corner North site);
17. 3.97 hectares of public open space;
18. 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;
19. 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;
20. A package of additional measures to manage any additional recreational pressures on the Special Protection Area;
21. Sustainable Urban Drainage Systems (SUDS) and buffer zones for water courses to be incorporated into the site design;
22. 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;
23. Safeguarding of Public Right of Way FP10 on eastern edge of site and extension of The Cut path;
24. Retention of a local gap between Binfield Village and Bracknell;
25. 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 10 Superseded Illustrative Concept Plan for land at Blue Mountain



### Implementation

**2.4.29** This policy will be implemented through:

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

### Phasing

**2.4.30** As the land is greenfield, it should not be given the same priority as previously developed land. 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 established 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 9: 'Superseded Urban extension Proposals Map extracts'). Policies SA8 and SA9 supplement the Core Strategy Policies CS4 and CS5.** The policies in the Core Strategy (Policy CS4 and CS5) that deal with these sites will be replaced on adoption of SADPD.

### Land at Amen Corner (South), Binfield

#### Policy SA 8

##### Land at Amen Corner (South), Binfield

Land at Amen Corner South, Binfield as shown on the Proposals Map is identified for a comprehensive well designed mixed-use development, including the following:

- 725 residential units (including affordable housing).
- Employment.
- Neighbourhood Centre.
- Primary School.
- On-site open space and Suitable Alternative Natural Greenspace (SANG).

The infrastructure required to support this development includes:

- A comprehensive package of on- and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
- A new spine road linking London Road and the Beehive Road/John Nike Way junction to provide a single access for all the development allocated in this policy.
- On-site in-kind provision of a waste recycling facility.
- On-site in-kind provision of a Primary School, on sufficient land to allow expansion.
- Financial contributions towards the provision of Secondary School and Special Educational Needs places.
- In-kind provision or financial contributions towards the enhancement and expansion of the Farley Wood community centre into a multi-functional community hub.
- Measures to avoid and mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area. This will include provision in perpetuity of on-site and off-site bespoke SANG of at least 8ha per 1,000 new population, a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.



- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other matters including mitigation required can be found in the Infrastructure Delivery Plan, Amen Corner Supplementary Planning Document and/or any other relevant guidance.

Policy will also need to include footnotes providing links to the Proposals Map Extract, & the SPD.

**2.5.2** The policy requires the provision of on-site and off-site bespoke SANG of at least 8ha per 1,000 new population to be provided in perpetuity. This is the Council's preferred solution. Any alternative provision must pass an Appropriate Assessment and be agreed with Natural England.

**2.5.3** In light of the surplus of employment floorspace and land in the Borough, the priority for the Site Allocations DPD and for this site is the delivery of housing. The extent of other uses proposed should not prejudice the delivery of the target number of homes for this site.

**2.5.4** For the purposes of Policy SA8 employment means business, industrial distribution and storage uses. Additional uses that may be appropriate for the site are a hotel and/or commercial sports facilities.

## Implementation

**2.5.5** 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

**2.5.6** A Housing Trajectory is included in the adopted SPD that deals with the area. This shows the site beginning to deliver housing in 2012/2013. However, although negotiations on the future development of the site are underway, the Trajectory in the SPD is unlikely to be achieved. A revised estimate of 2014/2015 is given for the delivery of the first new homes on this site, in the Housing Trajectory at Appendix Appendix 3: 'New Appendix - Housing Trajectory'.

## Superseded Policy SA8

Land at Amen Corner, Binfield as shown on the Proposals Map<sup>(32)</sup> and Illustrative Concept Plan<sup>(33)</sup> 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.
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:

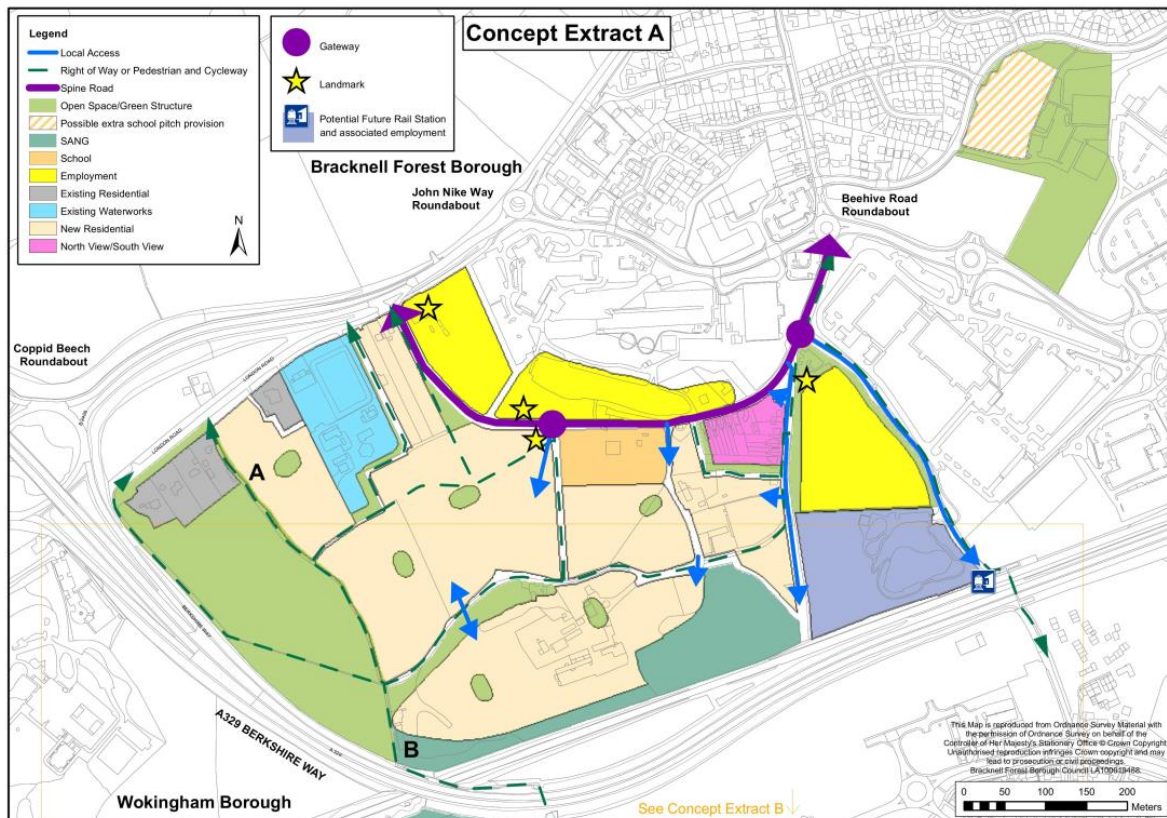
1. Improvements to the Coppid Beech Roundabout (in Wokingham Borough). The phasing of development will be such that the Coppid Beech roundabout does not operate over capacity.
2. Improvements to junctions at either end of John Nike Way.
3. Internal site works to provide a network of streets and roads.
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).

### 2.5.7 Concept plan to be deleted from SADPD as this is duplication of the SPD

32 See Extract of Proposals Map to show allocation of Amen Corner (CS Policy CS4) Urban Extension (Policy SA8)  
33 See Illustrative Concept Plan for Amen Corner (taken from Amen Corner SPD, March 2010)

## Map 11 Illustrative Concept Plan for Amen Corner (taken from Amen Corner SPD, March 2010)



### Implementation

**2.5.8** 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

**2.5.9** 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 is identified for a comprehensive well designed mixed-use development, including the following:

- 2,200 residential units (including affordable housing).
- Employment.
- Neighbourhood centre.
- Two Primary Schools.
- Multi-functional community hub.
- On-site open space and Suitable Alternative Natural Greenspace (SANG).

The infrastructure required to support this development includes:

- A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
- A new north-south spine road linking the Quelm Park roundabout and the Three Legged Cross junction, unless an alternative solution is agreed with the Council.
- On-site in-kind provision of waste recycling facilities.
- On-site in-kind provision of two Primary Schools.
- Financial contributions towards the provision of Secondary School and Special Educational Needs places.
- On-site in-kind provision of a multi-functional community hub, including land set aside for the delivery of a Full Daycare Nursery.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA). This will include provision in perpetuity of on-site bespoke SANG of at least 8ha per 1,000 new population. The preferred solution is for a SANG at Cabbage Hill. Part of the solution could be off-site subject to agreement with the Council, Natural England and passing an Appropriate Assessment. Further requirements include a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan, Warfield Supplementary Planning Document and/or any other relevant guidance.

Policy will also need to include footnotes providing links to the Proposals Map Extract & the SPD.

**2.5.10** In light of the surplus of employment floorspace and land in the Borough, the priority for this site is the delivery of housing. The extent of other uses proposed for this site should not prejudice the delivery of the target number of homes for this site.

**2.5.11** For the purposes of Policy SA9 employment means business, industrial, distribution and storage uses.

### **Implementation**

**2.5.12** This policy will be implemented through:

- The assessment and determination of planning applications against guidance set out in the Warfield SPD.<sup>(34)</sup>
- The determination and monitoring of planning applications and appeals.
- Partnership working with relevant landowners, developers, statutory agencies and the local community.

### **Phasing**

**2.5.13** This is a greenfield site in a number of different ownerships. A consortium is preparing plans for a substantial portion of the site and a further large portion is being progressed by a single developer. An SPD is being prepared and it is hoped that it will be adopted early in 2012. Whilst a considerable amount of infrastructure needs to be put in place, including a Secondary School on land at Blue Mountain, it is envisaged that the site will start delivering housing in 2014/2015 and continue to deliver over the plan period.

34 Consultation on the Warfield SPD will take place during December 2010-January 2011 Please see <http://www.bracknell-forest.gov.uk/warfield> for updates.

## Superseded Policy SA9

Land at Warfield as shown on the Proposals Map<sup>(35)</sup> and Illustrative Concept Plan<sup>(36)</sup> 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 the wider area.
4. Financial contributions towards the provision of the new secondary school on the Land at Blue Mountain.
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.

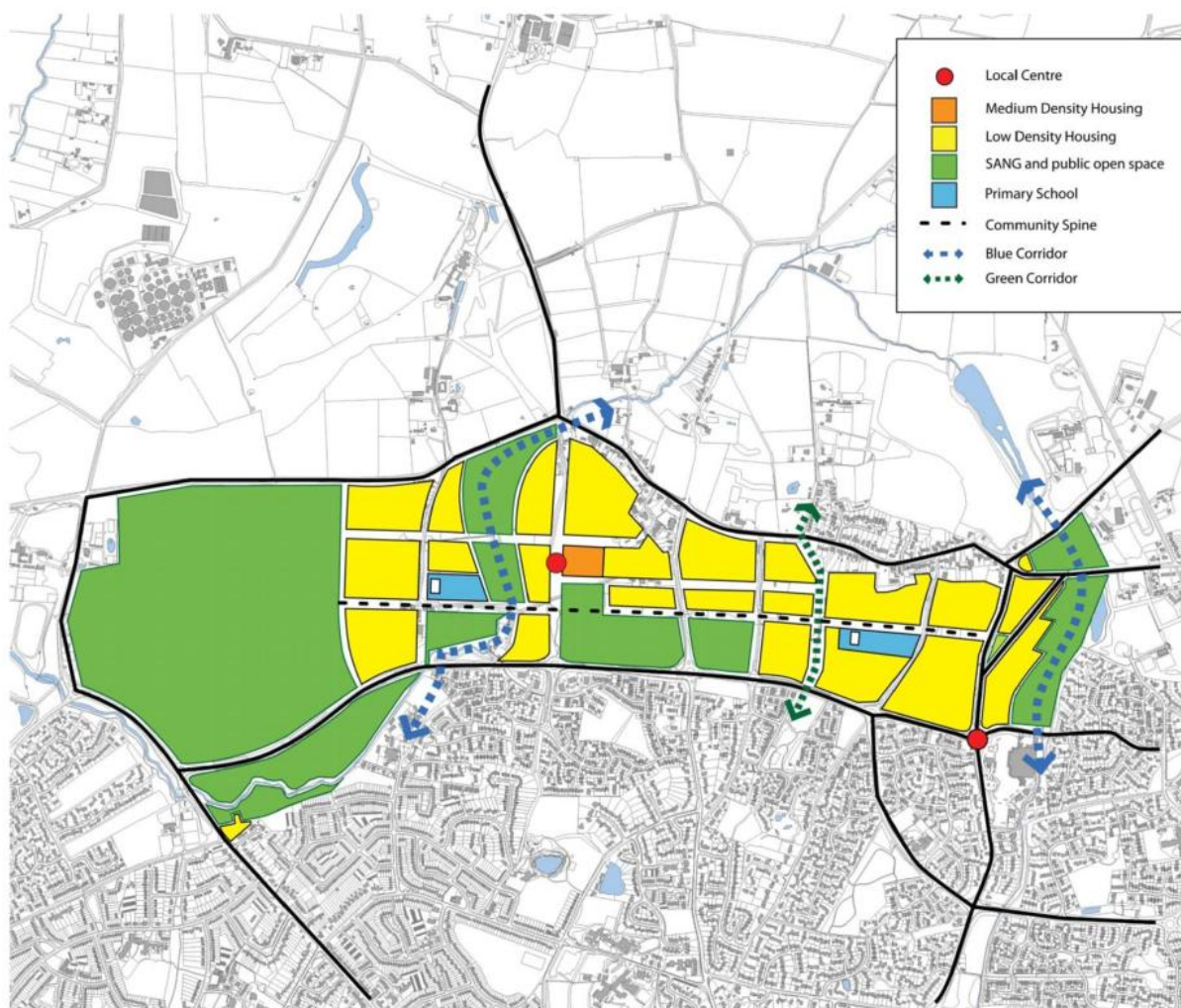
This policy replaces Policy CS5 of the Core Strategy (February 2008).

## Concept plan to be deleted from SADPD as this is duplication of the SPD

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

36 See Warfield Illustrative Concept Plan

**Map 12 Illustrative Concept Plan for Warfield**



## Implementation

**2.5.14** This policy will be implemented through:

- The assessment and determination of planning applications against guidance set out in the Warfield SPD.<sup>(37)</sup>
- The determination and monitoring of planning applications and appeals.
- Partnership working with relevant landowners, developers, statutory agencies and the local community.

## Phasing

**2.5.15** 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 (2012/2013-2016/2017) and continue to deliver over the plan period.

<sup>37</sup> Consultation on the Warfield SPD will take place during December 2010-January 2011—Please see <http://www.bracknell-forest.gov.uk/warfield> for updates.

## 2.6 Section Removed - Phasing and delivery

*This section has been replaced with 'Phasing, Delivery and Implementation' [Section ?](#).*

### **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 sites for years 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, a site should be in a suitable location for housing development and there should be a reasonable prospect that the site will be available and developed at the point envisaged.

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

- Phase 1: 2006/2007 - 2011/2012
- Phase 2: 2012/2013 - 2016/2017
- Phase 3: 2017/2018 - 2021/2022
- Phase 4: 2022/2023 - 2025/2026

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: 'Appendix to be removed - 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 Policy removed (SA10)

### 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 four 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 2021/2022 (3,449 dwellings)

Phase 4: 2022/23 – 2025/26 (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 level of housing and ~~therefore~~ the resident workforce and number of jobs.

**3.1.2** The Employment Land Review <sup>(38)</sup> concluded that there was a significant over-supply of offices in the Borough and that the defined employment areas were of reasonable quality. This is further supported by the Market Perspective of Bracknell Forest Borough Office Floorspace <sup>(39)</sup> which demonstrates that based on the average rate of take-up over the past 10 years there is currently an 8 year supply of available office accommodation in the Borough. The report also predicts that the demand for office space is likely to decrease over the medium to long term, as there is an increasing move by many office occupiers towards home-working, hot desking arrangements and the expansion of Cloud based computing provision. ~~The ELR does 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 **has been identified** ~~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 **made** ~~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. (Amen Corner and Warfield)

## 3.2 Employment sites within defined settlement boundaries

**3.2.1** 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 Core Strategy policy relating to defined employment areas (Policy CS20) seeks to protect them from non employment uses. In view of the over-supply of offices and the need for land for housing, the extent of land covered by this designation has been reviewed to ~~try and~~ identify areas where housing might be acceptable. **As a result, a number of changes are made to the boundaries**

38 Employment Land Review(ELR) December 2009

39 Market Perspective of Bracknell Forest Borough Office Floorspace, Hicks Baker, October 2011

**of defined employment areas in settlements. These changes are discussed in more detail in Section 5 and boundaries are shown on the Proposals Map.**, the following changes are proposed to the extent of defined employment areas in settlements:

- reduction in the size of the Eastern Employment Area (**Draft 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));**
- revision of the boundary of the Cain Road/Amen Corner Business Park (**Draft 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 Employment Area and allocation of land at Cain Road for residential (Policy SA2));** and,
- removal of the designation from Old Bracknell Lane West (**Draft Proposals Map extract 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));**

## 3.3 Employment sites outside defined settlements boundaries

### Crowthorne Business Estate

**3.3.1** The Bracknell Forest Borough Local Plan <sup>(40)</sup> recognises that there are major employment sites located outside settlements that employ a wide range of people. Saved 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 **was previously** is currently identified as one of these areas but this designation **has now been deleted** is no longer considered appropriate due to the inclusion of the area within the policy proposing Policy SA5 allocating **one** of the site as an urban extension for mixed use development (Policy SA5). Whilst the TRL headquarters building will remain, the Enterprise Centre will be re-provided and a depot incorporated in the development, 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 (**Draft Proposals Map extract Map 53 'Superseded Extract of Proposals Map to show allocation of land at 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 **this** proposed 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 whilst protecting the **listed buildings** on the site together with their settings and avoiding any adverse impacts on the character of the countryside and nature conservation interests (see Map 72 'Location Plan of Royal Military Academy (Policy SA11)').

40 Bracknell Forest Borough Local Plan, January 2002

## Policy SA 10

### Royal Military Academy, Sandhurst

The area of land shown on the Proposals Map <sup>(41)</sup> 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 setting of any heritage assets within or adjoining the site are not harmed~~
- ii. **The site's heritage assets are sustained and, where possible, enhanced and the settings of any heritage assets, either within or outside the site, are safeguarded from harm and, where possible, enhanced or changed to better reveal the significance of the heritage asset;**
- iii. any development does not result in a significant increase in the built footprint on the site;
- iv. any development does not have any adverse impacts on the integrity of the Thames Basin Heaths SPA **Special Protection Area** or the character or ecological quality of the Broadmoor to Bagshot Woods; and,
- v. 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.~~

41 See Map 72 'Location Plan of Royal Military Academy (Policy SA11)'

# 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 Local Development Framework (LDF). Much effort is being put into moving the regeneration forward. The outline permission remains in place and has resolved to be 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 (January 2002) (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.

**4.1.6** The Retail Study <sup>(42)</sup> shows that on the whole Bracknell is not performing as well as rival centres. It is important that Bracknell Forest has a main town centre that meets the needs of its residents and reduces their propensity to travel to more distant centres. **Outline** planning permission has been granted for the regeneration of Bracknell Town Centre, which, amongst other uses, includes a supermarket, a mix of retail, hot food and drink establishments, health facility and residential development.

42 GVA Grimley (May 2008) Bracknell Forest Retail Study

**4.1.7** Bracknell Regeneration Partnership owns a considerable amount of the land within the Town Centre and is working with the Council to bring the scheme forward. The regeneration proposals are designed to improve access to the Town Centre from surrounding areas and encourage residential development in sustainable town centre locations.

## Policy SA 11

### Bracknell Town Centre

Land in Bracknell Town Centre as shown on the Proposals Map<sup>(43)</sup> 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 **amendments**, 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

**4.1.8** The Peel Centre is a retail warehouse development located to the south west of the Town Centre retail core **primary shopping area**. It is less than a 300 metre walk from the **primary shopping area** retail core of Bracknell Town Centre. There is scope to improve the quality of the pedestrian links between the Peel Centre and Bracknell Town Centre through the wider regeneration proposals.

**4.1.9** Under the definitions in **PPS4**<sup>(44)</sup>, the Peel Centre meets the definition of an edge-of-centre location. Therefore the Peel Centre is designated as an edge-of-centre location suitable for retail warehouse development.

**4.1.10** Redefining the Peel Centre as an edge-of-centre location would **require means that** certain proposals to be subjected to the sequential test. This **means involves** looking at whether a use can be located in Bracknell 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 town centre.

**4.1.11** ~~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 it is 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.~~

43 See Map 76 'Proposals Map Extract to show Bracknell Town Centre allocation (Policy SA12)'

44 Planning Policy Statement 4: Planning for Sustainable Economic Growth

**4.1.12** 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 Council to consider other retail warehouse locations with the first priority being town centre locations.

**4.1.13** 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.

**4.1.14** 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.<sup>(45)</sup>

## Policy SA 12

### The Peel Centre

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

At the Peel Centre, **development** 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. **Any** qualifying applications will need to be supported by information relating to the sequential test, **and will require an impact assessment** 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

**4.1.15** Other minor changes are also proposed within the remaining town centre boundary as shown on Map 77 '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 it simply brings the terminology in line with that used in national guidance Planning Policy Statement 4. (PPS4)

45 See Map 77 'Bracknell Town Centre'



- Slightly reduce the extent of primary frontage to accord with the government guidance and remove an area where there are no shops.
- Define secondary frontages, 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.

**4.1.16 As a result of the preparation of the SADPD a number of changes are identified to other retail boundaries. These are:**

- **Changes to the terminology of retail designations within Bracknell Town Centre**
- **Changes to the primary and secondary frontages within Bracknell Town Centre**
- **Changes to the boundary of Crowthorne Centre and to the frontage designations**
- **Boundary changes to other retail centres**

**4.1.17** Boundary changes are discussed in more detail in Section 5 of the SADPD. The changes proposed will establish the relevant areas for the application of Core Strategy Policies CS3, CS21, CS22 and saved Bracknell Forest Borough Local Plan Policies E1, E7, E8, E9, and E10 and **E11**.

## 4.2 Section Removed - 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 78 ‘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 the primary shopping area, 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 saved Bracknell Forest Borough Local Plan Policies E7, E8, E9 and E10

## 4.3 Section Removed - Other retail centres

**4.3.1** In addition to Bracknell Town Centre and Crowthorne, changes are proposed to the following centres and details of the proposed changes are shown on Maps in Appendix 13: ‘Appendix to be removed – Retail area maps’

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

- Binfield
- Birch Hill
- College Town
- Growthorne 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 Bracknell Forest Borough 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 saved Bracknell Forest Borough Local Plan Policy E10.

# 5 Section Removed - Other Considerations

## 5.1 Settlement boundaries

Section 5 'Other Considerations' has been removed and replaced with Section ? 'Proposals map Changes' and Section ? 'Phasing, Delivery and Implementation'.

**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 Open Space of Public Value (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 Suitable Alternative Natural Green Space (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 14: 'Appendix to be removed - Housing sites settlement boundary changes proposals map extracts'. The following sites involve a proposed settlement boundary change:

- White Cairn, 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 a settlement, adjustments to the boundary are proposed if the boundary currently excludes the school buildings. The proposed amendments are shown on the Proposal Map extracts in Appendix 15: 'Appendix to be removed - Education sites settlement boundary changes proposals map extracts'. A change to the settlement boundary is proposed at the following school sites:

- 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 SPD on Limiting the Impact of Development (LID) (July 2007), 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) (November 2010). 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 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** The IDP will be a "live" document that will be periodically monitored and reviewed in consultation with relevant statutory agencies and delivery organisation. Information may be subject to change as new information emerges.

**5.3.9** Schedules of infrastructure requirements have been prepared individually for the proposed major extensions to settlements. Current policy outlines the infrastructure requirements for the smaller sites, of between 10-100 units, around the Borough (see LID SPD for further details). These are set out within the IDP and some of the main requirements are included in the policies relating to the proposed sites.

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

**5.3.11** 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.

**5.3.12** 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.

# 6 New Section - Proposals Map changes

## 6.1 Introduction

**6.1.1** The preparation of the Site Allocations DPD has included the addition, deletion and amendment of a number of policy boundaries on the Proposals Map. Not all of these boundaries relate to specific policies in this DPD some relate to policies in the Core Strategy and others to saved policies in the Local Plan. These changes are summarised below and listed in [Table 1](#). Upon adoption of the SADPD these changes will be incorporated into a revised Proposals Map.

## 6.2 Summary of changes

### Settlement Boundary Changes

**6.2.1** To support the policies in the Site Allocations DPD, a number of amendments have been made to the settlement boundaries. In particular, these include amendments to incorporate housing sites previously located on the edge of settlements (see Policy SA3). Additional amendments to the settlement boundaries include the incorporation of a number of school buildings that were previously not considered part of the settlement but which in reality relate well to the built up area.

### Urban Extensions

**6.2.2** To support the allocation of land for urban extensions, boundaries for sites have been added to the Proposals Maps for the following sites:

- Land at Broadmoor, Crowthorne (Policy SA 4)
- Land at Transport Research Laborartoty, Crowthorne (Policy SA 5)
- Land at Amen Corner North, Binfield (Policy SA 6)
- Land at Blue Mountain, Binfield (Policy SA 7)

**6.2.3** Due to lack of detail about the precise location of buildings, it has not been possible to define settlement boundaries for these sites at this stage. This will be done through a future Development Plan Document.

### Other Housing Sites

**6.2.4** To support the allocation of housing sites on the edge of settlements and within existing settlements, boundaries for sites have been added to the Proposals Map. This includes:

- Previously developed land and buildings in defined settlements (see Policy SA1),<sup>(46)</sup>
- Other land within defined settlements (see Policy SA2),
- Edge of settlement sites (see Policy SA 3).<sup>(47)</sup>

46 These changes include a number of amendments to the boundaries of defined employment areas

47 Theses changes include a number of amendments to the settlement boundary as a consequence of the allocations of edge of settlement housing sites.

## Employment Sites

**6.2.5** To support the delivery of housing and to reflect evidence of an over supply of offices, a number of changes have been made to the boundaries of defined employment areas and one identified major employment site (Crowthorne Business Estate) has been deleted. A new policy boundary is shown for the Royal Military Academy Sandhurst (to support Policy SA11).

## Retail Sites

**6.2.6** In order to reflect redevelopment proposals for Bracknell Town Centre appropriate changes have been made to the Bracknell Town Centre boundary. Amendments have also been made to some of the primary and secondary frontages. A new designation has been added for the Peel Centre which has been redefined in policy terms as an 'edge of centre location'. Some changes to the extent of the boundary of the centre at Crowthorne and retail frontage designations have been made as a part of this document, along with a number of amendments to the boundaries of smaller retail centres in the Borough. PPS 4 was published after the adoption of the Bracknell Forest Borough Local Plan and Core Strategy. The terminology used to describe centres is at variance to that used in relevant local policies. It is therefore proposed to amend the terms used to describe the size of centre in the retail hierarchy for consistency in approach. This means replacing the term Neighbourhood and Village Centre with Local Centre and Local Parades with Neighbourhood Centres. For the avoidance of doubt the changes made establish the relevant areas for the application of Core Strategy Policies CS3, CS21, CS22 and saved Bracknell Forest Borough Local Plan Policies E1, E7, E8, E9, E10 and E11. These changes are mapped in Appendix 9.

**6.2.7** An existing centre is de-designated at New Road Ascot as it has become too small to meet the criteria for designation.

## Open Space of Public Value

**6.2.8** Core Strategy Policy CS8 relates to recreation and culture and favours development that improves and maintains existing recreational facilities. Recreational facilities are defined in paragraph 99 of the Core Strategy and the definition includes Open Space of Public Value (OSPV) (both active and passive). Due to inconsistencies in the way in which this notation was shown on the Proposals Map the opportunity has been taken to remove this notation as part of the preparation of this Site Allocations DPD. However, the policy in the Core Strategy remains and will continue to apply to all sites that contain features specified in the OSPV definition within sub-section 1 of the Core Strategy paragraph 99.

## Conservation Areas

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines Conservation Areas as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Bracknell Forest has five Conservation Areas:

- Warfield
- Easthampstead
- Winkfield Village
- Winkfield Row
- Church Street, Crowthorne



The boundaries of the Conservation Areas have been added to the Proposals Map for completeness.

### Local Wildlife Sites (LWS)

In line with DEFRA <sup>(48)</sup> guidance, the Berkshire Nature Conservation Forum confirmed the change in name of Wildlife Heritage Sites to Local Wildlife Sites in February 2009. The definition of LWS remains the same. They are designated in recognition of their high nature conservation value in a regional or local context. LWSs are defined on the Proposals Map

**Table 3 Summary of changes to the Proposals Map: additions, amendments and deletions**

Location of change	Relevant Map Appendix within Draft Submission
<b>1a. Amendments to the settlement boundary of school sites</b>	
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	
<b>1b. &amp; 2a. Amendments to the settlement boundary as a consequence of the allocation of edge of settlement housing sites and addition of boundaries delineating allocated sites</b>	
White Cairns, Dukes Ride, Crowthorne (SHLAA ref 34)	
Land east of Murrell Hill Lane, South of Foxley Lane and north of September Cottage, Binfield (SHLAA ref 24)	
Land at junction of Forest Road and Foxley Lane, Binfield, (SHLAA ref 93)	
Dolyhir, Fern Bungalow and Palm Hills Estate, Bracknell (SHLAA ref 122 and 300)	
Land at Bog Lane, Bracknell - SHLAA ref 204	

48 Local Sites Guidance On Their Identification and management (DEFRA, 2006)

Location of change	Relevant Map Appendix within Draft Submission
<b>2b. Addition of boundaries delineating Previously Developed Land sites allocated for housing within defined settlements (Policy SA1)</b>	
Adastron House, Crowthorne Road, Bracknell-SLAA ref 15	
GarthHillSchool, Sandy Lane, Bracknell- SHLAA ref 46	
Land at BattleBridge House and Garage, Forest Road, Warfield -SHLAA ref 95	
Farley Hall, London Road, Binfield - SHLAA 123	
The Depot (Commercial Centre), Bracknell Lane West, Bracknell - SHLAA ref 215	
Albert Road Car Park, Bracknell - SHLAA ref 228	
The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne - SHLAA ref 286	
Land to the north of Eastern Road, Bracknell - SHLAA ref 308	
Land at Old Bracknell Lane West, Bracknell - SHLAA ref 230 & 317	
Chiltern House and the Redwood Building, Broad Lane - SHLAA ref 318	
Land at School Hill, Corwthorne -SHLAA ref 113	
<b>2c.Addition of boundaries delineating Greenfield sites allocated for housing within defined settlements (Policy SA2)</b>	
The Football Ground,Larges Lane, Bracknell - SHLAA ref 19	
Land at Cricket Field Grove, Crowthorne - SHLAA ref 76	
Land at School Hill, Crowthorne - SHLAA ref 113	
Land north of Cain Road, Binfield - SHLAA 194	
152 New Road, Ascot (Winkfield Parish) - SHLAA ref 284	

Location of change	Relevant Map Appendix within Draft Submission
Land north of Peacock Lane, Bracknell (Binfield Parish) - SHLAA ref 316	
Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield - SHLAA 107	
<b>3. Addition of boundaries marking the extent of land allocated as urban extensions</b>	
Land at Broadmoor, Crowthorne - SA4	Appendix 8
Land at Transport Research Laboratory, Crowthorne - SA5	
Amen Corner North, Binfield - SA6	
Land at Blue Mountain, Binfield - SA7	
Land at Amen Corner, Binfield - SA 8	
Land at Warfield - SA9	
<b>4. Defined Employment Area boundary changes</b>	
Old Bracknell Lane West (to take account of housing allocation - SHLAA ref 215 and removal of defined employment area designation from Old Bracknell Lane West)	
Eastern Industrial Area (to take account of housing allocations- SHLAA ref 308 & 318 and removal of defined employment designation from part of Eastern Industrial Area)	
Land north of Cain Road, Bracknell (to take account of housing allocation - SHLAA ref 194 and amendment of defined employment area designation)	
<b>5. Identified Major Employment site outside settlement changes</b>	
Crowthorne Business Estate - removal of designation as an 'Identified Major Employment site'	

Location of change	Relevant Map Appendix within Draft Submission	
<b>6. New designation</b>		
6. Royal Military Academy, Sandhurst (Policy SA11)		
<b>7. 8. &amp; 9 Town Centre retail boundary changes</b>		
7. Amendments to the boundary of Bracknell Town Centre and to primary and secondary frontages	Appendix 9	
8. Additional boundary for Peel Centre, Bracknell		
9. Amendments to Crowthorne Centre boundary and to primary and secondary frontages		
<b>10. Retail centre boundary changes</b>		
Amendments to Sandhurst Centre boundary		
Amendments to Binfield Centre boundary		
Amendments to Birch Hill Centre boundary		
Amendments to Great Hollands Centre boundary		
Amendments to Wildridings Centre boundary		
Amendments to College Town Centre boundary		
Amendments to Crowthorne Station Centre boundary		
Amendments to Easthampstead Centre boundary		
New Road, Ascot - removal of designation as a 'centre'		
<b>11. Addition of boundaries of Conservation Areas</b>		
Warfield		
Easthampstead		
Winkfield Village		
Winkfield Row		
Church Street, Crowthorne		

## Policy SA 13

### Proposals Map Changes

The following boundary changes are made to the Proposals Map:

1. amendments to the settlement boundary
2. addition of boundaries for allocated housing sites
3. addition of allocated urban extension sites
4. amendments to defined employment areas
5. amendments to identified major employment sites outside settlement boundaries
6. additional designation for Royal Military Academy, Sandhurst
7. amendments to the boundary of Bracknell Town Centre and to primary and secondary frontages
8. additional boundary for the Peel Centre
9. amendments to Crowthorne Centre boundary and to the primary and secondary frontages
10. amendments to the boundaries of local centres
11. deletion of the Open Space of Public Value notation

# 7 New Section - Delivery, phasing and implementation

**7.0.1** Previous sections of the Site Allocations DPD have set out under each policy how each one will be implemented. In general, for the delivery of allocated sites this is through engagement with developers and other stakeholders and through the determination of planning applications. The Council will proactively engage in pre-application discussions in relation to the sites identified in this document and will consider the need for any additional topic or site based supplementary guidance in addition to that which already exists or is in preparation.

## **Infrastructure Delivery**

**7.0.2** It is very important to the quality of life in the Borough that necessary services and facilities are provided with new development. A key element of the delivery of new development is the timely provision of associated infrastructure. There is a need to ensure that there is capacity across a wide range of infrastructure to accommodate the needs of a growing population. This document provides greatest guidance on mitigation for the smaller sites.

**7.0.3** Core Strategy Policy CS6 requires new development to contribute towards the infrastructure needed to support growth in the Borough and mitigate its impacts. One of the mechanisms for delivering this Policy is through an adopted SPD on Limiting the Impact of Development (LID) (July 2007), which is likely to be updated or replaced during the lifetime of the Site Allocations DPD. A definition of infrastructure for planning purposes is included within the Glossary. Infrastructure will be secured through the use of planning obligations and/or through the Community Infrastructure Levy (CIL). This is a tariff based system of developer contributions which will be used to deliver infrastructure required to support development in the Borough. The Council anticipates that preparation of a CIL Charging Schedule will start at the end of 2011 with adoption in the summer of 2013.

**7.0.4** The Site Allocations DPD is supported by an Infrastructure Delivery Plan (IDP) (November 2011) which identifies, as far as possible, the infrastructure needs associated with the development of major extensions to settlements allocated in this document. The IDP has been prepared in partnership with key infrastructure providers including for example the Highways Agency, Natural England and the utility companies. Schedules of infrastructure requirements have been prepared for each of the major extensions to settlements. Key elements of infrastructure are included within each of the relevant policies.

**7.0.5** The IDP is a 'living' document and will be kept up to date through ongoing discussions with infrastructure providers. An Infrastructure Reference Group has been established as a sub group of the Bracknell Forest Partnership (Local Strategic Partnership) to facilitate effective infrastructure planning in the Borough. A key part of infrastructure planning is to ensure that levels of infrastructure required from developers are set at a rate that makes it viable to develop and therefore ensures the delivery of development on a the site takes place. Whilst identifying infrastructure requirements at this early stage in the planning process should help to ensure that they are built into developers' plans and financial models, it may still be necessary to prioritise infrastructure requirements. It is anticipated that this would only be in exceptional circumstances and the Council would expect that any flexibility in provision would only be agreed following a thorough understanding of the viability of the development and the impact of any under-provision.

## **Housing Delivery**

**7.0.6** An important element of delivery is to ensure that there is a continuous supply of land available for housing. In identifying the likely phasing of sites (see supporting text to housing policies), 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 practicable in line with the Core Strategy. The rate of building will also be affected by market conditions and other external factors such as the number of developers involved in developing a site. Consideration has also been given to the need to include a rolling 5 year supply of deliverable sites and to ensure that all sites are developable.

**7.0.7** The broad 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 timing of delivery has been informed by discussions and information supplied by landowners/developers/infrastructure providers and the SHLAA. To help achieve the successful delivery of housing and associated infrastructure at the proposed timescales effective working partnerships will be put in place. These will require the involvement of developers, statutory bodies, Registered Providers and the Council.

## **Monitoring**

**7.0.8** In order to ensure that the policies in this document are effective in delivering the overarching long term vision for the Borough set out in the Core Strategy, and the objectives set out in this document (Section 1) and in the Core Strategy it is necessary to ensure that there is appropriate monitoring in place. Each year the Council produces an Annual Monitoring Report (AMR) which monitors the effectiveness of planning policies and whether they are meeting the Council's vision and objectives.

**7.0.9** The projected delivery of new houses and broad phases are set out in the Housing Trajectory and will be monitored each year, by gathering data on permissions granted, starts and completions, through the commitments exercise. Use will also be made of indicators as set out in the schedule below. Depending on the results of monitoring it may be necessary to adjust the phasing of sites. The Council is also committed to a review of the Core Strategy which will enable adjustments to be made to delivery to take place.

## **Monitoring Schedule**

**7.0.10** The primary focus of this Site Allocations DPD is to ensure that sufficient land is available in suitable locations to deliver Core Strategy objectives. The following schedule is structured around monitoring the delivery of Core Strategy Objectives A, E and G and relevant Site Allocations DPD sub objectives. Monitoring of other Core Strategy indicators will also continue through the AMR process and will also therefore contribute to the assessment as to whether the objectives are being met.

**7.0.11** Monitoring against this schedule will be reported in the AMR.

**Table 4**

<b>Core Strategy Objective A</b>	<b>To plan for a balance of housing and employment growth</b>		
<b>SADPD sub objective A(i)</b>	<b>To ensure an adequate supply of land to deliver the community's needs based on the Core Strategy Housing target.</b>		
<b>Core Strategy Indicators</b>	Delivery of this Objective will be monitored through the relevant Core Strategy Indicators for Core Strategy Objective A as set out in the adjacent column (AMR indicator references are used).		<p>Cor H1 &amp; H2 – Housing Trajectory</p> <p>Cor H3 – Previously Developed Land</p> <p>Loc H2a – Dwelling types/size</p> <p>Loc H2b Settlement boundaries</p> <p>Cor BD1 – Employment floorspace stock</p> <p>Cor BD3 – Employment Land Available</p> <p>Cor BD4 – Completed Floorspace</p>
	<b>Site</b>	<b>Indicators</b>	<b>Targets</b>
<b>Site Specific Indicators</b>	All Urban Extensions	SA1 - Housing delivery in line with individual phasing plans	Meet or fall within 10% of the annual completions projections
		Affordable Housing	Delivery in line with relevant policy at time of planning permission. Monitor through AMR/Core Strategy indicator Cor H5.
<b>Site Specific Indicators</b>	Land at Broadmoor Crowthorne	Provision of a small research park	Completion of development in line with agreed phasing plan and conditions of planning permission.



	Land at Transport Research Laboratory, Crowthorne	Provision of an Enterprise Centre	Completion of development in line with agreed phasing plan and conditions of planning permission.
	Land at Amen Corner (South), Binfield	Delivery of employment floorspace	Delivery in line with any agreed phasing plan and conditions of any planning permissions
<b>Core Strategy Objective E</b>	To promote a transport system which enables access to services, by a choice of transport modes.		
<b>SADPD Sub Objective E(i)</b>	To mitigate against the impacts of development on the operation of the Strategic Road Network (with particular emphasis on Junction 10 of the M4 and Junction 3 of the M3) and on local roads.		
	<b>Site</b>	<b>Indicator</b>	<b>Target</b>
<b>Site Specific Indicators</b>	All Urban Extensions	Junction / highway improvements	Junction improvements delivered in line with the Infrastructure Delivery Plan, the transport assessments and modelling submitted with planning applications and with the requirements of any planning permission.
<b>Core Strategy Objective G</b>	To support and facilitate essential community facilities and infrastructure in accessible locations.		
<b>SADPD Sub Objective G(i)</b>	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.		
	<b>Site</b>	<b>Indicator</b>	<b>Target</b>
Site Specific Indicators	All Urban Extensions	Delivery of social, community and green Infrastructure	Delivery in line with the agreed Infrastructure Delivery Plan and details in planning permissions.

# New section - Glossary and Abbreviations

This is a new section, replacing and updating the previous glossary and abbreviations sections.

**Table 5**

Term	Acronym	Definition
Affordable Housing		Includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Ancient Woodland		An area which has been wooded continuously since at least 1600AD.
Annual Monitoring Report	AMR	A report which the Council produces to assess its progress in preparing the Local Development Framework (LDF) and to monitor how effectively policies within the LDF are being implemented.
Areas of Special Landscape Importance	ASLI	Parts of the countryside which display special landscape characteristics of importance within the Borough. These areas are defined on the Proposals Map.
BracknellForest Borough Local Plan	BFBLP	The type of planning policy document which was formerly produced by the Council to guide development in the Borough (now being replaced by documents in the LDF). Policies in the Local Plan which have been 'saved' pending adoption of documents in the LDF still form part of the Development Plan for the Borough.
Community Infrastructure Levy	CIL	A tariff based system of developer contributions which will be used to deliver infrastructure required to support development in the Borough.
Conservation Area		Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment. These areas are defined on the Proposals Map.
Core Strategy Development Plan Document	CS DPD	An overarching, strategic document which sets out the Council's long-term vision for the Borough and the strategy which will be applied in promoting and managing development in Bracknell Forest until 2026.

Term	Acronym	Definition
Defined Employment Area		Distinct areas within settlements where there is a concentration of employment. Development for employment generating uses (which in terms of the Core Strategy is business, industrial, distribution and storage uses) is directed to these areas and Bracknell Town Centre. These areas are defined on the Proposals Map.
Defined Settlement		Existing built up areas (town and villages). These areas are defined on the Proposals Map.
Deliverable Sites		Those sites which are: <ul style="list-style-type: none"> <li>• Available – site is available now</li> <li>• Suitable – site offers a suitable location for development and contributes to the creation of sustainable, mixed communities</li> <li>• Achievable – there is reasonable prospect that housing will be delivered on the site.</li> </ul>
Developable sites		Those sites which are in a suitable location for housing development and which have a reasonable prospect of being available for, and could be developed at the point envisaged.
Development Plan		<p>The development plan for the Borough currently consists of the South East Plan, the saved policies in the Bracknell Forest Borough Local Plan and the Core Strategy. Once adopted, the development plan will include the SADPD. The South East Plan will no longer form part of the development plan following enactment of the Localism Bill.</p> <p>The determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.</p>
Development Plan Document	DPD	A type of planning document that forms part of the LDF and contains planning policies to be used when the Council determines planning applications. It is subject to Examination by an independent Inspector and, once adopted, forms part of the Development Plan for the Borough.
Draft National Planning Policy Framework	NPPF	One of the Coalition Government's proposals for reforms of the planning system, is to make national planning policy less complex and more

Term	Acronym	Definition
		accessible, and to promote sustainable growth. The draft NPPF is a single document that sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development. The draft NPPF prioritises the role of planning in supporting economic growth.
Dwellings per hectare	DPH	A measure of the number of dwellings which can be accommodated on a hectare of land (a hectare of land can be thought of as a square measuring 100m x 100m).
Edge of centre retail sites		Defined as being within 300m walking distance of a town centre boundary.
Employment Land Review	ELR	A quantitative and qualitative review of the existing employment land supply in the Borough. It also provides an assessment of the future demand for employment (types and locations) within the Borough.
Employment Uses		Business, Industrial, Distribution and Storage (BIDS) uses.
Feature Square		An open area, generally surrounded by buildings, which is landscaped (may be soft and/or hard landscaping) and serves as a focal point for an area or neighbourhood.
Flood Risk Assessment	FRA	An assessment which sets out how flood risk from all sources of flooding to the development itself and flood risk to others will be managed.
Gateway Feature		A visually prominent building or feature (such as a significant tree), which serves to highlight and identify the entrance point to an area or neighbourhood.
Green Infrastructure	GI	This is the creation, management and protection of green spaces in built and urban environments which includes, but is not limited to, parks and gardens, natural and semi-natural urban green spaces, green corridors which link spaces and outdoor sports facilities. The primary function of GI is to conserve and enhance biodiversity, and support healthy living by increasing outdoor recreational opportunities. GI also has an

Term	Acronym	Definition
		important role to play as one of many tools that can be used to offset the effects of climate change and reduce flood risk.
Green Route/Green Corridor		A street or path (which may include a cycleway or bridleway) which is lined with trees and other vegetation.
Greenfield land		Land which does not meet the definition of 'previously developed land' (PDL, or 'brownfield'). It is usually land that is currently undeveloped
Habitat Regulations Assessment	HRA	An assessment, required under the Habitats Directive, if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.
Historic Park and Garden		A park or garden identified as having special historic character, and as such protected from inappropriate development by planning policies. Sites within the Borough includes: Ascot Place, Winkfield; Moor Close (Newbold College), Binfield; South Hill Park, Bracknell; and Broadmoor Hospital Crowthorne.
Housing Commitment		<p>Land which is some way committed for housing development.</p> <p>Hard Commitment - a site which has planning permission for 1 or more dwelling.</p> <p>Soft Commitment - land which has no formal planning permission, but which has been identified in principle as suitable for housing.</p>
Infrastructure		<p>For planning purposes, infrastructure is taken to include the following:</p> <p>Transport, open space and outdoor recreation, Suitable Alternative Natural Greenspace (SANG), Education, built sports facilities, library facilities, community facilities including places of worship, youth facilities and Children's Centres, health and social services, affordable housing, provision of adequate drainage and run-off control, utilities infrastructure.</p>

Term	Acronym	Definition
Infrastructure Delivery Plan	IDP	Identifies, as far as possible, the infrastructure needs (e.g. provision for new open space, road/junction improvements, schools and other community uses) associated with the development of sites allocated in the SADPD. It is compiled following engagement with infrastructure providers and partner organisations.
Landmark Building		A building of greater scale or visual prominence than surrounding buildings, which serves as a marker of a junction or corner, to help people find their way around and help create distinctive and memorable places and routes.
Limiting the Impact of Development Supplementary Planning Document	LID	The LID SPD sets out how the Borough will ensure speed, transparency and consistency in the implementation of Local Plan policies through the negotiation of planning obligations. It provides guidance on the infrastructure and/or financial contributions towards the provision of infrastructure that the Council will expect from different types and scales of development.
Listed Building		Buildings which are identified as having special architectural or historic importance and so are protected from demolition or inappropriate alteration or development by legislation and by planning policies. Protection also applies certain other structures within the cartilage of Listed Buildings.
Local Development Framework	LDF	The collection of documents produced by a Council to guide development and the use of land in the Borough. The LDF is made up of Development Plan Documents (DPDs) which contain the main policies and Supplementary Planning Documents (SPDs) containing supplementary guidance on implementation of the policies. The LDF also comprises the Proposals Map, plus other documents such as the Local Development Scheme, Annual Monitoring Report (AMR) and the Statement of Community Involvement (SCI).
Local Development Scheme	LDS	Document which sets out the Council's three year programme for producing Local Development Framework documents.

Term	Acronym	Definition
Local Strategic Partnership	LSP	Group of representatives from agencies that deliver public services, community and voluntary organisations and businesses in BracknellForest. They produce the Sustainable Community Strategy.
Local Transport Plan	LTP	A five year strategy for the development of local, integrated transport supported by a programme of transport improvements. The plan is used to bid to central Government for funding for transport initiatives.
Local Wildlife Site (Wildlife Heritage Site)	LWS	Areas identified as having a nature conservation interest. These areas are defined on the Proposals Map.
Localism Bill		The Localism Bill is proposed legislation covering a wide range of local government and other matters. The principle of localism is that power and resources should be transferred from central government to the local level. It is based on the principle that decisions should be taken as closely as possible to the people they affect. The Localism Bill will be the mechanism by which Regional Strategies will be abolished.
Major Employment Site		These are major employment areas located outside of the defined settlement. These areas are defined on the Proposals Map.
Neighbourhood Centre		Small parades of shops of purely neighbourhood significance.
Open Space of Public Value	OSPV	Comprises active (e.g. sports pitches, play areas etc) and passive (e.g. natural and semi-natural space, green corridors, country parks etc) open space.
Planning Obligation		A legal undertaking to ensure that the things needed to make a development acceptable in planning terms are provided. Developers may enter into obligations to secure the provision of measures and local facilities that are reasonably related and needed to serve the development and which will make it more sustainable.

Term	Acronym	Definition
Planning Policy Guidance Note / Planning Policy Statement	PPG / PPS	<p>These are documents produced by the Government to provide guidance to Local Planning Authorities on the Planning System. The content of PPGs and PPSs must be taken into account by Local Authorities when preparing their LDF, and the guidance they contain may also be relevant to decisions on individual planning applications/appeals.</p> <p>Central Government intends to amalgamate existing PPGs and PPSs into a single, more streamlined 'National Planning Policy Framework'.</p>
Previously Developed Land	PDL	<p>Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (excludes mineral workings, agriculture and forestry buildings or other temporary structures, and land that was PDL but where the remains of permanent structures have blended into the landscape in the process of time). The definition no longer includes private residential gardens. Also referred to as 'brownfield' land.</p>
Primary and Secondary Frontages		<p>Primary frontages are likely to include a high proportion of retail uses. Secondary frontages provide greater opportunities for a diversity of uses. These areas are defined on the Proposals Map.</p>
Primary Shopping Area		<p>Defined area where retail development is concentrated. It generally comprises the primary shopping frontage (and those secondary frontages which are contiguous and closely related to the primary shopping frontage). These areas are defined on the Proposals Map.</p>
Proposals Map		<p>A map forming part of the LDF which identifies the location and extent of policies and proposals that are set out in the Development Plan.</p>
Site Allocations Development Plan Document	SA DPD	<p>This document delivers the vision and objectives of the Core Strategy, by identifying sites for future housing development in the Borough; ensuring that appropriate infrastructure is identified alongside new development; and,</p>



Term	Acronym	Definition
		revises the boundaries of certain designations shown on the Proposals Map e.g. defined employment areas. Once adopted it will form part of the LDF.
Sites of Special Scientific Interest	SSSI	Areas of special interest by reason of their flora, fauna, geological or physiological features. They are protected under the Wildlife and Countryside Act. These areas are defined on the Proposals Map.
Soundness		<p>A local development document has to meet the tests of soundness in an examination before it is finally approved. The current definition in PPS12 (Local Spatial Planning) is:</p> <ul style="list-style-type: none"> <li>• Justified - a document must be founded on a credible evidence base and be the most appropriate strategy when considered against reasonable alternatives</li> <li>• Effective - a document must be deliverable, flexible and able to be monitored.</li> </ul> <p>The Draft NPPF contains the following definition of soundness, which is a material consideration. Plans should be:</p> <ul style="list-style-type: none"> <li>• Positively prepared– the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is practical to do so, consistently with the presumption in favour of sustainable development</li> <li>• Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence base</li> <li>• Effective – the plan should be deliverable over its period</li> <li>• Consistent with national policy</li> </ul>
South East Plan	SEP	The SEP sets out the regional planning policies for the south east. It was approved in 2009 and sets out the vision for planning for the region up to 2026. Whilst this document currently forms part of the development plan, the Government has clearly stated its intentions to revoke

Term	Acronym	Definition
		Regional Spatial Strategies (RSSs) in the Localism Bill. This Bill is currently progressing through the Parliament and it is likely that the South East Plan will no longer be part of the development plan before the SADPD is adopted.
Stakeholder		In this context, an organisation or individual with an interest in local planning matters.
Statement of Community Involvement	SCI	Document which forms part of the Local Development Framework, and sets out how BracknellForest will engage with people in preparing Development Plan Documents and Supplementary Planning Documents in the LDF. It was adopted in 2006.
Strategic Access, Management and Monitoring	SAMM	This is a project overseen by Natural England and Hampshire County Council to implement standard messages and additional wardening and education across the Thames Basin Heaths SPA.
Strategic Environmental Assessment	SEA	An internationally-used term to describe high-level environmental assessment as applied to policies, plans and programmes. SEA is a requirement of European law, and considers the impact of proposed plans and policies on the environment. SEA is often undertaken in conjunction with a Sustainability Appraisal.
Strategic HousingLand Availability Assessment	SHLAA	Identifies sites that have been submitted to the Council by landowners and organisations, for consideration of their development potential. It identifies sites with potential for housing and assesses their potential and when they are likely to be developed.. The SHLAA looks at whether the sites are deliverable (i.e. available, suitable for development, and likely to come forward in a reasonable timescale) and developable. However, the SHLAA does not allocate sites for development; rather it informs the preparation of the documents that do (i.e.SADPD).
Strategic Road Network	SRN	Includes most motorways and some major “A” classified roads.
Suitable Alternative Natural Green Space	SANG	Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to divert dogwalkers and others from

Term	Acronym	Definition
		the SPA. It is provided by residential developments lying within a certain distance from the SPA to avoid those developments creating additional recreational pressure on it.
Supplementary Planning Document	SPD	A type of planning document that provides support, and additional detail on policies contained within Development Plan Documents (DPDs). SPDs are a material consideration but hold less weight than a DPD.
Sustainability Appraisal	SA	Examines the impact of proposed plans and policies on economic, social and environmental factors, and ensures that these issues are taken into account at every stage so that sustainable development is delivered on the ground. It also appraises the different options that are put forward in the development of policies and the identification of allocation sites. Each DPD that the Council produces is accompanied by its own SA, which also incorporates the requirement of SEA.
Sustainable Community Strategy	SCS	Sets out a vision for the Borough, which is prepared by the Local Strategic Partnership (a group of organisations that deliver public services in Bracknell Forest (the LSP).
Sustainable Drainage Systems	SuDS	Sustainable approaches to surface water drainage management including: source control measures including: <ul style="list-style-type: none"> <li>• rainwater recycling and drainage;</li> <li>• infiltration devices to allow water to soak into the ground;</li> <li>• filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns;</li> <li>• filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed; and,</li> <li>• basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.</li> </ul>
Thames Basin Heaths Special Protection Area	TBH SPA	A nature conservation area comprising a group of heathland sites designated for its bird interest under a European Wildlife Directive (and subject

Term	Acronym	Definition
		to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.
Tree Preservation Order	TPO	Trees which are protected under the Town & Country Planning. A TPO makes it an offence to wilfully damage or destroy a protected tree.
Town Centre		Defined area, including the primary shopping centre area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area. These areas are defined on the Proposals Map.

# To be deleted - Glossary

This section is to be replaced by an updated and combined glossary and abbreviations section

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

~~Annual Monitoring Report – annual report submitted to government on the progress of preparing the Local Development Framework and the effectiveness of policies and proposals.~~

~~Air Quality Management Area – is an area where the National Air Quality Objectives have been or are expected to be exceeded. Necessary steps will be identified through an action plan to reduce the pollution in these areas wherever possible. As air quality improves the AQMA may be reduced in size or removed completely.~~

~~Brownfield land (or previously developed land, PDL) – land which has been previously developed, excluding mineral workings, agricultural and forestry buildings or other temporary uses. The definition no longer includes private residential gardens.~~

~~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 – the site is available now~~
- ~~• Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities~~
- ~~• Achievable – there is reasonable protect that housing will be delivered on the site~~

~~Developable Sites – those which are in a suitable location for housing development and which have a reasonable prospect of being available for, and could be developed at the point envisaged.~~

~~Development Plan – the statutory Development Plan consists of Adopted DPDs, saved policies and old style plans that have not lapsed.~~

~~Development Plan Documents (DPD) – spatial planning documents that are subject to independent examination will form part of the development plan for the Borough.~~

~~Edge of Centre Retail Sites – defined as being within 300m walking distance of a town centre boundary.~~

**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 College) 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** – a non-statutory term used to collectively describe the Local Development Documents that together guide development and the 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).

**Neighbourhood Centre** - These are retail provision (Shops) that solely serve the residents of the development. They are purely of neighbourhood significance and are not considered as a centre by Planning Policy Statement 4.

**Open Space of Public Value** - comprises of active and passive open space which includes children's play areas and country parks.

**Planning Policy Statements** – national planning policy produced by the Government.

**Previously Developed Land** - see 'brownfield land' above.

**Proposals Map** – 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** – 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** – 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— 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— a sequence of management practices and control structures designed to drain surface water in a sustainable manner.~~

# To be deleted - Abbreviations

**This section is to be replaced by an updated and combined glossary and abbreviations section**

~~AMR - Annual Monitoring Report~~

~~AQMA - Air Quality Management Area~~

~~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~~

~~LID - Limiting the Impact of Development~~

~~LTP - Local Transport Plan~~

~~OSPV - Open Space of Public Value~~

~~PPS - Planning Policy Statement~~

~~PDL - Previously Developed Land~~

~~SA / SEA - Sustainability Appraisal / Strategic Environmental Assessment~~

~~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

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# Appendices

# 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 6 Site Allocation DPD Stages**

Document/Action	Provisional Timescale as at October 2010	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 <b>design</b> workshops focusing on specific broad areas.	May 2010	Further refinement following outcome of workshops
Consultation on Preferred Options	November - December 2010 ( <b>extended to 17 January 2011</b> )	Draft Sustainability Appraisal Report
Publication of Draft Submission	July 2011/January 2012	
Public Participation on <b>legal compliance and 'soundness of Draft Submission DPD</b>	July - August 2011/ <b>January - February 2012</b>	Sustainability Appraisal Report
Submission of final version of SADPD and Sustainability Appraisal Report to Government	<b>November 2011/June 2012</b>	

Examination	TBCOctober 2012	N/A
Adoption and publication of the SADPD	TBCMarch 2013	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 **the above table** '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 **Issues and Options**February consultation. The Council has **re-appraised** the sites being considered to inform the selection of sites for development. This work is set out in the **Draft Submission**Preferred Options Background Paper which accompanies this consultation.

# Appendix 2: Appendix to be removed - Housing

Text to be removed as included in Background Paper and updated housing chapter of SADPD. This appendix will include an updated housing trajectory.

## 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 SADPD Preferred Option Background Paper, which is a supporting document to this consultation.

### 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 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 Figure 3 'Land supply Data 2006 - 2026 (1)' 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 defined 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 Assessment Supplementary Planning Document (March 2010).

### **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 9: 'Superseded 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 14: 'Appendix to be removed - 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 7 Site Contributions**

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

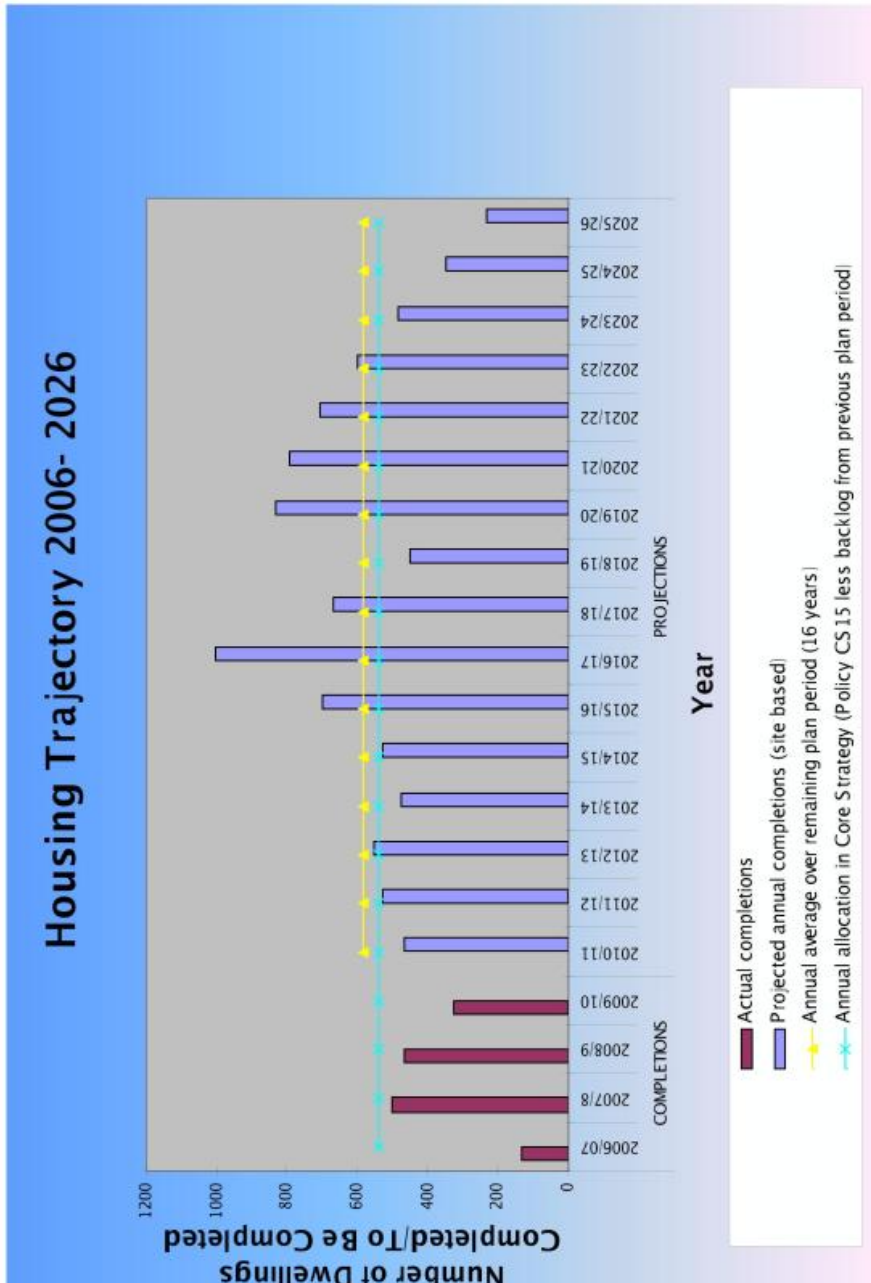


Figure 2 Housing Trajectory Site Breakdown 2006 - 2026

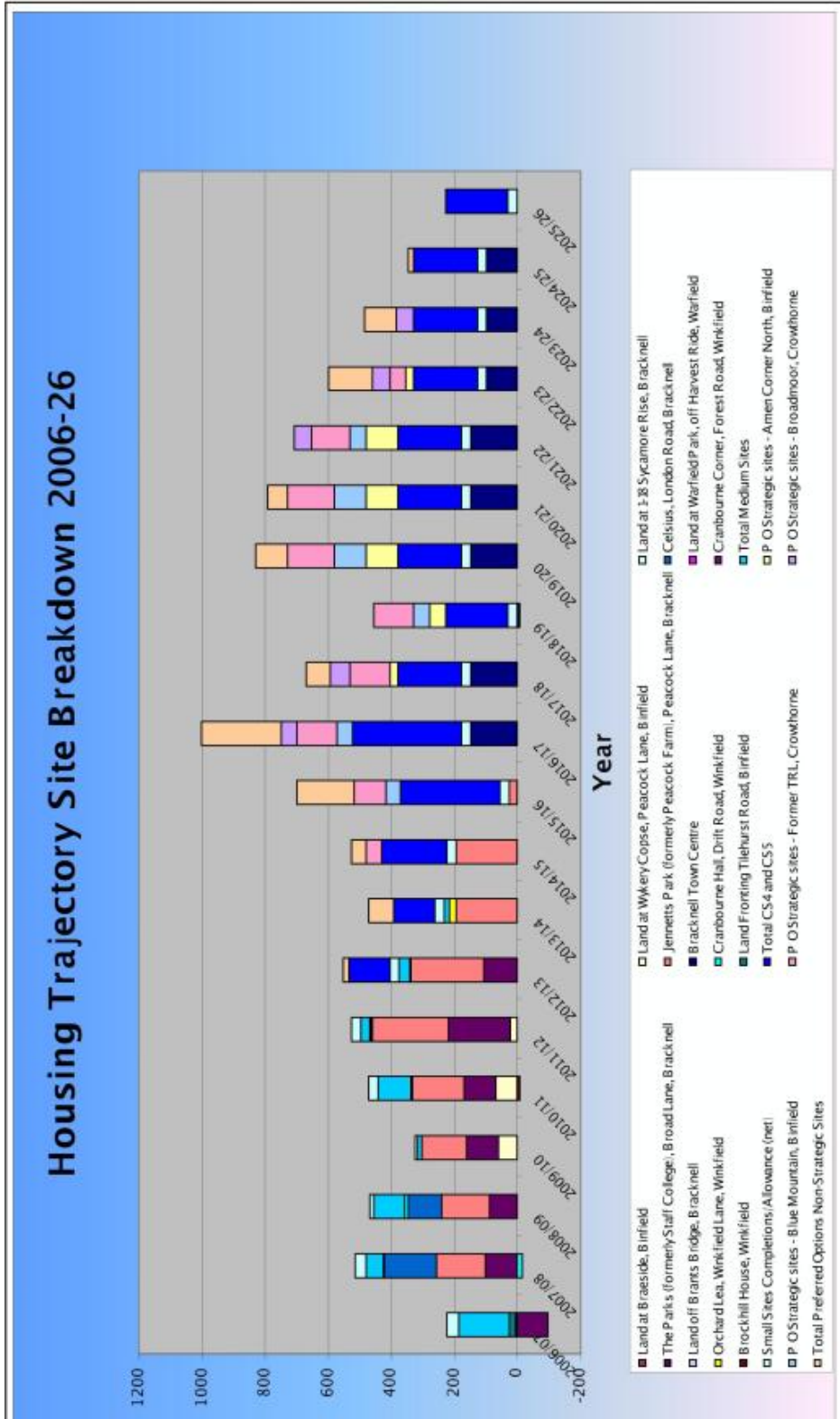




Figure 4 Land supply Data 2006 - 2026 (2)

Site	Actual Net Completions										Projected Net Completions															
	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	Total Net					
<b>Medium Sites</b>																										
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	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	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	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	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	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	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	0	0				
Land at 127a, 129 and 131 Fernbank Road, Winkfield	0	0	0	0	-3	0	17	0	0	0	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	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	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	0	0				

Figure 5 Land supply Data 2006 - 2026 (3)

Site	Actual Net Completions										Projected Net Completions															
	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	Total Net					
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				
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				
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				
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				
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				
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				
Marrigolds 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				
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				
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				
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				
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				
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				
Reeds Hill Farm, Bracknell	0	0	0	0	3	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
<b>Total Medium Sites</b>	<b>159</b>	<b>53</b>	<b>95</b>	<b>12</b>	<b>103</b>	<b>29</b>	<b>33</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>501</b>				



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	
<b>Small Sites</b>																					
Completions/Allowance (net)	39	35	13	8	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	575
<b>Core Strategy Policies CS4 and CS5</b>																					
Warfield																					
Amen Corner, Binfield																					
<b>Total CS4 and CS5</b>	0	0	0	0	0	130	130	130	205	315	345	200	200	200	200	200	200	200	200	200	2925
<b>Preferred Option sites</b>																					
<b>Strategic sites</b>																					
P O Strategic sites - Amen Corner North, Binfield																					
P O Strategic sites - Blue Mountain, Binfield																					
P O Strategic sites - Former TRL, Crowthorne																					
P O Strategic sites - Broadmoor, Crowthorne																					
<b>Edge of settlement</b>																					
Palm Hills, Dolyhir & Fern Bungalow, London Rd, Winkfield																					
Land E of Murrell Hill Lane, S of Foxley Lane & N of September Cottage, Binfield																					
Land at junc of Forest Road & Foxley Lane, Binfield																					
White Cairns, Dukes Ride, Crowthorne																					

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									45	55											
Sandbanks, Longhill Road, Winkfield							11														
Land N of Cain Road, Binfield									30	45											
Land at 152 New Road, Winkfield						12															
Land N of Eastern Rd, Bracknell															100	100	16				
<b>Total Preferred Options Sites</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>80</b>	<b>100</b>	<b>329</b>	<b>478</b>	<b>290</b>	<b>225</b>	<b>450</b>	<b>412</b>	<b>329</b>	<b>270</b>	<b>154</b>	<b>16</b>	<b>0</b>	<b>3153</b>	
<b>GRAND TOTAL - Completions, Large and Medium Site Projections, Small Sites Allowance, Policy CS4 and CS5 Sites &amp; Preferred Options Surplus/Shortfall for Plan period</b>	<b>131</b>	<b>501</b>	<b>467</b>	<b>325</b>	<b>528</b>	<b>554</b>	<b>474</b>	<b>529</b>	<b>699</b>	<b>1003</b>	<b>670</b>	<b>448</b>	<b>830</b>	<b>792</b>	<b>709</b>	<b>600</b>	<b>484</b>	<b>346</b>	<b>230</b>	<b>10787</b>	
	<b>-408</b>	<b>-38</b>	<b>-72</b>	<b>-214</b>	<b>-11</b>	<b>15</b>	<b>-65</b>	<b>-10</b>	<b>160</b>	<b>464</b>	<b>131</b>	<b>-91</b>	<b>291</b>	<b>253</b>	<b>170</b>	<b>61</b>	<b>-55</b>	<b>-193</b>	<b>-309</b>	<b>7</b>	

# Appendix 3: New Appendix - Housing Trajectory

Figure 9 Housing Trajectory 2006-2026

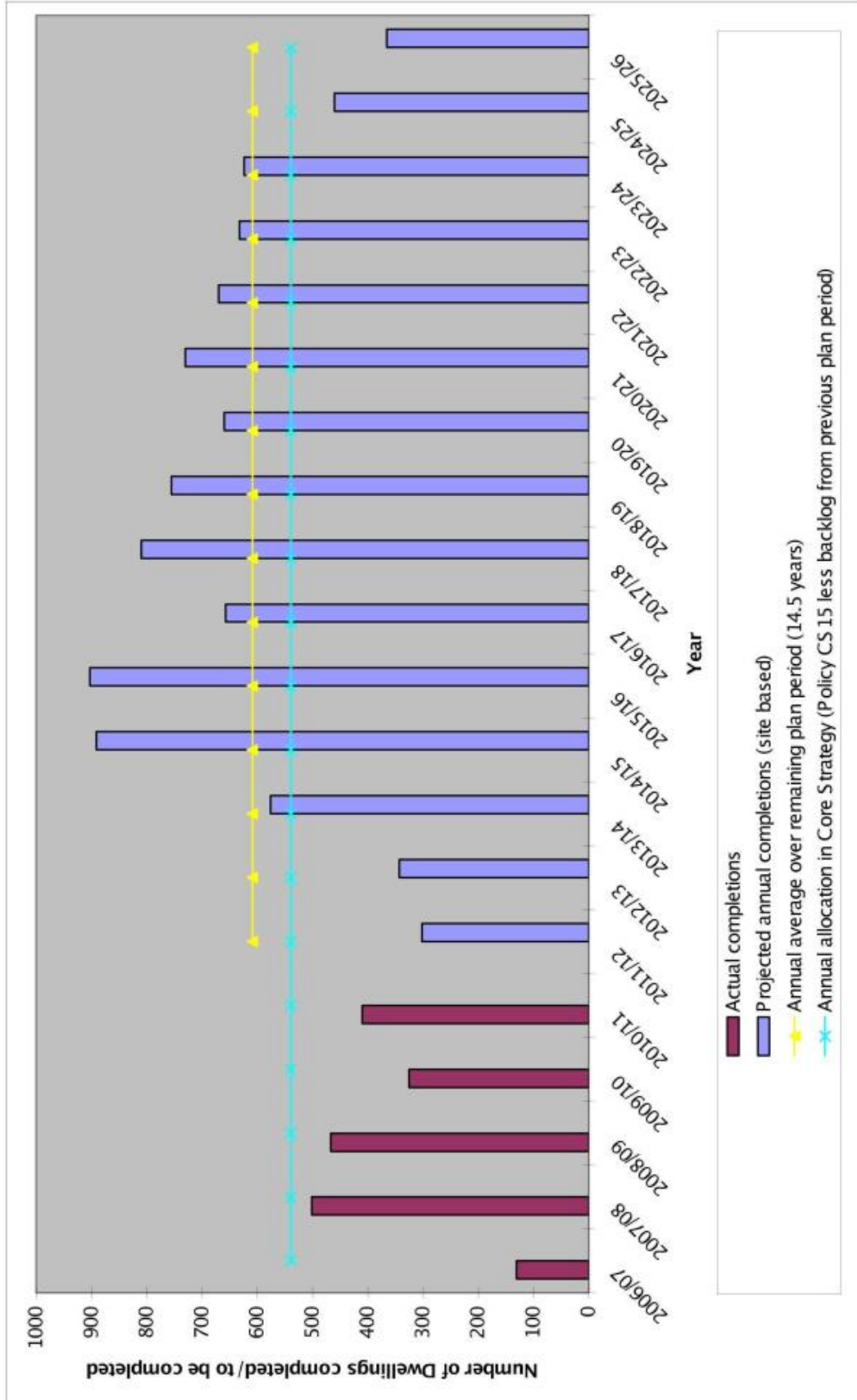


Figure 10 Housing Trajectory Site Breakdown 2006-2026

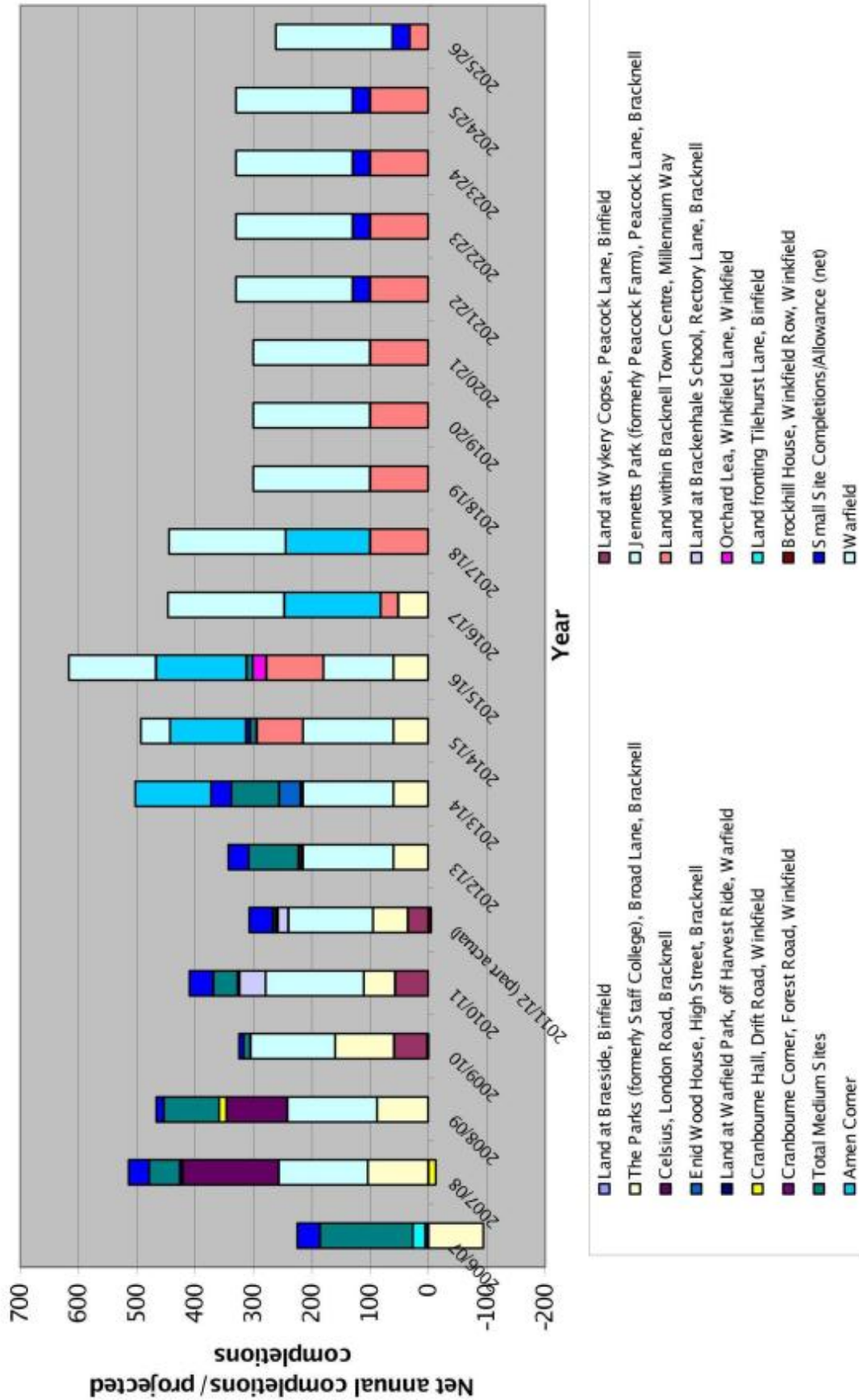


Figure 11 Land Supply Data 2006-2026 (1)

Site	Actual Net Completions					Projected Net Completions											Total Net								
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2011/ 12 (Mar 12)	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2015/ 16 (Sept 17)	2016/ 17	2016/ 17 (Mar 18)	2017/ 18	2018/ 19		2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	
<b>Large Sites</b>																									
Land at Braeside, Binfield	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Land at Wykery Copse, Peacock Lane, Binfield	0	0	0	57	29	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	149
The Parks (formerly Staff College), Broad Lane, Bracknell	-94	104	88	101	54	10	50	60	60	60	60	26	26	0	0	0	0	0	0	0	0	0	0	0	605
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	0	153	154	145	168	46	99	155	155	155	120	0	0	0	0	0	0	0	0	0	0	0	0	0	1350
Geisius, London Road, Bracknell	0	164	104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	268
Bracknell Town Centre	0	0	0	0	0	0	0	0	4	79	98	15	15	100	100	100	100	100	100	100	100	100	100	100	1043
Enid Wood House, High Street, Bracknell	0	0	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37
Land at Brackenthale School, Rectory Lane, Bracknell	0	0	0	0	45	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63
Land at Warfield Park, off Harvest Ride, Warfield	6	5	0	0	3	1	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
Orchard Lea, Winkfield Lane, Winkfield	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	23
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	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	0	0	0	0	21
Cranbourne Corner, Forest Road, Winkfield	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Brockhill House, Winkfield	0	0	0	0	0	0	-5	5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<b>Total Large Sites</b>	<b>-67</b>	<b>413</b>	<b>359</b>	<b>305</b>	<b>327</b>	<b>104</b>	<b>153</b>	<b>223</b>	<b>256</b>	<b>295</b>	<b>301</b>	<b>41</b>	<b>41</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>32</b>	<b>3583</b>

Figure 12 Land Supply Data 2006-2026 (2)

Site	Actual Net Completions						Projected Net Completions																	
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2011/ 12 (Mar 12)	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17 (Sept 16)	2016/ 17 (Mar 17)	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Total Net	
<b>Medium Sites</b>																								
Land at Bay Drive, Bracknell	0	0	0	0	0	-3	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37
Auto Cross, London Road, Binfield	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21
Byways, Crowthorne Road, Bracknell	0	-1	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
The Hollies, Milestone, Burnside, London Road, Bracknell	0	0	-4	0	0	0	0	4	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
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	0	0	0	15
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	0	0	0	22
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	0	0	0	17
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	0	0	0	24
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	0	0	0	68
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	0	0	0	13
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	26
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	26
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	14

Figure 13 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	2011/ 12 (Mar 12)	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17 (Sept 17)	2016/ 17 (Mar 17)	2017/ 18	2018/ 19	2019/ 20	2020/ 21		2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	
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	31
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	16
Land 7/0 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	4
Mangolds 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	19
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	9
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	16
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	15
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	7
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	24
Reeds Hill Farm, Bracknell	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
HFC Bank, North Street, Winkfield	0	0	0	0	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	22
The Old Manor Car Park, The Ring, Bracknell	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Peacock Bungalow, Peacock Lane, Binfield	0	0	0	0	0	0	0	15	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32
Land at 127A - 131 Fernbank Road, Winkfield	0	0	0	0	0	0	-3	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Guilgate House, 176-184 High Street, Crowthorne	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
<b>Total Medium Sites</b>	<b>159</b>	<b>53</b>	<b>95</b>	<b>12</b>	<b>42</b>	<b>-3</b>	<b>8</b>	<b>85</b>	<b>82</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>555</b>



Figure 14 Land Supply Data 2006-2026 (4)

Site	Actual Net Completions							Projected Net Completions															
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12 (Sept 11)	2011/ 12 (Mar 12)	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17 (Sept 16)	2016/ 17 (Mar 17)	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Total Net
<b>Small Sites Completions/Allowance (net)</b>	39	35	13	8	41	18	22	35	35	7	0	0	0	0	0	0	0	30	30	30	30	30	403
<b>Core Strategy Policies CS4 and CS5</b>																							
Amen Corner, Binfield	0	0	0	0	0	0	0	0	0	50	100	50	50	100	100	100	75	0	0	0	0	0	725
Warfield	0	0	0	0	0	0	0	0	0	50	150	100	100	200	200	200	200	200	200	200	200	200	2200
<b>Total CS4 and CS5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>250</b>	<b>150</b>	<b>150</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>275</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>2925</b>
<b>Site Allocations/ Draft Submission Sites</b>																							
<b>PDL within settlements (SA1)</b>																							
Adastron House, Crowthorne Road, Bracknell	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18
Garth Hill School, Sandy Lane, Bracknell	0	0	0	0	0	0	0	0	50	0	0	0	0	50	0	0	0	0	0	0	0	0	100
Land at Battle Bridge House, Warfield House, and garage, Forest Road, Warfield	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Farley Hall, London Road Binfield	0	0	0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0	0	0	65
Commercial Centre Bracknell Lane West, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	55	0	0	0	0	0	115
Albert Rd Car Park, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	40
The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Land N of Eastern Rd, Bracknell	0	0	0	0	0	0	0	0	0	50	50	25	25	50	0	0	50	50	25	0	0	0	325

Figure 15 Land Supply Data 2006-2026 (5)

Site	Actual Net Completions					Projected Net Completions											Total 2025 26 Net								
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2011/ 12	(Sept 11)	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2016/ 17	(Mar 17)	2017/ 18		2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
Old Bracknell Lane West, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	53	203
Chiltern House and the Redwood Building, Broad Lane, Bracknell	0	0	0	0	0	0	0	0	0	30	41	0	0	0	0	0	0	0	0	0	0	0	0	0	71
Land at School Hill, Crowthorne	0	0	0	0	0	0	0	0	0	6	14	0	0	0	0	0	0	0	0	0	0	0	0	0	20
<b>Other land within settlements (SA2)</b>																									
The Football Ground, Larges Lane, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	52	0	0	102	
Land at Cricket Field Grove, Crowthorne	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	45	0	0	0	0	0	0	0	0	145
Land N of Cain Road, Binfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	45	0	0	75
Land at 152 New Road, Winkfield	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Popeswood Garage, Hilcrest and Sundial Cottage, London Road, Binfield	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Land N of Peacock Lane, Binfield	0	0	0	0	0	0	0	0	60	87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	147
<b>Edge of settlement sites (SA3)</b>																									0
White Cairns. Dukes Ride, Crowthorne	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Land E of Murrell Hill Lane, S of Foxley Lane & N of September Cottage, Binfield	0	0	0	0	0	0	0	0	30	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67
Land at junct of Forest Road & Foxley Lane, Binfield	0	0	0	0	0	0	0	0	11	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Rd, Winkfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	29	0	0	49
Bog Lane, Winkfield	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	40

Figure 16 Land Supply Data 2006-2026 (6)

Site	Actual Net Completions							Projected Net Completions																
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2011/ 12 (Sept 11)	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17 (Sept 16)	2016/ 17 (Mar 17)	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Total Net	
Strategic Sites (SA4- SA7)																								
Broadmoor, Crowthorne (SA4)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	10	50	55	55	50	270	
Former TRL, Crowthorne (SA5)	0	0	0	0	0	0	0	0	100	150	75	75	160	160	160	120	0	0	0	0	0	0	1000	
Amen Corner North, Binfield (SA6)	0	0	0	0	0	0	0	0	0	0	12	13	50	50	50	50	50	50	50	50	25	0	400	
Blue Mountain, Binfield (SA7)	0	0	0	0	0	0	0	0	50	50	25	25	50	50	50	50	50	50	0	0	0	0	400	
<b>Total Draft Submission Sites</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>203</b>	<b>478</b>	<b>341</b>	<b>137</b>	<b>138</b>	<b>410</b>	<b>355</b>	<b>330</b>	<b>265</b>	<b>302</b>	<b>294</b>	<b>130</b>	<b>103</b>	<b>3153</b>		
<b>GRAND TOTAL - Completions, Large and Medium Site Projections, Small Sites Allowance, Policy CS4 and CS 5 Sites &amp; Draft Submission Sites</b>	<b>131</b>	<b>501</b>	<b>467</b>	<b>325</b>	<b>410</b>	<b>183</b>	<b>119</b>	<b>343</b>	<b>576</b>	<b>891</b>	<b>903</b>	<b>328</b>	<b>329</b>	<b>810</b>	<b>660</b>	<b>730</b>	<b>670</b>	<b>632</b>	<b>624</b>	<b>460</b>	<b>365</b>	<b>11212</b>		
Surplus/Shortfall for Plan period	-408	-38	-72	-214	-129	-87	-150	-196	37	352	364	59	59	271	216	121	131	93	85	-79	-174	432		

# Appendix 4: Profiles of sites proposed for housing on previously developed land within defined settlements

## Adastron House

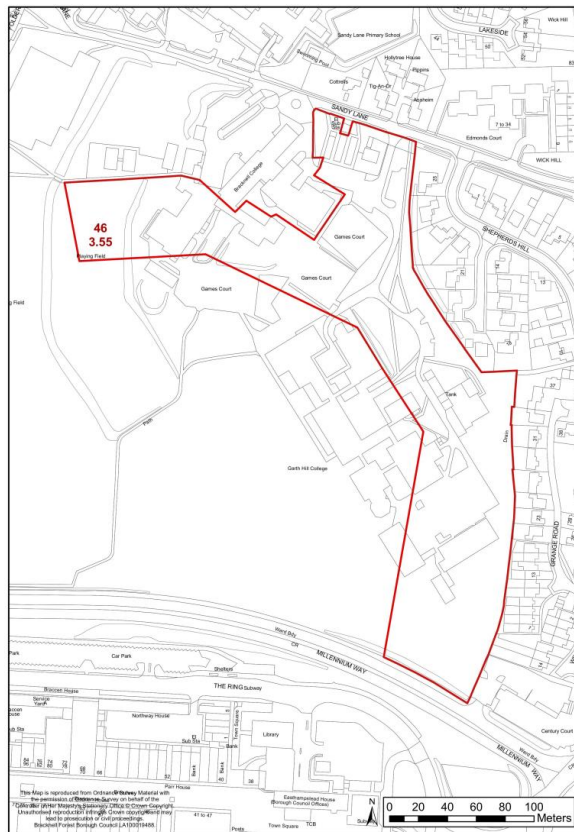
SHLAA Ref:	15
Capacity:	18 net (based on 65 dph, same as planning permission on adjacent site at Byways)
Site Area:	0.28ha
Developable Area:	0.28ha (no reduction due to site less than 1ha)
Requirements:	<ul style="list-style-type: none"> <li>• Have regard to the location of the site within Bracknell Area FD 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 <b>of any impacts</b>, i.e. Bat Survey as proposal involves demolition;</li> <li>• <b>Provision of affordable housing;</b></li> <li>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</b></li> </ul>



## Garth Hill School

SHLAA Ref:	46
Capacity:	100 (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 trees (including those subject to a Tree Preservation Order), within and adjacent to 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>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</b></li> </ul>

# Map 14 Location Plan of Garth Hill School



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

SHLAA Ref:	95
Capacity:	10 net (based on 40dph) 12 net (based on 35dph)
Site Area:	<b>0.29ha</b> <del>0.44ha</del>
Developable Area:	<b>0.29ha</b> <del>0.44ha</del> (no reduction as site area less than 1ha)
Requirements:	<ul style="list-style-type: none"> <li>• Have 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 <b>of any impacts</b>, i.e. Bat survey as proposal involves demolition;</li> <li>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD;</li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.</b></li> </ul>

**Amended Plan of Battlebridge House**

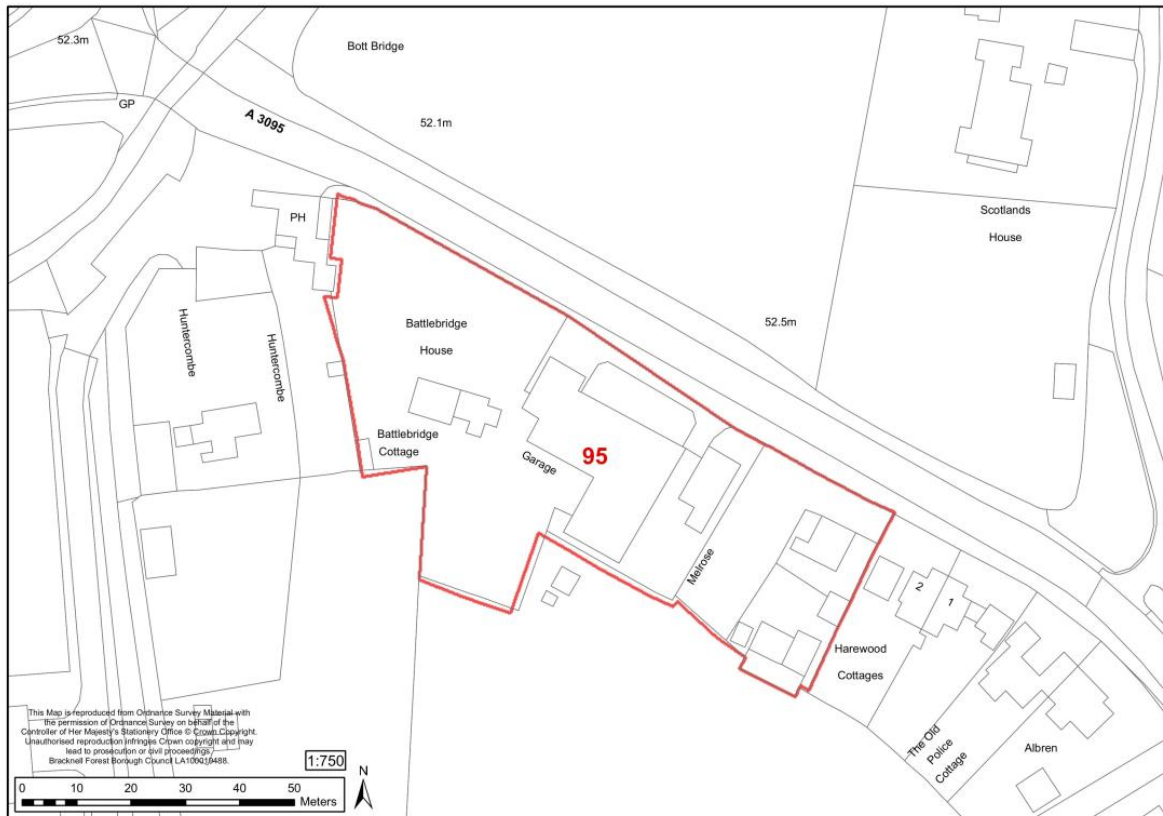


## Map 15 Amended Location Plan of Battlebridge House.



### Superseded Plan of Battlebridge House:

### Map 16 Superseded Location Plan of Battlebridge House.



This site now has approval, so no longer needs to be included in SADPD

**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 17 Location Plan of Peacock Bungalow

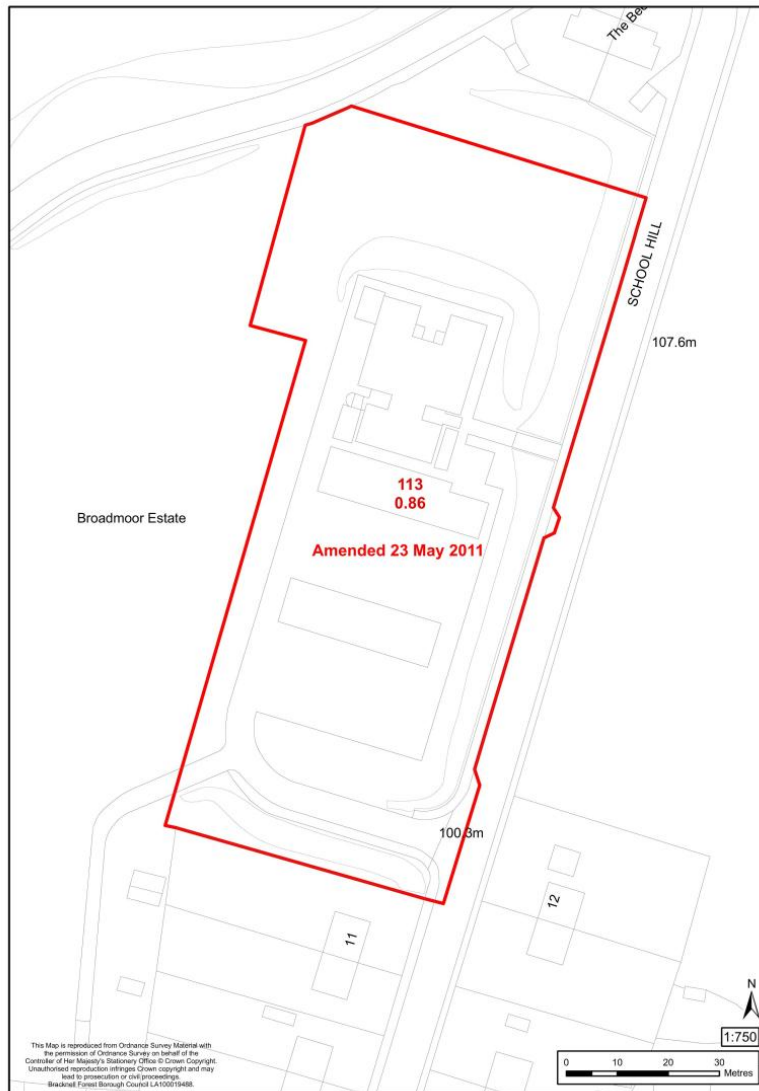


**Land at School Hill, Crowthorne (note this was previously an SA2 site)**

SHLAA Ref:	113
Capacity:	20 net (based on <b>26dph</b> 29dph, number of units to reflect that site is within Historic Park and Garden)
Site Area:	<b>0.86ha</b> 1.2ha
Developable Area:	<b>0.76ha</b> 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>• <b>Provision of affordable housing;</b></li> <li>• Provision of on-site open space;</li> <li>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</b></li> <li>• Respecting the setting of the Historic Park and Garden;</li> <li>• <b>Appropriate ecological surveys and mitigation of any impacts;</b></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>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.</b></li> </ul>

**AMENDED LOCATION PLAN:**

## Map 18 Amended Location Plan of School Hill.



## **SUPERSEDED LOCATION PLAN:**

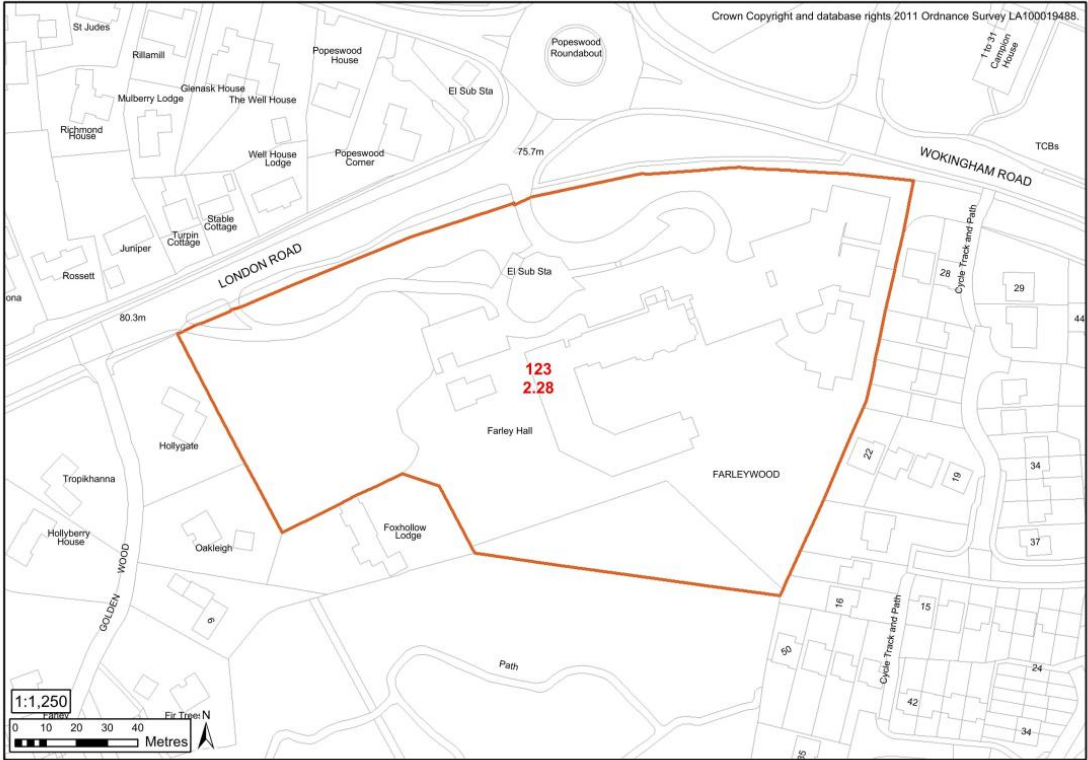


## Farley Hall, London Road Binfield

SHLAA Ref:	123
Capacity:	<b>65 net (based on 65dph)</b> 35 net (based on 35 dph)
Site Area:	<b>2.28ha</b> 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>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</b></li> <li>• Appropriate ecological surveys and mitigation of any impacts;</li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</b></li> </ul>



# Map 20 Location Plan of Farley Hall

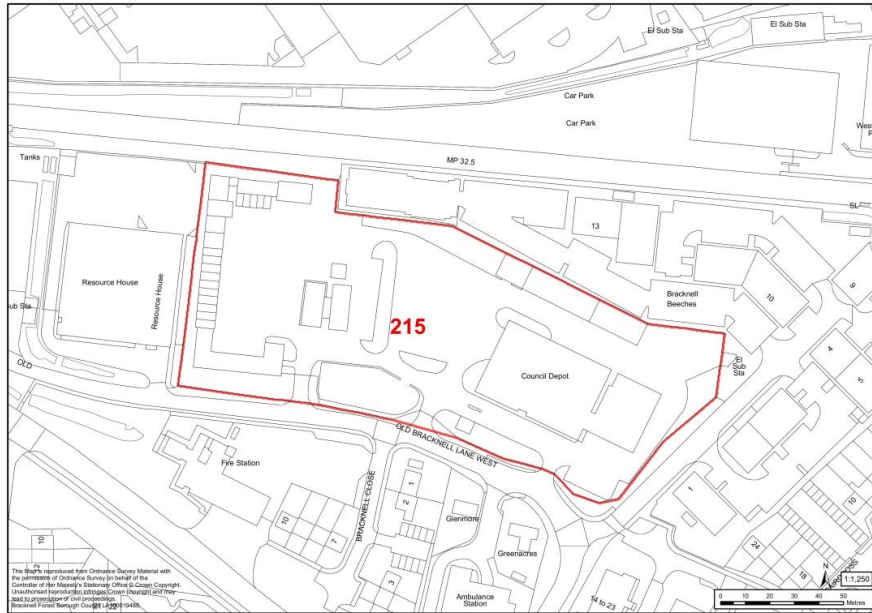


## The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell

SHLAA Ref:	215
Capacity:	<b>115 net (based on 75dph)</b> 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>• <b>Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;</b></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>• 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>• <b>Appropriate ecological surveys and mitigation of any impacts;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Provide a bespoke SANG in perpetuity of at least 8ha per 1,000 new population, make financial contributions towards Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.</b></li> </ul>

This proposal is linked to the proposal to remove the existing 'Defined Employment Area' notation from the Proposals Map (see Map 75 '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)').

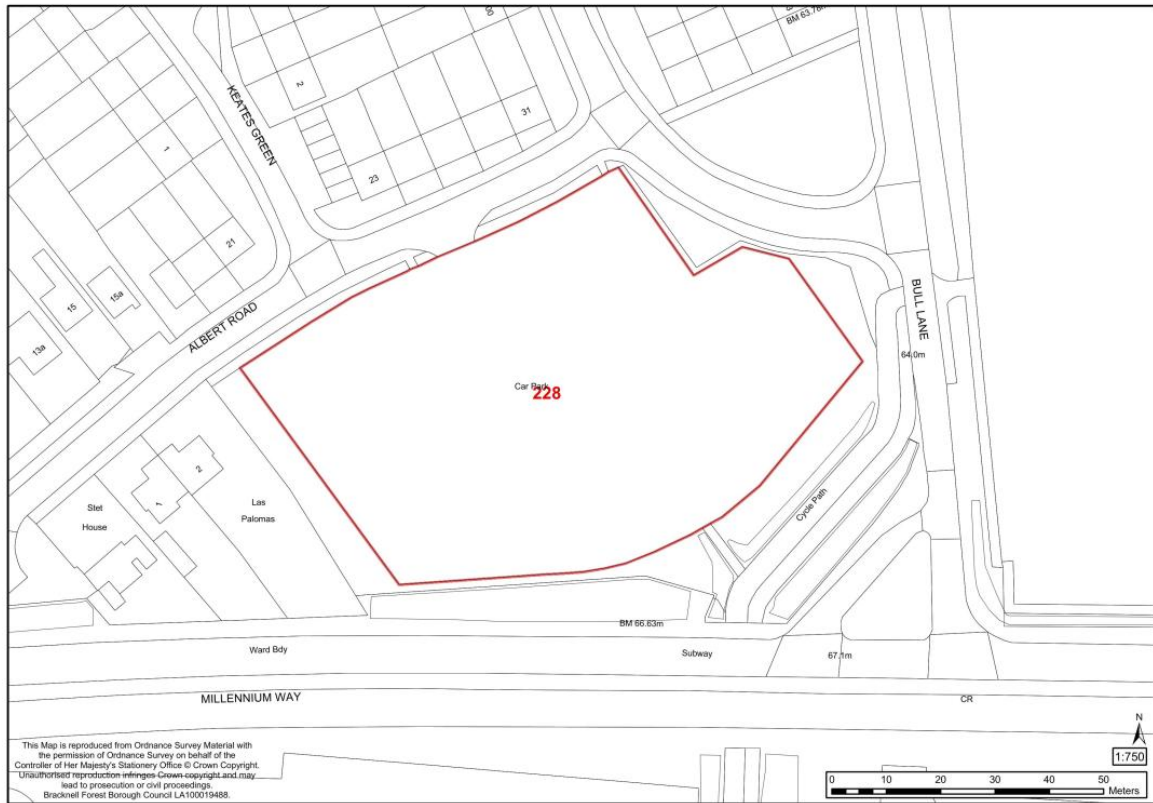
### Map 21 Location Plan of The Depot (Commerical Centre)



## 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>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted form up to date details.</b></li> </ul>

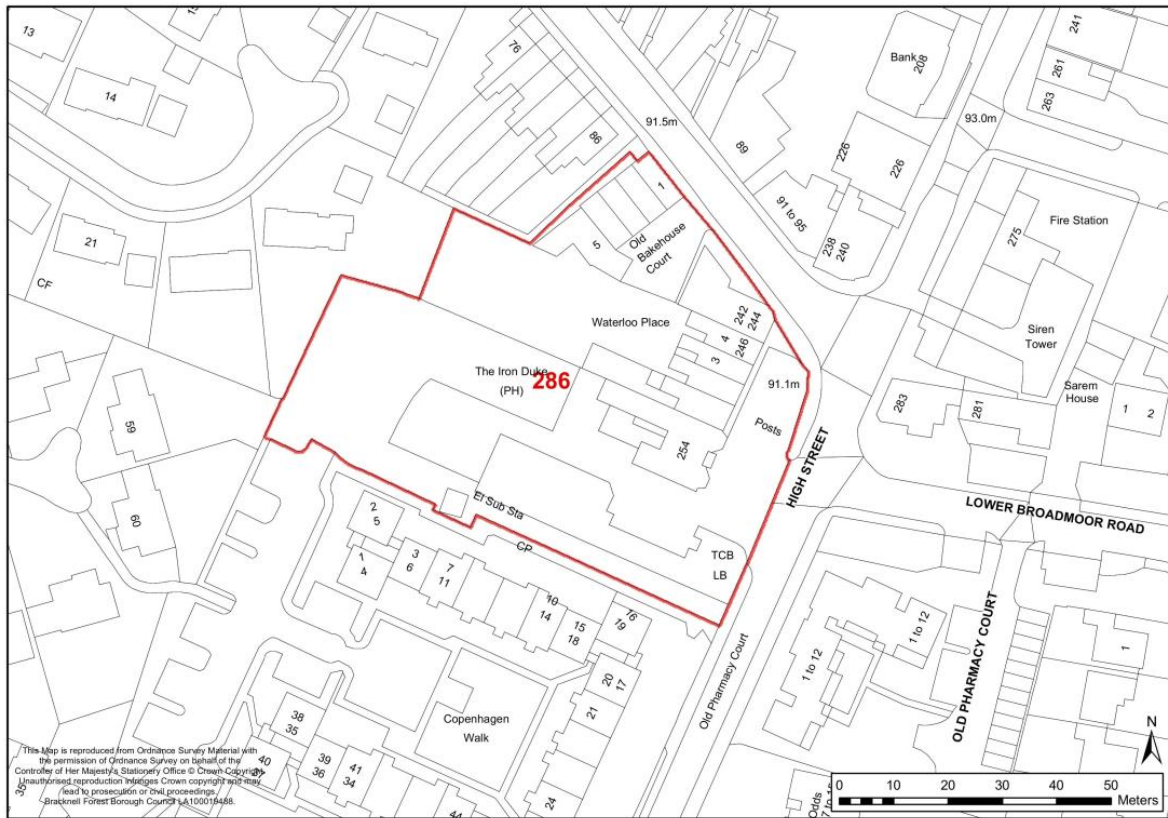
## Map 22 Location Plan of Albert Road Car Park



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

SHLAA Ref:	286
Capacity:	<b>16 net</b> <del>20 net (based on 43 dph)</del> . (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 regard to 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 <b>of any impacts</b>;</li> <li>• <b>Provision of affordable housing</b>;</li> <li>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and junctions</b>;</li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure</b>;</li> <li>• <b>Provision/retention of retail floorspace along High Street frontage at ground floor level.</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England</b>;</li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</b></li> </ul>

# Map 23 Location Plan of Iron Duke



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

SHLAA Ref:	308
Capacity:	<p><b>325 net (based on 160dph)</b></p> <p>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)</p>
Site Area:	<p><b>2.9ha</b></p> <p>including 2ha for residential and 0.9ha for employment development</p>
Developable Area:	<p><b>2.03ha for residential (as site area is between 2-5ha, provision of some on-site space is required, therefore 70% developable area)</b></p> <p>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)</p>
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>• <b>Appropriate ecological surveys and mitigation of any impacts;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Provide a bespoke SANG in perpetuity of at least 8ha per 1,000 new population, make financial contributions towards Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and</b></li> </ul>

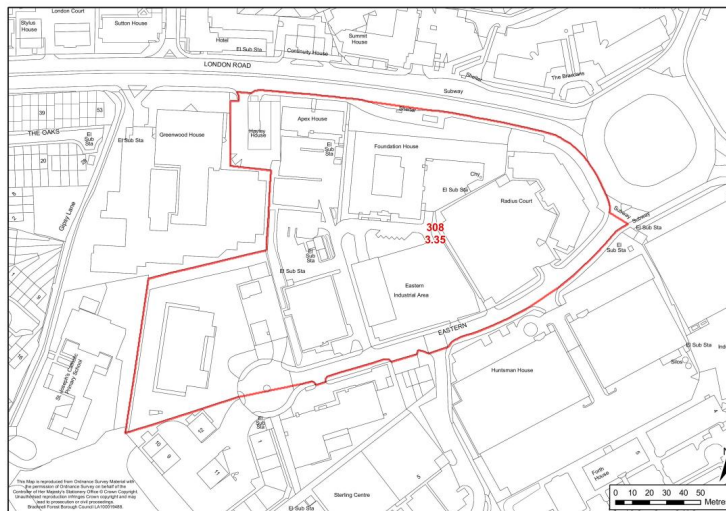


relevant guidance in agreement with Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;

- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.

This proposal is linked to the proposal to remove the existing 'Defined Employment Area' notation from the Proposals Map (see Map 73 '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 24 Location Plan of land north of Eastern Road



**Land at Old Bracknell Lane West, Bracknell**

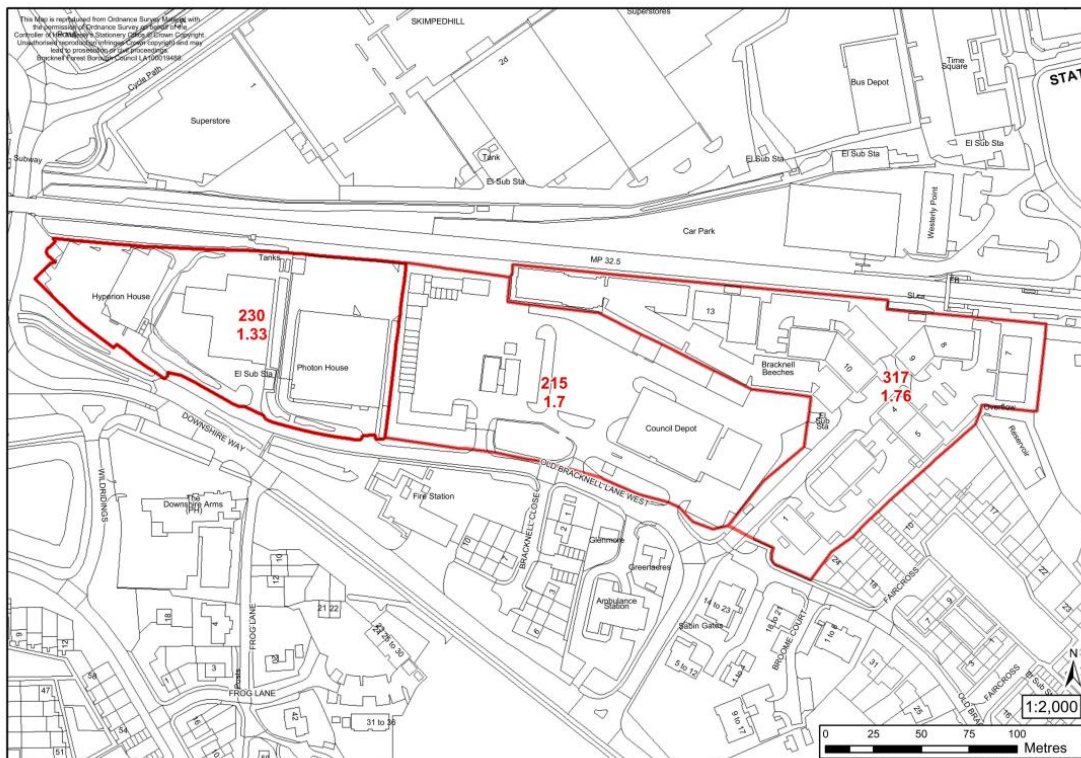
<b>SHLAA Ref:</b>	230 (Area 1) and 317 (Area 2) (Note SHLAA ref 230 formed part of the Preferred Option)
<b>Capacity:</b>	203 units (based on 75 dph)  (Using the same density assumption and rationale as set out above for The Depot (SHLAA site 215) at 75ha this would yield 88 units for Area 1 and 115 units for Area 2).
<b>Site Area:</b>	The gross site area: total of 3ha (although The Depot site splits the area is half): <ul style="list-style-type: none"> <li>• Area 1: land to west (Photon House etc) is 1.3ha</li> <li>• Area 2: land to east (Beeches) is 1.7ha</li> </ul>
<b>Developable Area:</b>	As both sites are over 1ha, there is a requirement for some on-site open space: <ul style="list-style-type: none"> <li>• Area 1: 1.17ha (as site area is between 1-2ha, 90% developable area as some on-site open space is required)</li> <li>• Area 2: 1.53ha (as site area is between 1-2ha, 90% developable area as some on-site open space is required)</li> </ul>
<b>Requirements:</b>	<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 network, junctions and roundabouts;</li> <li>• Appropriate ecological surveys and mitigation of any impacts;</li> <li>• Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD;</li> <li>• Provide a bespoke SANG in perpetuity of at least 8ha per 1,000 new population, make financial contributions towards Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and</li> </ul>

relevant guidance in agreement with Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;

- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.

This proposal is linked to the proposal to remove the existing 'Defined Employment Area' notation from the Proposals Map.

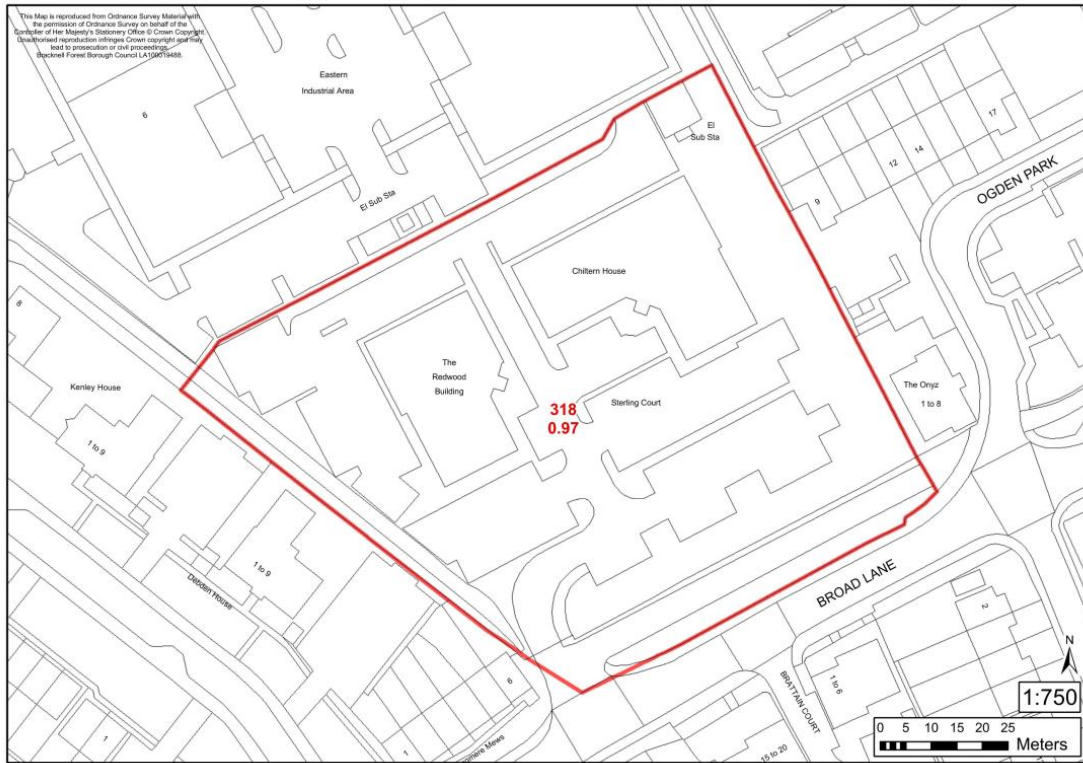
Map 25 Location Plan of sites in Old Bracknell Lane West.



**Chiltern House and The Redwood Building, Broad Lane, Bracknell**

<b>SHLAA Ref:</b>	<b>318</b>
<b>Capacity:</b>	<b>71 units (based on 80dph)</b>
<b>Site Area:</b>	<b>Gross site area: 0.89ha</b>
<b>Developable Area:</b>	<b>0.89ha (as the site is less than 1ha, no reduction in site area to provide on-site open space is required).</b>
<b>Requirements:</b>	<ul style="list-style-type: none"> <li>• <b>Investigation and remediation of any land contamination;</b></li> <li>• <b>Provision of affordable housing;</b></li> <li>• <b>Transport Assessment to assess the impact of the development upon the local road network, junctions and roundabouts;</b></li> <li>• <b>Appropriate ecological surveys and mitigation of any impacts;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure</b></li> <li>• <b>Mitigation of impacts in accordance with Limiting the Impact of Development SPD;</b></li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</b></li> </ul> <p><b>This proposal is linked to the proposal to remove the existing 'Defined Employment Area' notation from the Proposals Map.</b></p>

## Map 26 Location Plan of Chiltern House and the Redwood Building, Broad Lane.



# Appendix 5: Profiles of sites proposed for housing on other land within defined settlements

This site now has approval, so no longer needs to be included in SADPD

## Bay Drive, Bracknell

SHLAA Ref:	17
Capacity:	40 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 27 Location Plan of Bay Drive

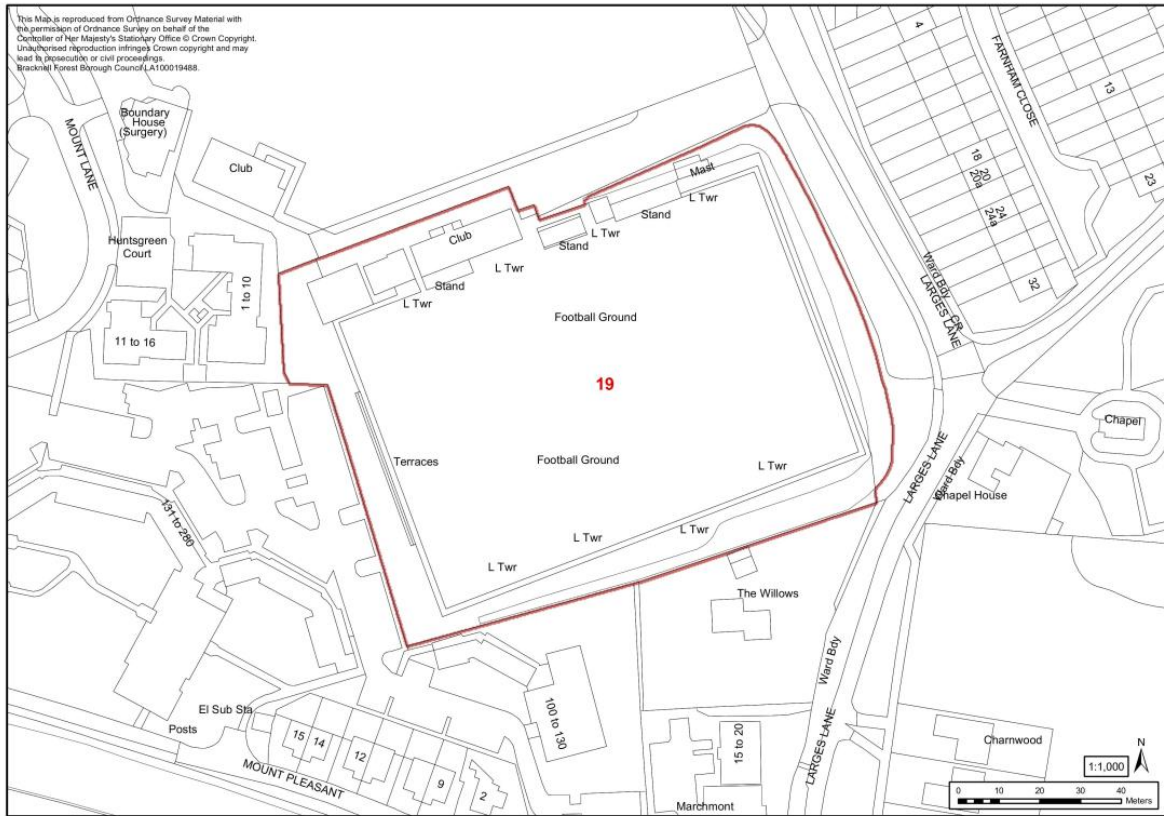


## The Football Ground, Larges Lane, Bracknell

SHLAA Ref:	19
Capacity:	<b>102 net (based on 90dph)</b> 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 regard to 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>• <b>Appropriate ecological surveys and mitigation of any impacts;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.</b></li> </ul>



# Map 28 Location Plan of Football Ground



**THIS IS NOW A SMALL SITE (LESS THAN 10 UNITS NET, THEREFORE NO LONGER NEEDS TO BE INCLUDED IN SADPD)**

**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 29 Location Plan of 24-30 Sandhurst Road**

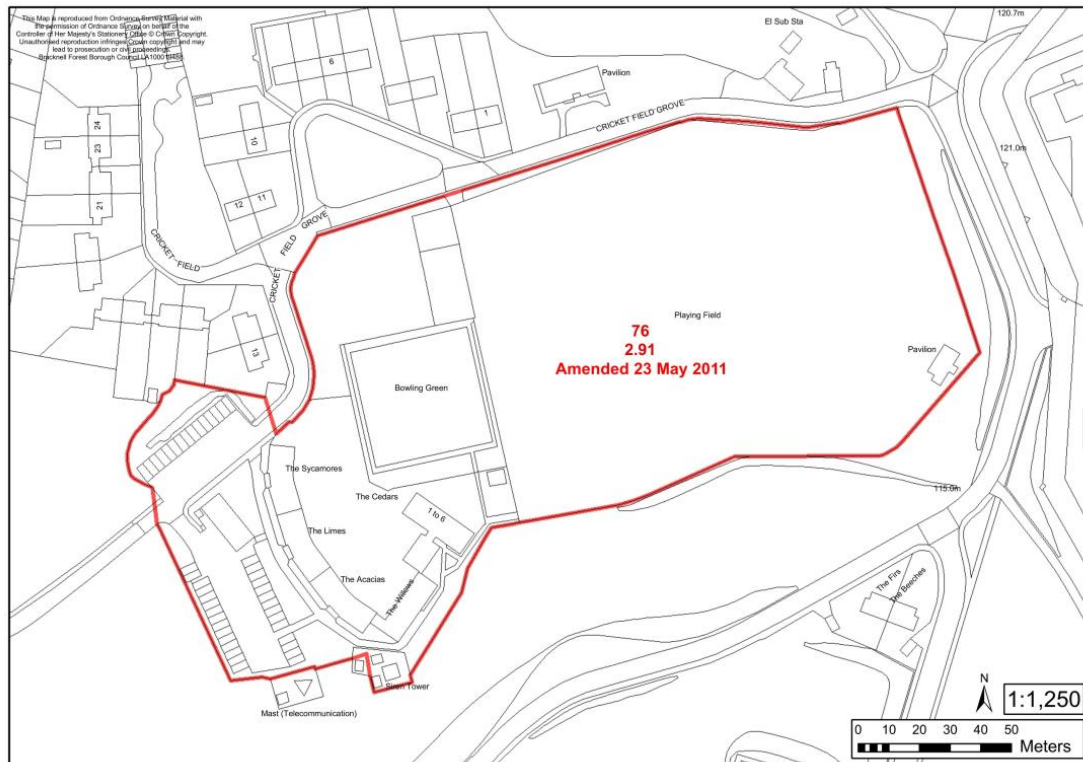


**Land at Cricket Field Grove, Crowthorne**

SHLAA Ref:	76
Capacity:	<b>45 market houses and 100 self-contained units (for staff)</b> 100 net self contained units
Site Area:	<b>2.91ha</b> 1.2ha
Developable Area:	<b>2.3ha</b> (reduced as part of the site is within 400m of the Thames Basin Heaths SPA)  (what about requirements for on-site open space as site is over 2ha?)
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>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</b></li> <li>• Respecting the setting of the Historic Park and Garden;</li> <li>• <b>Appropriate ecological surveys and mitigation of any impacts;</b></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>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Provide a bespoke SANG in perpetuity of at least 8ha per 1,000 new population, make financial contributions towards Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.</b></li> </ul>

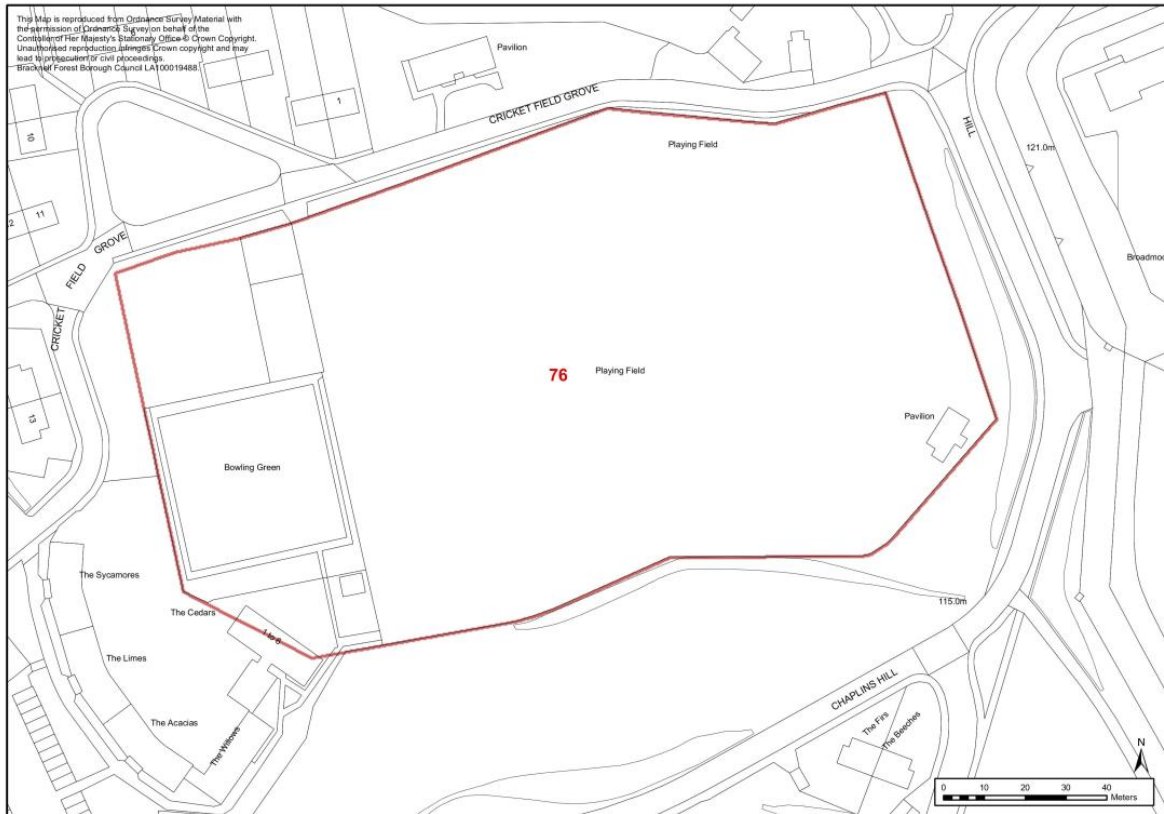
**AMENDED LOCATION PLAN:**

## Map 30 Amended Location Plan of Cricket Field Grove.



### **SUPERSEDED LOCATION PLAN:**

## Map 31 Superseded Location Plan of Cricket Field Grove.



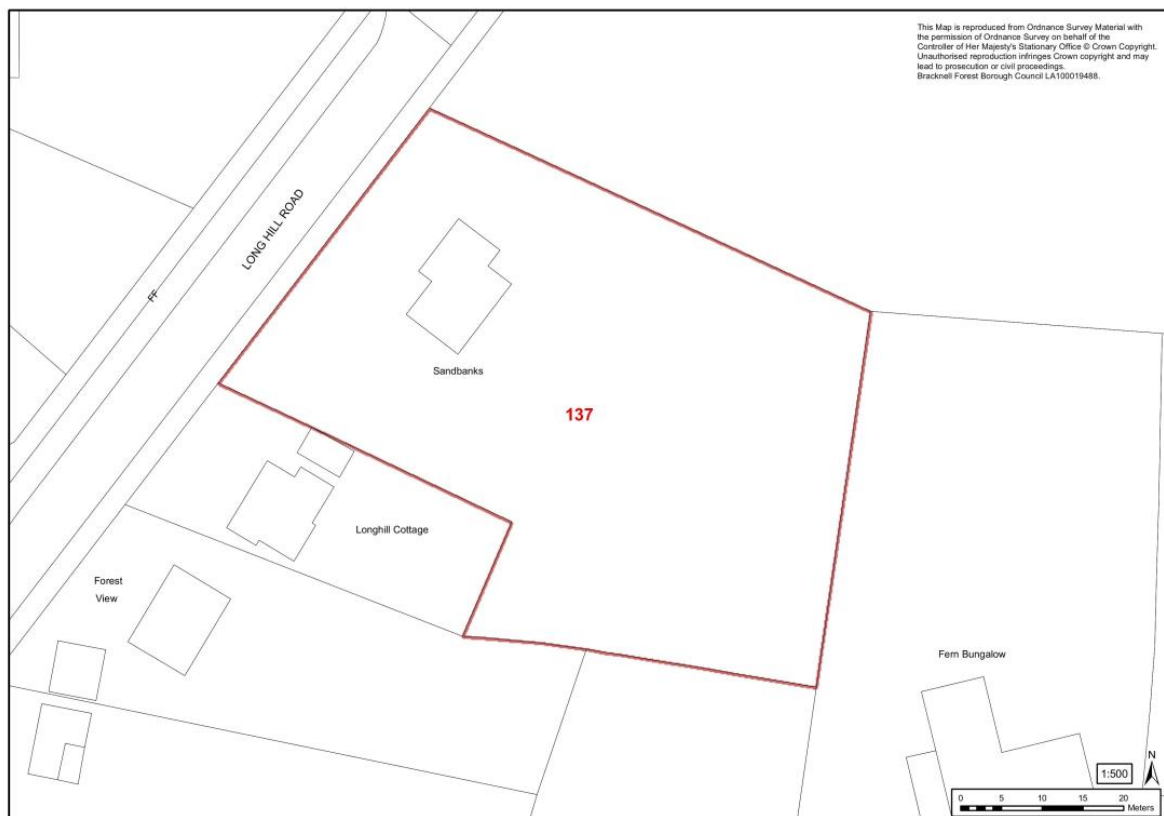
**Land at School Hill, Crowthorne - this is now an SA1 site**

**THIS SITE WILL NOW BE CONSIDERED ALONGSIDE TWO ADJACENT SITES (DOLYHIR & PALM HILLS) AS PART OF POLICY SA3**

**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 32 Location Plan of Sandbanks, Long Hill Road**

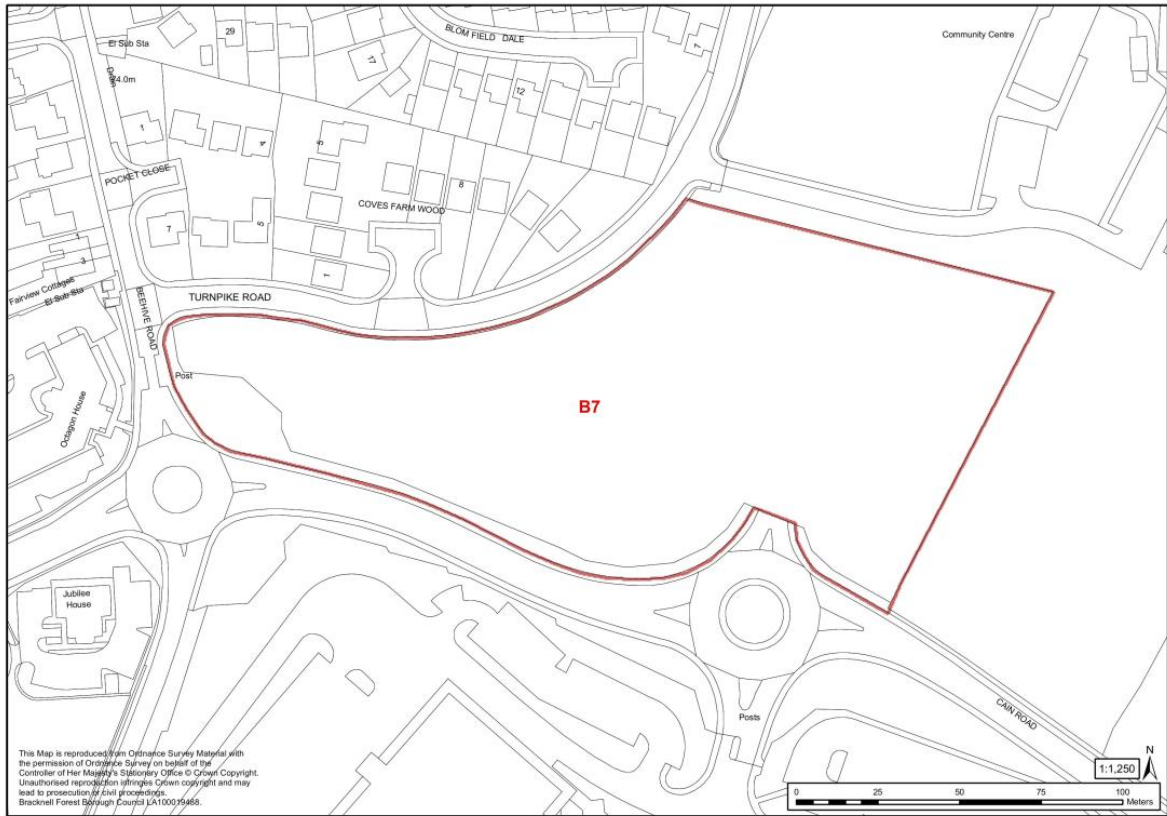


**Land north of Cain Road, Binfield**

SHLAA Ref:	194
Capacity:	75 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>• <b>Appropriate ecological surveys and mitigation of any impacts;</b></li> <li>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.</b></li> </ul> <p>This proposal is linked to the proposal to remove the existing 'Defined Employment Area' notation on this site from the Proposals Map (see Map 74 'Proposals Map extract to show changes to boundary of Cain Road Employment Area and allocation of land at Cain Road for residential (Policy SA2)').</p>



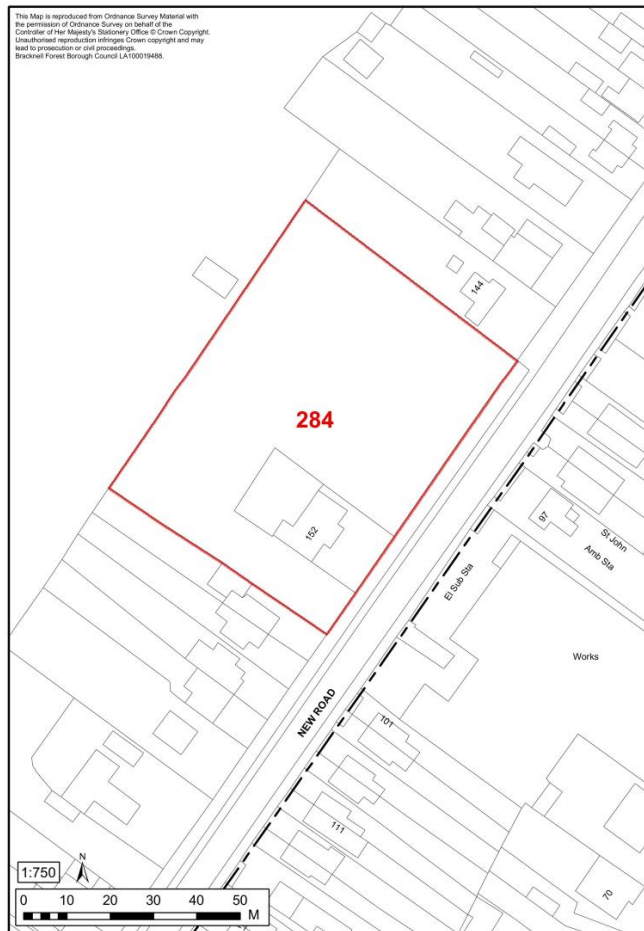
### Map 33 Location Plan of land at Cain Road



## 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>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD;</li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.</b></li> </ul>

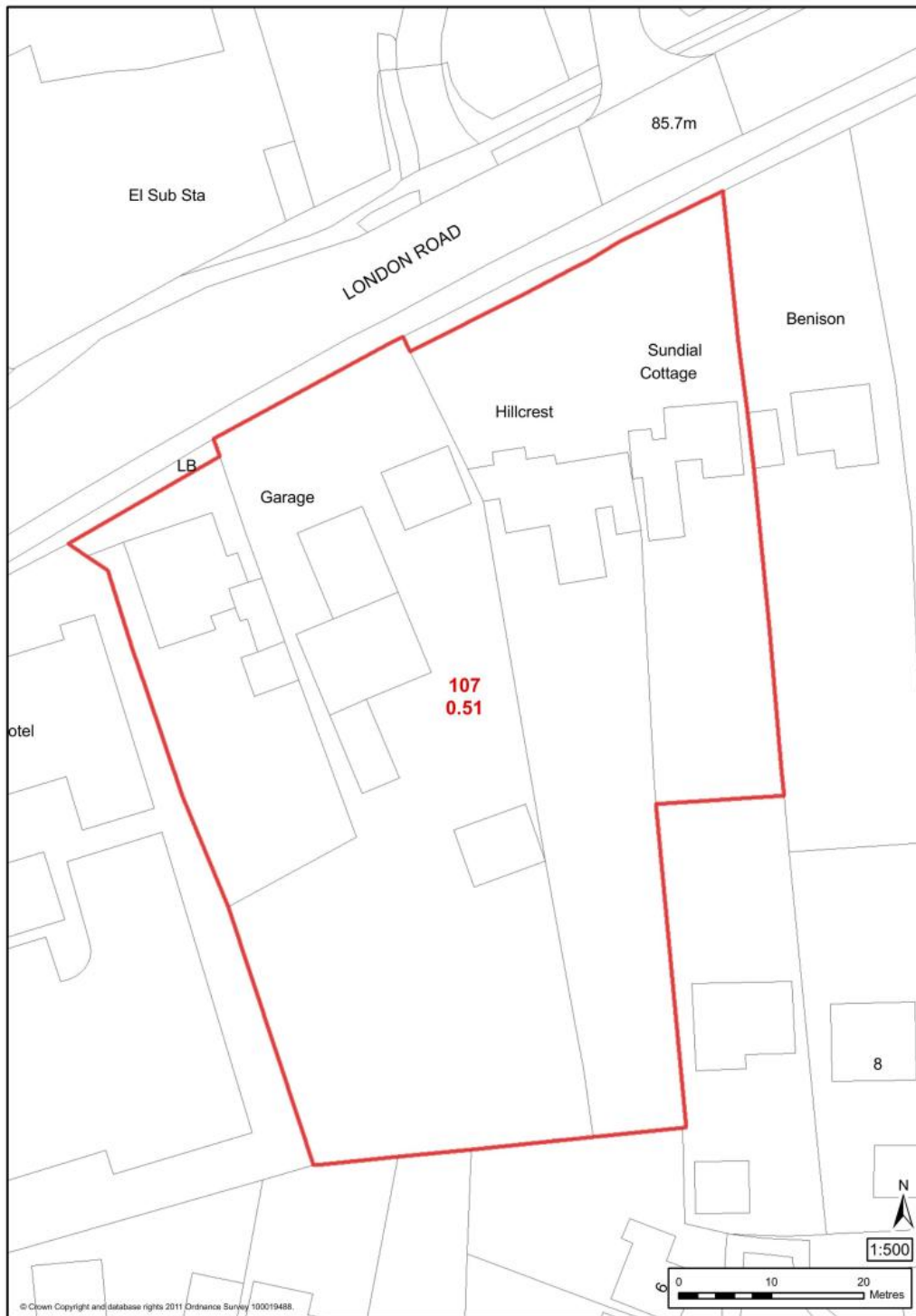
## Map 34 Location Plan of 152 New Road



**Popeswood Post office, Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield**

<b>SHLAA Ref:</b>	<b>107</b>
<b>Capacity:</b>	<b>14 net (based on 35dph)</b>
<b>Site Area:</b>	<b>0.5ha</b>
<b>Developable Area:</b>	<b>0.5ha</b>
<b>Requirements:</b>	<ul style="list-style-type: none"> <li>• <b>Investigation and remediation of any land contamination;</b></li> <li>• <b>Have regard to the location of the site opposite Binfield Area C of the Character Area Assessment Supplementary Planning Document;</b></li> <li>• <b>Provision of affordable housing;</b></li> <li>• <b>Appropriate ecological surveys and mitigation of any impacts;</b></li> <li>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• <b>Mitigation of impacts in accordance with Limiting the Impact of Development SPD;</b></li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.</b></li> </ul>

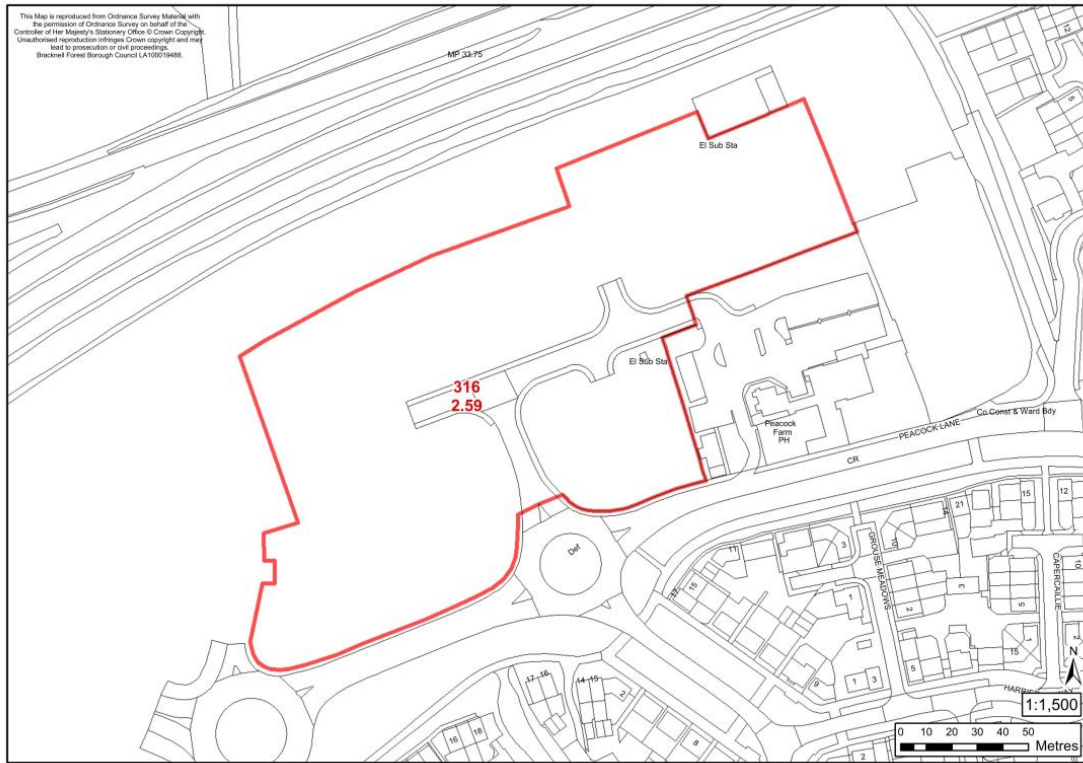
### Map 35 Location Plan of Popeswood Garage.



Land north of Peacock Lane, Bracknell (Binfield Parish)

<b>SHLAA Ref:</b>	<b>316</b>
<b>Capacity:</b>	<b>147 units (based on 70dph)</b>
<b>Site Area:</b>	<b>Gross site area is 2.6ha</b>
<b>Developable Area:</b>	<b>2.1ha (There is a need to safeguard 0.5ha of land for small business units, Ordinarily, there would be a requirement for on-site open space, however, given the proximity of the site to the JennettsPark country park (and given that the wider Jennetts Park is under delivering by 150 units: 1,350 instead of up to 1500), it is considered that the country park would provide mitigation in terms of open space provision, therefore, 100% of the developable area can be assumed).</b>
<b>Requirements:</b>	<ul style="list-style-type: none"> <li>• Investigation and remediation of any land contamination;</li> <li>• Provision of affordable housing;</li> <li>• Transport Assessment to assess the impact of the development upon the local road network, junctions and roundabouts (including the A329);</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>• Developers will be required to demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD;</li> <li>• Provide a bespoke SANG in perpetuity of at least 8ha per 1,000 new population, make financial contributions towards Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;</li> <li>• This is not a comprehensive list, and there may be other requirements. Development Management should be contacted from up to date details.</li> </ul>

## Map 36 Location Plan of land north of Peacock Lane.



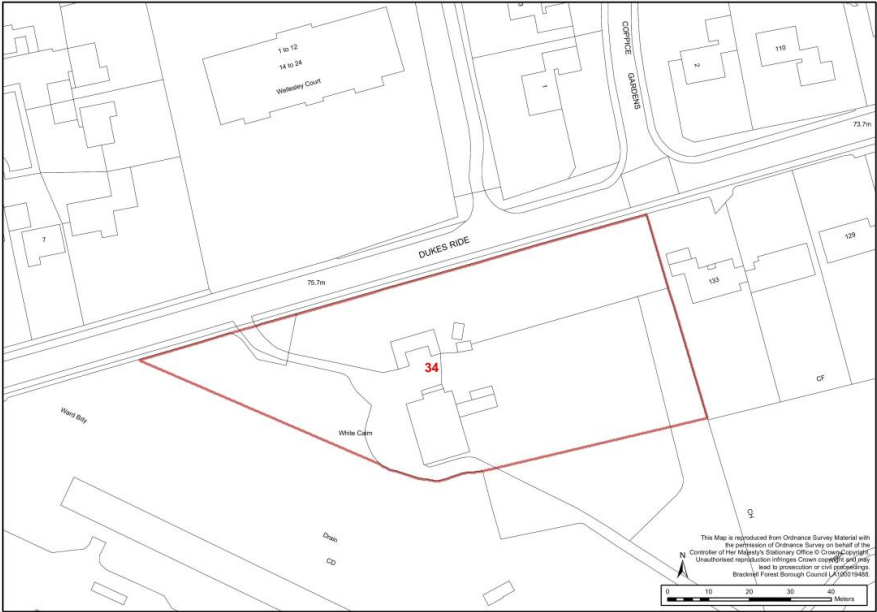
# Appendix 6: Profiles of sites proposed for housing on edge of settlements

## White Cairn, 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>• <b>Appropriate tree surveys and protection of trees;</b></li> <li>• <b>Retention of important trees and additional planting along existing boundaries, to preserve the landscape setting and provide visual mitigation;</b></li> <li>• Appropriate ecological surveys and mitigation <b>of any impacts;</b></li> <li>• Setting of Listed Building within the College grounds;</li> <li>• <b>Provision of affordable housing;</b></li> <li>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and roundabout junctions;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD (including SPA);</li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</b></li> </ul> <p>Allocation of the site for housing would require an alteration to the defined settlement boundary on the Proposals Map. (See Map 88 'Extract of Proposals Map to show change to settlement boundary and allocation of land at White Cairn, Dukes Ride, Crowthorne (Policy SA3)').</p>



# Map 37 Location Plan of White Cairn, Dukes Ride

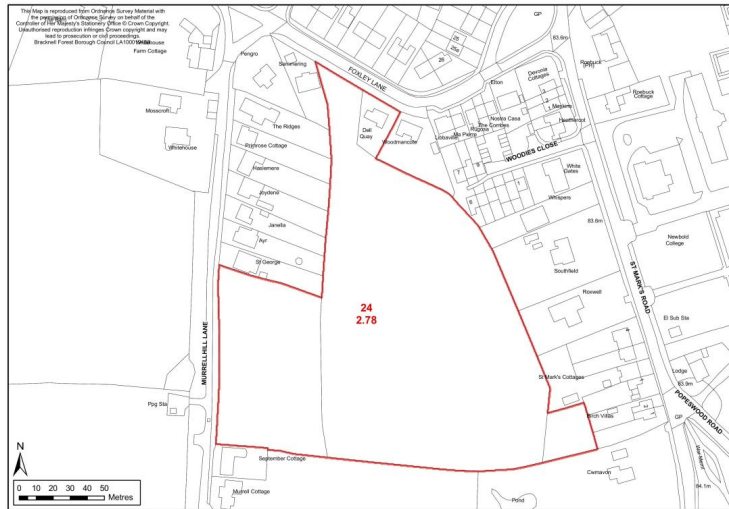


**Land East of Murrell Hill Lane, South of Foxley Lane and North of September Cottage, Binfield**

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, <b>and the recommendations contained within the SPD;</b></li> <li>• Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;</li> <li>• <b>Retention of important trees/understorey planting and additional planting along existing roadsides, to preserve the landscape setting and provide visual mitigation;</b> 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 <b>of any impacts;</b></li> <li>• Provision of affordable housing;</li> <li>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and roundabout junctions;</b></li> <li>• Provision of on-site open space, <b>including provision of open space along side Murrell Hill lane in order to preserve character of Murrell Hill Lane and the landscape setting of the area;</b></li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD <del>(including SPA)</del>;</li> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</b></li> </ul>

Allocation of the site for housing would require an alteration to the defined settlement boundary on the Proposals Map. (See Map 87 '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)').

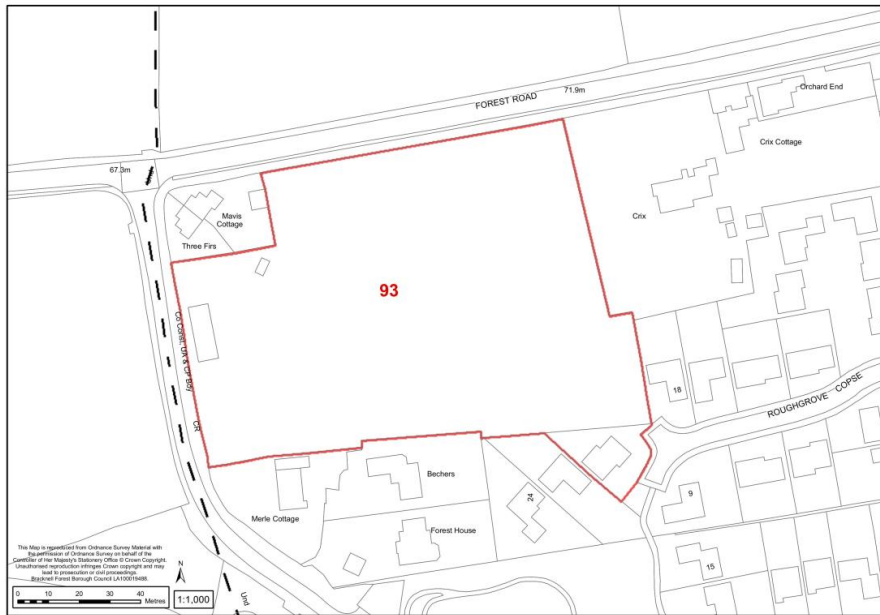
**Map 38 Location Plan of land east of Murrell Hill Lane and south of Foxley Lane**



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

SHLAA Ref:	93
Capacity:	26 net (based on 27dph) 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>• <b>Retention of important trees and additional planting along existing roadsides to preserve the landscape setting and provide visual mitigation;</b></li> <li>• <del>Retention of important trees along existing Forest Road to preserve the landscape setting and provide visual mitigation;</del></li> <li>• Appropriate ecological surveys and mitigation <b>of any impacts;</b></li> <li>• Provision of affordable housing;</li> <li>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and roundabout junctions;</b></li> <li>• Provision of on-site open space;</li> <li>• <b>Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</b></li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD;</li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</b></li> </ul> <p>Allocation of the site for housing would require an alteration to the defined settlement boundary on the Proposals Map. (See Map 87 '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)').</p>

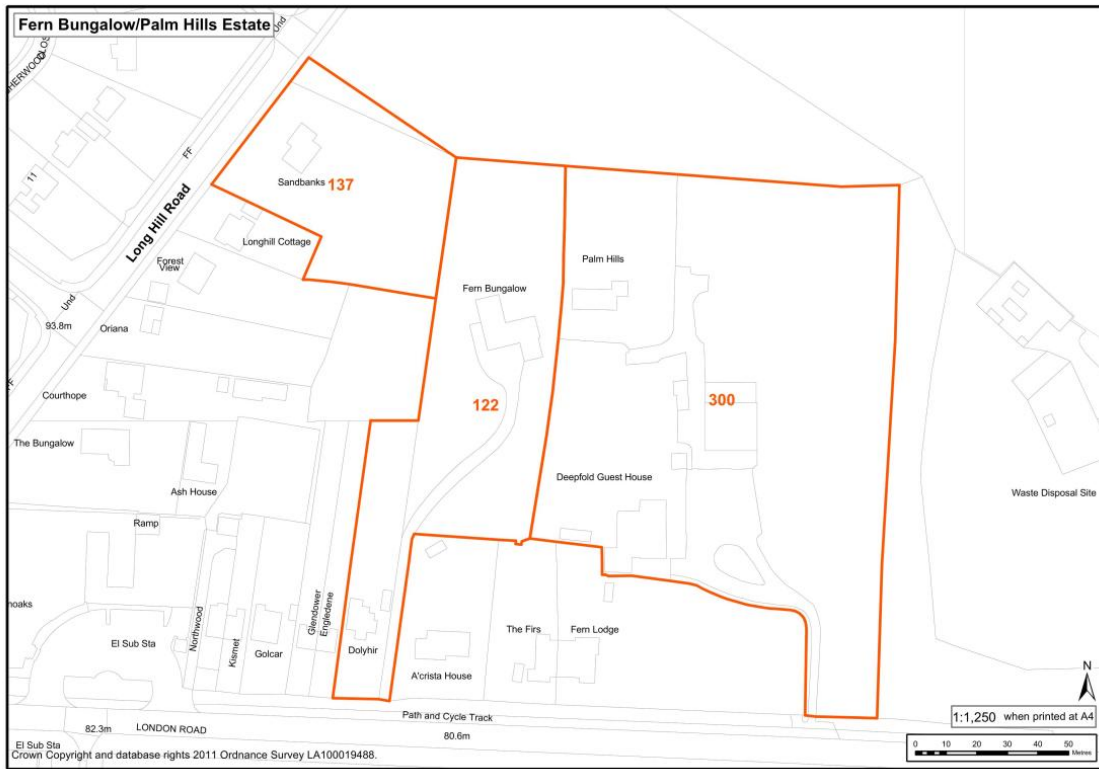
# Map 39 Location Plan of land at junction of Forest Road and Foxley Lane



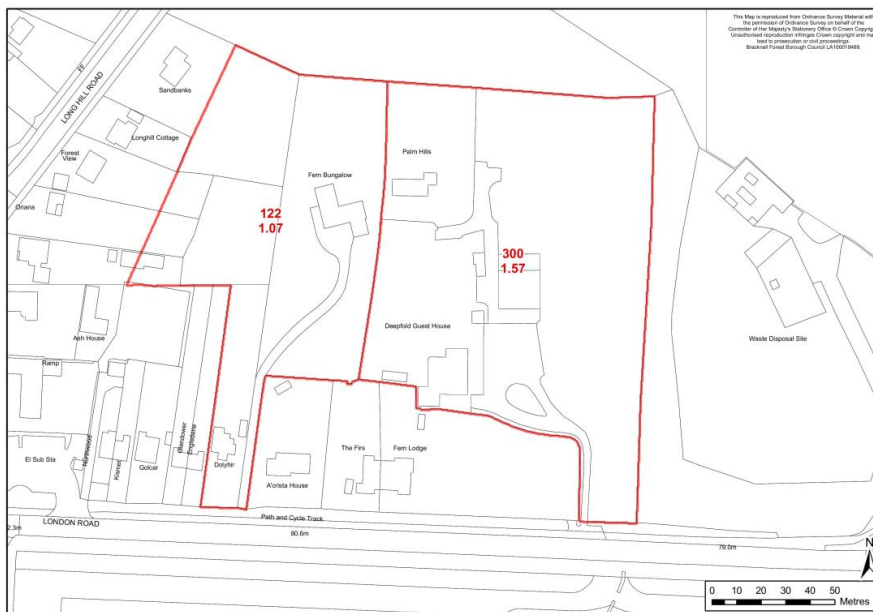
**Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Bracknell (Winkfield Parish)**

SHLAA Ref:	<b>137,122 &amp; 300</b>
Capacity:	<b>49 net (based on 30dph)</b> 60 net (based on 35dph)
Site Area:	Combined site area is <b>2.59ha</b> 2.61ha
Developable Area:	<b>1.81ha</b> 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>• <b>Appropriate tree surveys and protection of trees;</b></li> <li>• <b>Retention of important trees and additional planting along existing boundaries, to preserve the landscape setting and provide visual mitigation;</b></li> <li>• Investigation and remediation of any land contamination;</li> <li>• Provision of affordable housing;</li> <li>• <b>Transport Assessment to assess the impact of the proposals upon the local road network and roundabout junctions;</b></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> <li>• <b>Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</b></li> <li>• <b>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</b></li> </ul> <p>Allocation of the site for housing would require an alteration to the defined settlement boundary on the Proposals Map. (See Map 89 'Extract of Proposals Map to show change to settlement boundary and allocation of land at Dolyhir, Fern Bungalow &amp; Palm Hills Estate, Bracknell (Winkfield Parish) (Policy SA3)').</p>

### Map 40 Location Plan of Sandbanks, Dolyhir, Fern Bungalow and Palm Hills Estate, London Road.



### Map 41 Superseded Location Plan of Dolyhir, Fern Bungalow and Palm Hills Estate, London Road.

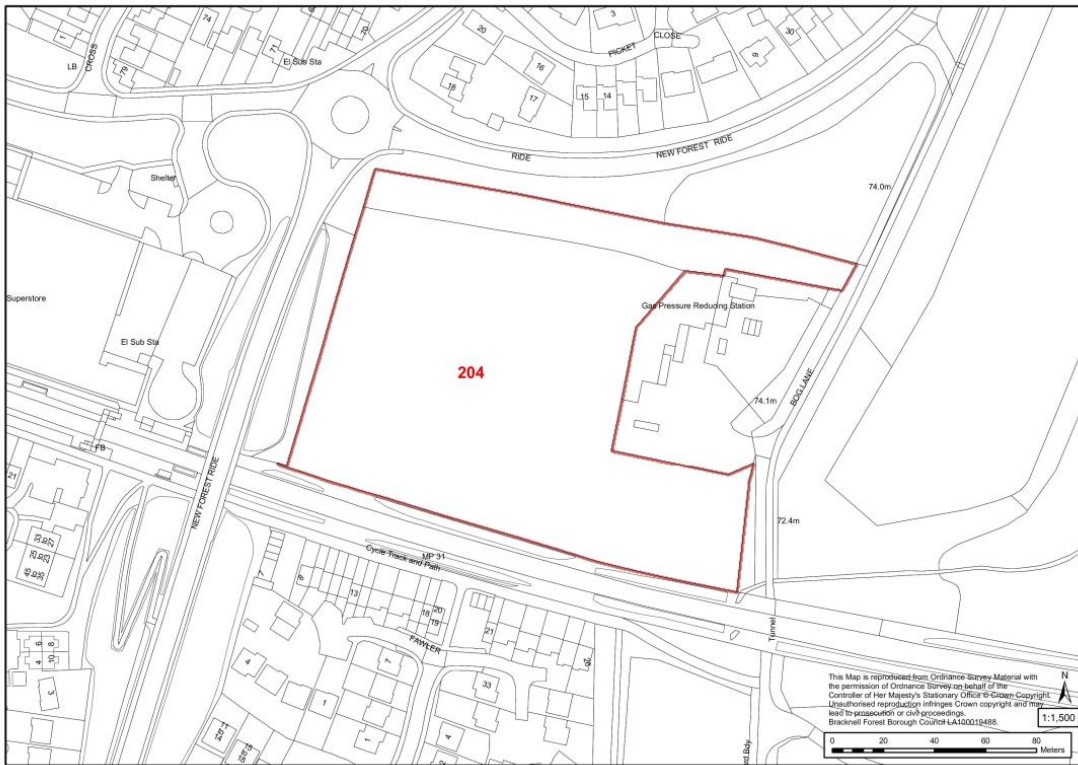


**Bog Lane, Bracknell (Winkfield Parish)**

<b>SHLAA Ref:</b>	<b>204</b>
<b>Capacity:</b>	<b>40 units net (based on 35dph)</b>
<b>Site Area:</b>	<b>1.72ha</b>
<b>Developable Area:</b>	<b>1.15ha (based on a 60% developable area given the need to safeguard existing trees which provide a landscape setting and ecological habit on the site)</b>
<b>Requirements:</b>	<ul style="list-style-type: none"> <li>• Investigation and remediation of any land contamination;</li> <li>• Any necessary mitigation measures identified as a result of a noise survey (in relation to proximity of site to railway line, road and employment uses to the east of the site);</li> <li>• Appropriate tree surveys and protection of trees;</li> <li>• Retention of important trees/understorey planting and additional planting along the boundaries and within the site, to preserve the landscape setting and provide visual mitigation;</li> <li>• Appropriate ecological surveys and mitigation of any impacts;</li> <li>• Transport Assessment to assess the impact of the development upon the local road network, junctions and roundabouts;</li> <li>• Provision of affordable housing;</li> <li>• Provision of on-site open space;</li> <li>• Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</li> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD;</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</li> <li>• This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</li> </ul> <p><b>Allocation of the site for housing would require an alteration to the defined settlement boundary on the Proposals Map.</b></p>



# Map 42 Location Plan of Bog Lane



# Appendix 7: New appendix. Profiles of urban extension sites

This is a new section containing profiles of the urban extension sites contained in Policies SA4-SA7.

## Land at Broadmoor, Crowthorne

Policy Ref:	Policy SA4
Proposal:	<ul style="list-style-type: none"> <li>• A redeveloped hospital and ancillary buildings.</li> <li>• 210 residential units within the walled garden area (the final number to be subject to further consideration of the impacts on the heritage value of the site and the justification for the development including the needs of the listed building).</li> <li>• 60 retirement apartments outside the walled garden (the final number to be subject to further consideration of the impacts on the heritage value of the site and the justification for the development including the needs of the listed building).</li> <li>• A small research park.</li> <li>• Re-use of the existing hospital buildings for an appropriate use.</li> <li>• Care home/nursing home.</li> <li>• On site open space and SANG.</li> <li>• New access road.</li> </ul>
Requirements:	<ul style="list-style-type: none"> <li>• No residential development within the 400m buffer to the SPA;</li> <li>• Provision of on-site open space;</li> <li>• Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area in agreement with Natural England. This will include provision in perpetuity of on-site bespoke SANG significantly in excess of 8ha per 1,000 new population, a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;</li> <li>• Provision of Green Infrastructure;</li> <li>• Appropriate ecological surveys and mitigation of any impacts;</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>• Have regard to the recommendations as set out in the Character Area Assessment Supplementary Planning Document;</li> <li>• Respect the setting of the HistoricPark and Garden;</li> <li>• Have regard to and respect the setting of the ListedBuilding;</li> </ul>

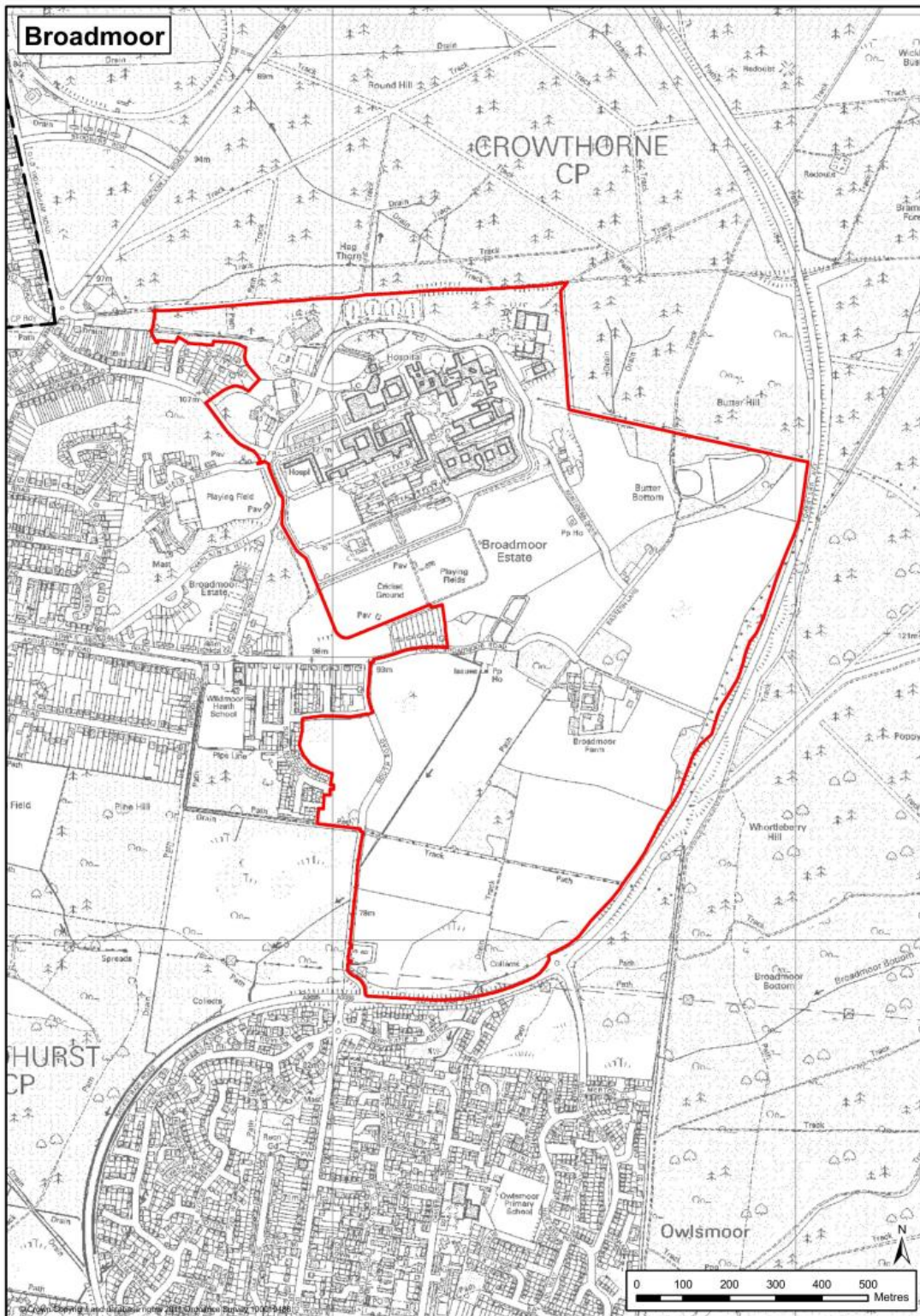
- Appropriate tree surveys and protection of trees, including those subject to a Tree Preservation Order and preservation of Ancient Woodland;
- On-site Open Space of Public Value, in accordance with standards, including re-provision of lost Open Space of Public Value at Cricket Field Grove;
- Provision of affordable housing subject to viability and balancing any harm caused to the site's heritage assets;
- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;
- Protection and enhancement of Public Rights of Way;
- Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;
- Integration of Sustainable Drainage Systems;
- Mitigation of impacts in accordance with the Infrastructure Delivery Plan;
- Be in accordance with national and local policy requirements.

This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

Applications for development of the site should also have regard to relevant SADPD Supporting Documents, and any requirements for further studies, such as a Flood Risk Assessment, Archaeological Reports and a Landscape Masterplan.

Any applicant is also advised to submit a Screening Request to determine whether an Environmental Impact Assessment of the proposals is required.

### Map 43 Location Plan of Broadmoor



## Land at TRL, Crowthorne

Policy Ref:	Policy SA5
Proposal:	<ul style="list-style-type: none"> <li>• 1,000 residential units (located outside of the 400m buffer to the Thames Basins Heath Special Protection Area).</li> <li>• Neighbourhood centre.</li> <li>• Primary School.</li> <li>• Multi-functional community hub.</li> <li>• Care home.</li> <li>• A replacement for the existing enterprise centre for small and new businesses, unless a better alternative site can be found elsewhere).</li> <li>• A depot site (to enable the redevelopment of the Council's existing depot site in Bracknell).</li> <li>• Provision of green routes along Nine Mile Ride and Old Wokingham Road..</li>   <li>• On site open space and SANG.</li> </ul>
Requirements:	<ul style="list-style-type: none"> <li>• No residential development within the 400m buffer to the SPA;</li> <li>• Provision of on-site Open Space of Public Value;</li> <li>• Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area in agreement with Natural England. This will include provision in perpetuity of onsite bespoke SANG significantly in excess of 8ha per 1,000 new population, a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance;</li> <li>• Provision of Green Infrastructure;</li> <li>• Appropriate ecological surveys and mitigation of any impacts;</li> <li>• Have regard to biodiversity assets, and not result in harm to the Broadmoor to Bagshot Woods &amp; Heaths SSSI;</li> <li>• Have regard to and respect the setting of nearby Listed Buildings;</li> <li>• Appropriate tree surveys and protection of trees, including those subject to a Tree Preservation Order;</li> <li>• Provision of affordable housing subject to viability;</li> <li>• Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</li> <li>• Protection and enhancement of Public Rights of Way;</li> <li>• Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</li> <li>• Integration of Sustainable Drainage Systems;</li> </ul>

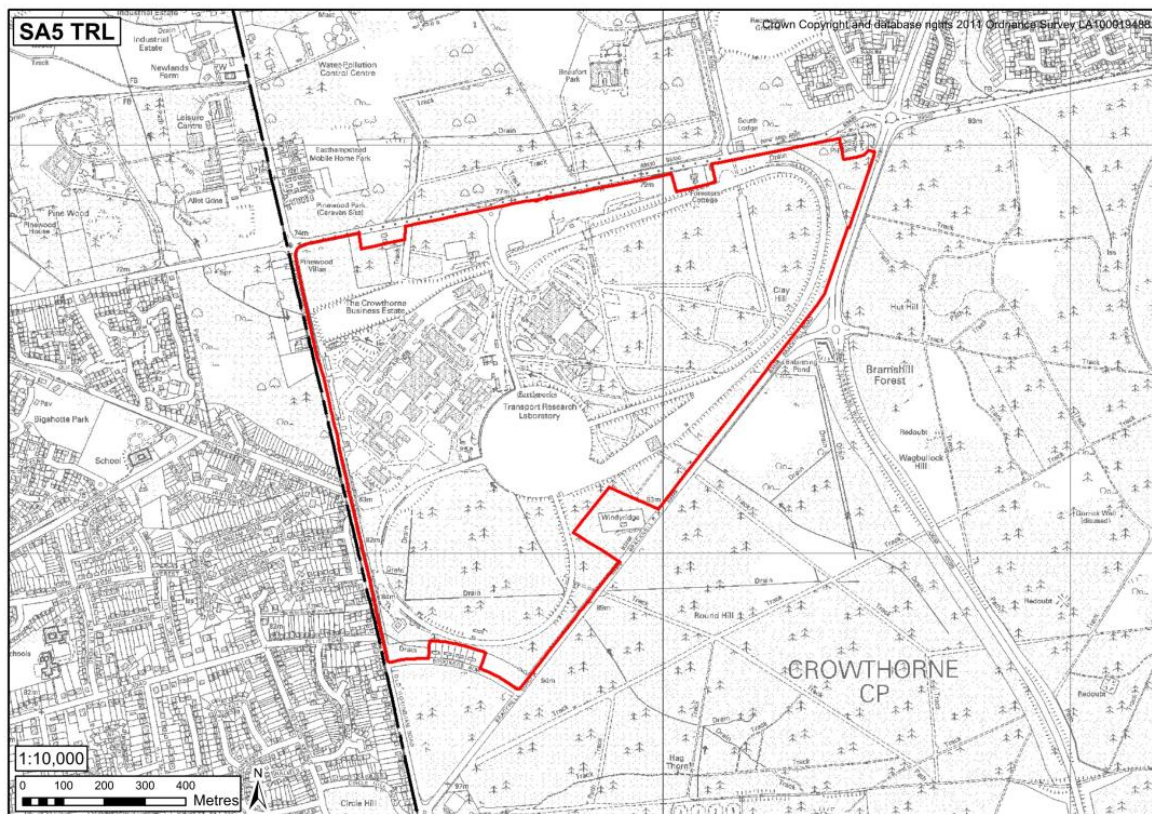
- Mitigation of impacts in accordance with the Infrastructure Delivery Plan;
- Be in accordance with national and local policy requirements.

This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

Applications for development of the site should also have regard to relevant SADPD Supporting Documents, and any requirements for further studies, such as a Flood Risk Assessment, Archaeological Reports and a Landscape Masterplan.

Any applicant is also advised to submit a Screening Request to determine whether an Environmental Impact Assessment of the proposals is required.

### Map 44 Location Plan of TRL

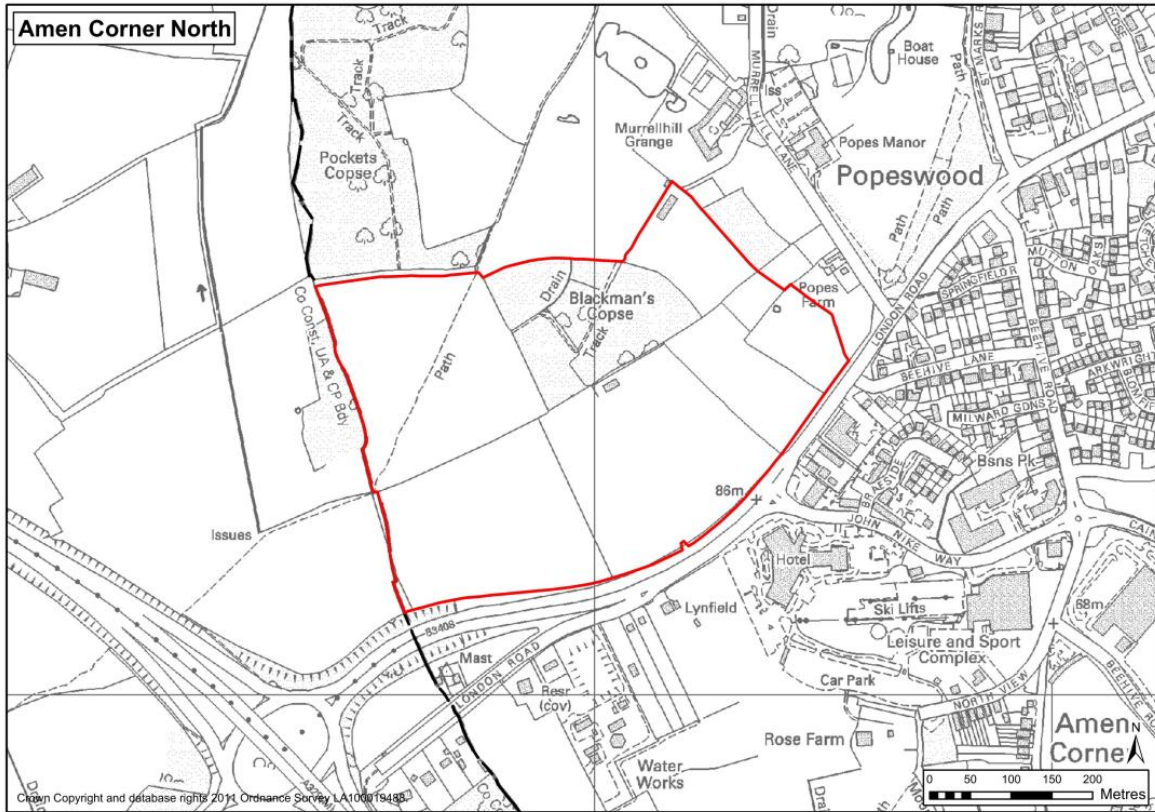


## Land at Amen Corner North, Binfield

Policy Ref:	Policy SA6
Proposal:	<ul style="list-style-type: none"> <li>• 400 residential units.</li> <li>• On site open space and SANG.</li> </ul>
Requirements:	<ul style="list-style-type: none"> <li>• Provision of on-site Open Space of Public Value;</li> <li>• Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area in agreement with Natural England. This will include provision in perpetuity of on-site bespoke SANG of at least 8ha per 1,000 new population (an alternative will be acceptable subject to passing an Appropriate Assessment and in agreement with Natural England), a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance;</li> <li>• Provision of Green Infrastructure;</li> <li>• Have regard to biodiversity assets and undertake appropriate ecological surveys and mitigation of any impacts;</li> <li>• Have regard to the recommendations as set out in the Character Area Assessment Supplementary Planning Document;</li> <li>• Have regard to and respect the setting of nearby Listed Buildings;</li> <li>• Appropriate tree surveys and protection of trees, including those subject to a Tree Preservation Order and preservation of Ancient Woodland;</li> <li>• Provision of affordable housing subject to viability;</li> <li>• Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</li> <li>• Protection and enhancement of Public Rights of Way;</li> <li>• Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</li> <li>• Integration of Sustainable Drainage Systems;</li> <li>• Mitigation of impacts in accordance with the Infrastructure Delivery Plan;</li> <li>• Be in accordance with national and local policy requirements.</li> </ul> <p>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</p> <p>Applications for development of the site should also have regard to relevant SADPD Supporting Documents, and any requirements for further studies, such as a Flood Risk Assessment, Archaeological Reports and a Landscape Masterplan.</p>

Any applicant is also advised to submit a Screening Request to determine whether an Environmental Impact Assessment of the proposals is required.

### Map 45 Location Plan of Amen Corner North.



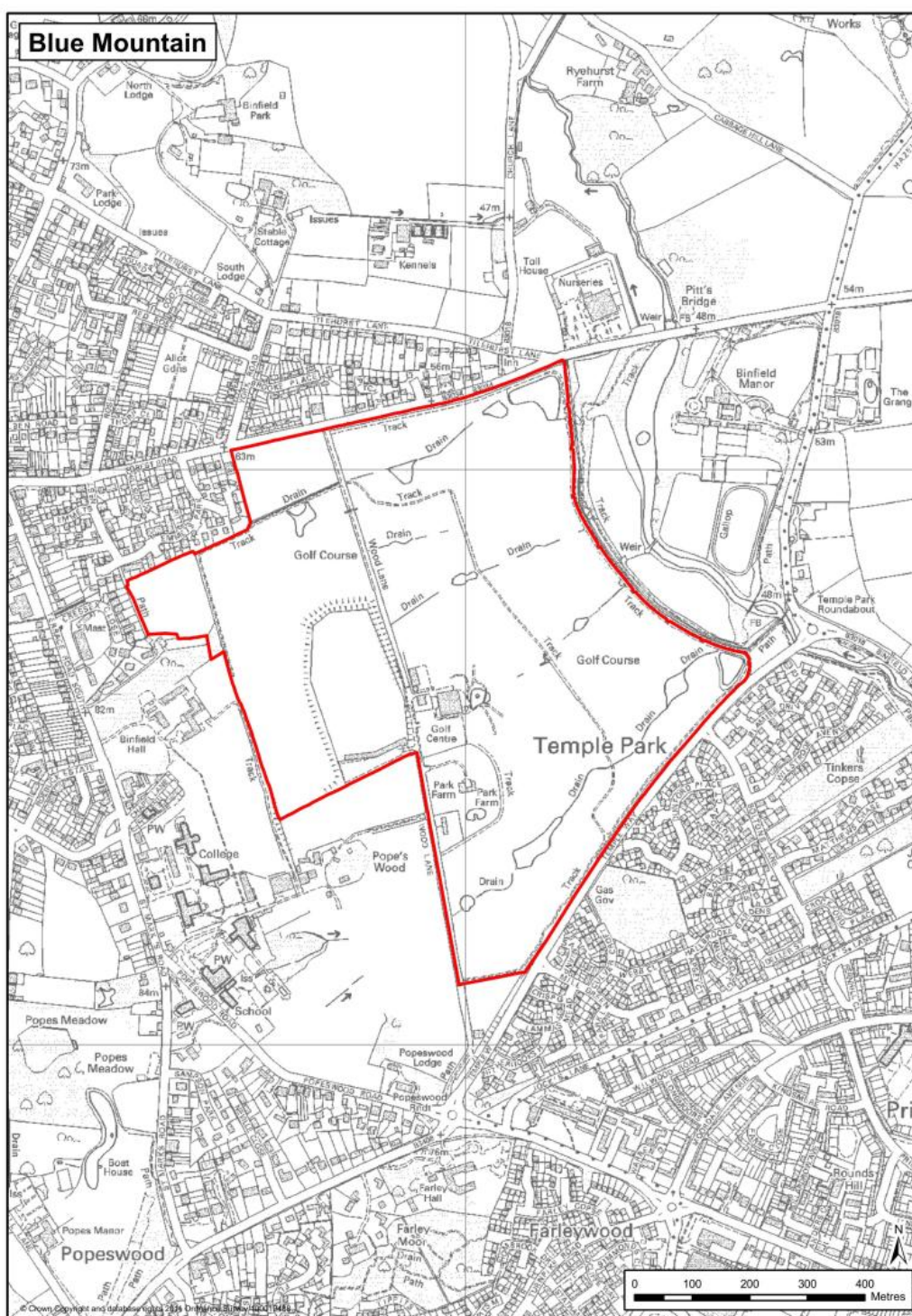


## Land at Blue Mountain, Binfield

Policy Ref:	Policy SA7
Proposal:	<ul style="list-style-type: none"> <li>• 400 residential units.</li> <li>• Land for a range of educational facilities, include primary, secondary and special education needs.</li> <li>• Multi-functional community hub.</li> <li>• A new football ground.</li> <li>• On site open space and SANG.</li> </ul>
Requirements:	<ul style="list-style-type: none"> <li>• Provision of on-site Open Space of Public Value;</li> <li>• Measures to avoid and mitigate the impact of residential development upon the</li> </ul> <p>Thames Basin Heaths Special Protection Area in agreement with Natural England. This will include provision in perpetuity of on-site bespoke SANG of at least 8ha per 1,000 new population (an alternative will be acceptable subject to passing an Appropriate Assessment and in agreement with Natural England), a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance;</p> <ul style="list-style-type: none"> <li>• Provision of Green Infrastructure;</li> <li>• Have regard to biodiversity assets and undertake appropriate ecological surveys and mitigation of any impacts;</li> <li>• Have regard to the recommendations as set out in the Character Area Assessment Supplementary Planning Document;</li> <li>• Have regard to and respect the setting of the adjacent Historic Park and Garden and nearby Listed Buildings;</li> <li>• Appropriate tree surveys and protection of trees, including those subject to a Tree Preservation Order;</li> <li>• Provision of affordable housing subject to viability;</li> <li>• Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</li> <li>• Demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure;</li> <li>• Integration of Sustainable Drainage Systems;</li> <li>• Mitigation of impacts in accordance with the Infrastructure Delivery Plan;</li> <li>• Be in accordance with national and local policy requirements.</li> </ul> <p>This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</p>

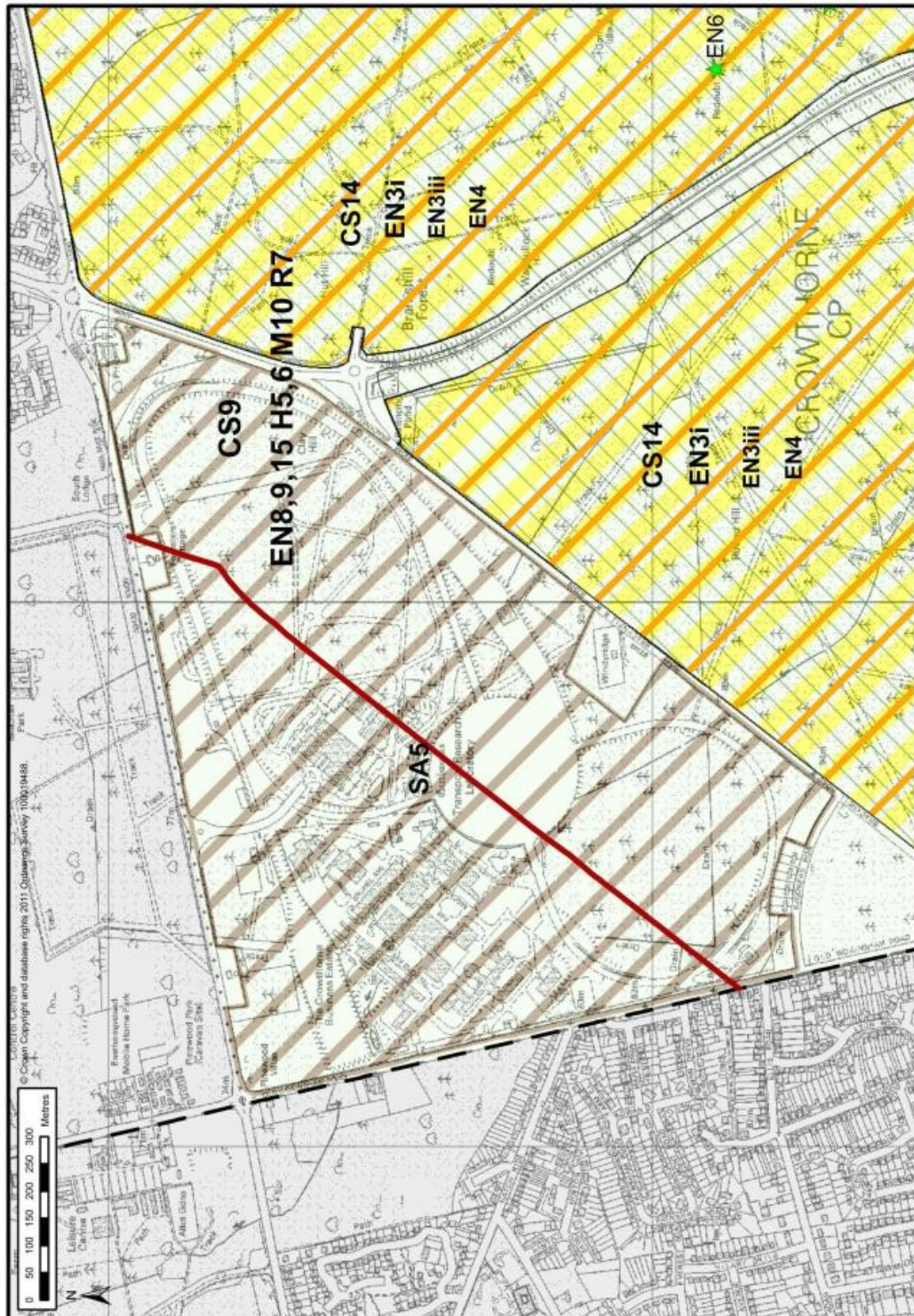
	<p>Applications for development of the site should also have regard to relevant SADPD Supporting Documents, and any requirements for further studies, such as a Flood Risk Assessment, Archaeological Reports and a Landscape Masterplan.</p> <p>Any applicant is also advised to submit a Screening Request to determine whether an Environmental Impact Assessment of the proposals is required.</p>
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### Map 46 Location Plan of Blue Mountain.

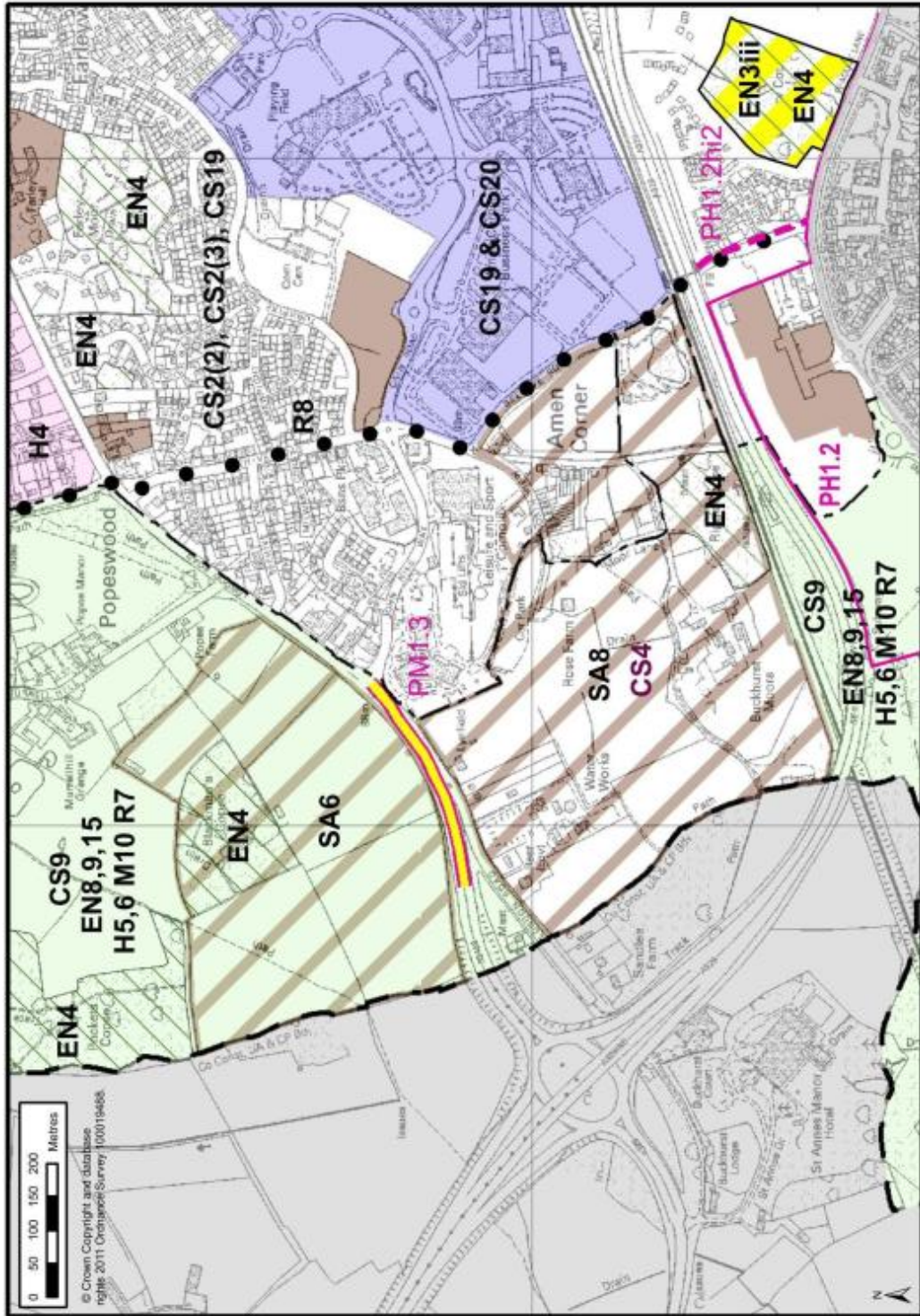




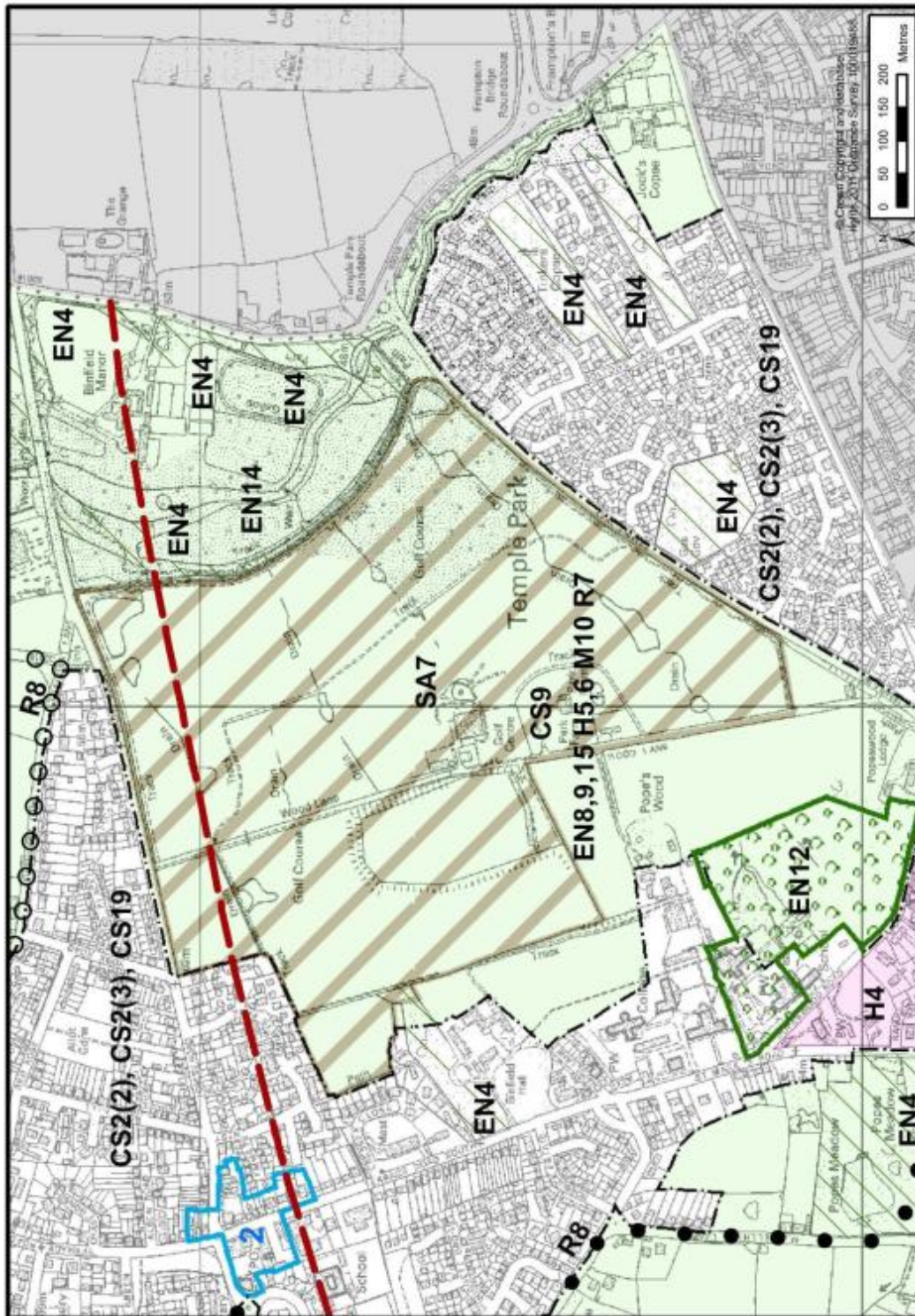
Map 48 Extract of Proposals Map of allocation of land at TRL Urban Extensions (Policy SA5)



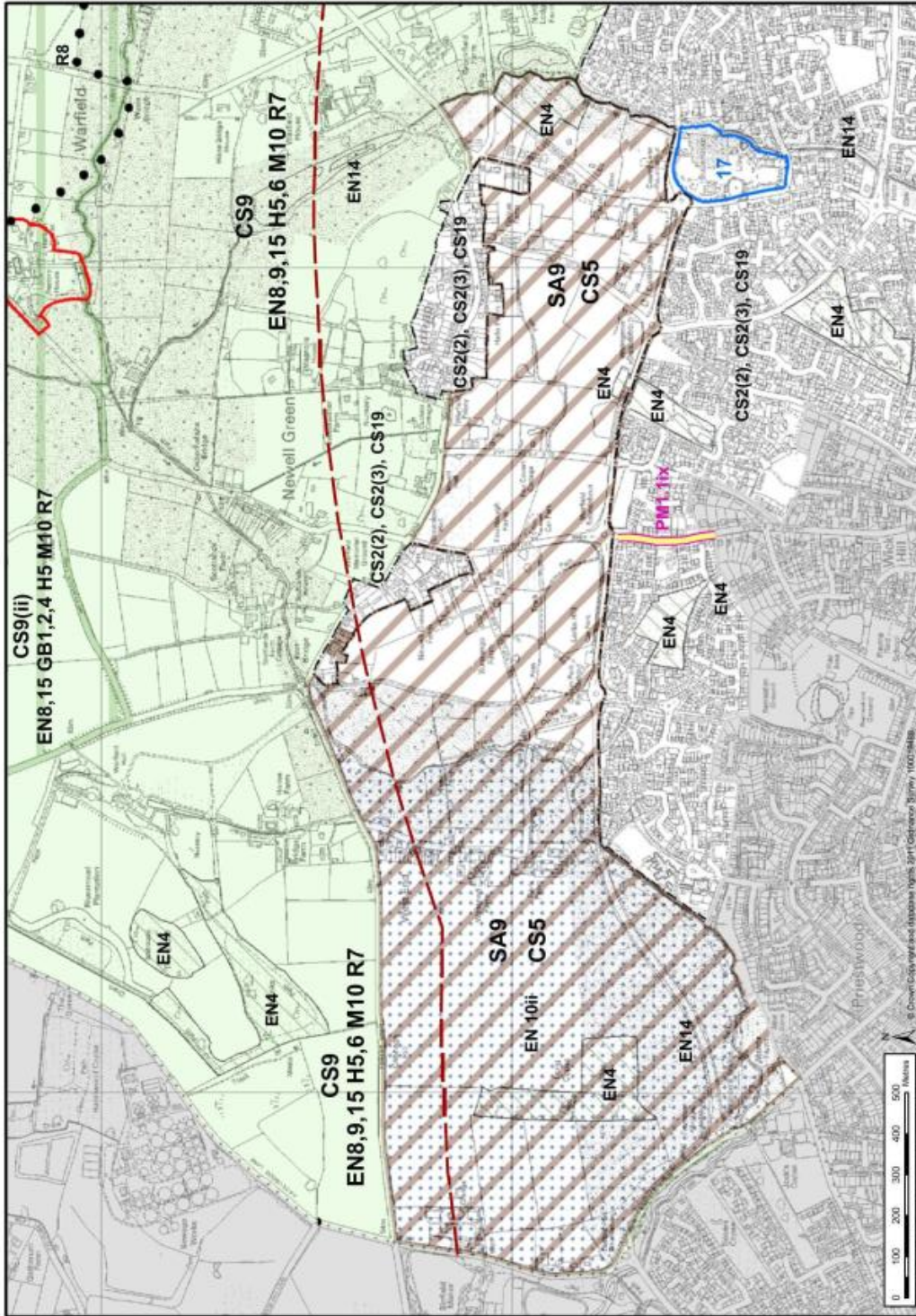
Map 49 Extract of Proposals Map showing allocation of land at Amen Corner North and Amen Corner South (Policies SA6 and SA8)



Map 50 Extract of Proposals Map showing allocation of land at Blue Mountain (Policy SA7)



Map 51 Extract of Proposals Map showing allocation of land at Warfield (Policy SA9)

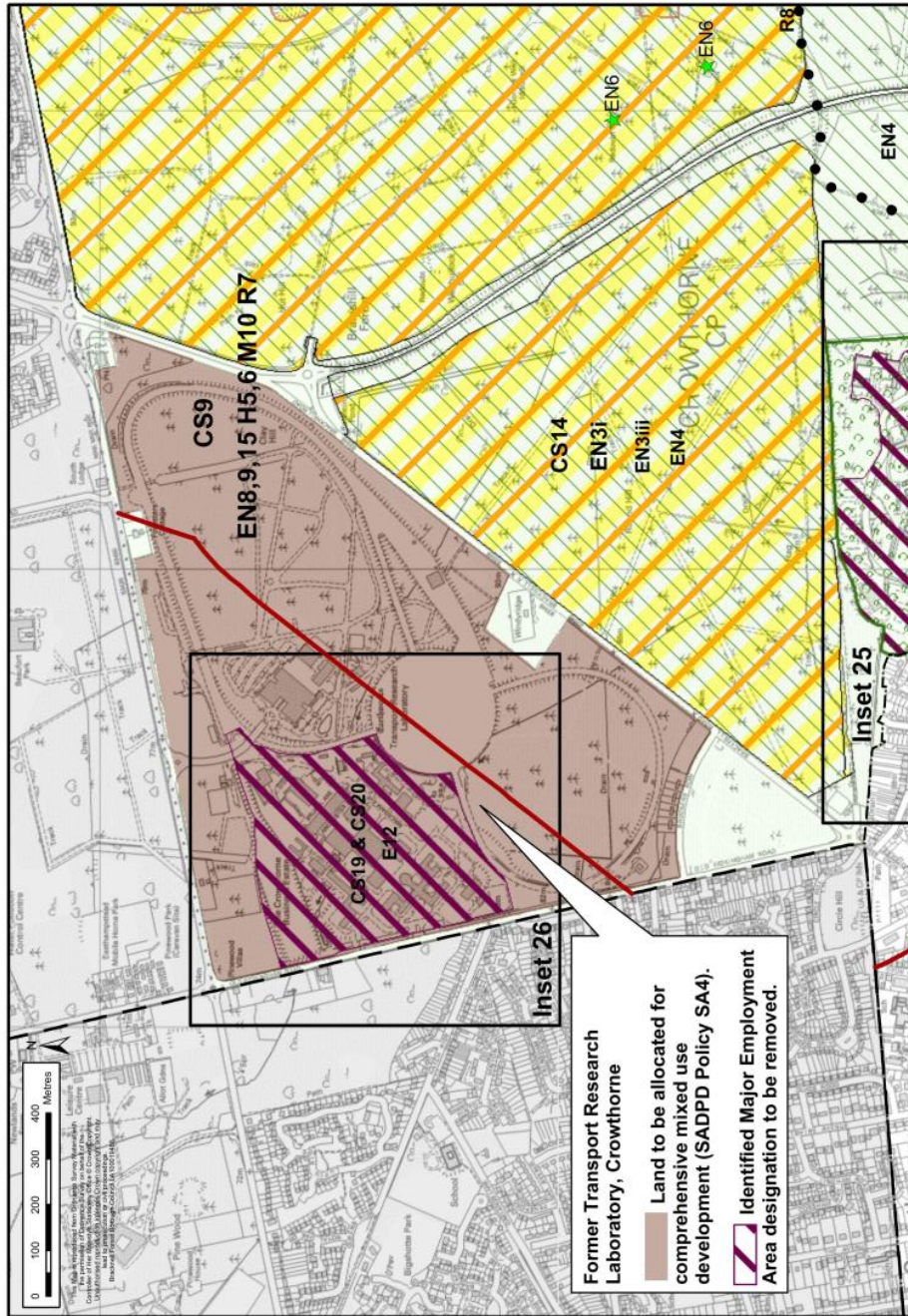




# Appendix 9: Superseded Urban extension Proposals Map extracts

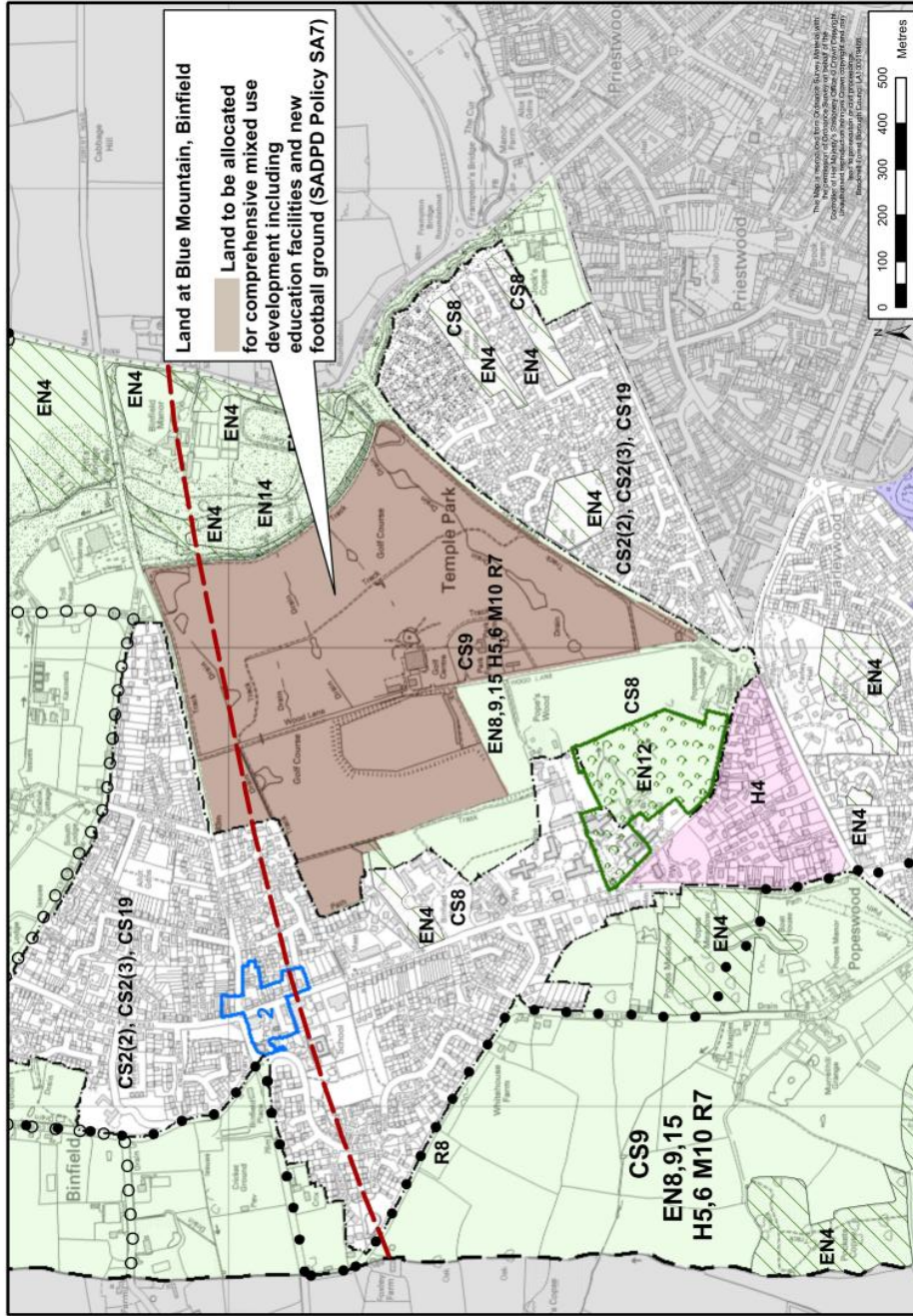


**Map 53 Superseded Extract of Proposals Map to show allocation of land at TRL Urban Extension (Policy SA5)**

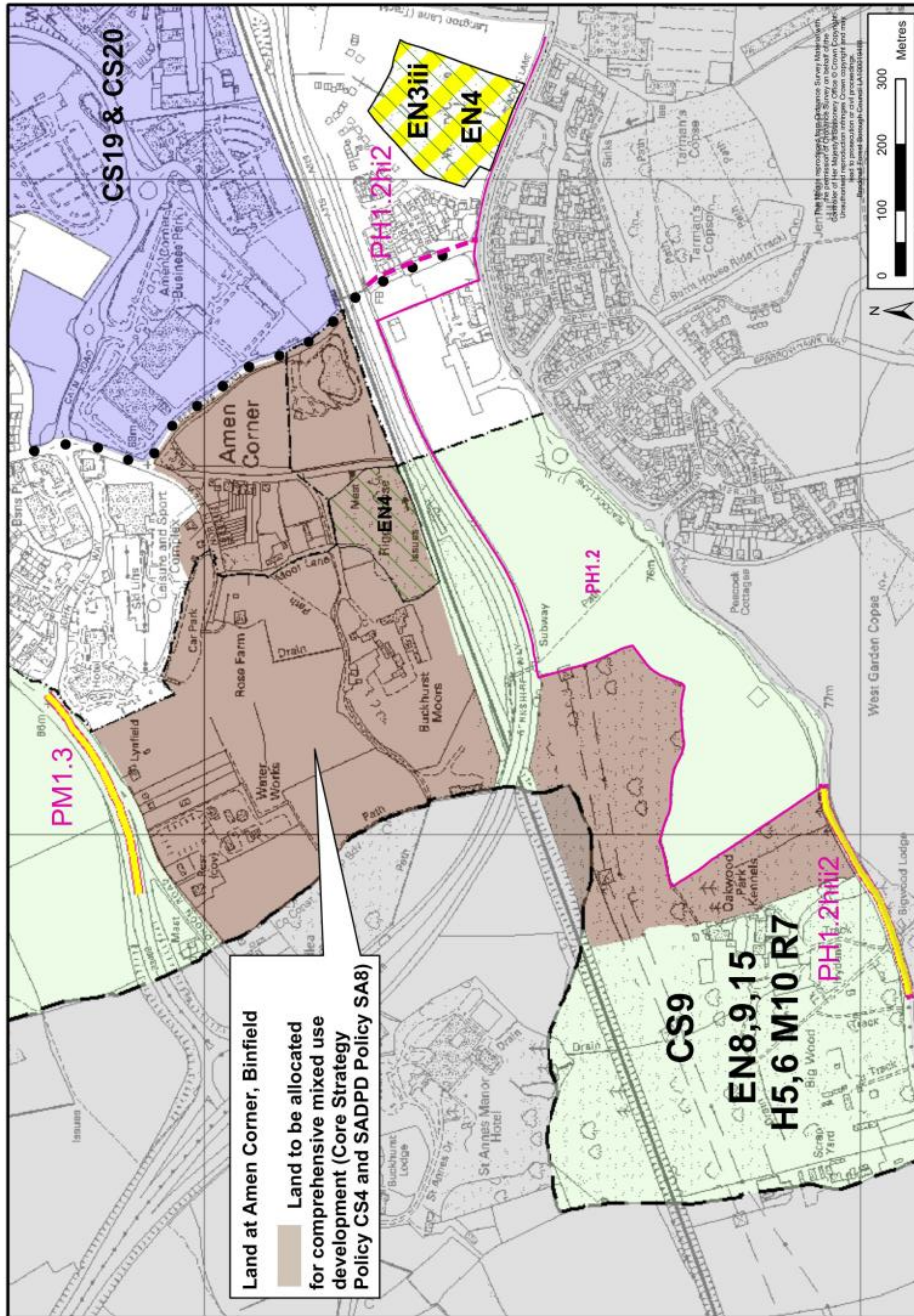




Map 55 Superseded Extract of Proposals Map to show allocation of land at Blue Mountain Urban Extension (Policy SA7)

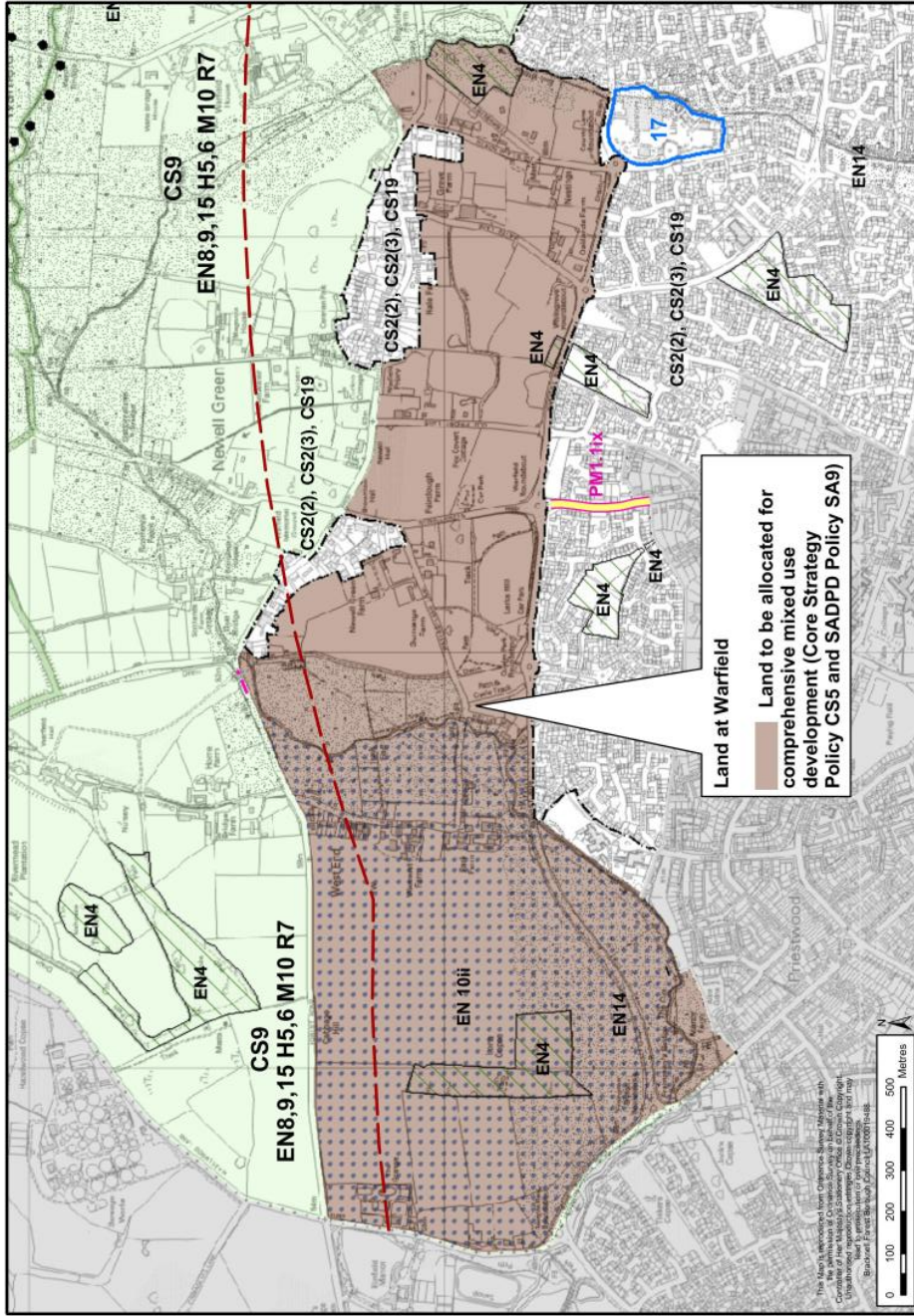


Map 56 Superseded Extract of Proposals Map to show allocation of land at Amen Corner (south) (CS Policy CS4) Urban Extension (Policy SA8)





**Map 57 Superseded Extract of Proposals Map to show allocation of land at Warfield (CS Policy CS5) Urban Extension (Policy SA9)**

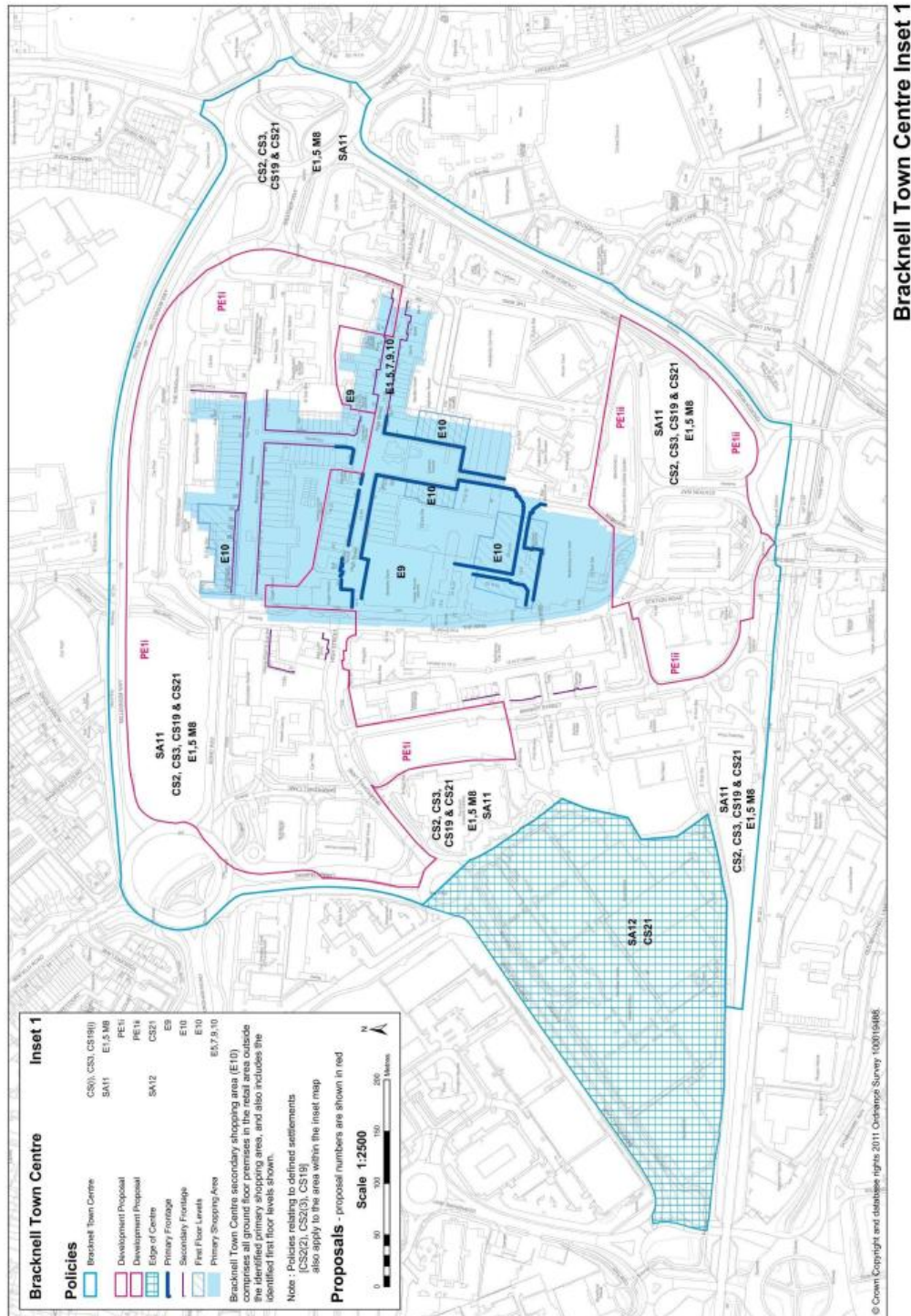


Note: It is not proposed to include Kennel Lane School within the area to be allocated for development in Warfield. An amendment to the existing settlement boundary is suggested to include the school within the defined settlement (see map in Appendix Map 90 'Plan to show change of settlement boundary to include Kennel Lane School.')



# Appendix 10: New Appendix - Retail inset maps

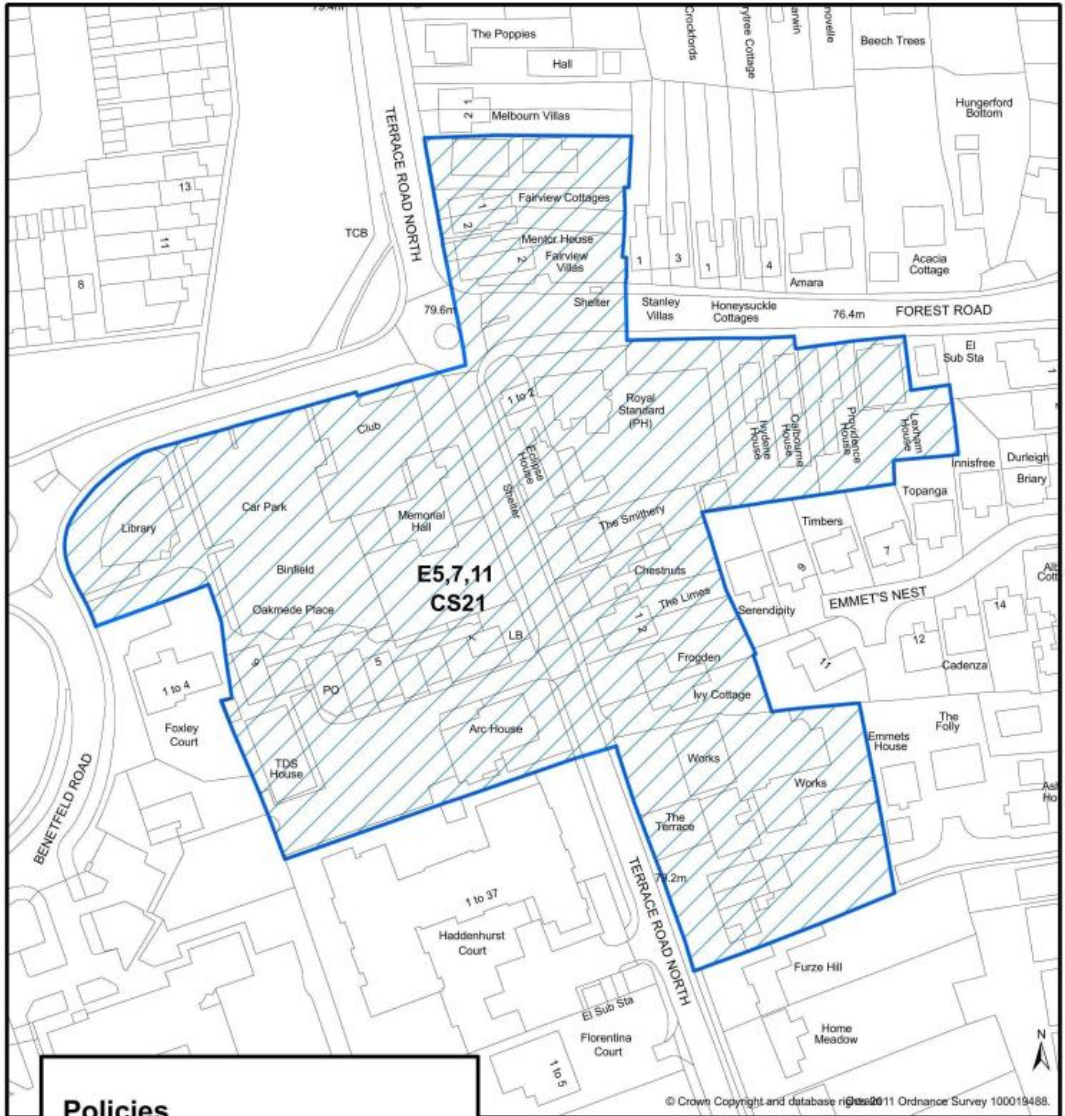
## Map 58 Town Centre Inset Map




Bracknell Town Centre Inset 1

**Map 59 Inset Map 2**

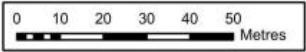
**Inset 2  
Binfield Village**



**Policies**

 Local Centre E5,7,11 CS21

**Scale 1:1,250**



Inset 2 is on Proposals Map 1


Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map

## Map 60 Inset Maps 4 and 5

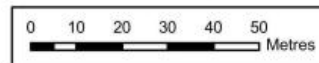
### Inset 4 Fernbank Road, Ascot



#### Policies

 Neighbourhood Centre  
E5,7,11 CS21

Scale 1:1,250



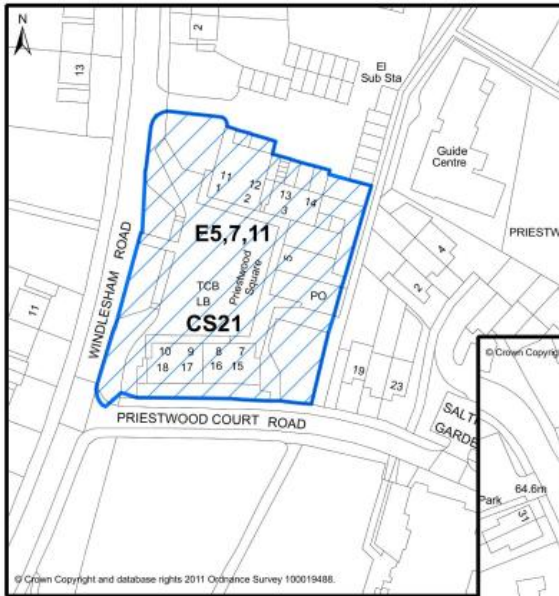
Inset 4 and 5 are on Proposals Map 3

### Inset 5 Warren Row, Ascot

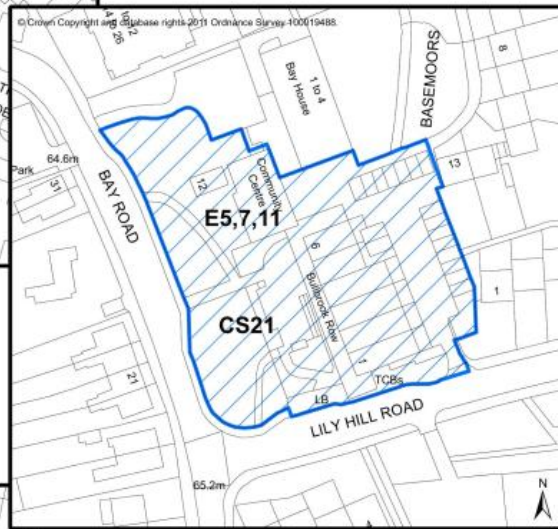


Note: Policies relating to defined settlements (E3 H1,2 R2) also apply to the area within this Inset Map

**Map 61 Inset Maps 6, 7 and 8**

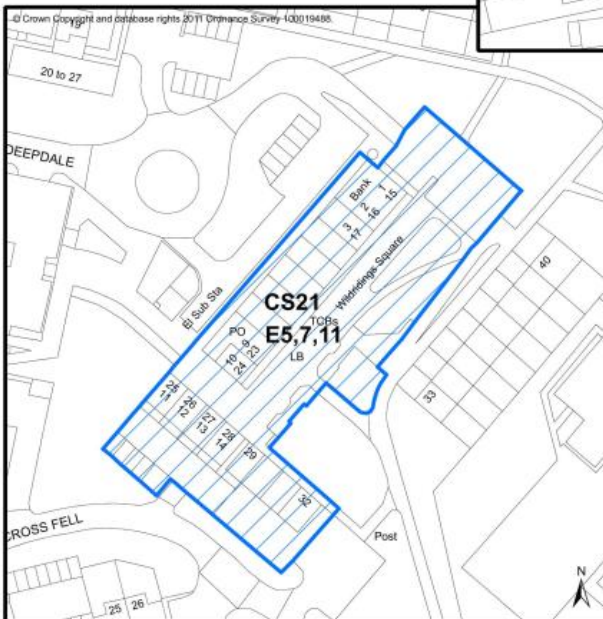


**Inset 6**  
Priestwood Square




**Inset 7**  
Bay Road,  
Bullbrook

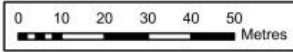
**Inset 8**  
Wildridings Square 2011 proposal



**Policies**

 Local Centre  
E5,7,11 CS21

**Scale 1:1,250**

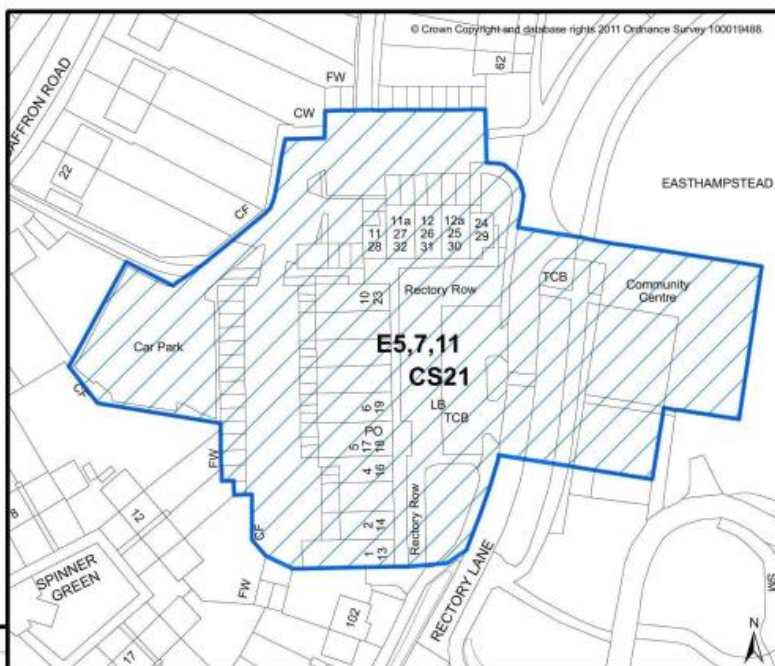
 Metres

Inset 6 to 8 are on Proposals Map 3

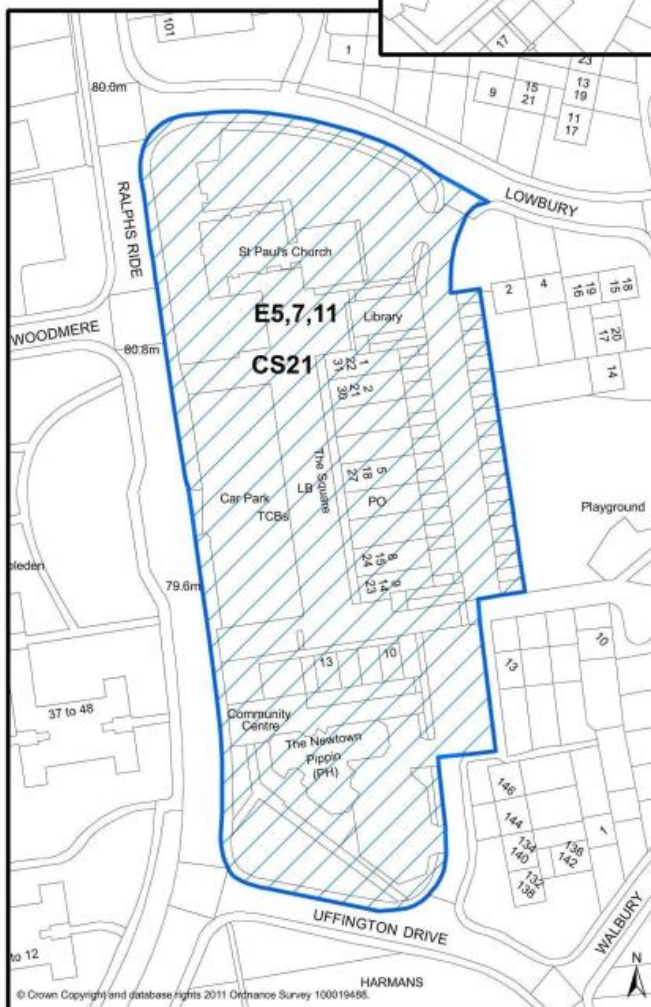
Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this inset Map

**Map 62 Inset Maps 9 and 10**


**Inset 9  
Rectory Row,  
Easthampstead**



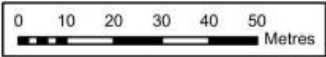
**Inset 10  
Harmans Water**



**Policies**

 Local Centre  
E5,7,11 CS21

**Scale 1:1,250**

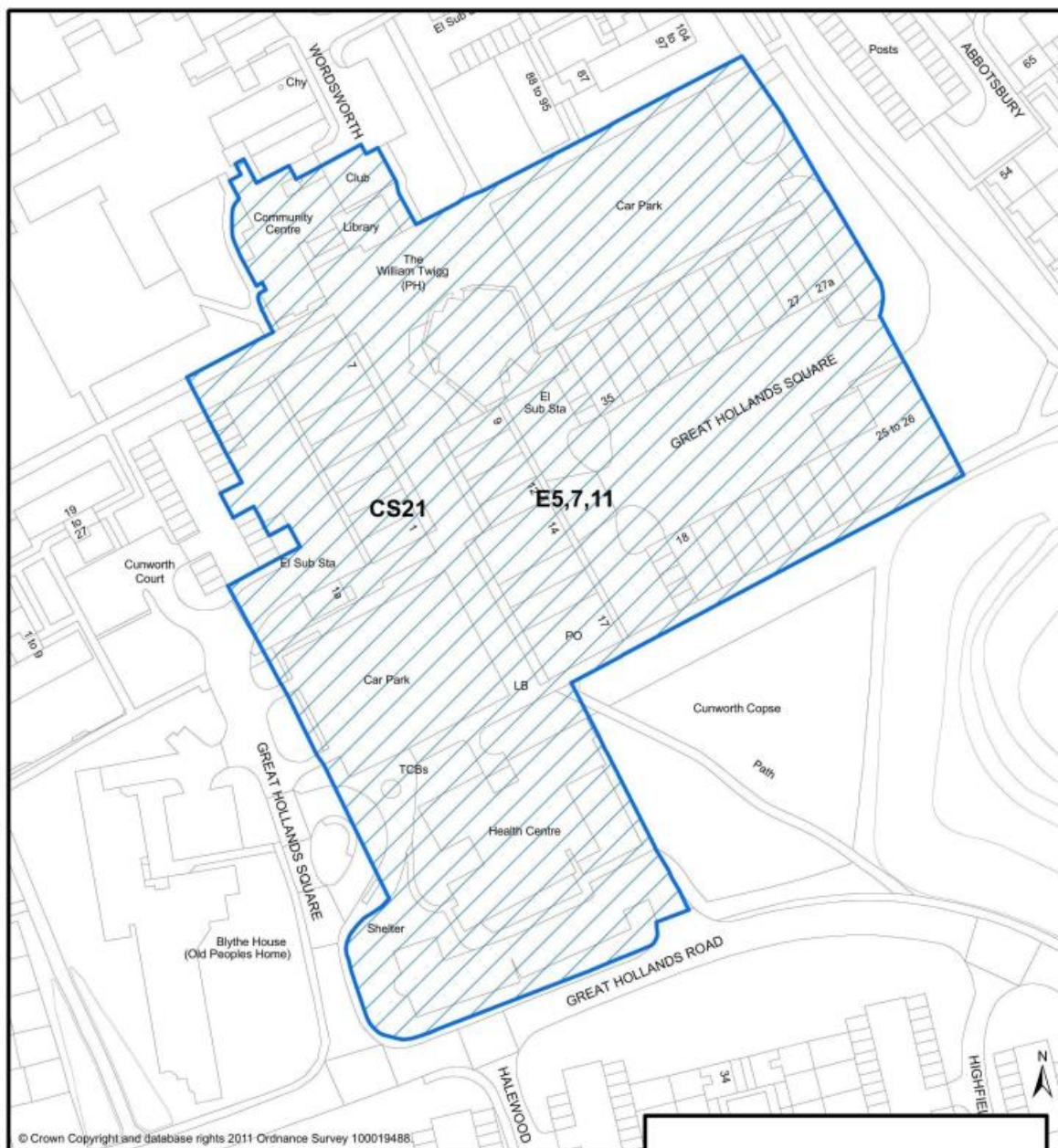
 Metres

Inset 9 and 10 are on Proposals Map 3

Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map


## Map 63 Inset Map 11

### Inset 11 Great Hollands Square

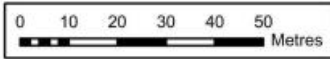


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**Policies**

 Local Centre  
E5,7,11 CS21

**Scale 1:1,250**

 Metres


Inset 11 is on Proposals Map 3

Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map

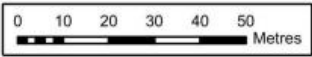
## Map 64 Inset Maps 12 and 13

### Inset 12 Hanworth

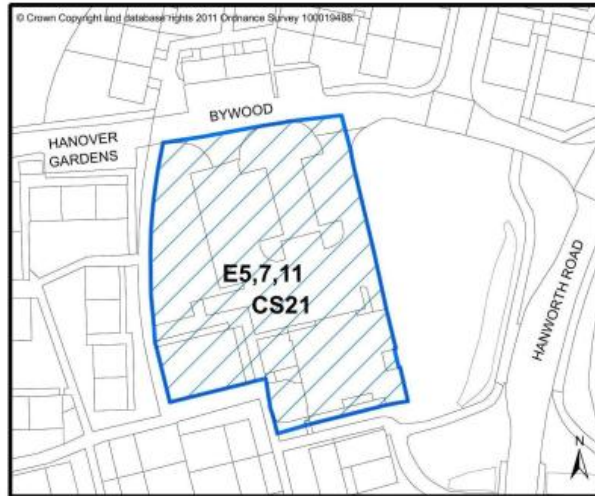
**Policies**

 Local Centre  
E5,7,11 CS21

**Scale 1:1,250**

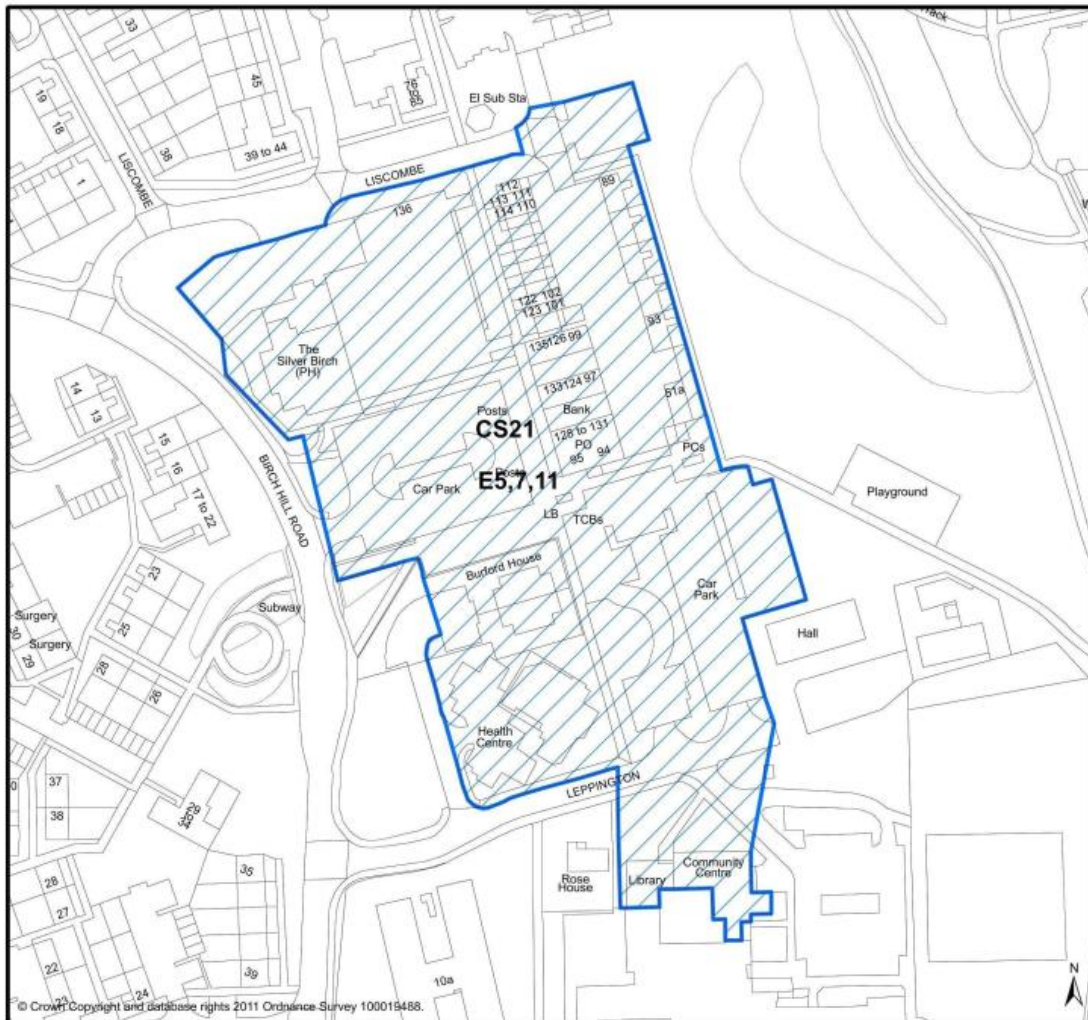
 0 10 20 30 40 50 Metres

Inset 12 and 13 are on Proposals Map 3



### Inset 13 Birch Hill


Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map



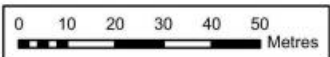
## Map 65 Inset Maps 14 and 15

### Inset 14 Crown Wood

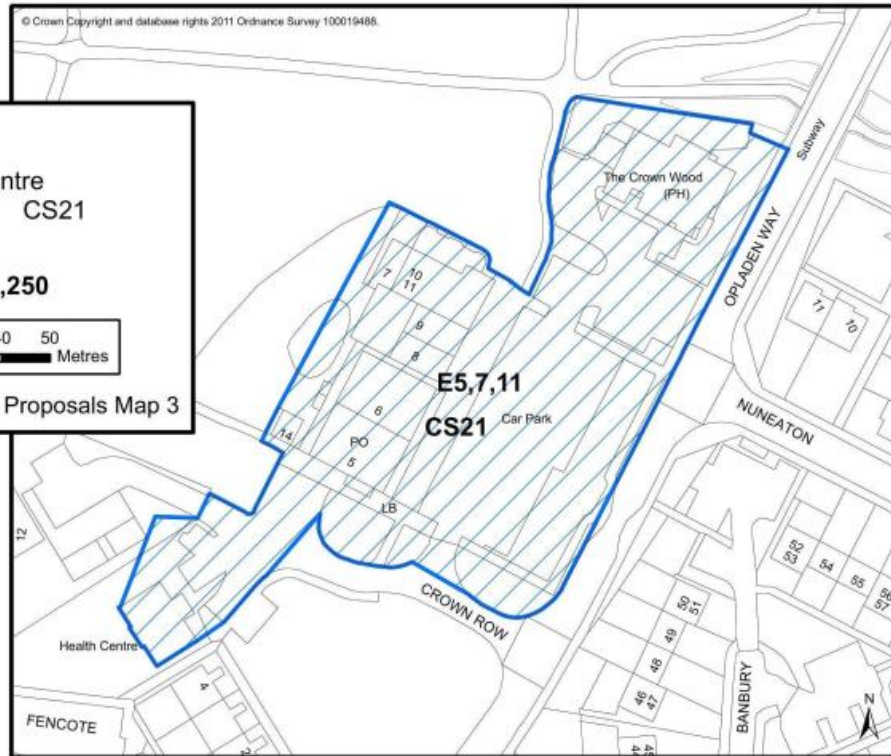
**Policies**

 Local Centre  
E5,7,11 CS21

**Scale 1:1,250**

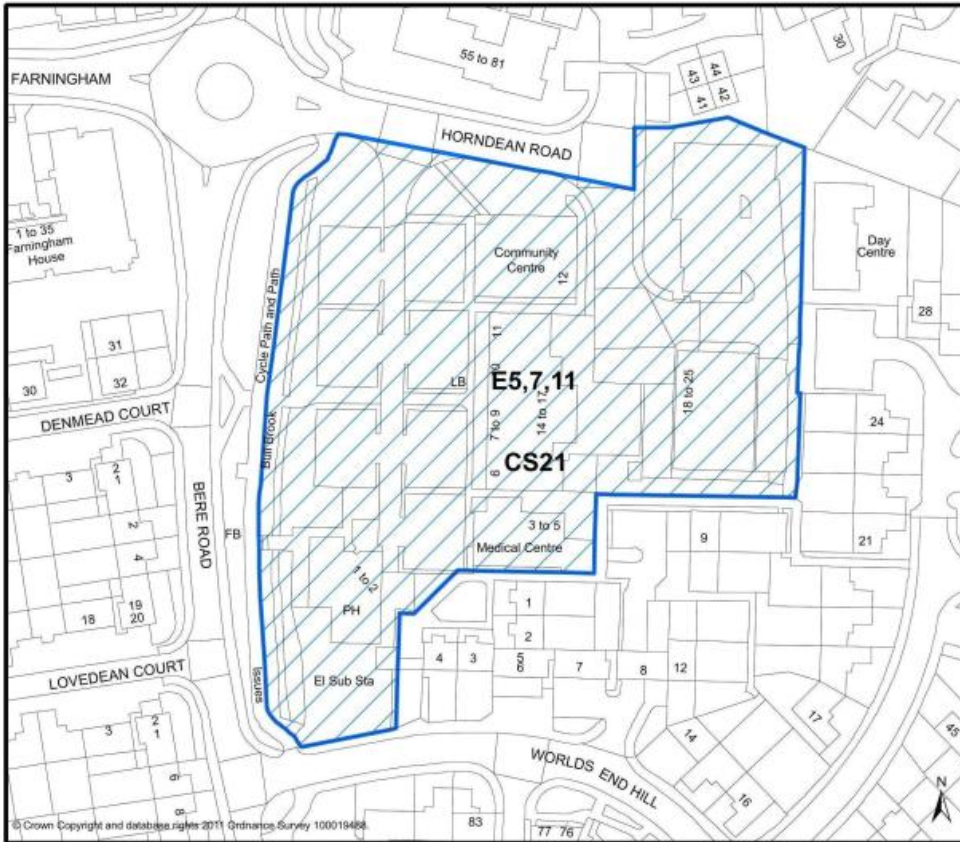
 0 10 20 30 40 50 Metres

Inset 14 and 15 are on Proposals Map 3



### Inset 15 Horndean Road, Forest Park

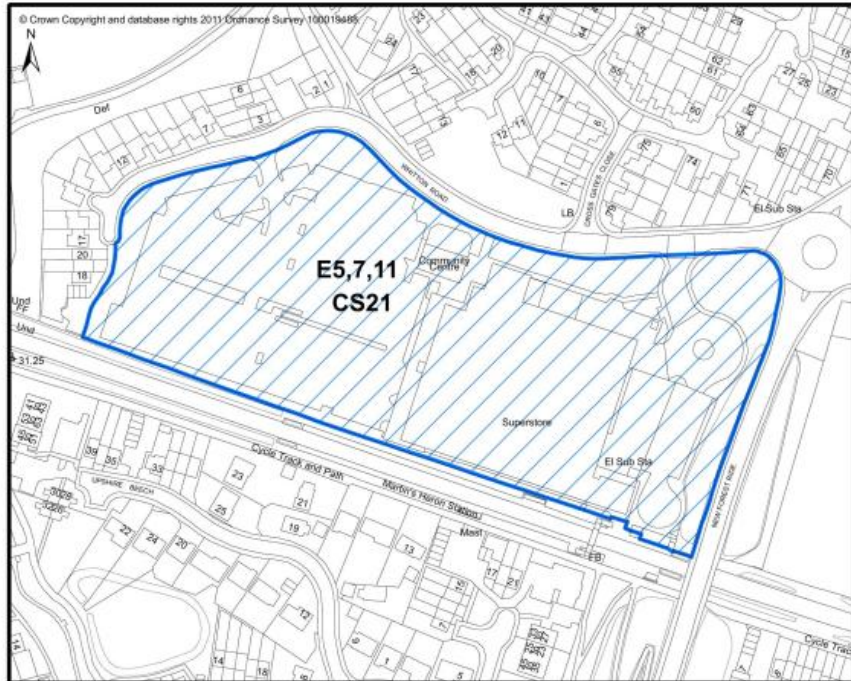
Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map



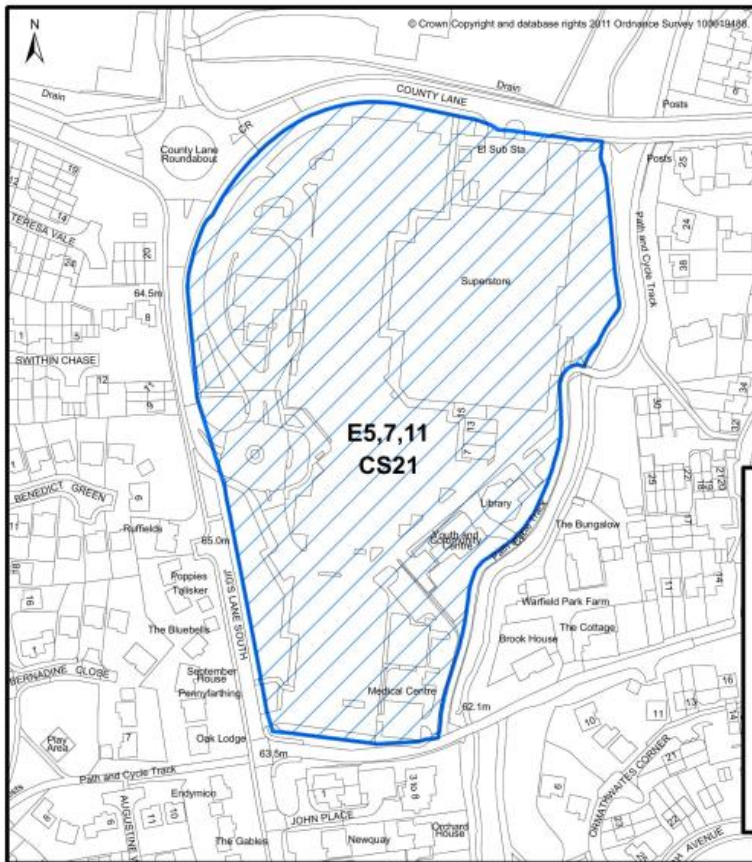


## Map 66 Inset Maps 16 and 17

**Inset 16  
Martins  
Heron**




**Inset 17  
Whitegrove**

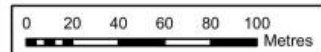


Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map

### Policies

 Local Centre  
E5,7,11 CS21

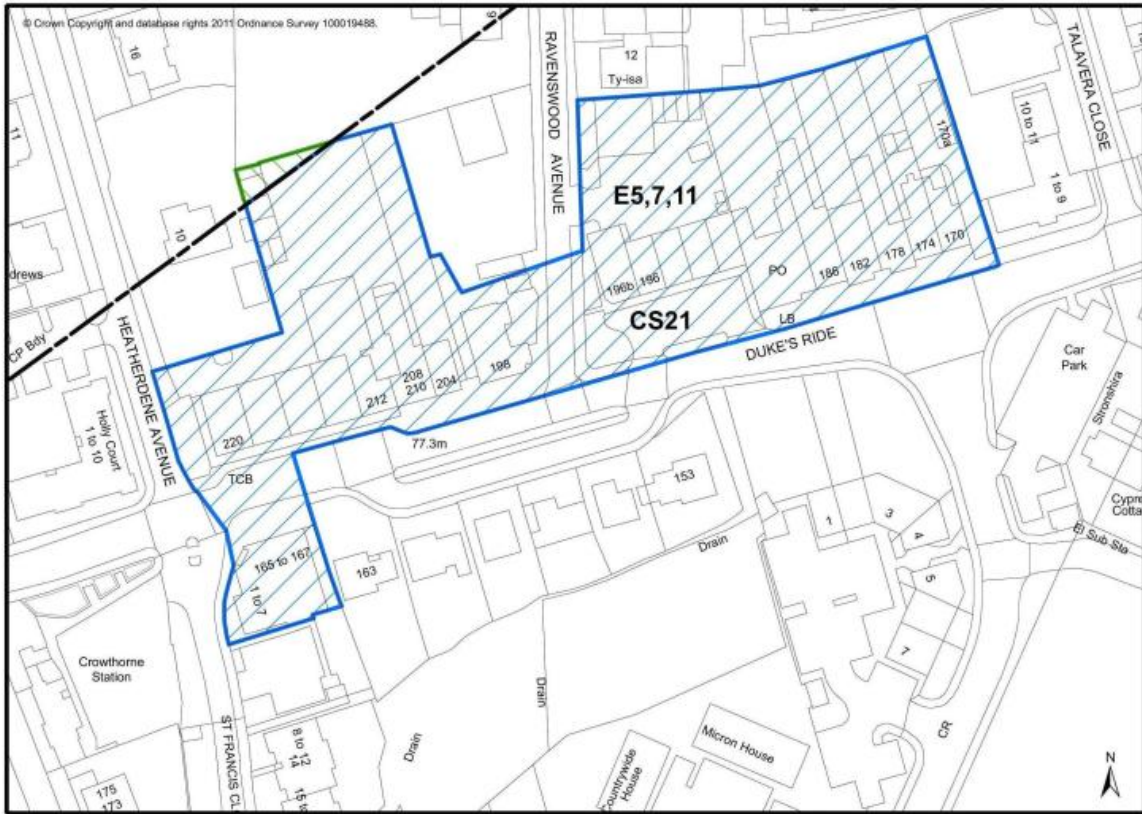
Scale 1:2,500



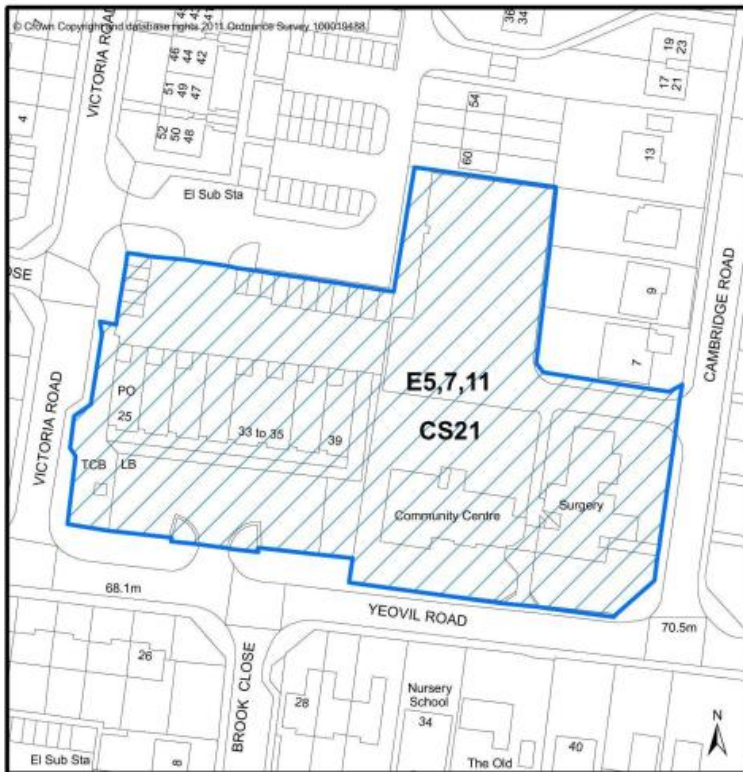
Inset 16 is on Proposals Map 3

Inset 17 is on Proposals Map 2

Map 67 Inset Maps 18 and 20





Inset 18  
Crowthorne  
Station Area

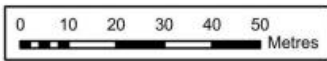


Inset 20  
Yeovil Road,  
Owlsmoor

**Policies**

-  Local Centre  
E5,7,11 CS21
-  Neighbouring  
Authority Retail Boundary

**Scale 1:1,250**

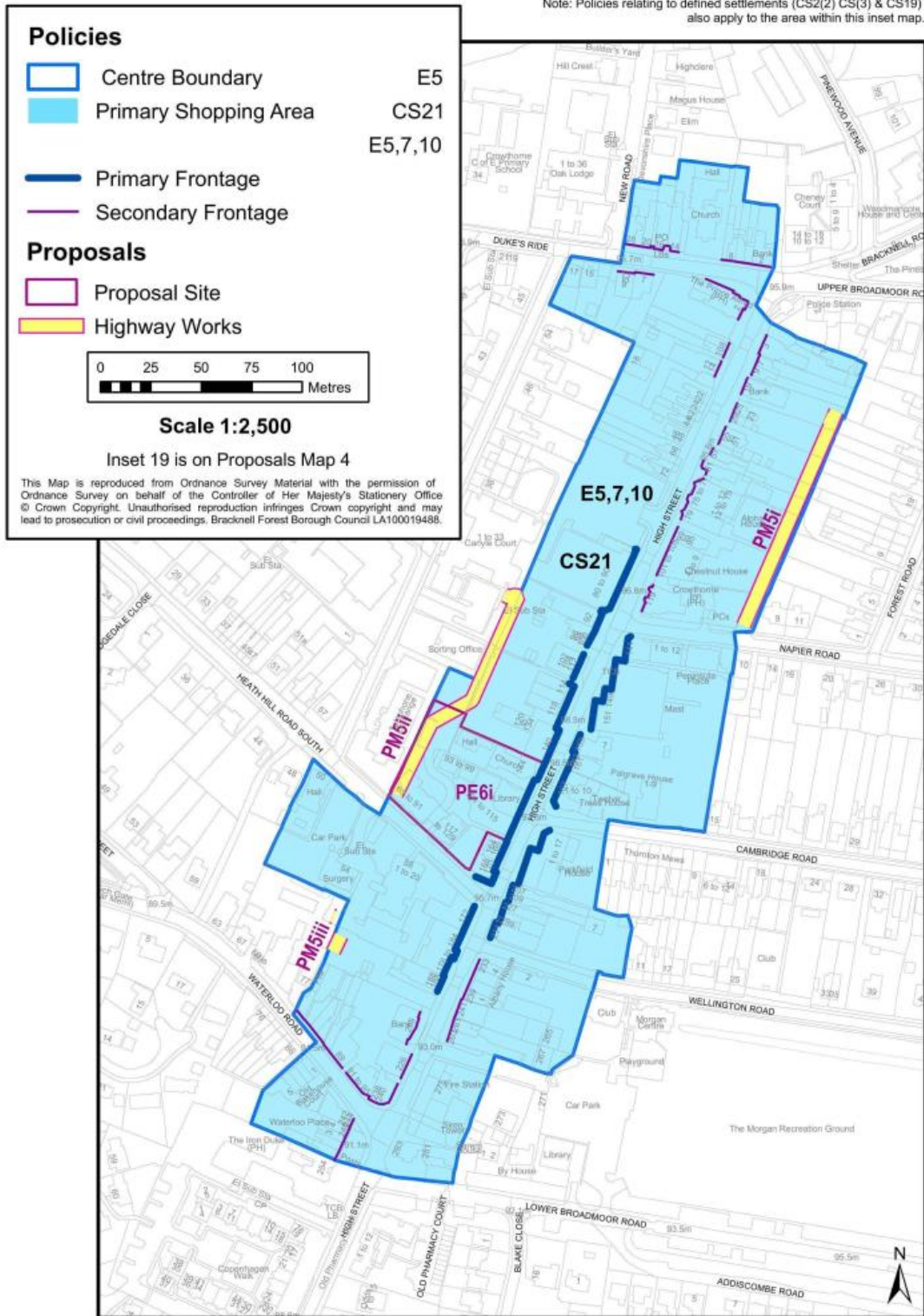


Inset 18 and 20 are on Proposals Map 4

Note: Policies relating to defined settlements (CS2(2), CS3(2), CS19) also apply to the area within this Inset Map

# Map 68 Inset Map 19

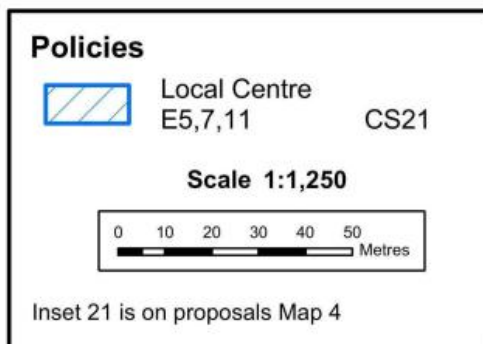
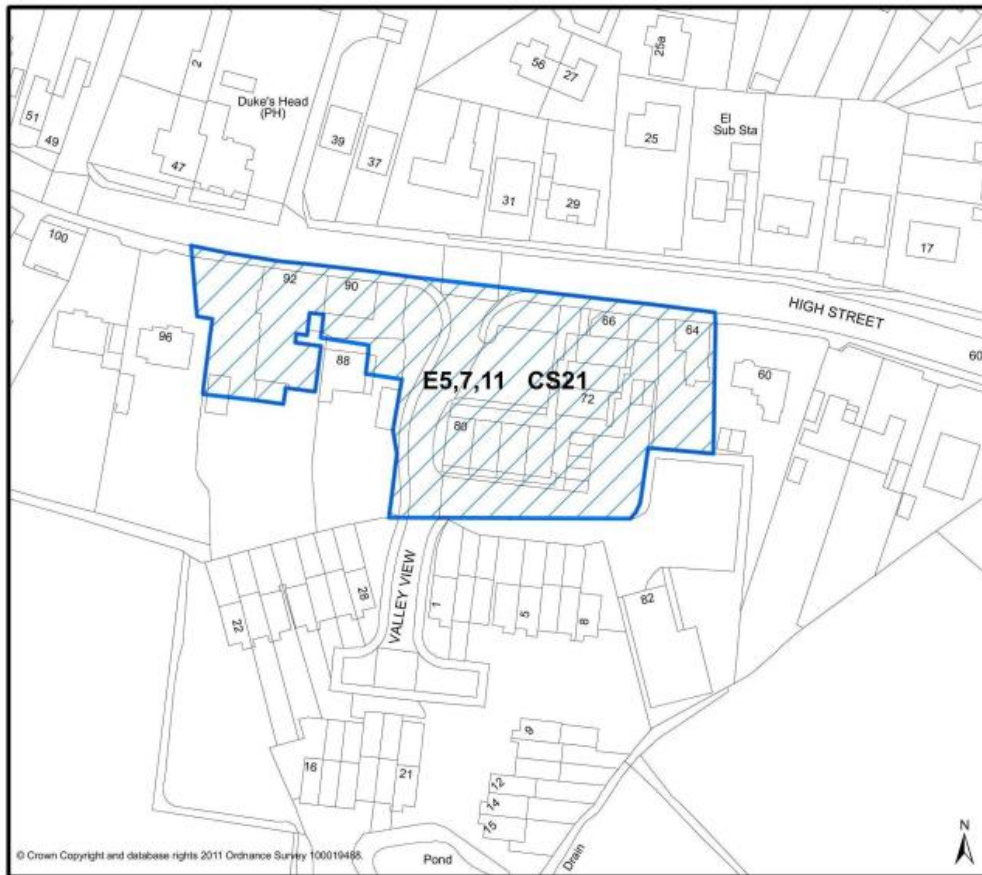
## Inset 19 Crowthorne Centre



## Map 69 Inset Map 21

### Inset 21

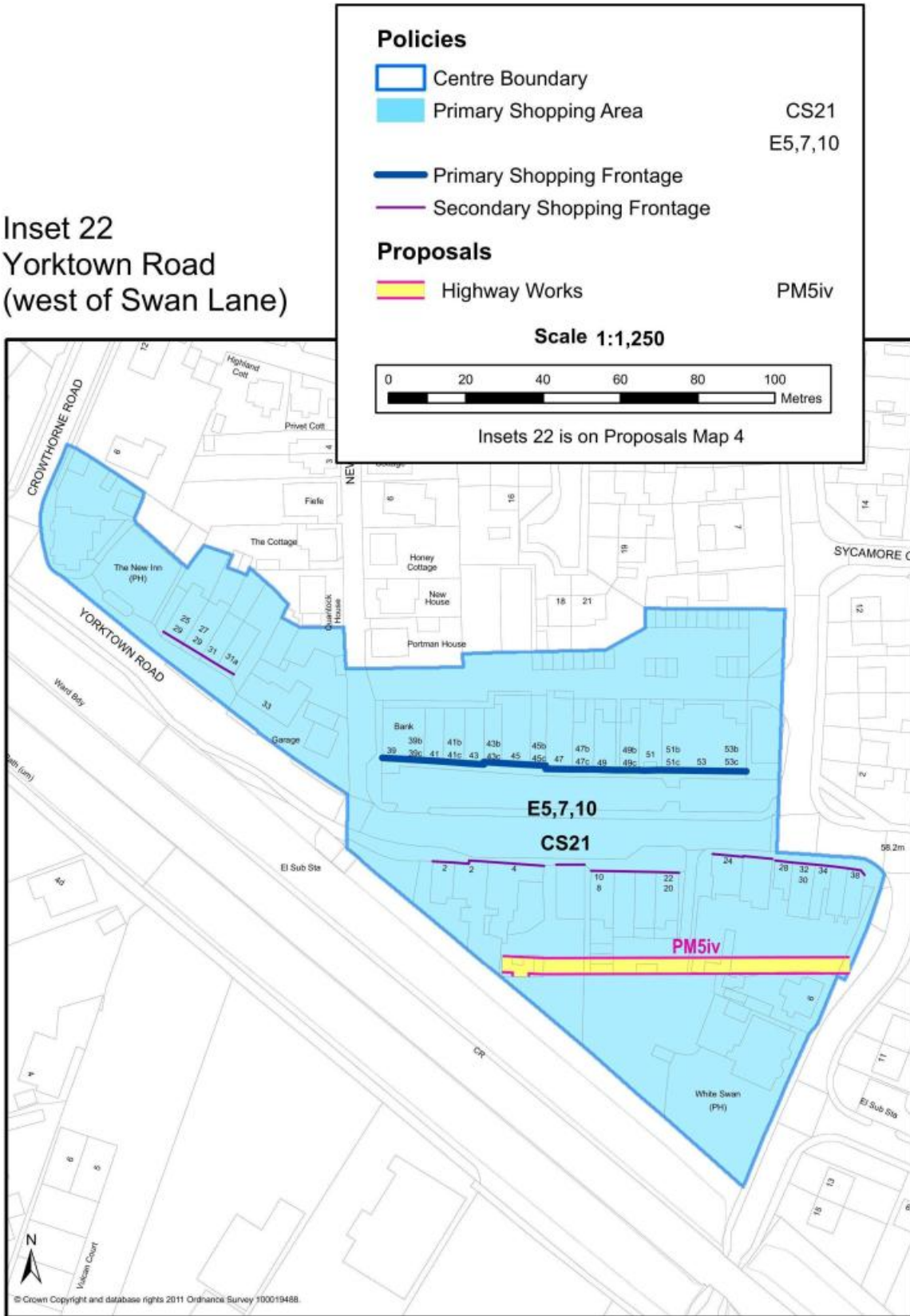
Old Mills Parade, High Street, Sandhurst



Note: Policies relating to defined settlements (E3 H1,2 R2) also apply to the area within this Inset Map

# Map 70 Inset Map 22

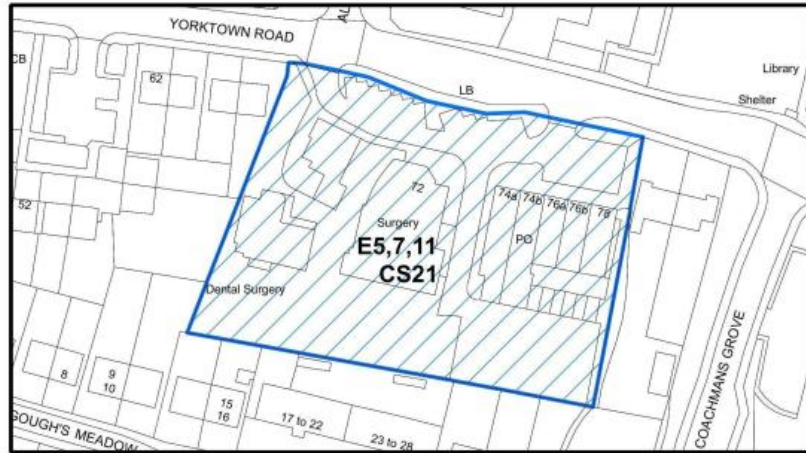
## Inset 22 Yorktown Road (west of Swan Lane)



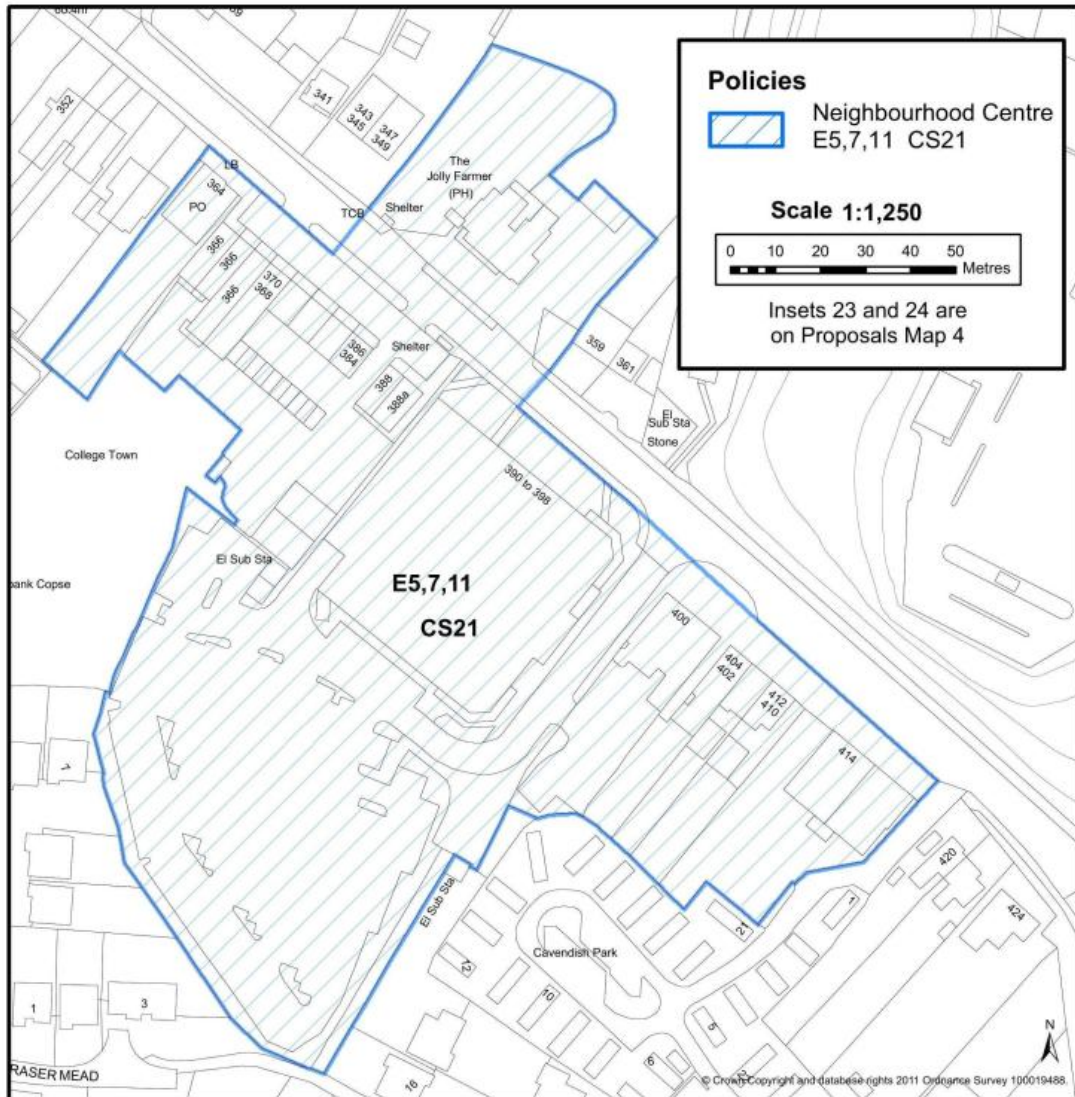
Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map

**Map 71 Inset Maps 23 and 24**

**Inset 23**  
 Yorktown Road,  
 (east of  
 Swan Lane)



**Inset 24**  
 Yorktown Road,  
 College Town



Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map

## Appendix 11: New appendix. List of key background studies

1 A number of other supporting documents have been taken into consideration in preparing the SADPD. The table below sets out the title of the document, a summary of what it contains, the author and date it was prepared:

**Table 8 List and summary of supporting evidence.**

Document Title	Author	Date Prepared	Summary of Document
Archaeological Site Assessments  SADPD Library Ref: SAL 13	Berkshire Archaeology	March 2010	Provides an assessment of the 8 Broad Areas identified at the Issues and Options (SADPD Participation) stage. Sets out archaeological elements that are present, or likely to be present and recommends a further programme of assessment to be undertaken.
Bracknell Forest Housing Market Assessment (HMA)  SADPD Library Ref: SAL32	DTZ	October 2011	The HMA looked at how the characteristics of households and dwellings varied across the Borough, established the mix of different households likely to require housing in the future and provided updated evidence on the need for affordable housing in the Borough. In addition the report looked at population and household growth rates, the size of dwellings that might be required by the Borough in the future and considered the influence of economic factors such as earnings and unemployment levels on the performance and characteristics of the housing market
Draft Submission SADPD Background Paper  SADPD Library Ref: SAL49	BFC	November 2011	Provides the background for allocations set out in the Draft Submission Document.
Employment Land Review (ELR)	Roger Tym & Partners/Vail Williams	December 2009	The objectives of the study are to understand market areas and segments in the Borough; to provide an understanding of the existing employment land supply in the Borough; to provide an assessment of the future demand for employment (types and locations) in the

Document Title	Author	Date Prepared	Summary of Document
SADPD Library Ref: SAL11			Borough; to assess the suitability of individual sites, whether existing or proposed for future employment uses; and to inform the allocation of, and detailed policy approach to, employment development through the Local Development Framework process.
Habitat Regulations Appropriate Assessment  (HRA Assessment)  SADPD Library Ref: SAL33	BFC	November 2011	<p>To assess the impact of the SADPD on the Thames Basin Heaths Special Protection Area has been considered in the Habitats Regulations Appropriate Assessment – Site Allocations DPD.</p> <p>It is for the competent authority (Bracknell Forest Council) to consider the likely and reasonably foreseeable effects and to ascertain that the plan <b>will not have an adverse effect on the integrity of the site</b> before it may be adopted.</p> <p>The Appropriate Assessment has therefore been produced in accordance Regulation 61 of the Habitats Regulations which assesses the possible effects of the various proposals in the Site Allocations DPD on, or potentially affecting any Natura 2000 Sites (i.e. the Thames Basin Heaths Special Protection Area).</p>
Infrastructure Delivery Plan (IDP)  SADPD Library Ref: SAL34	BFC	November 2011	<p>The IDP sets out the infrastructure needs for the development areas identified in the SADPD to make new growth sustainable, including the urban extensions, edge of settlement sites and those within existing settlements. The IDP sets out the mitigation strategy for new development, gives an indication of costs, phasing and dependencies. The IDP covers infrastructure from both internal and external providers and covers a wide range of physical, social and green infrastructure.</p> <p>The majority of the information contained within the IDP is for the urban extensions as the majority of the smaller sites will be subject to the requirements set out in Limiting the Impact of Development SPD.</p> <p>Although the IDP will be associated with the SADPD it will also have a life of its own outside of the SADPD and will be a 'live' document so it can be updated and amended as necessary and as requirements change over time.</p>



Document Title	Author	Date Prepared	Summary of Document
			The IDP contains relevant capacity work (in service areas where deemed necessary), to identify any shortfalls in capacity in existing infrastructure provision in the Borough.
Landscape Capacity Study  SADPD Library Ref: SAL14	Kirkham Landscape Planning Ltd	April 2010	Sets out the Landscape Capacity of the 8 Broad Areas identified at the Issues and Options (SADPD Participation) stage. Divides each of the areas into landscape categories, describes the key features and assesses them in terms of their landscape capacity (low capacity being little scope for change due to a high landscape sensitivity and high capacity being more scope for change due to a low landscape sensitivity). Builds on the Landscape Analysis of Sites Allocations and an Assessment of Gaps/Green Wedges (Entec, June 2006). The Entec study formed a supporting document to the Core Strategy.
Updated Landscape Analysis  SADPD Library Ref: SAL35	Kirkham Landscape Planning Ltd	August 2011	Sets out landscape analysis on the urban extension sites and edge of settlement sites contained in the Preferred Option and provides responses to landscape issues raised on these sites through the Preferred Option consultation. Also provides analysis on edge of settlement sites promoted through responses to the Preferred Option.
Masterplanning Support  SADPD Library Ref: SAL18	Urban Initiatives	October 2010	Study provides an appraisal of the 8 Broad Areas identified at the Issues and Options (SADPD Participation) Stage. Recommends options and concept plans for the 4 urban extension Preferred Option sites. A concept plan is also included for land at Warfield (Core Strategy Policy CS5)
Market Perspective of Bracknell Forest Borough Office Floorspace  SADPD Library Ref: SAL36	Hicks Baker	October 2011	This report gives a current market perspective on the office floor space stock within the geographical boundary of Bracknell Forest Borough. The report will support the SA DPD Submission Document.

Document Title	Author	Date Prepared	Summary of Document
Phase 1 Ecological Survey  SADPD Library Ref: SAL15	John Wenman Ecological Consultancy	June 2010	Provides an assessment of the habitats and protected species within the 8 Broad Areas identified at the Issues and Options (SADPD Participation) Stage (with the exception of Broad Area 2 - Broadmoor and the land to the south of Nine Mile Ride within Broad Area 3 - these are covered by other evidence submitted in connection with a planning application and pre-application discussions). Sets out survey finds and recommends further survey work to be undertaken in the form of a Phase 2 Ecological Survey.
Retail Study  SADPD Library Ref: SAL10	GVA Grimley	May 2008	Undertakes a review of the current and projected retail catchment areas of Bracknell town centre and other main retail centres in the Borough; assesses the need, scope and capacity for further comparison and convenience goods floorspace at 2011 and 2016, with an indicative suggestion of figures up to 2026; identifies any shortfalls in the existing retail offer of the Borough and suggest how they could be remedied; and in light of the capacity and need identified, assess the resultant diversion of expenditure (and expenditure growth) from other centres, and hence the retail impact on those centres.
Strategic Flood Risk Assessment (SFRA)  SADPD Library Ref: SAL17	Halcrow Group Ltd	August 2010	Updates the SFRA previously carried out by Entec in August 2006 (in support of the Core Strategy). The SFRA is carried out in accordance with Planning Policy Statement 25 (PPS25): <i>Development and Flood Risk</i> (March 2010). The document sets out the flood risk for the Borough. In general the risk of flooding is low. Recommends that given the large proportion of the Borough within Flood Zone 1, it is that the allocation of new development should avoid encroaching on the floodplain. Where development within Flood Zones 2, 3a and 3b is unavoidable the sequential approach of PPS25 must be followed. The document also assesses the 8 Broad Areas identified at the Issues and Options (SADPD Participation) Stage: only two area (East Binfield and North Warfield) are located within Flood Zones 2 to 3b. For these Broad Areas it is recommended that either the land be left in its natural state, or land uses such as parks or playing fields be allocated here as these can be allowed to flood, thus avoiding the loss of floodplain area.  However, this should not reduce the importance of flood risk in the planning process. The impact of climate change on fluvial flooding and rainfall runoff should be

Document Title	Author	Date Prepared	Summary of Document
			a high priority in development planning. Concluded that based on the Borough's future development needs and the proposed development sites, it was found there is sufficient land in Zone 1 to preclude the need to direct strategic new development to any of the higher risk flood zones.
Strategic Housing Land Availability Assessment (SHLAA)  (Base date March 2009)  SADPD Library Ref: SAL12	BFC	February 2010	Identifies sites with potential for housing; assesses their housing potential; and assesses when they are likely to be developed. It identifies sites that have been submitted to the Council by landowners and organisations, for consideration as to their development potential. It identifies sites with potential for housing; assesses their housing potential; and assesses when they are likely to be developed. The SHLAA looks at whether the sites are deliverable (i.e. available, suitable for development, and likely to come forward in a reasonable timescale) and developable. However the SHLAA does not allocate sites for development; rather it informs the preparation of the documents that do (i.e.SADPD). It covers the period April 2009 to March 2024 broken down into three 5 year time bands (2009-2014; 2014-2019 and 2019-2024). The objective of the document is also to inform subsequent allocation of sites in the SADPD, and to inform the plan, monitor and manage approach to provision of housing land and the Council's assessment of a five year supply of deliverable sites as required by PPS3.
SHLAA Monitoring Report  (Base date March 2011)  SADPD Library Ref: SAL37	BFC	August 2011	Updates the SHLAA covering the period April 2011 - March 2026. The three 5 year time bands have been updated to reflect data collected as a result of the commitments process and other information received about sites. The time bands are: 2011-2016; 2016-2021; and 2021-2026.
Sustainability Appraisal (SA) (incorporating SEA), Draft Submission	BFC	November 2011	An essential consideration when drawing up planning documents is their effect on the environment and people's quality of life, both now and in the future. To help address this, Sustainability Appraisals and Strategic Environmental Assessments are carried out

Document Title	Author	Date Prepared	Summary of Document
<p>Site Allocations DPD &amp; Appendices</p> <p>SADPD Library Ref: SAL50</p> <p>Sustainability Appraisal (SA) Incorporating SEA) Non-Tech Summary, Draft Submission Site Allocations DPD</p> <p>SADPD Library Ref: SAL51</p>			<p>alongside the preparation of these plans to make sure social, environmental and economic issues are taken into account at every stage so that sustainable development is delivered on the ground. It also appraises the different options that are put forward.</p>
<p>Transport Accessibility Assessment (Draft)</p> <p>SADPD Library Ref: SAL22</p>	WSP and BFC	November 2010	<p>The Council with its consultants WSP, has completed a Transport and Accessibility Assessment of the eight potential Broad Area options to deliver the Council's housing allocation in the emerging Site Allocation Development Plan Document. It is an early desk top consideration of the Broad Area options against the existing transport situation with known planned improvements to the highways network. It is consistent with earlier transport assessment work associated in support of the Council's Core Strategy Development Plan Document called the Local Development Framework Site Assessment Study – Final Report (August 2006) by WSP.</p> <p>The boundaries of the eight Broad Area options were broadly similar to those in the 2006 study but the level of development considered has changed. Further changes to the road network have also been made or will be made which therefore requires an updated assessment based on the eight Broad Area options.</p>

Document Title	Author	Date Prepared	Summary of Document
			<p>The new assessment, as in the 2006 study, scores and ranks the Broad Area options in terms of their development suitability in sustainable transport terms.</p> <p>This study provides a desk top assessment and scores each Broad Area option against a number of criteria:</p> <ul style="list-style-type: none"> <li>• <b>Congestion</b> – the proximity of each Broad Area option to identified congestion hotspots.</li> <li>• <b>Road improvements</b> – whether each Broad Area option passed through a known planned improvement on route to Bracknell town centre.</li> <li>• <b>Road Safety through cycling and pedestrian provision</b> – whether each Broad Area option was within, adjacent to or not near the existing pedestrian and cycle network.</li> <li>• <b>Accessibility</b> – each Broad Area option against: <ul style="list-style-type: none"> <li>• Access by foot to local centres.</li> <li>• Physical barriers preventing accessibility.</li> <li>• Access to the Bracknell town centre</li> <li>• Access to external centres.</li> </ul> </li> <li>• <b>Public Transport</b> – each Broad Area against : <ul style="list-style-type: none"> <li>• Public transport access to the town centre.</li> <li>• The potential for public transport improvements.</li> <li>• Local Transport Plan public transport improvements.</li> <li>• The proximity to rail stations.</li> <li>• The proximity to long distance routes.</li> </ul> </li> </ul> <p>Further detailed work through detailed modelling will be undertaken as the Site Allocations DPD is developed further which will look at improvements the preferred options for development could deliver.</p>
Bracknell Multi-Modal Transport Model Development and Validation Report	WSP WSP	June 2011  August 2011	<p><b>Transport Modelling</b></p> <p>The Council has assessed the current and future transport network using the Bracknell Multi-Modal Transport Model (BMMTM). This analysis identifies issues at key locations in the Borough's road network,</p>

Document Title	Author	Date Prepared	Summary of Document
<p>SADPD Library Ref: SAL38</p> <p>Bracknell Multi-Modal Transport Model , Forecast Model Development and Assessment Report</p> <p>SADPD Library Ref: SAL39</p>			<p>using scenarios before and after the implementation of forecast assumptions. All scenarios are compared to each other in terms of journey times at the identified key locations. This provides a context for the journey time analysis and a summary of the main results. A summary of the work undertaken and the published reports is as follows.</p> <p><b>Bracknell Multi-Modal Transport Model</b></p> <p>The BMMTM is a computer generated simulation of existing and future transport networks and shows the travel demand by car, HGV, bus, rail, cycle and on foot between locations within the borough. It provides a strategic analysis tool covering all principal routes, and provides inputs to separate, more detailed programs that assess the performance of individual junctions. As well as identifying travel demand patterns, the model can show where pressures exist in networks and predict where new developments or transport schemes will have an impact. It can identify the routes taken by vehicles and where bus passengers will board or alight.</p> <p>The model was developed and validated to represent the transport network in Bracknell Forest in 2007 (base year) during the AM (0800 – 0900) and PM (1700 – 1800) peak hours. It was built using observed data on traffic flows, public transport provision and patronage and journey times on set routes. It includes all major junctions in the borough and, where appropriate, real signal timing data. The model also now represents Wokingham's development in location-specific detail, particularly within the town centre and the areas of Wokingham Borough bordering Bracknell Forest. This follows close partnership working with Wokingham Borough Council. Details of how the base year models were built are in the Bracknell Multi-Modal Transport Model – Model Development and Validation Report (WSP) in June 2011.</p> <p>In addition to the base year, there are AM and PM peak forecast models representing alternative development scenarios in the year 2026. These show the likely traffic impacts that will result from new developments, infrastructure improvements and changing travel choices within both Bracknell and Wokingham. The</p>

Document Title	Author	Date Prepared	Summary of Document
			<p>Forecast Model Development and Assessment Report (WSP) (August 2011) details two transport modelling scenarios in 2026:</p> <ol style="list-style-type: none"> <li>1. Core Forecast. This represents the Core Strategy DPD and includes all known developments (committed and proposed), including the proposed SADPD sites in Bracknell. It also incorporates proposed development in Wokingham, including their Strategic Development Location sites.</li> <li>2. Reference Case. This includes only committed development and thus removes the following developments from the Core Forecast to form the Reference Case: <ul style="list-style-type: none"> <li>• Amen Corner development</li> <li>• Warfield SPD site – (northern fringe).</li> <li>• SADPD sites and infrastructure.</li> </ul> </li> </ol> <p>The growth associated with these sites is still included in the Reference Case model, but only as part of the general growth in background traffic, rather than concentrated in these specific locations.</p> <p>The report highlights where traffic flows are expected to change as a result of the Core Strategy and SADPD proposals. It also identifies the junctions that are likely to require improvements to reduce delays and lower journey times.</p>
<p>Bracknell Forest</p> <p>Journey Time Report</p> <p>SADPD Library Ref: SAL40</p>	<p>BFC</p>	<p>September 2011</p>	<p><b>Bracknell Forest Journey Time Report</b></p> <p>This report dated October 2011 accompanies the Forecast Model Development and Assessment Report to demonstrate how journey times are affected by each forecast scenario. The model shows cumulative travel times along defined routes, and these are displayed graphically in the report to compare each scenario and identify where delays occur. Seven journey time routes were assessed in both directions and in both peak hours. The journey time assessments covered the major routes through the Borough.</p> <p>The report also includes a tabular summary that compares the overall travel times for each route in the base year, reference case, core forecast and final forecast models. The percentage difference in travel time between the final forecast and the reference case</p>

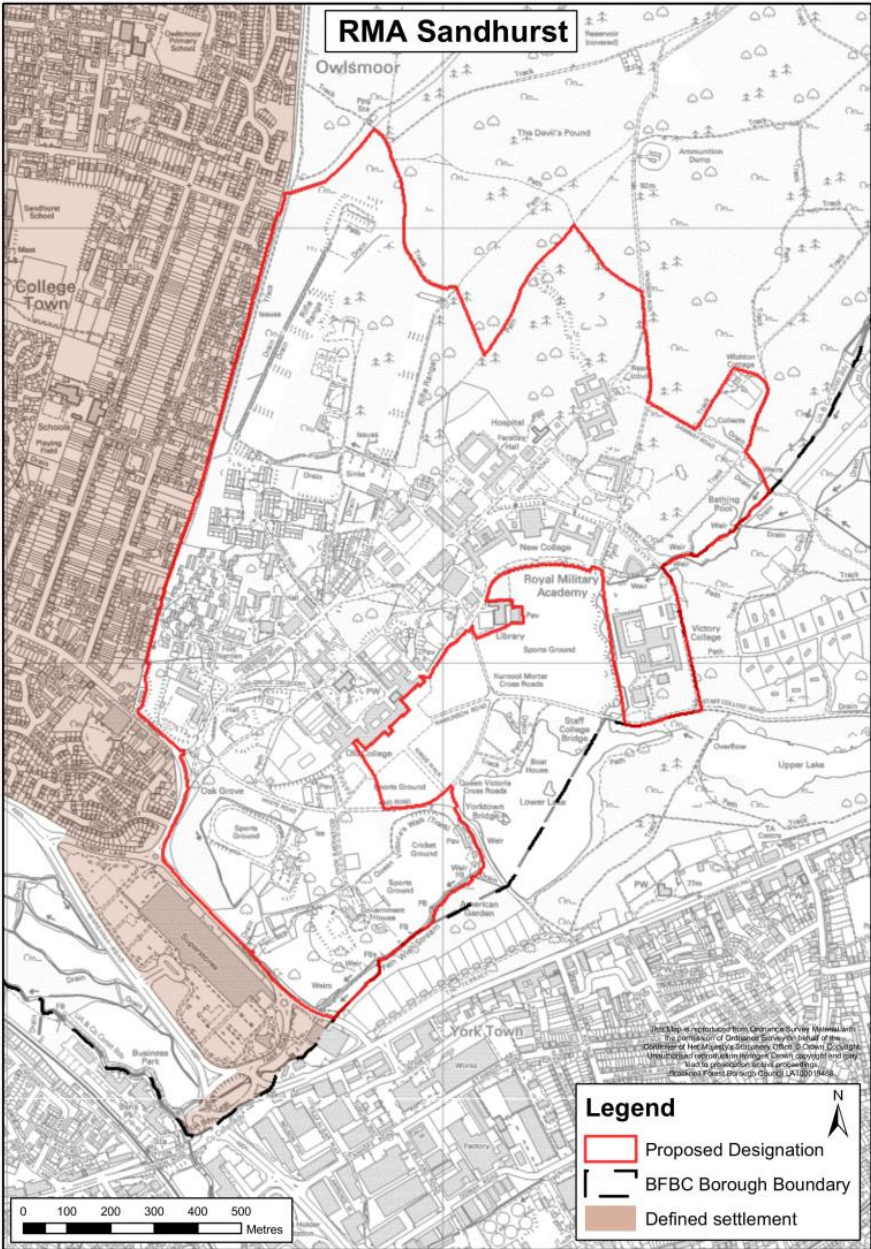
Document Title	Author	Date Prepared	Summary of Document
			<p>and core forecast scenarios is also shown, together with an overall average difference taken across all routes.</p> <p>This shows the following overall journey time comparisons:</p> <ul style="list-style-type: none"> <li>• AM Peak Final Forecast journey times are 19% lower than in Reference Case</li> <li>• AM Peak Final Forecast journey times are 9% lower than in Core Forecast</li> <li>• PM Peak Final Forecast journey times are 14% lower than in Reference Case</li> <li>• AM Peak Final Forecast journey times are 10% lower than in Core Forecast</li> </ul> <p>This methodology is a very effective way to demonstrate how the transport network performs given alternative levels of development and mitigation.</p>
<p>Junction Improvements and Measures Paper</p> <p>SADPD Library Ref: SAL41</p>	BFC	September 2011	<p><b>Modelling Junction Improvements and Measures</b></p> <p>A set of draft schemes and improvements was developed (detailed in the Junction Improvements and Measures Paper September 2011). These improvements were added to the model to provide a third scenario in 2026 called the Final Forecast.</p> <p>This scenario develops the Core Forecast and includes all proposed developments and network improvements (e.g. Twin Bridges and Corel Reef), adding proposed mitigation measures in Bracknell and the Wokingham area.</p>
<p>Draft Strategic and Small Sites Viability Study</p> <p>SADPD Library Ref: SAL42</p>	Dixon Searle	November 2011	<p>Considers the likely financial viability of development on the SADPD sites. Represents a high level review due to limitations on the level of detail available. Uses residual valuation techniques - this involves assessing the value of the completed development (Gross Development Value) and deducting all costs (build costs, surveys, fees, acquisition, finance, marketing etc.) which need to be expended to create value along with a level of developer's profit. This is then subjected to sensitivity testing to provide a range of possible outcomes.</p>



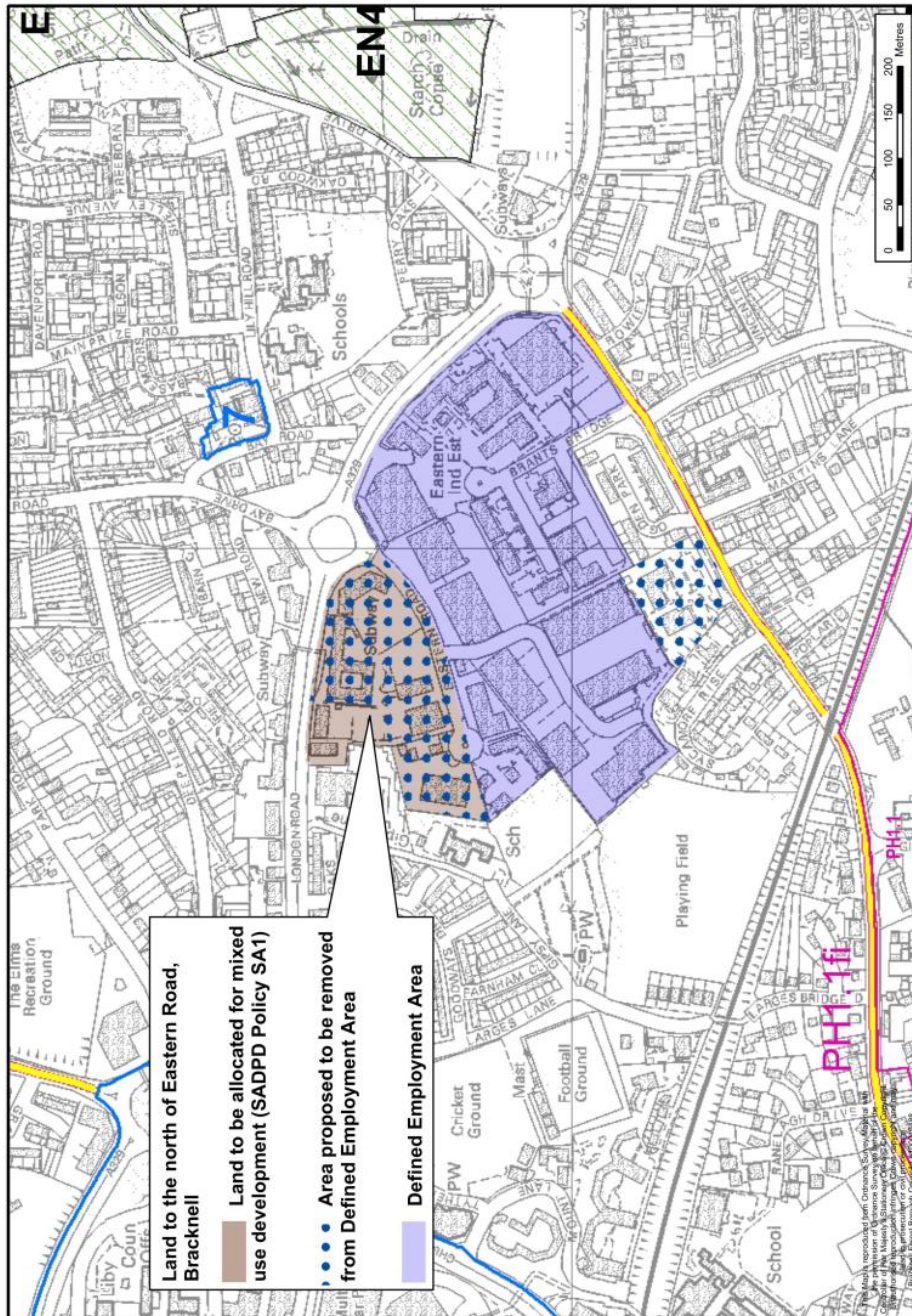
2 All documents associated with the production of SADPD are listed in the Site Allocations DPD library, available to view on the Council's web site:  
<http://www.bracknell-forest.gov.uk/salibrary>

# Appendix 12: Appendix to be removed - Employment area proposals map extracts

Map 72 Location Plan of Royal Military Academy (Policy SA11)

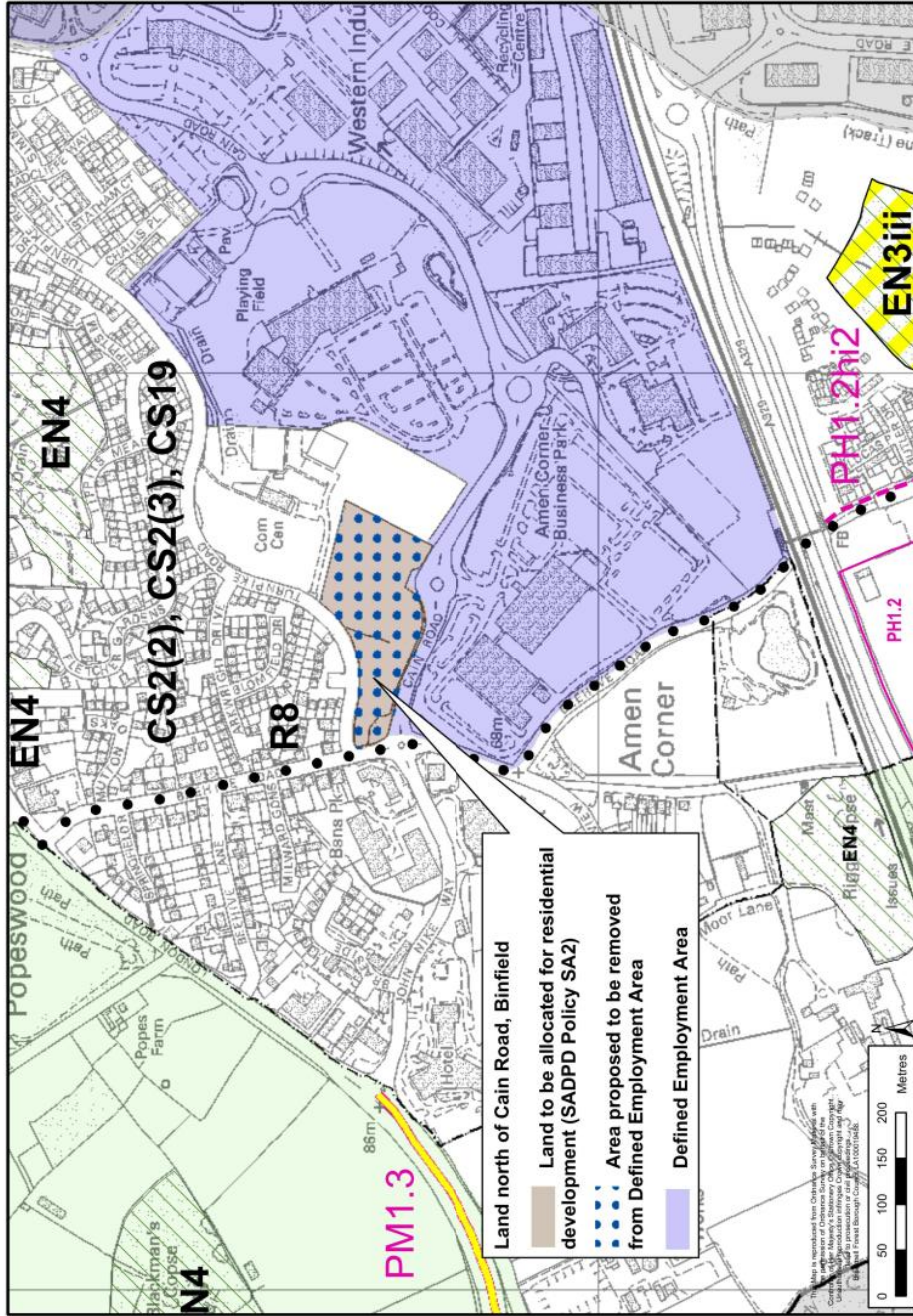


**Map 73 Proposals Map extract to show changes to boundary of Eastern Employment Area and allocation of land north of Eastern Road for mixed-use development (Policy SA1)**



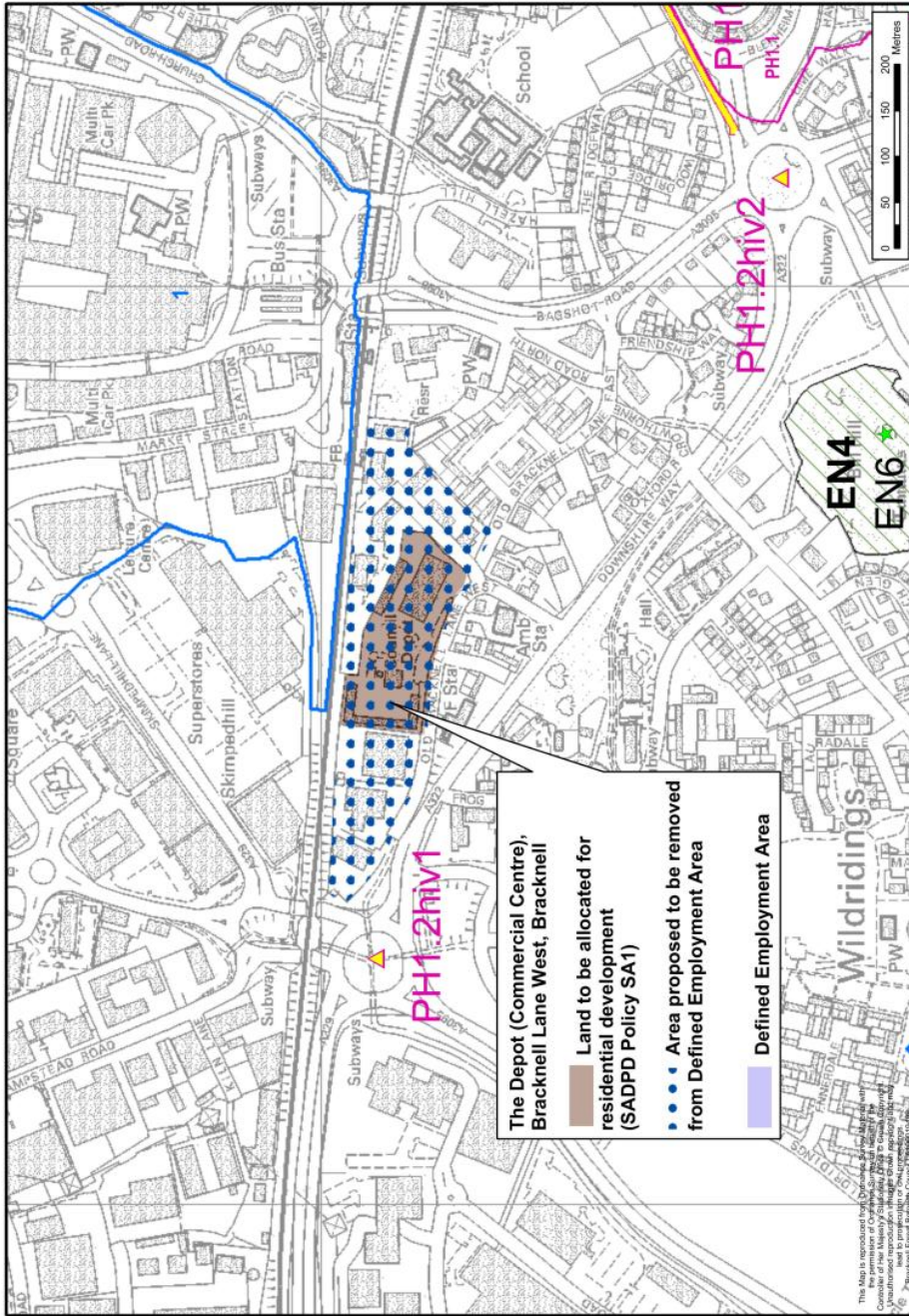


Map 74 Proposals Map extract to show changes to boundary of Cain Road Employment Area and allocation of land at Cain Road for residential (Policy SA2)



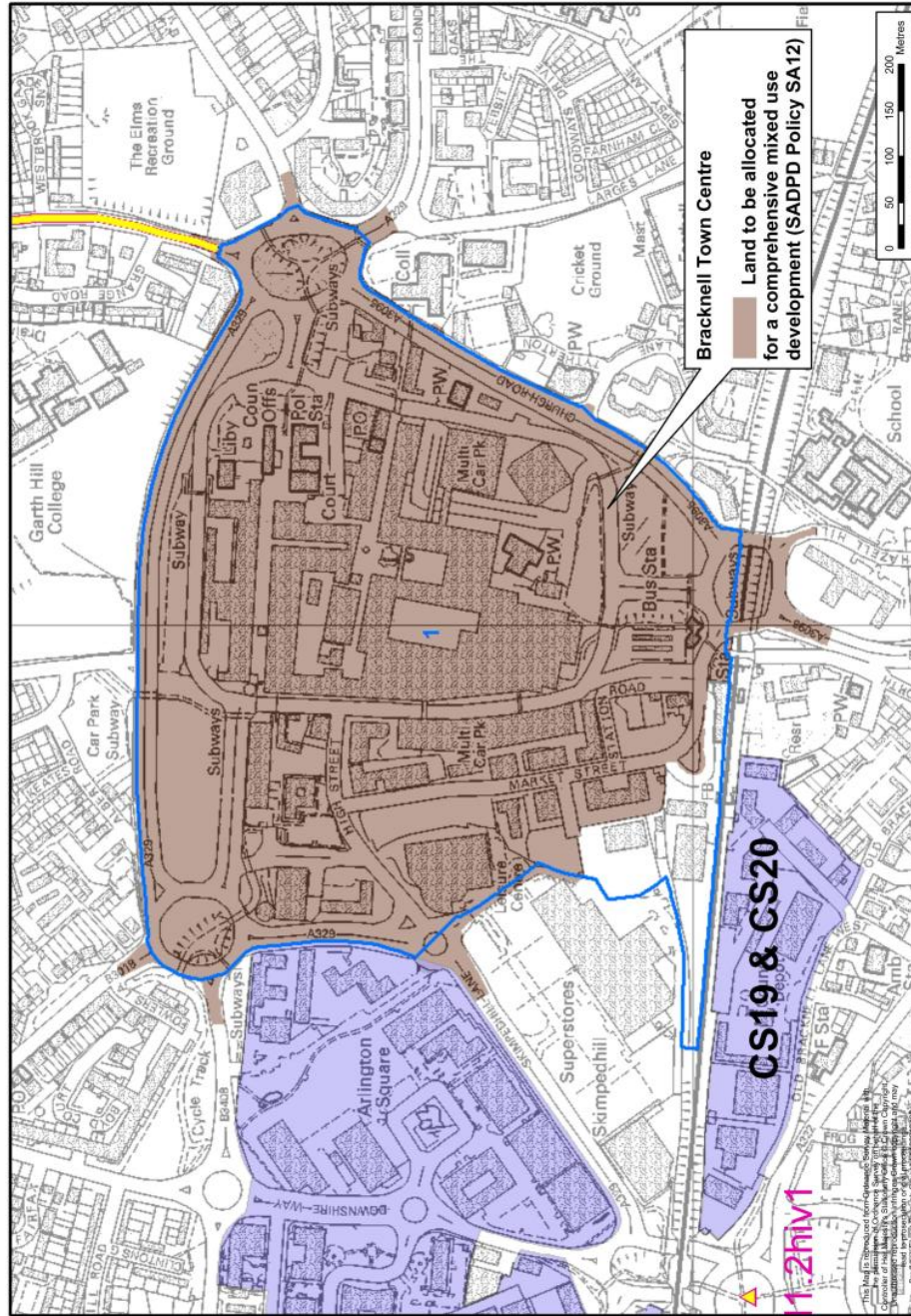


**Map 75 Proposals Map extract to show changes to boundary of Old Bracknell Lane West Employment Area and allocation of The Depot for residential development (Policy SA1)**



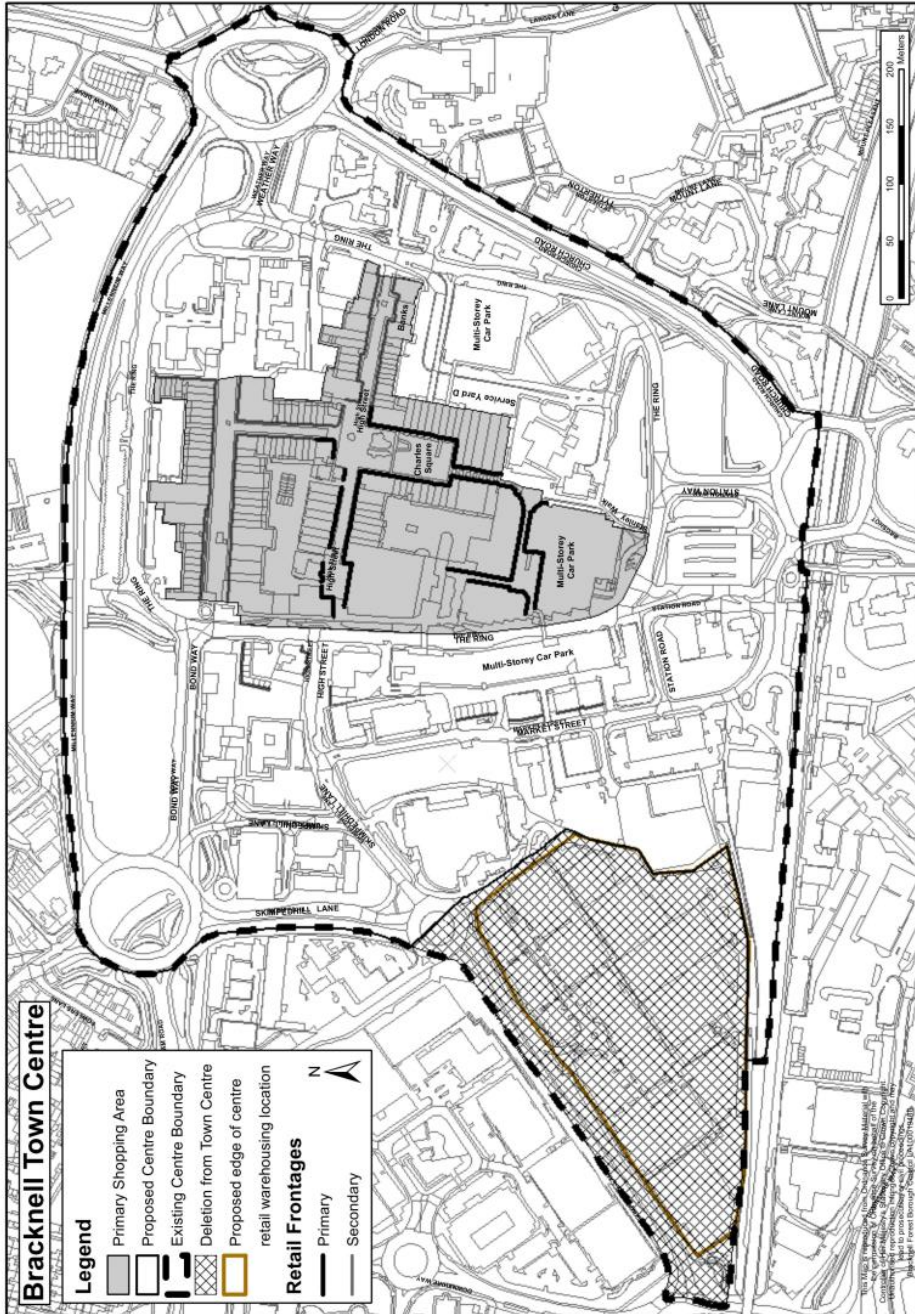
# Appendix 13: Appendix to be removed - Retail area maps

Map 76 Proposals Map Extract to show Bracknell Town Centre allocation (Policy SA12)

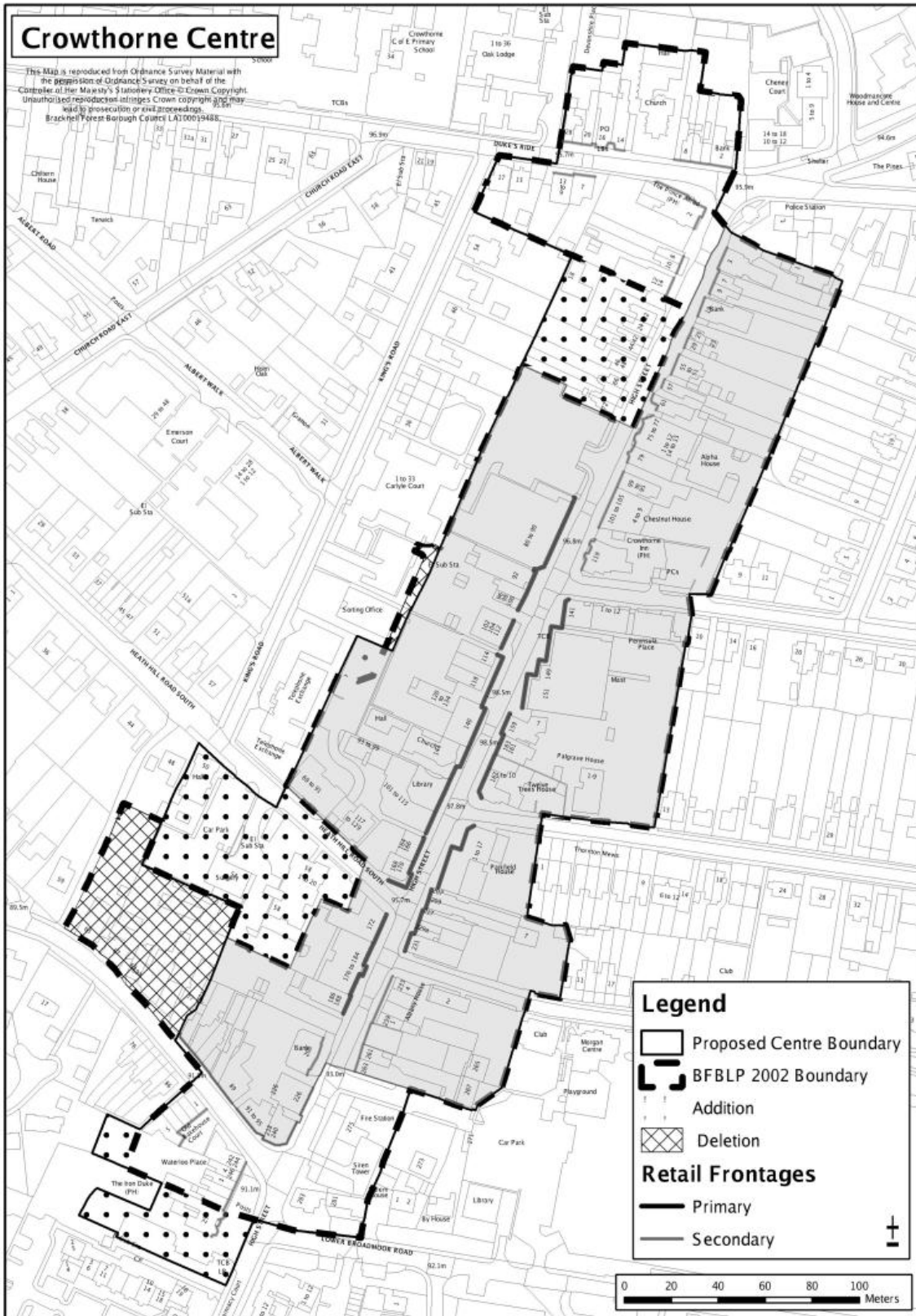




Map 77 Bracknell Town Centre

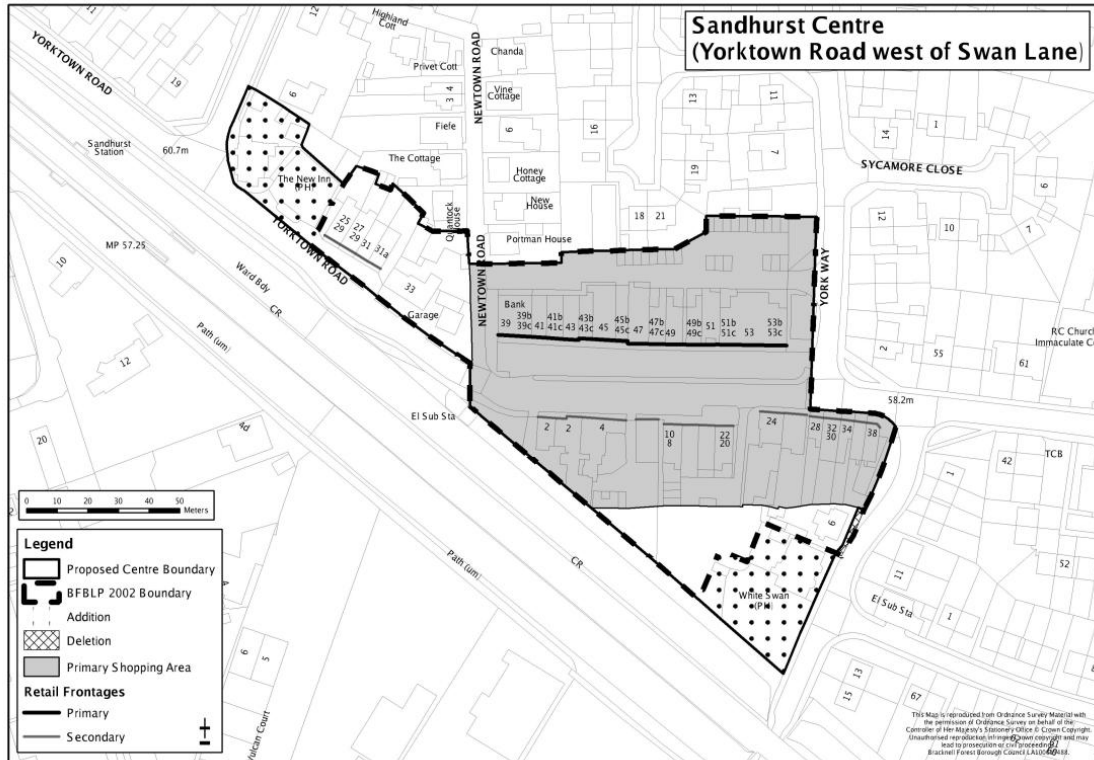


# Map 78 Crowthorne Centre

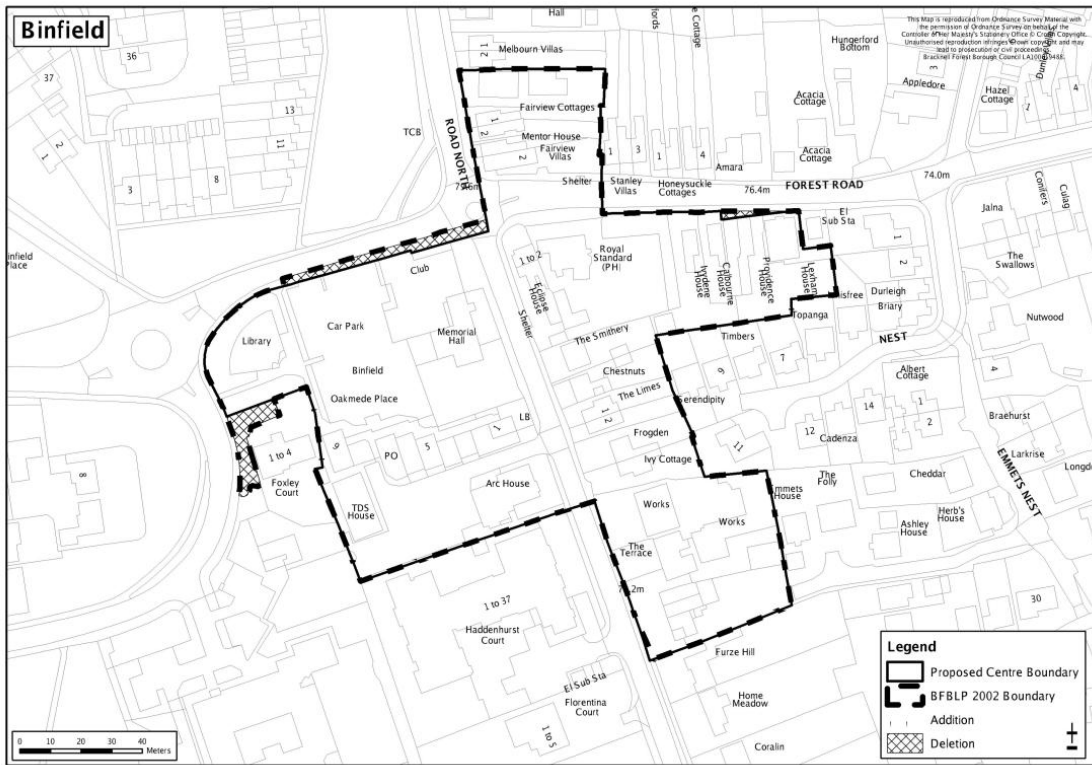




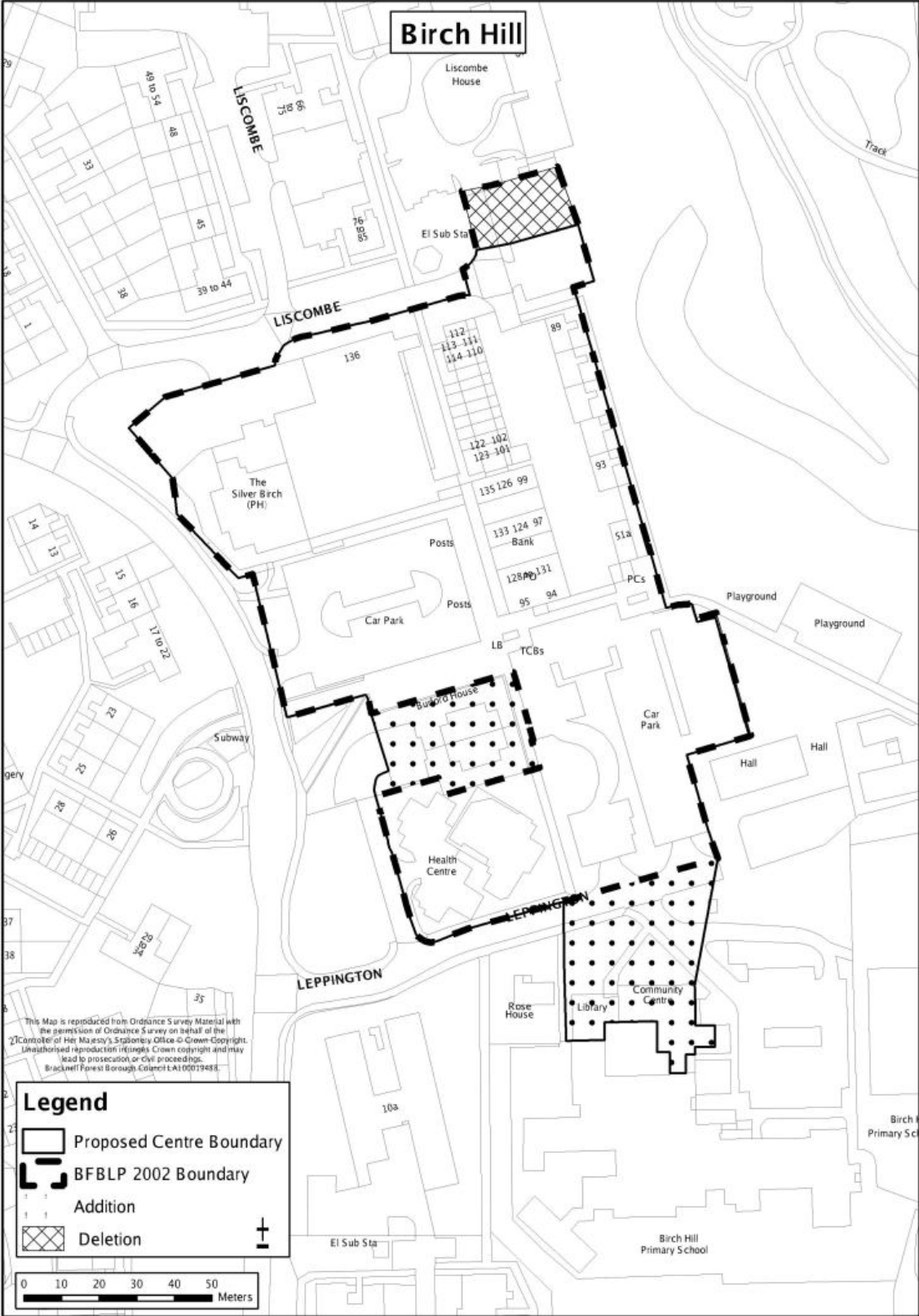
## Map 79 Sandhurst Centre (Yorktown Road, west of Swan Lane)



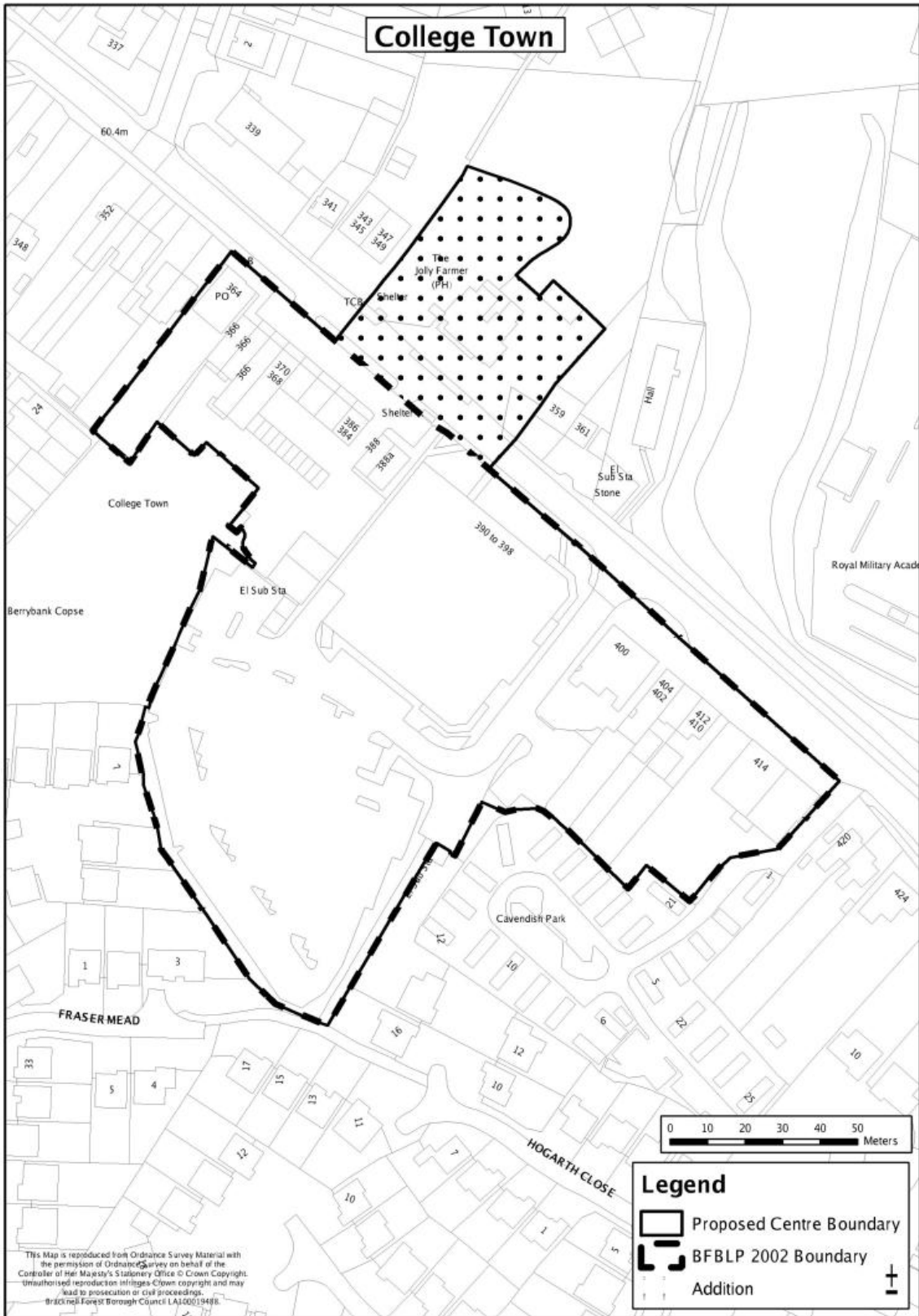
# Map 80 Binfield Centre



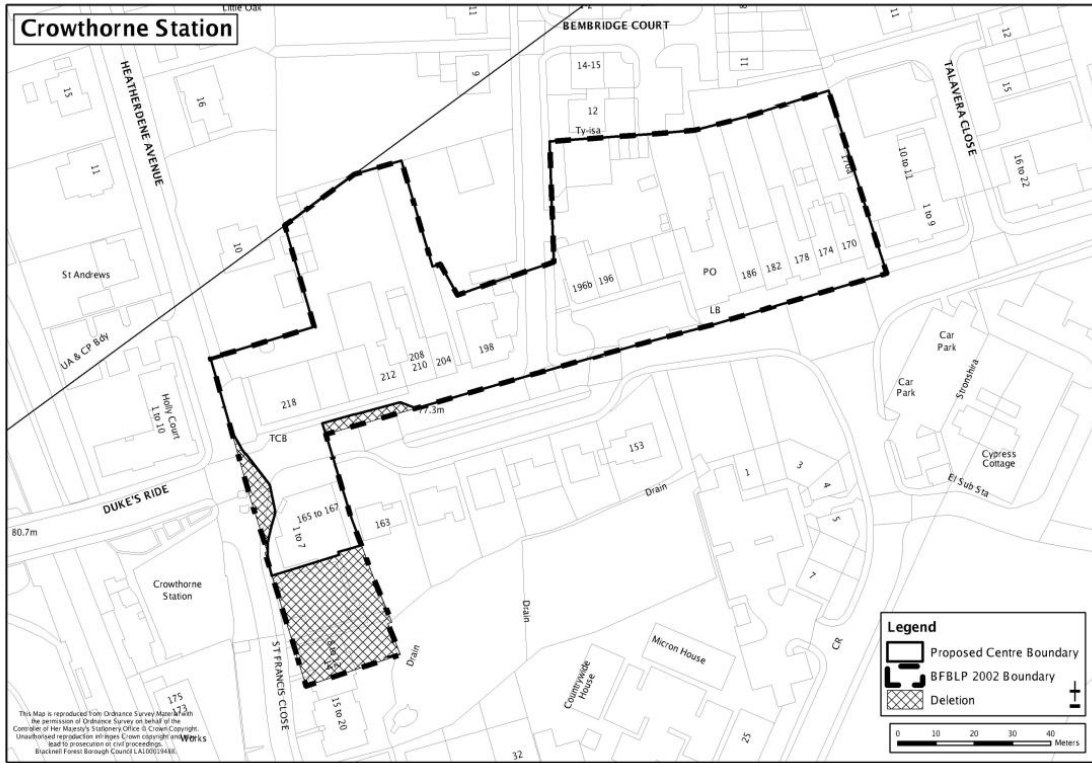
# Map 81 Birch Hill Centre



# Map 82 College Town Centre

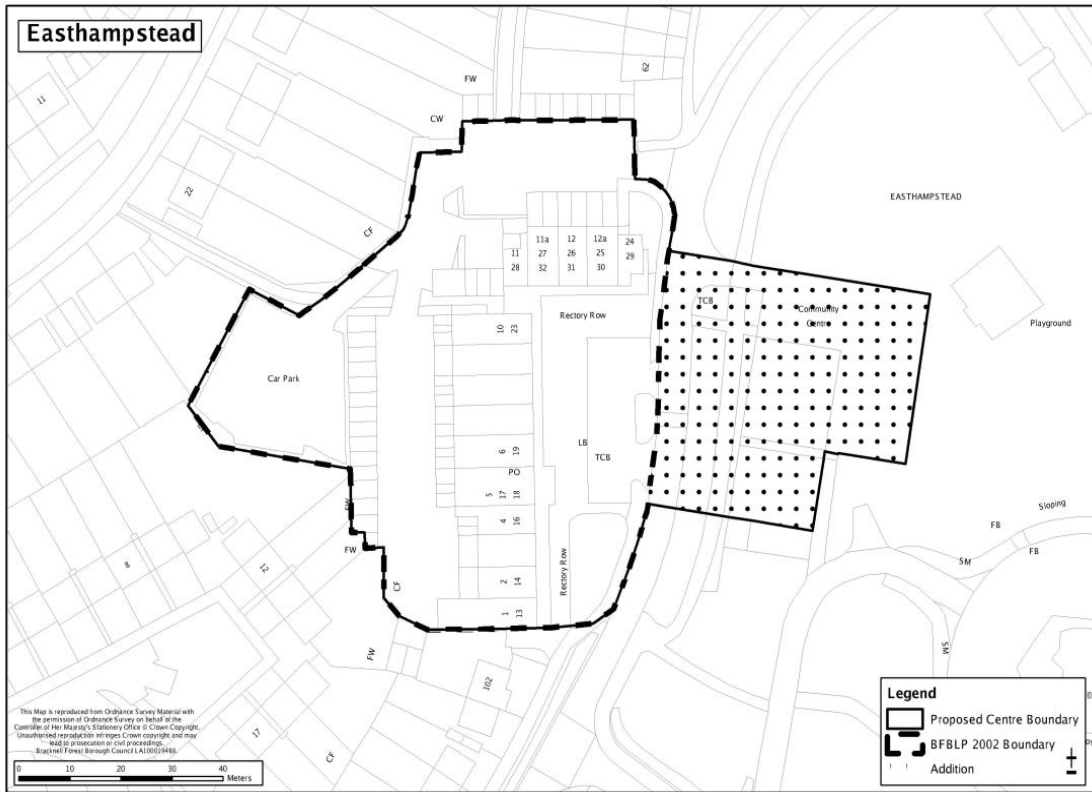


# Map 83 Crowthorne Station

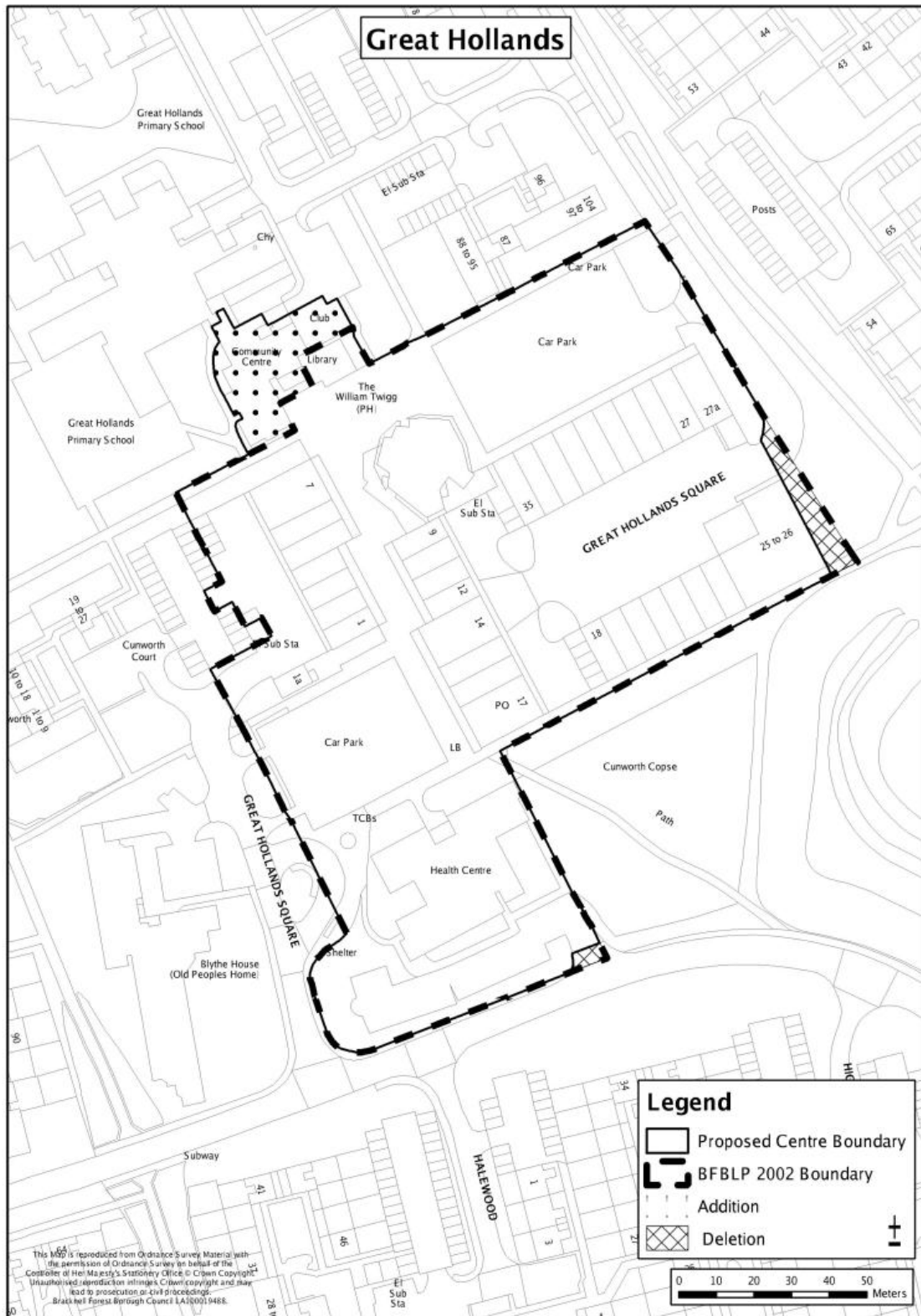




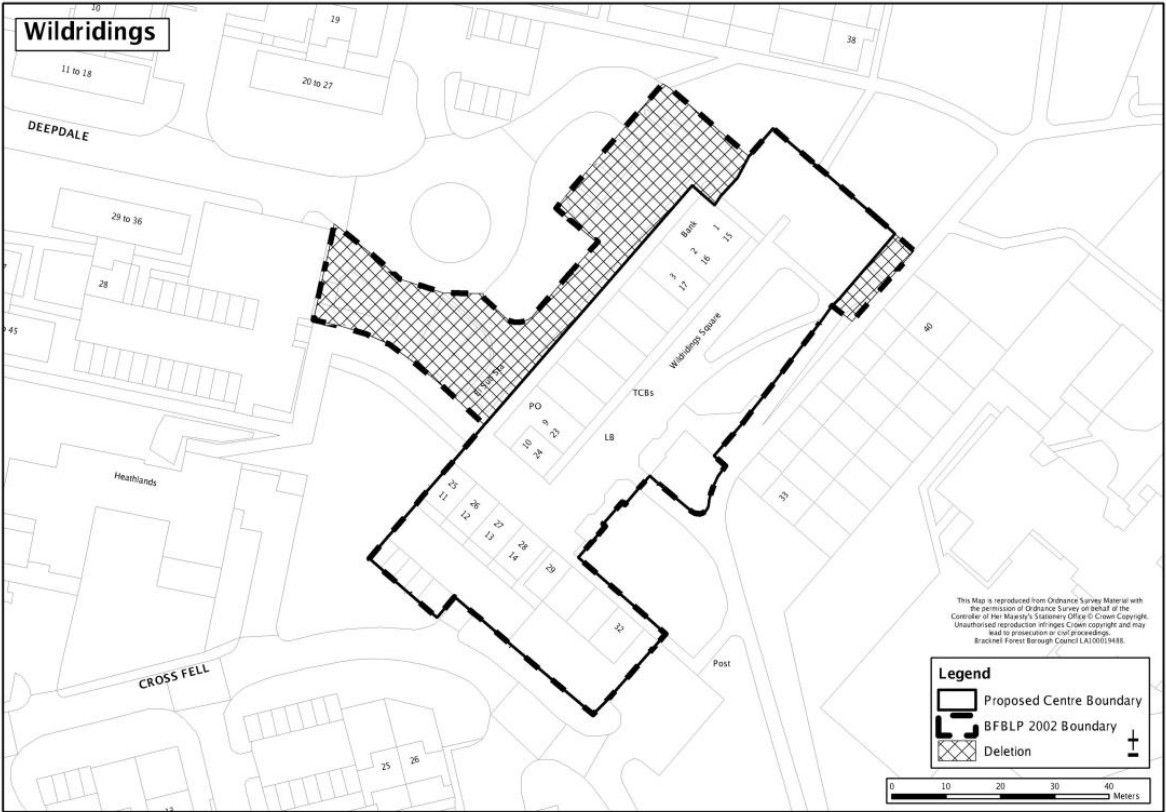
# Map 84 Easthampstead Centre



# Map 85 Great Hollands Centre

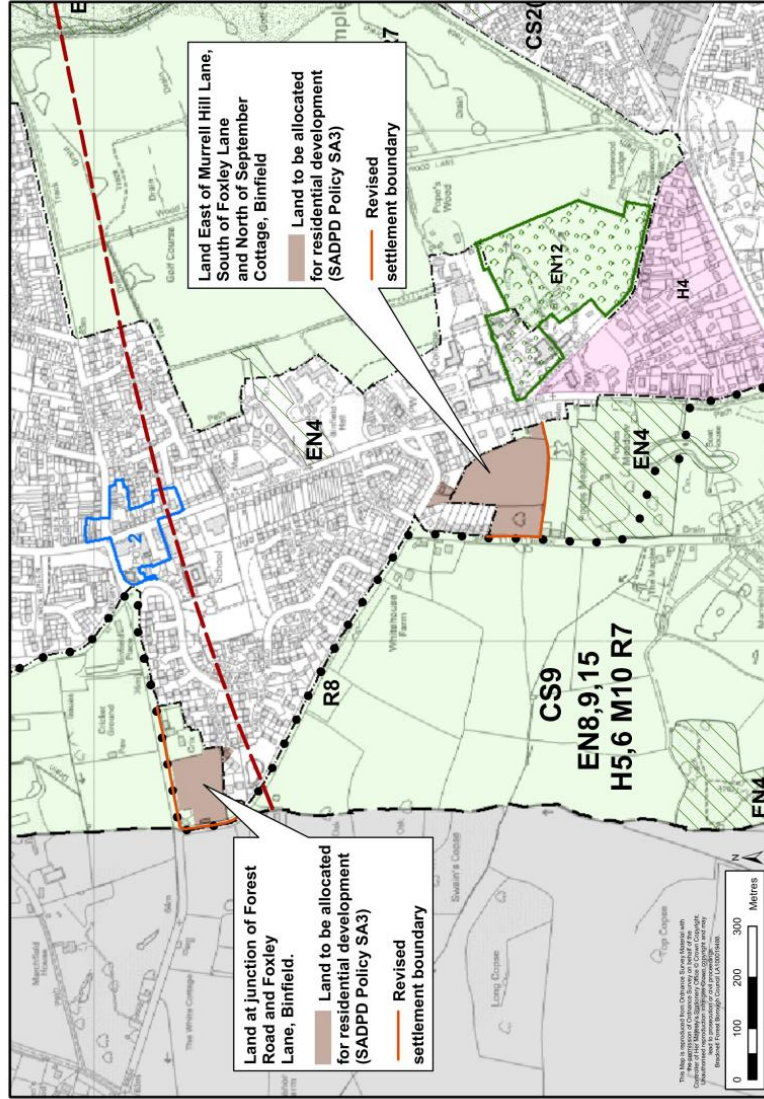


# Map 86 Wildridings Centre



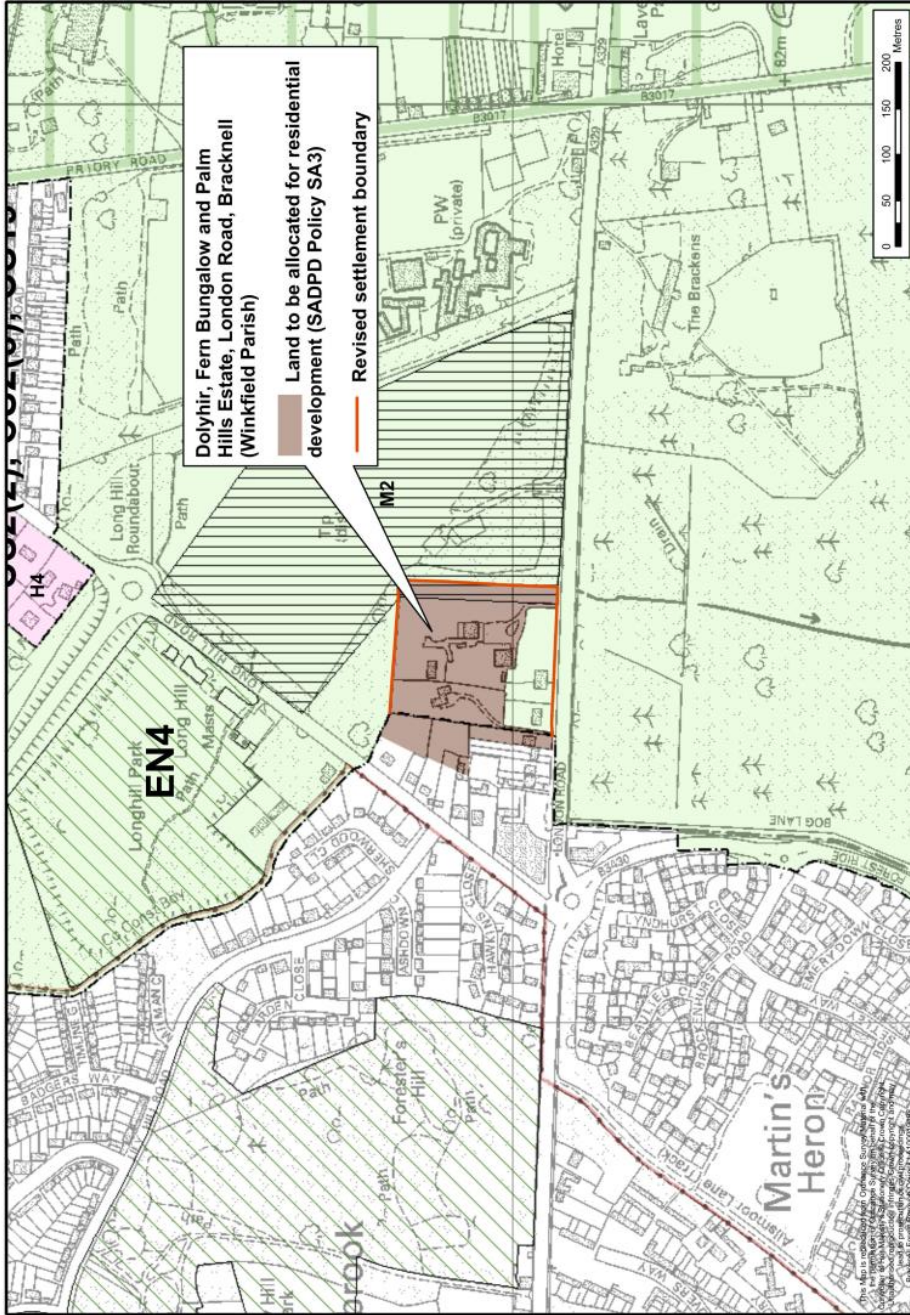
# Appendix 14: Appendix to be removed - Housing sites settlement boundary changes proposals map extracts

**Map 87 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)**





Map 89 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)

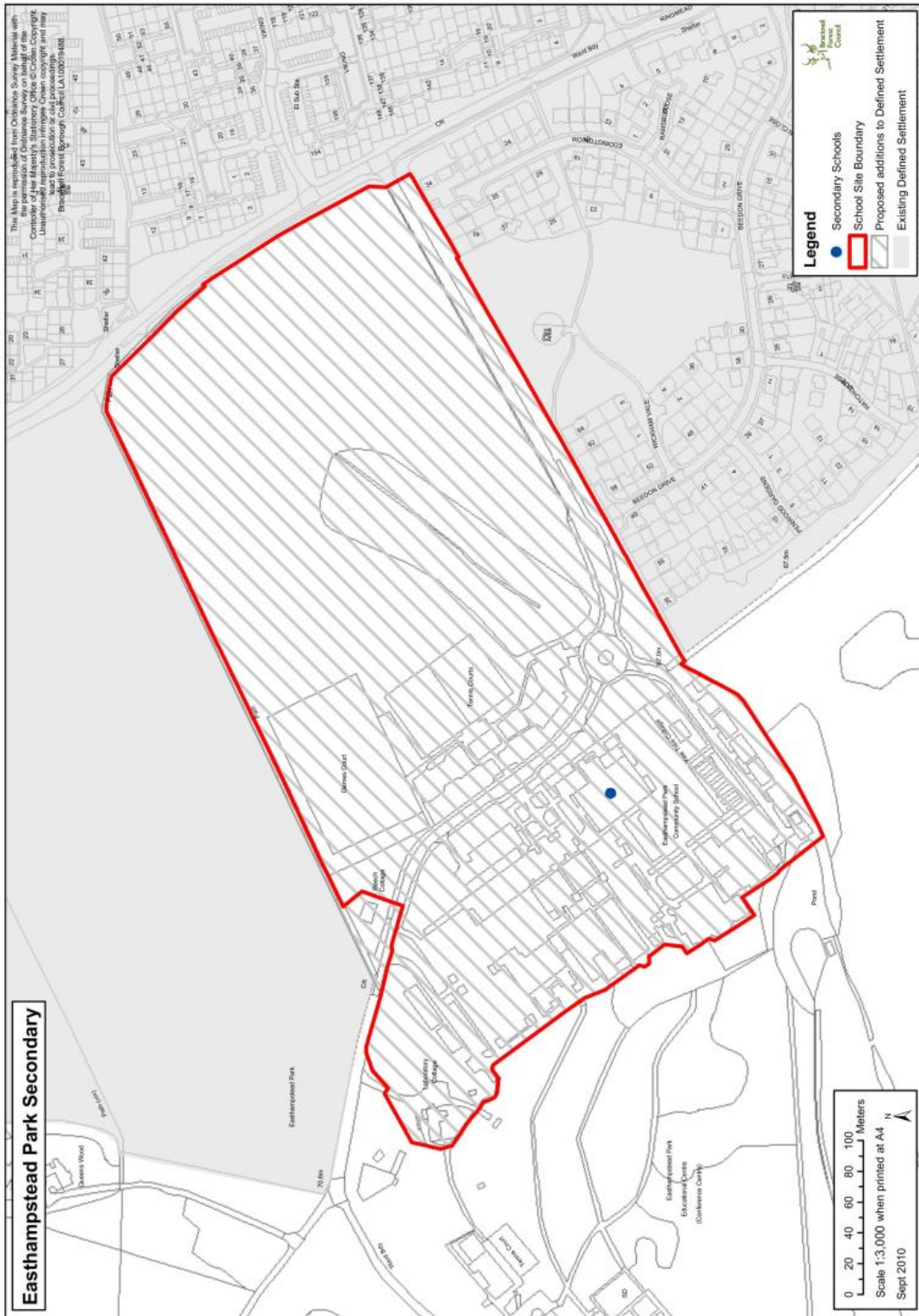


# Appendix 15: Appendix to be removed - Education sites settlement boundary changes proposals map extracts

**Map 90 Plan to show change of settlement boundary to include Kennel Lane School.**



**Map 91 Plan to show change of settlement boundary to include Easthampstead Park Community School.**





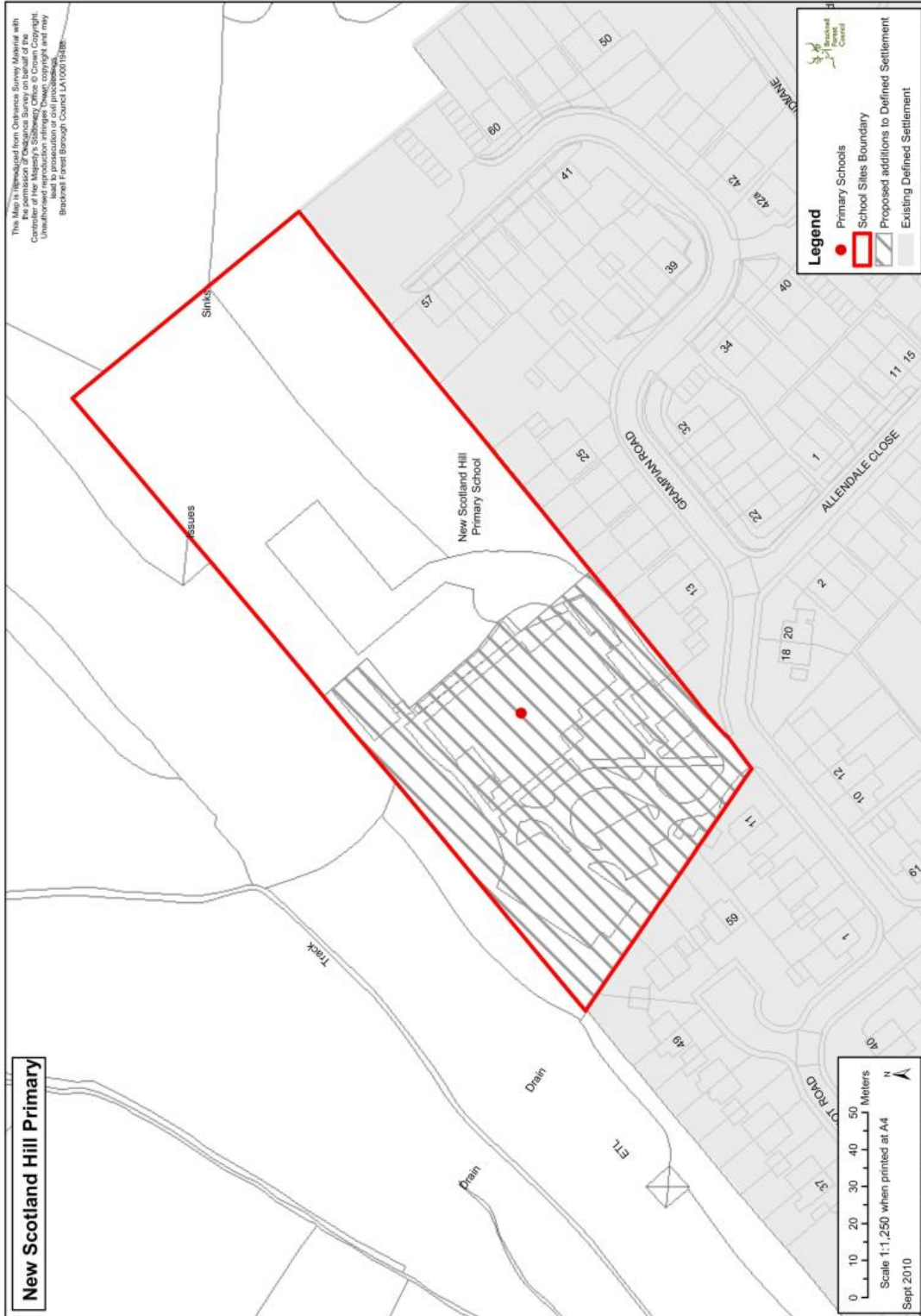
**Map 92 Plan to show change of settlement boundary to include Wooden Hill Primary School.**



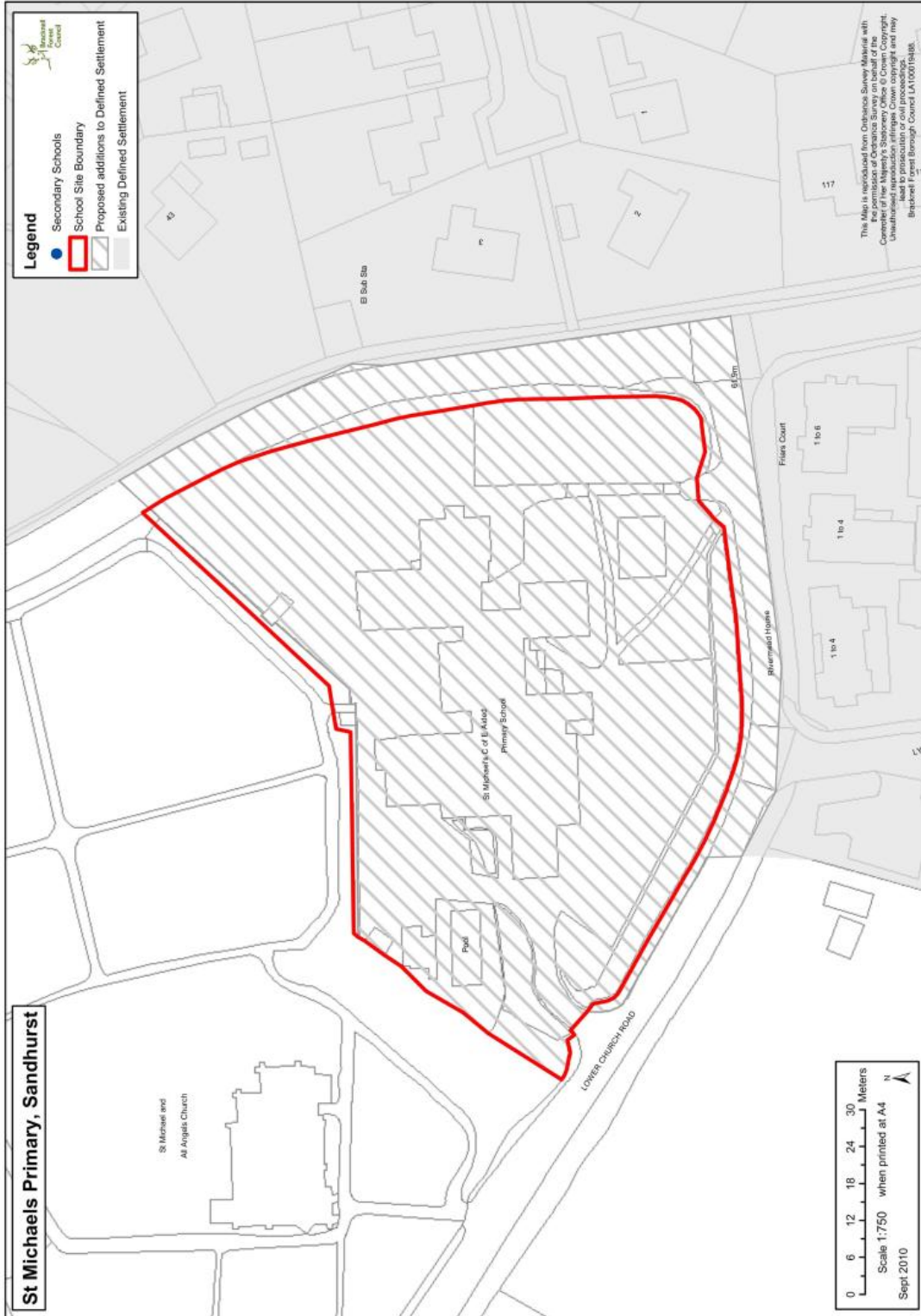
Map 93 Plan to show change of settlement boundary to include Edgbarrow School.



**Map 94 Plan to show change of settlement boundary to include New Scotland Hill Primary School.**



**Map 95 Plan to show change of settlement boundary to include St Michael's C of E Primary School.**



## Appendix 16: Appendix to be removed - 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 9 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

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### Nepali

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

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