

# Sustainability Appraisal (Incorporating SEA) Appendices, Draft Submission Site Allocation Development Plan Document

<b>Appendix 1: Quality Assurance Checklist .....</b>	<b>1</b>
<b>Appendix 2: Appraisal of Urban Extensions (Policies SA4, SA5, SA6 &amp; SA7) - Draft Submission Stage .....</b>	<b>5</b>
<b>Appendix 3: Appraisal of Previously Developed Land in Defined Settlements (Policy SA1)- Draft Submission Stage .....</b>	<b>69</b>
<b>Appendix 4: Appraisal of Other Land within Defined Settlements (Policy SA2) - Draft Submission Stage .....</b>	<b>151</b>
<b>Appendix 5: Appraisal of Edge of Settlement Locations (Policy SA3) - Draft Submission Stage .....</b>	<b>199</b>
<b>Appendix 6: Appraisal of Policies SA10, SA11, SA12 &amp; SA13 .....</b>	<b>236</b>
<b>Unallocated Sites - Omission Sites .....</b>	<b>261</b>
<b>Unallocated Sites - Sites with Potential .....</b>	<b>366</b>

# Appendix 1: Quality Assurance Checklist

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

**Table 1 Quality Assurance Checklist**

Quality Assurance Checklist	Completed / Location
<b>Objectives and context</b>	
The plan's purpose and objectives are made clear.	The plan's purpose and objectives are made clear.  Completed - Section 1
Sustainability issues, including international and EC objectives are considered in developing objectives and targets.	Sustainability issues, including international and EC objectives are considered in developing objectives and targets.  Completed Section 1&2.
SA objectives are clearly set out and linked to indicators and targets where appropriate.	SA objectives are clearly set out and linked to indicators and targets where appropriate.  Completed Section 2&3.
Links with other related plans, programmes and policies are identified and explained.	Links with other related plans, programmes and policies are identified and explained.  Completed Section 3.
Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.	Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.  Completed Section 3.
<b>Scoping</b>	
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report.	Completed.
The appraisal focuses on significant issues.	Completed.

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

Quality Assurance Checklist	Completed / Location
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Completed- Section 1.
Reasons are given for eliminating issues from further consideration	Completed- Section 3.
<b>Options/Alternatives</b>	
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	Completed Section 3.
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant.	Completed Section 3.
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared.	Completed Section 3 and Appraisal Tables in Appendices.
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	Completed Section 3.
Reasons are given for selection or elimination of alternatives	Completed Section 3.
<b>Baseline information</b>	
Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	Completed Section 2 and Appraisal Tables in Appendices.
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.	Completed Section 2 and Appraisal Tables in Appendices.
Difficulties such as deficiencies in information or methods are explained.	Completed Section 1.
<b>Prediction and evaluation of likely significant effects</b>	
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant.	Completed Section 7 and Appraisal Tables in Appendices.
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.	Completed Section 7 Appraisal Tables in Appendices.
Likely secondary, cumulative and synergistic effects are identified where practicable.	Completed Section 7 Appraisal Tables in Appendices.
Inter-relationships between effects are considered where practicable.	Completed Section 7 Appraisal Tables in Appendices.
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds.	Completed Section 7 Appraisal Tables in Appendices.



Quality Assurance Checklist	Completed / Location
Methods used to evaluate the effects are described.	Completed Sections 7 & 8 and Appraisal Tables in Appendices.
<b>Mitigation measures</b>	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	Completed Section 8 and Appraisal Tables in Appendices.
Issues to be taken into account in development consents are identified.	Completed Appraisal Tables in Appendices.
<b>The Sustainability Appraisal Report</b>	
Is clear and concise in its layout and presentation.	Yes.
Uses simple, clear language and avoids or explains technical terms.	Yes.
Uses maps and other illustrations where appropriate.	Yes.
Explains the methodology used.	Yes.
Explains who was consulted and what methods of consultation were used.	Yes.
Identifies sources of information, including expert judgement and matters of opinion.	Yes.
Contains a non-technical summary.	Yes- Separate Document.
<b>Consultation</b>	
The SA is consulted on as an integral part of the plan-making process.	Yes.
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report.	Yes.
<b>Decision-making and information on the decision</b>	
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.	Yes.
An explanation is given of how they have been taken into account.	Yes Section 5 and in the Summary of Responses to Site Allocations DPD Preferred Option- Section 16.
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	Yes.
<b>Monitoring measures</b>	

Quality Assurance Checklist	Completed / Location
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA.	Yes- Section 8.
Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA.	Yes- Section 5.
Monitoring enables unforeseen adverse effects to be identified at an early stage (These effects may include predictions which prove to be incorrect).	Yes- Section 8.
Proposals are made for action in response to significant adverse effects.	Yes- Section 8.

# Appendix 2: Appraisal of Urban Extensions (Policies SA4, SA5, SA6 & SA7) - Draft Submission Stage

## Policy SA4 - Land At Broadmoor, Crowthorne

Aerial Photo of Broadmoor.



**Table 2**

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p><b>Comments:</b></p> <p>Could provide 270 dwellings of which a number could be affordable homes.</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings and Historic Park and Gardens would limit space available.</p>
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>The policy mentions the need to consider SuDs.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>The SFRA recommends that SuDs will need to be considered.</p> <p>Any formal submission would need to be accompanied by a FRA.</p>
3	Health	I	<p>Reasonable access to health provisions (1.5km).</p> <p>The ward is considered to be one of the most health deprived in the borough. (IMD 2007 data). One reason being that the ward contains Broadmoor Hospital.</p> <p>On-site SANGS/open space.</p> <p>Provision for care/nursing home.</p> <p>Overall it is unclear at this stage how improved health provisions can be provided until implementation.</p>	<p>IDP:</p> <p>Possible financial contribution towards the expansion of Heath Hill Road Surgery, Crowthorne.</p>
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD 2007 data). One reason being that the ward contains Broadmoor Hospital.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Retention of employment uses would help to mitigate poverty and exclusion. However the issue here is health deprivation due to Broadmoor Hospital.</p> <p>It is unclear how this could be addressed until implementation.</p>	
5	Education	0	<p>Confirmation that the financial contributions will be provided towards primary school and secondary school places.</p> <p>Therefore this option is considered to have no overall impact upon this SA objective as the site can accommodate itself.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.</p> <p><u>IDP Requirements:</u></p> <p>Financial contribution towards equivalent of 0.64 FE additional primary school places to be provided at either Wildmoor Heath or on land at TRL.</p> <p>Financial contribution towards equivalent of 0.3FE additional secondary places at Edgbarrow.</p> <p>Financial contributions towards Special Educational Needs provision on land at Blue Mountain.</p>
6	Crime	0	<p>Indices of Multiple Deprivation 2007 data does not identify any issues at this location.</p> <p>Development could design out crime from the outset.</p> <p>Therefore overall development would be able accommodate the proposed development.</p>	
7	Community	+	<p>This option provides confirmation that housing will be located close to existing residential areas.</p> <p>Dwellings will be retained within the kitchen garden.</p>	<p>Landscape Character Assessment (August 2011) recommended that the development would have to be</p>



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Large areas of public open space and SANG provide a buffer.</p> <p>Policy confirms that contributions towards community facilities will be sought.</p> <p>These factors confirm that this policy would retain the distinctiveness of the existing community and maintain the character of the village.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Local to the site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>designed to reflect local townscape and landscape character.</p> <p><b>IDP requirements:</b></p> <p><u>Community facilities</u></p> <p>Off-site in-kind provision or financial contributions towards the new multi-functional community hub on land at TRL.</p> <p>Re-provide the Girl Guide hut if it were to be lost as a result of development. Or as a minimum provide sufficient serviced land for re-provision.</p>
8	Accessible services	+	<p>The Draft Transport Accessibility Assessment (Nov 2010) confirmed the following:-</p> <p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Bracknell Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p> <p>Accessibility to long distance bus routes is considered poor.</p> <p>122 Bus from High Street- Wokingham (infrequent) and Bus 194 from High Street- Bracknell Town Centre (every 30mins). However the bus stops are not located close to the Broadmoor site.</p> <p>The policy states the following:</p>	<p>IDP Requirements:-</p> <p><u>Local Road Network</u></p> <p>In-kind provision and/or financial contribution towards capacity improvements to junctions listed in Table 4.1. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p><u>Footpaths and Cycleways</u></p> <p>In-kind provision and/or financial contribution towards the construction of new links and improvements to the existing footway/cycletrack network, providing pedestrian and cycle access from the development to facilities including education, employment and shops providing fresh food. These could include:</p> <p>1) Converting South Rd to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing;</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>A comprehensive package of on- and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</p> <p>The concept plan shows a new access road to the site connecting with Broadmoor Hospital with Foresters Way. There is no clarification what the road will serve although it looks to serve the Hospital.</p> <p>These improvements seek to encourage sustainable transport links in and out of the site. Therefore this option is considered to score positively.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough Wide/Wokingham Borough</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>2) Improvements to Upper Broadmoor Rd linking to B3348 Bracknell Road and Foresters Way;</p> <p>3) Improvements to Sandhurst Rd linking to Lower Broadmoor Rd.;</p> <p>4) Improving walking and cycling links to educational facilities including Edgbarrow School and possibly the proposed primary school on the TRL site;</p> <p>5) Further improvements to the network within 3km of the site.</p> <p><u>Public Transport</u></p> <p>Improving links to Bracknell Town Centre and links to wider area, including the TRL development and Crowthorne Rail Station.</p> <p>All properties within 400m walking distance of Bus stops.</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p>
9	Culture, leisure, recreation	++	<p>Good links with existing publicly accessible recreational sites in the borough.</p> <p>Abuts SPA and open space although the SPA site would have limited use.</p> <p>Abundant open space on the site that can be accommodated, although they are designated as Historic Parks and Gardens.</p> <p>Rights of Way:</p> <p>Three Castles Path (also Ramblers route) passes through the site.</p>	<p><b>IDP requirements:-</b></p> <p><u>Open Space</u></p> <p>On-site in-kind provision of at least 5.9ha of Open Space of Public Value (OSPV)(includes re-provision of lost OSPV at Land South of Cricket Field Grove, SHLAA Ref. 76), and 20 yr maintenance contribution if transferred to the Council.</p> <p>Opportunities should be sought for:</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Site contains a grade II listed building and associated Historic Parks and Gardens. The historic assets could be retained as a result of the development. Although care should be taken with the new access road crossing the ROW.</p> <p>Development could open up the historic buildings and gardens to the public. Cultural and historic benefit.</p> <p>This policy seeks to enhance the existing Public Rights of Way, designate a 4.5ha area of open space and provide a conservation management plan maintaining the heritage of the site.</p> <p>Reproviding open space that would be lost at Cricket Field Grove.</p> <p>Open up areas not previously accessible to the public for recreation.</p> <p>These objectives along with the sites proximity to existing recreational and cultural sites provide a significant positive score against this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Local to the site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<ul style="list-style-type: none"> <li>• Connecting and adding to accessible urban woodlands</li> <li>• Safeguard / mitigate sports pitches</li> <li>• Raising quality of existing green spaces</li> <li>• Creating new links between and extensions of existing green spaces</li> <li>• Identifying and providing new larger recreational open spaces</li> </ul> <p>OSPV to provide 15 allotment plots (0.38ha, based on average plot size of 250 sqm) with good access and supporting infrastructure, e.g. water supply and parking.</p> <p>Play and youth provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small LAPs and more focus on LEAPs and/or NEAPs (more emphasis on accessibility than quantity). This should include allowing for natural play (e.g. use of landscape features and new play environments created using timber and other natural materials).</p> <p>To be provided in accordance with Fields in Trust (FiT), Play England and Sport England standard</p> <p><u>Built Sports</u></p> <p>Contribution towards enhancement of existing facilities able to serve development.</p> <p><u>Public Rights of Way</u></p>



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>Protection and enhancement of PRow.</p> <p>Three Castles Path (also Ramblers route) passes through site.</p> <p>Crowthorne FP8 (Sandhurst FP21 for part). This should be protected – with potential consideration re. upgrading to bridleway status.</p> <p>Opportunities should be sought to connect to Crowthorne village and attract people away from the Thames Basin Heath SPA.</p> <p>South Road has good potential to be utilised by walkers cyclists and horse riders – with direct links to existing paths.</p> <p>Adequately re-route as necessary in accordance with appropriate legislation.</p> <p>Provision should accord with LTP3 Policy TP9.</p>
10	Urban renaissance	+	<p>Site is considered to be partially Previously Developed Land.</p> <p>This option confirms that the Listed Building is to be retained and that the use as a hospital would remain. This is a positive aspect of Urban Renaissance.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Local to the site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/ mitigating
11	Air quality	?	<p>There are AQMA designations at Downshire Way/ Bagshot Road. However one is designated on High Street Crowthorne.</p> <p>An action plan is being compiled. However any likely effects will not be known until further work is carried out.</p> <p>A new road is proposed linking the Hospital with Foresters Way.</p> <p>Air pollution (as a result of increased vehicle emissions from the Broadmoor Urban Extensions) has the potential to have a significant effect on the vegetation of the SPA (up to within 200m of roads) and therefore could adversely affect the birds the Council are taking action in the DPD through ensuring that the policies contain requirements for certain transport related measures to be undertaken. As the Council cannot conclude that that the Broadmoor Urban Extension will not have a adverse effect on the SPA even after setting the SADPD policies, we conclude that further air quality assessment in an HRA will need to be undertaken at the planning application stage. Noise and lighting will need to be assessed at the planning application stage too. It is difficult to do it at plan level as we do not yet have sufficient detail.</p> <p>The Design Manual for Roads and Bridges states 'As a general guide, consideration should be given to any European Sites within 2km of the route corridor or project boundary'. This leads the Council to therefore conclude that Land at Broadmoor urban extension has the potential to lead to air pollution effects which could adversely affect the integrity of the SPA.</p>	Further Air Quality Assessment in an HRA will need to be undertaken at the planning application stage.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			(Design Manual for Roads and Bridges: Volume 11 Environmental Assessment Section 3 Part 1 - Assessment of Implications (of Highways and/or Roads Projects) on European Sites (Including Appropriate Assessment)).	
12	Climate change	+	<p>This option seeks to improve sustainable transport links by implementing the following:-</p> <ul style="list-style-type: none"> <li>• Footway/Cyleway with toucan crossing to Owlsmoor.</li> <li>• Improved bus links</li> <li>• Pedestrian and cycle to Upper Broadmoor Road.</li> </ul> <p>This policy is considered to have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough Wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Long term.</p>	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meet with the requirements of CSH and BREEAM standards.</p> <p>SuD's should be a consideration.</p>
13	Biodiversity	--	<ul style="list-style-type: none"> <li>• Ecologically diverse site including features that may be of county and national importance. (Survey information has identified a pond that supports up to 20 species of dragonfly which would make it qualify for SSSI and other areas of the site would qualify for LWS due to reptiles.)</li> <li>• New access road would cross undeveloped land.</li> <li>• Within 400m of SPA. Residential development within this area not acceptable.</li> <li>• Within 5km of the Thames Basin Heaths.</li> <li>• Biodiversity Opportunity Area</li> </ul>	<p>Appropriate ecological surveys require.</p> <p>IDP requirement:-</p> <p><u>Biodiversity</u></p> <p>To reflect the range of habitats on the site and the ecologically important setting of the development, an exceptional level of biodiversity provision will be required.</p> <p>The site will be expected to contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>This policy provides confirmation that a bespoke SANG will be provided on site to mitigate against the impact of residential development on the Thames Basin Heath. No residential development will be provided within the 400m SPA Buffer as shown on the concept plan.</p> <p>However there is no confirmation that the sites important habitat will not be harmed in anyway.</p> <p>Therefore this policy has the potential to have a significant negative impact upon this biodiversity SA objective (--) 'Loss of Species or habitats of high/County value or higher.'</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Local to the site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p> <p><u>SPA Avoidance and Mitigation</u></p> <ul style="list-style-type: none"> <li>• Provision in perpetuity of on-site bespoke Suitable Alternative Natural Greenspace (SANG) significantly in excess of 8ha per 1,000 new population including maintenance measures in perpetuity.</li> <li>• A financial contribution towards Strategic Access Management and Monitoring.</li> <li>• Any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> <p>SANG provision will need to be exceptional in order to avoid increased recreational pressure on the SPA. In particular, access routes into Wildmoor Heath will need to carefully designed and managed. As part of the avoidance measures package, an area of land to the south of the site may need to be</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>excluded from public access to provide ecological mitigation for sensitive species.</p> <p>The bespoke SANG would need to be significantly in excess of 5ha (272 dwellings x 2.31 average persons per dwelling / 1000 new population x 8ha). This figure will change if the no. of dwellings changes. SANG contributions will depend on housing mix.</p> <p>The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p>
14	Countryside, urban & historic character	-	<ul style="list-style-type: none"> <li>Listed Buildings (Broadmoor Estate) and Historic Gardens present on site.</li> <li>Located within Crowthorne Study area, Area D (CA SPD)</li> <li>Archaeological site assessments – March 2010 stated that there was a scheduled Ancient Monument (SAM), an exploded Napoleonic debut, situated 120m north of the site and that there is a high potential for archaeological finds.</li> <li>English Heritage have objected.</li> <li>New road could effect the setting.</li> </ul> <p>This policy requires an application to be supported by a conservation management plan for safeguarding and maintaining the site's historic heritage assets.</p> <p>The policy also seeks to re-provide open space lost through development.</p>	<ul style="list-style-type: none"> <li>Trees to be conserved</li> <li>Historic Gardens to be conserved.</li> <li>Maintain character of rural roads.</li> </ul> <p>Retain contrast in character with higher density town centre. (CA SPD)</p> <p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to detailed development proposal being drawn up, in order that any highly significant remains can be preserved in situ (through redesign and engineering solutions). Intensive fieldwork</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Both these objectives are considered to have beneficial effects by minimising harm on the historic buildings and the associated historic gardens. However it is likely that there will still be harm to the historic assets. Therefore the policy scores negatively.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Local to the site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>is likely to be needed prior to the submission of any planning application for this site to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p>
15	Travel choice	+	<ul style="list-style-type: none"> <li>• The site is poorly served by public transport.</li> <li>• Investment in a cycle path network required.</li> <li>• Non- Car mode access to Bracknell Town Centre is considered poor.</li> <li>• Accessibility to Railway Station is considered limited as there is no bus service to the station.</li> <li>• 122 Bus from High Street-Wokingham (infrequent) and Bus 194 from High Street-Bracknell Town Centre (every 30mins). However the bus stops are not located close to the Broadmoor site.</li> </ul> <p>The policy provides the following improvements:-</p> <p>A comprehensive package of on-and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</p> <p>New access road linking the hospital with Foresters Way</p> <p>These improvements seek to encourage sustainable transport links in and out of the site. Therefore this</p>	<p>IDP Requirements:-</p> <p><u>Local Road Network</u></p> <p>In-kind provision and/or financial contribution towards capacity improvements to junctions listed in Table 4.1. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p><u>Footpaths and Cycleways</u></p> <p>In-kind provision and/or financial contribution towards the construction of new links and improvements to the existing footway/cycletrack network, providing pedestrian and cycle access from the development to facilities including education, employment and shops providing fresh food. These could include:</p> <p>1) Converting South Rd to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing;</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>option is considered to score positively. Therefore as a result of the policy the car is not likely to be the preferred mode of transport.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough Wide</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	<p>2) Improvements to Upper Broadmoor Rd linking to B3348 Bracknell Road and Foresters Way;</p> <p>3) Improvements to Sandhurst Rd linking to Lower Broadmoor Rd.;</p> <p>4) Improving walking and cycling links to educational facilities including Edgbarrow School and possibly the proposed primary school on the TRL site;</p> <p>5) Further improvements to the network within 3km of the site.</p> <p><u>Public Transport</u></p> <p>Improving links to Bracknell Town Centre and links to wider area, including the TRL development and Crowthorne Rail Station.</p> <p>All properties within 400m walking distance of Bus stops.</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p>
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>However a mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. Therefore further surveys are required. (?)</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p> <p>Mineral surveys required.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
17	Waste	+	<p>Policy requires an on-site in-kind provision of a waste recycling facility.</p> <p>For this reason the policy scores positively. (+)</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough Wide</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	<p>IDP:</p> <p><b>Waste &amp; Recycling</b></p> <p>On-site in-kind provision of one overground waste recycling facility with good access, providing an area of hardstanding to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>
18	Water	?	<ul style="list-style-type: none"> <li>• Landfill close to site</li> <li>• There are no groundwater protection zones within or abutting the site.</li> <li>• Further work required to identify any concerns regarding the landfill and site drainage and also future supply and quantity.</li> <li>• This option does confirm the use of Sustainable Urban Drainage.</li> </ul>	<p>LDP:</p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p> <p>SuD's should be a consideration.</p> <p>Soil surveys required.</p>
19	Soil quality	0	<p>As the site is not considered to be most versatile agricultural land then development of this land is considered not to have impact upon this objective. Part of the site is also previously developed land.</p>	
20	Energy	+	<p>A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough Wide</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Long term.</p>	<p>Renewable energy projects, including wind, biomass, hydro and CHP.</p> <p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p>



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
21	Employment	+	<p>This policy would seek to retain the Broadmoor Hospital on site and therefore the local employer will be retained.</p> <p>Broadmoor Hospital is a significant local employer.</p> <p>Good access to existing employment sites and provides an opportunity for further employment opportunities. For these reasons the site is considered to have a positive impact upon this objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough Wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	
22	Economic growth	0	<p>Policy is for a mixed use development that would retain the existing hospital use. This policy is likely to maintain economic growth within the borough and for this reason the policy has no overall impact upon this SA Objective.</p>	
23	Smart growth	I	<p>The concept of SMART growth could be promoted in developing the Master Plan Site more limited than on other sites due to new hospital being driver of development.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>It is unclear how this policy could effect this objective at this time.</p>	

**Policy SA5- Land at Transport Research Laboratory, Crowthorne**

**Picture 1 Aerial Photo of TRL.**



**Table 3**

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<ul style="list-style-type: none"> <li>• Could provide 1000 homes that would contribute to housing need.</li> <li>• Could provide affordable housing.</li> <li>• Could provide sustainably constructed housing.</li> <li>• Meets the objectives of this SA Objective and the recommendations of of the Bracknell Forest HMA.</li> </ul> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p>	Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation. However development need to look at providing accommodation for an ageing population.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	
2	Flooding	<b>0</b>	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>The policy mentions the need to consider SuDS.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Formal submission should be accompanied by a FRA.</p> <p>Sustainable Drainage Systems (SuDS) should be integrated into site design to mitigate flood risk.</p> <p>Site layout and design needs to take into account numerous watercourses and drains on site that indicate a susceptibility to surface water flooding. In addition, watercourses drain into Emm Brook which has flooding problems from surface water flooding. SuDS should ensure there is no increase in surface water runoff rates and volumes, and provide a host of other sustainability benefits including amenity and biodiversity benefits.</p> <p>Generally, watercourses should be retained, enhanced, de-culverted and buffered (by a min. 5m) by green strips from development and SuDS integrated into green infrastructure to combine a valuable network of wildlife habitats with flood mitigation.</p>
3	Health	<b>I</b>	<ul style="list-style-type: none"> <li>Reasonable access to health provisions in Great Hollands and Crowthorne. (2km)</li> <li>The Great Hollands South ward is considered to have high deprivation in health and high child poverty. This option would provide an elderly care/nursing home.</li> </ul>	<p>IDP:</p> <p><b>Primary Health Care</b></p> <p>No site specific requirements.</p> <p>Good public transport access should be secured from development to the proposed health care facility in Bracknell</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> <li>Provision of SANG and Public Open Space would provide an area close to housing and employment where people can frequent. This would have positive effects upon health &amp; wellbeing.</li> <li>However overall health provision capacity is not clearly understood. This will be unclear until implementation.</li> </ul>	Town Centre to effectively deliver primary health care services.
4	Poverty & exclusion	0	<p>Part of site within Great Hollands South ward. This ward suffers from housing deprivation and exclusion. (IMD)</p> <p>The existing Enterprise Centre is to be retained which would include premises for small and new businesses. Confirmation that this is to be retained allows this policy to have no overall impact upon this SA objective.</p>	TRL HQ Building could be retained.
5	Education	0	<p>Confirmation that the site will provide an on-site primary school.</p> <p>The policy seeks contributions for secondary school and special educational needs provisions and this policy is considered to have no overall impact upon this SA objective as the site can accommodate itself.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.</p> <p><b>Primary Education</b></p> <p>On-site, in-kind provision of new 2FE primary school on sufficient land to allow expansion up to 3FE.</p> <p><b>Secondary Education</b></p> <p>Financial contribution towards refurbishment of Easthampstead Park School.</p> <p><b>Special Educational Needs</b></p> <p>Financial contributions towards SEN provision on land at Blue Mountain.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
6	Crime	0	<p>Indices of Multiple Deprivation data 2007 does not identify any issues at this location.</p> <p>Development could design out crime from the outset.</p> <p>Therefore overall development would be able to design out crime from the outset and accommodate the proposed development.</p> <p>Overall no impact upon this SA Objective.</p>	<p>IDP:</p> <p><b>Police Service</b></p> <p>Police point required as part of the multi-functional community facility.</p>
7	Community	++	<p>The concept plan shows a local centre on Old Wokingham Road, which could serve an existing community at Wokingham Without.</p> <p>Inclusion of a bus route through the site would benefit access to and from the site.</p> <p>SANG and Public Open Space buffers provide a buffer and place the development close to an existing residential area in Wokingham BC. The concept plan shows open space buffers along Nine Mile Ride and east of the site that maintain a visual separation from Bracknell and therefore retain the distinctiveness of the existing community.</p> <p>For the reasons given above this policy is considered to have a significant positive (++) impact upon this SA objective to create and sustain vibrant and locally distinctive Communities.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	+	<p>The Draft Transport Accessibility Assessment (Nov 2010) confirmed the following:-</p> <ul style="list-style-type: none"> <li>• The Accessibility by foot to local centre is considered relatively poor.</li> <li>• Non- Car mode access to town centre is considered poor.</li> <li>• Access to external centre (Wokingham) relatively poor.</li> <li>• Proximity to railway stations is considered poor.</li> <li>• Access to long distance bus routes is considered poor.</li> </ul> <p>This policy acknowledges that the following sustainable transport improvements will take place:-</p> <p>A comprehensive package of on- and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</p> <p>This policy also seeks to provide a local centre, employment uses and a Care Home.</p> <p>For the reasons given above this policy is considered to have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Local to the site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	<p>IDP</p> <p><b>Local Road Network</b></p> <p>In-find provision and/or financial contribution towards capacity improvements to junctions listed in Table 4.1. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p><b>Footpaths and Cycleways</b></p> <p>In-kind provision and/or financial contribution towards the construction of new links and improvements to the existing footway/cycletrack network, providing pedestrian and cycle access from the development to facilities including education, employment and shops providing fresh food. These could include:</p> <ol style="list-style-type: none"> <li>1) Upgrading links to the north including South Rd improving links to Easthampstead Park secondary school and also to the South;</li> <li>2) Improvements to Old Wokingham Road/Bracknell Rd and through Crowthorne High Street connecting to existing network;</li> <li>3) Accessibility improvements to Crowthorne rail station including improvements along Dukes Ride;</li> <li>4) Further improvements to the network within 3km of the site.</li> </ol> <p><b>Public Transport</b></p>



	SA Objective	Assessment of effect	Commentary	Optimising/ mitigating
				<p>Improving links to Bracknell Town Centre and the wider area, including Broadmoor and Crowthorne Rail Station.</p> <p>Enhancements to commercial service 194 (linking Bracknell to Crowthorne &amp; Sandhurst) would be required.</p> <p>All properties within 400m walking distance of Bus stops;</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p>
9	Culture, leisure, recreation	++	<ul style="list-style-type: none"> <li>• Good links with existing recreational sites in the borough.</li> <li>• Abuts SPA and open space.</li> <li>• Allows for passive open space contribution.</li> <li>• The remaining two thirds of open space were not previously open to people.</li> <li>• Development in this area would make better use of land not previously available to the public.</li> </ul> <p>This policy confirms that open space provision will be in excess of 8ha. This would provide open space that was not previously available to the public. There would also be a green route along Nine Mile Ride.</p> <p>The Public Right of Way will be preserved and enhanced.</p> <p>For these reasons the site is considered to have a significant positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>IDP:</p> <p><b>Built Sports</b></p> <p>Financial contribution towards the enhancement of existing facilities able to serve development.</p> <p><b>Open Space</b></p> <p>On-site in-kind provision of at least 9.93ha of Open Space of Public Value (OSPV) and 20 yr maintenance contribution if transferred to the Council.</p> <p>Woodland character should be protected and enhanced.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> <li>• Connecting and adding to accessible urban woodlands</li> <li>• Create / safeguard / mitigate sports pitches</li> <li>• Raising quality of existing green spaces</li> </ul>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Spatial Scale:</b> Local to the site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	<ul style="list-style-type: none"> <li>• Creating new links between and extensions of existing green spaces</li> <li>• Identifying and providing new larger recreational open spaces</li> </ul> <p>OSPV to provide 30 allotment plots (0.75ha, based on average plot size of 250 sqm) with good access and supporting infrastructure, e.g. water supply and parking.</p> <p>Play and youth provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small LAPs and more focus on LEAPs and/or NEAPs (more emphasis on accessibility than quantity). This should include allowing for natural play (e.g. use of landscape features and new play environments created using timber and other natural materials).</p> <p>To be provided in accordance with Fields in Trust (FiT), Play England and Sport England standards.</p> <p><b>Public Rights of Way</b></p> <p>Opportunity to establish new PRoW links between Crowthorne and south west edge of Bracknell (Great Hollands/Hanworth) away from busy road network.</p> <p>Provision should accord with LTP3 Policy TP9.</p>



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
10	Urban renaissance	++	<p>This policy confirms that a new Local Centre, a primary school, care/nursing home, housing and employment will be included within the site.</p> <p>The site is considered to be previously developed land. To provide such facilities on previously developed land is considered to result in a significant positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Local site and Wokingham BC.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way/ Bagshot Road. However one is designated on High Street Crowthorne.</p> <p>An action plan is being compiled. However any likely effects will not be known until further work is carried out.</p> <p>Air pollution (as a result of increased vehicle emissions from the TRL Extension) has the potential to have a significant effect on the vegetation of the SPA (up to within 200m of roads) and therefore could adversely affect the birds the Council are taking action in the DPD through ensuring that the policies contain requirements for certain transport related measures to be undertaken. As the Council cannot conclude that that the TRL Urban Extension will not have an adverse effect on the SPA even after setting the SADPD policies, we conclude that further air quality assessment in an HRA will need to be undertaken at the planning</p>	Further Air Quality Assessment in an HRA will need to be undertaken at the planning application stage.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>application stage. Noise and lighting will need to be assessed at the planning application stage too. It is difficult to do it at plan level as we do not yet have sufficient detail.</p> <p>The Design Manual for Roads and Bridges states 'As a general guide, consideration should be given to any European Sites within 2km of the route corridor or project boundary'. This leads the Council to therefore conclude that the Land at TRL urban extension has the potential to lead to air pollution effects which could adversely affect the integrity of the SPA.</p> <p>(Design Manual for Roads and Bridges:Volume 11 Environmental Assessment Section 3 Part 1 - Assessment of Implications (of Highways and/or Roads Projects) on European Sites (Including Appropriate Assessment)).</p>	
12	Climate change	+	<ul style="list-style-type: none"> <li>• There are established cycle routes on the outskirts of the site.</li> <li>• Development of the site could link in with these existing routes.</li> <li>• Any development would have to be designed so that it reduces its carbon dioxide emissions and meet with the requirements of CSH and BREEAM standards.</li> </ul> <p>This option would seek to improve public transport, pedestrian and cycle links in and out of the site into other communities. This is considered to have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	SuD's should be a consideration.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Med/Long term.	
13	Biodiversity	--	<p>TRL A Phase1 Ecological Survey was produced for an appeal on the TRL site.</p> <p>This found that the site was an ecologically varied site including features that may be of county importance. (survey suggests parts of the site would qualify for Local Wildlife Status due to the reptiles found there)</p> <ul style="list-style-type: none"> <li>• Part of the site with 400m of SPA</li> <li>• Within 5km of Thames Basin Heaths</li> <li>• Biodiversity Opportunity Area.</li> </ul> <p>For these reasons development of this site has the potential to have a significant negative impact for biodiversity (--) 'Loss of Species or habitats of high/County value or higher.'</p> <p>This policy confirms that a bespoke SANG provision will be provided on site to mitigate the impact of residential development upon the SPA.</p> <p>However no reference has been made to the ecological features on site and how they will be protected from harm.</p> <p>The policy and concept plan show no residential development within the 400m SPA buffer.</p> <p>To conclude without confirmation that the development will not effect the biodiversity value of the site the policy scores significantly negative.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p>	<ul style="list-style-type: none"> <li>• Large SANG required</li> <li>• Creation of habitats of county importance as part of BOA</li> <li>• Access routes to SPA will need to be carefully controlled</li> <li>• Creation of ecologically functioning green infrastructure</li> </ul> <p>IDP:</p> <p><b>Biodiversity</b></p> <p>To contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>Public access from the site to nearby habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p> <p>At a cross boundary level (re. Wokingham BC), habitat along the northern and southeast boundaries should be connected with areas in the neighbouring borough in order to link habitats with the next green stepping stone, East Berkshire golf club.</p> <p><b>SPA Avoidance and Mitigation</b></p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>The site borders the SPA and will therefore require:</p> <ul style="list-style-type: none"> <li>• Provision in perpetuity of on-site bespoke Suitable Alternative Natural Greenspace (SANG) significantly in excess of 8ha per 1,000 new population including maintenance measures in perpetuity.</li> <li>• A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> <li>• Any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> <p>SANG provision will need to be of an exceptional high standard (refer to recent Appeal Decision) in order to avoid increased recreational pressure on the SPA.</p> <p>Based on 1,000 dwellings, the bespoke SANG would need to be significantly in excess of 18.48ha (1,000 dwellings x 2.31 average persons per dwelling / 1000 new population x 8ha). This figure will change if the no. of dwellings changes.</p> <p>SAMM contributions will depend on housing mix. The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
14	Countryside, urban & historic character	+	<p>There is an area where there would be high capacity to accommodate development according to a Landscape Assessment (April 2010 and August 2011).</p> <p>There are three parts of the site where there would be low capacity to development (wooded areas)</p> <p>There would also be one area with moderate capacity (water pollution centre)</p> <p>Grade II Listed Building (Windy Ridges) located within SANG. Not affected by concept plan.</p> <p>Not located within a defined Character Area.</p> <p>According to the Archaeological Site Assessment there are potential for Archaeological finds.</p> <p>This policy confirms that the majority of the development will be located on areas highlighted by the Landscape Assessment (April 2010 and August 2011) to have capacity to development.</p> <p>There is some encroachment onto some areas that are modern to low capacity.</p> <p>However the majority of the area is recognised as having low capacity to development and has been incorporated into an area of Public Open Space.</p> <p>The retention of SANG land retains the gap between Crowthorne and Bracknell.</p> <p>For these reasons the site is considered to have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p>	<ul style="list-style-type: none"> <li>Landscape Assessment suggests subdividing area A into areas with different capacities to accept development.</li> <li>Opens Space of Public Value and SANGS could be provided where capacity low.</li> </ul> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily and may be secured by a condition.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Spatial Scale:</b> Site specific and Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	+	<p>Currently the site is served by the 194 Bus with a 30min frequency service to and from Bracknell Town Centre and also to and from Camberley.</p> <p>Site served by cycle paths.</p> <p>This policy acknowledges that the following sustainable transport improvements will take place:-</p> <p>A comprehensive package of on- and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</p> <p>For this reason the car is not likely to be the preferred mode of transport. Therefore the site scores positively.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific and Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>IDP</p> <p><b>Local Road Network</b></p> <p>In-kind provision and/or financial contribution towards capacity improvements to junctions listed in Table 4.1. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p><b>Footpaths and Cycleways</b></p> <p>In-kind provision and/or financial contribution towards the construction of new links and improvements to the existing footway/cycletrack network, providing pedestrian and cycle access from the development to facilities including education, employment and shops providing fresh food. These could include:</p> <ol style="list-style-type: none"> <li>1) Upgrading links to the north including South Rd improving links to Easthampstead Park secondary school and also to the South;</li> <li>2) Improvements to Old Wokingham Road/Bracknell Rd and through Crowthorne High Street connecting to existing network;</li> <li>3) Accessibility improvements to Crowthorne rail station including improvements along Dukes Ride;</li> </ol>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>4) Further improvements to the network within 3km of the site.</p> <p><b>Public Transport</b></p> <p>Improving links to Bracknell Town Centre and the wider area, including Broadmoor and Crowthorne Rail Station.</p> <p>Enhancements to commercial service 194 (linking Bracknell to Crowthorne &amp; Sandhurst) would be required.</p> <p>All properties within 400m walking distance of Bus stops;</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p>
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.</p>	Core Strategy policies CS10, CS11 and CS12 are to be considered.
17	Waste	+	<p>Policy requires an on-site in-kind provision of a waste recycling facility.</p> <p>For this reason the policy scores positively. (+)</p>	<p>IDP:</p> <p><b>Waste &amp; Recycling</b></p> <p>On-site in-kind provision of one overground waste recycling facility with good access, providing an area of hardstanding to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>
18	Water	0	No landfill close to site	IDP:

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>No Groundwater Protection Areas and/or water courses. Although ditches present.</p> <p>SuD's could be implemented.</p> <p>Overall no impact as site could sustain itself.</p>	<p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p> <p>SuD's should be a consideration.</p>
19	Soil quality	?	<p>As the site is not considered to be most versatile agricultural land then development of this land is considered not to have impact upon this objective.</p> <p>Please note that parts of the site could be contaminated. Surveys required. Therefore as further surveys could be required this is reflected in the score.</p>	Land contamination surveys required.
20	Energy	+	<p>A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation.</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough Wide</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Long term.</p>	<p>Renewable energy projects, including wind, biomass, hydro and CHP.</p> <p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p>
21	Employment	++	<p>This policy confirms that employment area highlighted in the ELR will be retained on the site and improved although the employment designation will be removed.</p>	<p><b>Employment Land Review:</b></p> <p>CBE not needed to meet the Boroughs targets for office development.</p> <p>Not a great location for large scale new offices and not related to Bracknell Town Centre.</p>



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>The Enterprise Centre is to remain on site as recommended by the Employment Land Review and therefore this option is considered to score significantly positively.</p> <p>The ELR also confirmed that there is an over supply of office space in the borough and therefore the removal of the employment designation and some of the units is not considered to be a concern.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific and Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Could be released for housing. Some of the existing units should be retained for smaller B1c/B2/B8 uses. However incubation centre (Enterprise Centre) should be retained.</p>
22	Economic growth	+	<p>Although the scale of employment will be different as a result of this policy the site will still benefit the borough's economic growth. One difference will be the Council Depot on site.</p> <p>Overall this policy would have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific and Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Maintain screening surrounding the Depot</p>
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/ mitigating
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>It is unclear how this policy could effect this objective at this time.</p>	

## Policy SA6- Amen Corner North

### Aerial Photo of Amen Corner North.



**Table 4**

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 400 homes that would meet the needs of the Core Strategy.</p> <p>Could provide affordable housing.</p> <p>Could provide sustainably constructed housing.</p> <p>As this policy would provide a level of housing including affordable housing it is considered to have a significant positive score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough Wide</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Drainage ditches present.</p> <p>The policy mentions the need to consider SuDS.</p> <p>Therefore no overall impact upon this SA objective</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Shor/Med/Long term.</p>	<p>Sustainable Drainage Systems (SuDS) should be integrated into site design to mitigate flood risk.</p> <p>Clay geology could make site susceptible to flooding.</p> <p>Source Protection Zone should be viewed as indication of underlying aquifer.</p> <p>SuDS should ensure there is no increase in surface water runoff rates and volumes, and provide a host of other sustainability benefits including amenity and biodiversity benefits.</p> <p>Generally, watercourses should be retained, enhanced, de-culverted and buffered (by a min. 5m) from development and SuDS integrated into green infrastructure to combine a valuable network of wildlife habitats with flood mitigation.</p> <p>Formal submission should be accompanied by a FRA.</p>
3	Health	I	<p>Good access to local health provisions. (1km)</p> <p>There are no known health deprivation concerns (IMD)</p> <p>However overall health provision capacity is not clearly understood. This will be unclear until implementation.</p>	
4	Poverty & exclusion	0	<p>No poverty and exclusion concerns highlighted by the IMD.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Therefore there this policy would have no overall impacts upon this SA objective.	
5	Education	0	<p>Confirmation that the site will provide an on-site primary school.</p> <p>The policy seeks financial contributions towards on-site Primary School, Secondary School and Special Educational Needs places.</p> <p>This policy is considered to have no overall impact upon this SA objective as the site can accommodate itself.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.</p> <p><b>Primary</b></p> <p>Financial contribution towards equivalent of 0.84 FE additional primary school places to be provided at on land at Amen Corner South.</p> <p><b>Secondary</b></p> <p>Financial contribution towards development of new secondary school on land at Blue Mountain - equivalent to 0.4FE.</p> <p><b>Special Educational Needs</b></p> <p>Financial contributions towards SEN provision on land at Blue Mountain.</p>
6	Crime	0	<p>Indices of Multiple Deprivation data (2007) does not identify any issues at this location.</p> <p>Development could design out crime from the outset.</p> <p>Therefore this policy is considered to have no overall impact upon this SA objective.</p>	<p>IDP:</p> <p>Police point required as part of community facility on this site. Provision included under 'community facilities'.</p>
7	Community	+	<p>Future facilities associated with the Amen Corner SPD site would benefit this site.</p> <p>Concept pan shows that the site is focused away from Binfield Village with a woodland buffer in between the site and open fields</p>	<p>Maintain buffers/gaps between the site and Binfield Village.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>south of Binfield Village. This would maintain the separate identity of Binfield Village.</p> <p>This site would be heavily influenced by development already present on London Road.</p> <p>There is an opportunity to link in with development at Amen Corner South.</p> <p>This policy is considered to retain the distinctiveness of the existing communities and therefore scores positively.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Amen Corner and the proposed site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	
8	Accessible services	+	<p>The Draft Transport Accessibility Assessment (Nov 2010) confirmed that the site is well located to be accessible to services.</p> <ul style="list-style-type: none"> <li>• Accessibility to essential services is considered good. For example libraries and shops at Binfield Village Centre (local centre)</li> <li>• Public transport access to town centre and Wokingham Town Centre are good with the 190 bus running every 20mins however the bus routes could be improved.</li> <li>• Cycle routes along Wokingham Road that lead to the Town Centre.</li> <li>• Access to railway stations is poor in terms of distance. However the 190 connects</li> </ul>	<p>IDP:</p> <p><b>Local Road Network</b></p> <p>In-kind provision and/or financial contribution towards capacity improvements to junctions listed in Table 4.1. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p><b>Footpaths and Cycleways</b></p> <p>In-kind provision and/or financial contribution towards the construction of new links and improvements to the existing footway/cycletrack network, providing pedestrian and cycle access from the development to facilities including education, employment and shops providing fresh food. These could include:</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>the site with the bus station and the nearby railway station.</p> <p>The policy seeks a comprehensive package of on- and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</p> <p>The site could take advantage of facilities to be established at the Amen Corner South site.</p> <p>This option in combination with development at the Amen Corner SPD site would have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Amen Corner and the proposed site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	<p>1) Further improvements to the B3408 providing safe pedestrian / cycle crossings linking the site to the existing network including access to the proposed educational facilities on Blue Mountain development;</p> <p>2) Providing safe links to the southern Amen Corner SPD site including the proposed primary school and easy access to Bracknell Town Centre;</p> <p>3) Improvements to Beehive Road linking the development to the industrial estates and Cain Road;</p> <p>4) Improvements to the north linking site to schools and facilities within Binfield.</p> <p><b>Public Transport</b></p> <p>Future Bus access - Direct Links to and from Bracknell Town Centre and linking into the wider area and the future development planned for the area (e.g. Warfield, Blue Mountain &amp; Amen Corner South).</p> <p>Re-investigate potential links and opening up of closed off roads for bus only to maximise bus accessibility.</p> <p>All properties within 400m walking distance of Bus stops; Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p> <p>Internal Bus Service study:</p> <p>Future development west of Coppid Beech (WBC) could allow for a stable 152 service between Reading and Bracknell (via Wokingham).</p> <p>Footpath and Cycle Routes:</p>



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<ul style="list-style-type: none"> <li>Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Town Centre</li> <li>Improvements to Beehive Road linking the development to the industrial estates and Cain Road</li> <li>Improvements to the north linking site to schools and facilities within Binfield</li> </ul>
9	Culture, leisure, recreation	++	<p>The site is well located as to access existing recreational facilities for example the John Nike Leisure Centre.</p> <p>This policy confirms that the Local Wildlife Sites will be retained and that public accessible open space will be provided (SANG). Its also provides protection and enhancement of Public Rights of Way.</p> <p>This can be seen on the concept plan. This would improve the accessibility to leisure and recreational space.</p> <p>Overall this option is considered to have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Amen Corner and the proposed site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	<p>IDP:</p> <p><b>Built Sports</b></p> <p>Contribution towards enhancement of existing facilities able to serve development.</p> <p><b>Open Space</b></p> <p>On-site in-kind provision of at least 3.97 ha of Open Space of Public Value (OSPV) and 20 yr maintenance contribution if transferred to the Council.</p> <p>Opportunities for the following elements should be sought:</p> <ul style="list-style-type: none"> <li>LEAP/NEAP play provision</li> <li>0.5 ha of allotments (20 plots at 250m<sup>2</sup> each) with good access and supporting infrastructure, e.g. water supply and parking</li> <li>an area of open space suitable to mark out as an adult-size football pitch (126m x 96m as per Sport England guidance) that would allow BFC the flexibility to convert in the future, i.e. on appropriate ground conditions: consideration for level, gradient, drainage etc.</li> </ul>

	SA Objective	Assessment of effect	Commentary	Optimising/ mitigating
				<p>Parking for future football use should be considered</p> <p>Veteran trees and historic landscape to be protected and buffered.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> <li>• Raising quality of existing green spaces</li> <li>• Creating new links between and extensions of existing green spaces</li> <li>• Identifying and providing new larger recreational open spaces</li> </ul> <p>Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small LAPs and more focus on LEAPs and/or NEAPs (more emphasis on accessibility than quantity). This should include allowing for natural play (e.g. use of landscape features and new play environments created using timber and other natural materials).</p> <p>To be provided in accordance with Fields in Trust (FiT), Play England and Sport England standards.</p> <p><b>SPA Avoidance and Mitigation</b></p> <ul style="list-style-type: none"> <li>• Provision in perpetuity of on-site bespoke Suitable Alternative Natural Greenspace (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) including maintenance measures in perpetuity</li> </ul>

	SA Objective	Assessment of effect	Commentary	Optimising/ mitigating
				<ul style="list-style-type: none"> <li>a financial contribution towards Strategic Access Management and Monitoring</li> <li>any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> <p>Based on 400 dwellings, the bespoke SANG would need to be significantly in excess of 7.39ha (400 dwellings x 2.31 average persons per dwelling / 1000 new population x 8ha). This figure will change if the no. of dwellings changes. SANG contributions will depend on housing mix.</p> <p>The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p> <p>Link to SANG provision from Amen Corner SPD; however, on-site bespoke SANG must be suitable as a standalone site.</p>
10	Urban renaissance	-/+	<p>The site is predominately green field and does not seek to build on previously developed land. Therefore this is not the best use of land.</p> <p>However there is an opportunity to encourage urban renaissance that would benefit the Town Centre. The site is close to a main gateway into Bracknell.</p> <p>For the reasons given the site is considered to have both a negative and positive impact upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Amen Corner and the proposed site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way/ Bagshot Road and High Street, Crowthorne.</p> <p>An action plan is being compiled. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	+	<p>Any development would have to be designed so as to reduce its carbon dioxide emissions. This has been confirmed.</p> <p>Improvements to the bus routes and pedestrian/cycle routes have a positive effect.</p> <p>This option is considered to have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>SuD's should be a consideration.</p> <p>Policies CS10 and CS12 should be a consideration.</p>
13	Biodiversity	-	<ul style="list-style-type: none"> <li>• Farmland habitats including grassland, woodland, hedgerows and ponds present.</li> <li>• Three Local Wildlife Sites present on site. Two of</li> </ul>	<p><b>Biodiversity</b></p> <p>To include special measures for two ancient woodland Local Wildlife Sites on edge of</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>which are ancient woodlands. These sites are shown on the concept plan to be retained and are surrounded with a buffer.</p> <ul style="list-style-type: none"> <li>Confirmation that on site bespoke SANG provision would be provided to mitigate against residential development being within 5km of SPA.</li> </ul> <p>Although the policy seeks to retain established designated sites there is still likely to be a negative impact upon biodiversity.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>development area. These habitats should be expanded, buffered, linked and restored.</p> <p>Hedgerows, notable trees, semi-improved grassland and ponds are likely to form the basis of an ecological network providing corridors for wildlife and ensuring adequate foraging areas for species.</p> <p>The current farmland mixture of habitats is likely to indicate that some farmland species not suited to public open space may need to be provided for either on or off site.</p> <p>At a cross-boundary level, ancient woodland within the site should be connected to other ancient woodland fragments to the north and west within Wokingham borough.</p> <p><b>SPA Avoidance and Mitigation</b></p> <ul style="list-style-type: none"> <li>Provision in perpetuity of on-site bespoke Suitable Alternative Natural Greenspace (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) including maintenance measures in perpetuity</li> <li>a financial contribution towards Strategic Access Management and Monitoring</li> <li>any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>Based on 400 dwellings, the bespoke SANG would need to be significantly in excess of 7.39ha (400 dwellings x 2.31 average persons per dwelling / 1000 new population x 8ha). This figure will change if the no. of dwellings changes. SANG contributions will depend on housing mix.</p> <p>The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p> <p>Link to SANG provision from Amen Corner SPD; however, on-site bespoke SANG must be suitable as a standalone site.</p>
14	Countryside, urban & historic character	0	<p>The concept plan has been amended to show a linear form of development along London Road that responds to levels especially higher land on the western boundary. The concept plan is considered to accommodate a form of development that is less visually dominant and retains the visual separation between settlements. The amendments are in response to Landscape Assessment work and its recommendations.</p> <ul style="list-style-type: none"> <li>Two woodlands (Blackmans Copse and Pockets Copse) act as physical barriers to development, and provide a visual barrier between London Road and the open agricultural land to the north/Binfield Village. As development of the site would also need to provide SANG as mitigation upon the SPA, such land could be</li> </ul>	<p>Archaeological Sites Assessment:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily and secured by a condition.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>located to maintain and reinforce the gap.</p> <ul style="list-style-type: none"> <li>No Listed Buildings within this site but adjacent at Popes Manor.</li> <li>Parts of the eastern side of the site are located within the Popeswood Study area, Areas B and C. (CA SPD)</li> <li>Potential for archaeological finds.</li> </ul> <p>This option is considered to have no overall impact upon this SA objective.</p>	
15	Travel choice	+	<p>The Draft Transport Accessibility Assessment (Nov 2010) confirmed that the site is well located to be accessible to services.</p> <ul style="list-style-type: none"> <li>Accessibility to essential services is considered good. For example libraries and shops at Binfield Village Centre (local centre)</li> <li>Public transport access to town centre and Wokingham Town Centre are good with the 190 bus running every 20mins however the bus routes could be improved.</li> <li>Cycle routes along Wokingham Road that lead to the Town Centre.</li> <li>Access to railway stations is poor in terms of distance. However the 190 connects the site with the bus station and the nearby railway station.</li> </ul> <p>The policy seeks a comprehensive package of on- and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</p>	<p>IDP:</p> <p><b>Local Road Network</b></p> <p>In-kind provision and/or financial contribution towards capacity improvements to junctions listed in Table 4.1. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p><b>Footpaths and Cycleways</b></p> <p>In-kind provision and/or financial contribution towards the construction of new links and improvements to the existing footway/cycletrack network, providing pedestrian and cycle access from the development to facilities including education, employment and shops providing fresh food. These could include:</p> <p>1) Further improvements to the B3408 providing safe pedestrian / cycle crossings linking the site to the existing network including access to the proposed educational facilities on Blue Mountain development;</p>



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>The site could take advantage of facilities to be established at the Amen Corner South site.</p> <p>As such this option is considered to have a positive effect upon this objective and therefore not likely to encourage the car to be the preferred mode of transport.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>2) Providing safe links to the southern Amen Corner SPD site including the proposed primary school and easy access to Bracknell Town Centre;</p> <p>3) Improvements to Beehive Road linking the development to the industrial estates and Cain Road;</p> <p>4) Improvements to the north linking site to schools and facilities within Binfield.</p> <p><b>Public Transport</b></p> <p>Future Bus access - Direct Links to and from Bracknell Town Centre and linking into the wider area and the future development planned for the area (e.g. Warfield, Blue Mountain &amp; Amen Corner South).</p> <p>Re-investigate potential links and opening up of closed off roads for bus only to maximise bus accessibility.</p> <p>All properties within 400m walking distance of Bus stops; Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p> <p>Internal Bus Service study:</p> <p>Future development west of Coppid Beech (WBC) could allow for a stable 152 service between Reading and Bracknell (via Wokingham).</p> <p>Footpath and Cycle Routes:</p> <ul style="list-style-type: none"> <li>• Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Town Centre</li> </ul>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<ul style="list-style-type: none"> <li>Improvements to Beehive Road linking the development to the industrial estates and Cain Road</li> <li>Improvements to the north linking site to schools and facilities within Binfield</li> </ul>
16	Resource use	?	<p>Policy requires an on-site in-kind provision of a waste recycling facility.</p> <p>Two areas of mineral consultation zones are present within the site. A small area to the north west and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. For this reason the sites scores ?</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p> <p>Mineral surveys required.</p>
17	Waste	+	<p>Policy requires an on-site in-kind provision of a waste recycling facility.</p> <p>For this reason the policy scores positively. (+)</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p><b>Waste &amp; Recycling</b></p> <p>On-site in-kind provision of one overground waste recycling facility with good access, providing an area of hardstanding to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>
18	Water	0	<p>The site would is not located within Groundwater Protection Zone or Ground water source (EA).</p> <p>SuD's have been included within the option.</p> <p>Overall the option is considered to accommodate itself and therefore have no overall impacts upon this SA objective.</p>	<p>IDP:</p> <p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p> <p>SuD's is to be a consideration.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>Low Risk (R4) Landfill located 30m from the site. Further work required to assess any potential risk.</p>	<p>Soil survey required.</p> <p>Landfill Gas Risk Assessment to accompany any formal submission.</p>
20	Energy	+	<p>A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Renewable energy projects, including wind, biomass, hydro and CHP.</p> <p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p>
21	Employment	+	<p>This option has been located as to serve the existing employment areas being Amen Corner and Western Industrial Area. The site has been designed in a way whereby it connects well with the Amen Corner South site where there is to be some level of employment uses.</p> <p>This option is considered to have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
22	Economic growth	+	<p>Having large employment areas such as the Western Industrial Estate and Amen Corner within 1km of this site would provide the opportunity to sustain economic growth and competitiveness in the Borough. Therefore this option would have a positive effect upon this objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>It is unclear how this policy could effect this objective at this time.</p>	

Policy SA7- Land at Blue Mountain

Aerial Photo of Blue Mountain.





**Table 5**

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 400 homes that would contribute to the housing need.</p> <p>Could provide affordable housing</p> <p>Could provide sustainably constructed housing.</p> <p>Meets the objectives of this SA Objective and the recommendations of Bracknell Forest HMA.</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p>
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>The policy mentions the need to consider SuDs.</p> <p>The concept plan shows no development up against the river cut.</p> <p>There is a planned SANG/Public Open Space buffer between planned schools, housing and the river and its associated flood plane.</p> <p>For the reasons given above this policy is likely to have no overall effect upon this SA objective.</p>	<p>Sustainable Drainage Systems (SuDS) should be integrated into site design to mitigate flood risk.</p> <p>Clay geology could make site susceptible to flooding.</p> <p>Numerous watercourses cross this site presenting a greater proportion at risk of surface water flooding. If it is necessary to remove any wetland features, alternative wetland habitat creation is required elsewhere on the site as mitigation.</p> <p>SuDS should ensure there is no increase in surface water runoff rates and volumes, and provide a host of other sustainability benefits including amenity and biodiversity benefits.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				Generally, watercourses should be retained, enhanced, de-culverted and buffered (by a min. 5m) from development and SuDS integrated into green infrastructure to combine a valuable network of wildlife habitats with flood mitigation.
3	Health	I	<p>Good access to local health provisions. (1km)</p> <p>There are no health deprivation concerns (IMD 2007) apart from an adjoining ward (Priestwood and Garth Ward).</p> <p>400 homes may require additional local health care provisions.</p> <p>Unclear how this can be provided until implemented.</p>	<p>IDP:</p> <p>Potential new facility required for Binfield (alone or in combination with Broad Area 4)</p>
4	Poverty & exclusion	+	<p>Deprivation concerns in an adjoining ward (Priestwood and Garth).</p> <p>The concept plan confirms that there would be no additional employment resources. However the site would accommodate the relocated Bracknell football club with an associated academy.</p> <p>This could aid in the reduction of poverty and exclusion. However it is not considered significant enough as to have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
5	Education	+	<p>Confirmation that the site will provide an on-site primary school.</p> <p>The policy seeks financial contributions towards the provision of Primary School, Secondary School and Special Educational Needs places.</p> <p>As this policy can provide more than what is required to accommodate residential development on the site the site scores positively.</p>	<p>An appropriate contributions towards improving or expanding education facilities for Children with SEN</p> <p>A bespoke dedicated building to be used as a Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week</p>
6	Crime	0	<p>IMD data (2007) does not identify any issues at this location.</p> <p>Development could design out crime from the outset.</p>	<p>IDP</p> <p>Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<p>Landscape Assessment work confirmed that parts of the site could be developed and at the same time a buffer between Bracknell and Binfield could be maintained. This buffer would avoid the coalescence of Bracknell with Binfield.</p> <p>Concept plans show that development is focused on the southern part of the sites and that the buffers have been maintained. These buffers include SANG and open space provision which includes playing fields for a new school.</p> <p>This policy and its associated provisions are considered to have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p>	<p>IDP</p> <p><b>Community facilities</b></p> <p>In-kind provision, or financial contributions towards an on-site multi-functional community hub, joint-funded with Amen Corner North development contributions.</p> <p>Opportunity could be sought to integrate/share facilities with the educational facility and/or football club.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	
8	Accessible services	+	<p>The Draft Transport Accessibility Assessment (Nov 2010) confirmed that the site is well located to be accessible to services.</p> <ul style="list-style-type: none"> <li>• Accessibility to essential services is considered good. For example libraries and shops at Binfield Village Centre (local centre)</li> <li>• Public transport access to town centre and Wokingham Town Centre are good with the 190 bus running every 20mins however the bus routes could be improved.</li> <li>• Cycle routes along Wokingham Road that lead to the Town Centre.</li> <li>• Access to railway stations is poor in terms of distance. However the 190 connects the site with the bus station and the nearby railway station.</li> </ul> <p>This policy seeks a comprehensive package of on-and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</p> <p>The site could benefit from facilities at Amen Corner North and Amen Corner South.</p> <p>The location of the site along with the improvements as outlined provide a site that is considered to be accessible to essential services and therefore scores positively.</p> <p><b>Likelihood of effect:</b> Likely.</p>	<p>IDP:</p> <p><b>Local Road Network</b></p> <p>In-kind provision and/or financial contribution towards capacity improvements to junctions listed in Table 4.1. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p><b>Footpaths and Cycleways</b></p> <p>In-kind provision and/or financial contribution towards the construction of new links and improvements to the existing footway/cycletrack network, providing pedestrian and cycle access from the development to facilities including education, employment and shops providing fresh food. These could include:</p> <ol style="list-style-type: none"> <li>1) Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Bracknell Town Centre;</li> <li>2) Improvements to Beehive Road linking the development to the industrial estates and Cain Road;</li> <li>3) Improvements to the north linking site to schools and facilities within Binfield;</li> </ol>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Spatial Scale:</b> Binfield and Amen Corner.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	<p>4) Safe pedestrian / cycle crossing of Temple Way linking site to the existing network.</p> <p><b>Public Transport</b></p> <p>Future Bus access - Direct Links to and from Bracknell Town Centre and linking into the wider area and the future development planned for the area (e.g. Warfield, Amen Corner North &amp; Amen Corner South).</p> <p>Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development;</p> <p>Re-investigate potential links and opening up of closed off roads for bus only to maximise bus accessibility;</p> <p>All properties within 400m walking distance of Bus stops;</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p>
9	Culture, leisure, recreation	+	<p>The site is well located as to access existing recreational facilities such as the John Nike Leisure Centre.</p> <p>This policy confirms the loss of a golf course that is to be replaced with a relocated Football Club.</p> <p>The policy would also provide a large area of public open space/SANG that was not previously accessible to the public.</p> <p>By providing publicly available open space not previously available to the public, alongside a reallocated</p>	<p><b>IDP:</b></p> <p><b>Open Space</b></p> <p>On-site in-kind provision of at least 3.97ha of Open Space of Public Value (OSPV) and 20 yr maintenance contribution.</p> <p>Loss of OSPV and outdoor sport - very high mitigation requirements would be necessary.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>football club this policy is considered to have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	<p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> <li>• Raising quality of existing green spaces</li> <li>• Creating new links between and extensions of existing green spaces</li> <li>• Identifying and providing new larger recreational open spaces</li> </ul> <p>At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>OSPV to provide 20 allotment plots (0.5ha, based on average plot size of 250m<sup>2</sup>) with good access and supporting infrastructure, e.g. water supply and parking.</p> <p>Play and youth provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small LAPs and more focus on LEAPs and/or NEAPs (more emphasis on accessibility than quantity). This should include allowing for natural play (e.g. use of landscape features and new play environments created using timber and other natural materials).</p> <p>To be provided in accordance with Fields in Trust (FiT), Play England and Sport England standards.</p> <p><b>Built Sports</b></p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				Contribution towards enhancement of existing facilities able to serve development.
10	Urban renaissance	-	<p>The site is considered to be greenfield and not therefore the best use of previously developed land.</p> <p>Development of this site is going to have a negative impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Binfield area.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way/ Bagshot Road and High Street, Crowthorne.</p> <p>An action plan is being compiled. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	+	<p>Any development would have to be designed so as to reduce its carbon dioxide emissions.</p> <p>Improvements to the bus routes and pedestrian/cycle routes have a positive effect.</p> <p>The location of the site in proximity to Amen Corner North and Amen Corner South sites would allow for significant improvements to the public transport infrastructure.</p> <p>For the reasons given this option is considered to have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>SuD's should be a consideration.</p> <p>Policies CS10 and CS12 are to be considered.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
13	Biodiversity	-	<p>The Phase 1 Ecological Survey identified that the golf course is largely amenity grassland that is regularly mown and offers restricted shelter or foraging for fauna of conservation importance. The taller areas of grass, scrub and trees provide some habitat for a wider range of species and may act as wildlife corridors in conjunction with other linear features such as hedges. Thick hedgerows in the site support a range of native plant species and act as corridors for some key animal species. There are a number of ponds and wet ditches within the site that may provide valuable habitat, and these features may require retention.</p> <p>The Cut river flows along the eastern boundary and there are two Local Wildlife Sites adjacent to the site. The concept plan shows buffers around both the cut and existing Local Wildlife Sites.</p> <p>Most of the site is within 5km of the SPA and this policy confirms that on-site bespoke SANG will be provided.</p> <p>This policy provides the opportunity to create ecologically functioning green infrastructure. Some ponds will be lost.</p> <p>The detailed plan shows that a lot of the concerns raised at the earlier stages of the SA process have been addressed. However there will still be a loss of habitat for example ponds and streams. Therefore the scoring needs to reflect the loss of habitat. -</p>	<p>IDP:</p> <p><b>Biodiversity</b></p> <p>To include protection, buffering, restoration and creation of habitats along The Cut, adjacent Local Wildlife Sites, the network of ponds and semi-natural habitats on the golf course and adjacent areas.</p> <p>Foraging areas may be required for amphibian and badger populations in the area.</p> <p><b>SPA Avoidance and Mitigation</b></p> <ul style="list-style-type: none"> <li>• Provision in perpetuity of on-site bespoke Suitable Alternative Natural Greenspace (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) including maintenance measures in perpetuity</li> <li>• a financial contribution towards Strategic Access Management and Monitoring and</li> <li>• any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site and adjacent to the site.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Based on 400 dwellings, the bespoke SANG would need to be significantly in excess of 7.39ha (400 dwellings x 2.31 average persons per dwelling / 1000 new population x 8ha). This figure will change if the no. of dwellings changes.</p> <p>Links to The Cut Countryside Corridor may be possible; however, on-site bespoke SANG must be suitable as a standalone site.</p> <p>SAMM contributions will depend on housing mix. The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p>
14	Countryside, urban & historic character	-	<p>Landscape Assessment work concluded that the majority of the site has moderate to high capacity to development as long as the development respects its setting.</p> <p>The Landscape Assessment work also confirmed that parts of the site could be developed and at the same time a buffer between Bracknell and Binfield could be maintained. This buffer would avoid the coalescence of Bracknell with Binfield.</p> <p>The concept plan shows that the majority of the developed site would be accommodated on land considered in the landscape assessment as having moderate capacity to development. The concept plan shows that development would be concentrated to the south of the site with SANG/Open space and playing fields within the north of the site. The concept plan works within</p>	<p>Character Areas SPD:-</p> <ul style="list-style-type: none"> <li>• Retain the defined character in the SPD.</li> <li>• Building along St Marks Road and Popeswood Road should be set back from the road and small in scale.</li> <li>• Development should avoid erosion of mature trees. Existing key views to be retained or enhanced.</li> <li>• Consideration needs to be given to lighting.</li> </ul> <p>Respect the setting of adjoining listed buildings and historic parks and gardens.</p>



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>the scope of the Landscape Assessment whereby it maintains a buffer between Binfield and Bracknell.</p> <p>The site area does not contain any Listed Buildings. However, there are three Listed Buildings on adjacent land namely, Newbold College – formerly Moor Close, The Stag and Hounds PH and Binfield Manor. Any proposed development will need to respect the settings of these buildings.</p> <p>Well designed development could retain the listed buildings and historic gardens.</p> <p>TPO tress to the north of the site close to Wood Lane.</p> <p>Parts of the eastern side of the site are located within the Popeswood Study area, Areas B and C.</p> <p>Potential for archaeological finds.</p> <p>River corridor abuts the site.</p> <p>The Listed Buildings and associated Historic Gardens are located outside of the site and therefore will not necessarily be impacted on by this policy. However there is some concern regarding the setting of the listed buildings and the historic park and gardens.</p> <p>The policy and associated concept plan have address a lot of the conerns rasied at the various stages of the SA. However there is still some concern taking on-board English Heritage comments that there could be an impact upon the setting and historic gardens at Newbold College. Therefore a minor negative score has been provided.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	+	<p>The site is served by buses that cover a loop. However the 152 that links the site with Bracknell Town Centre is a 2 hourly service and therefore considered poor.</p> <p>Highway capacity improvements.</p> <p>Direct bus access to Bracknell Town Centre.</p> <p>All properties to be within 400m of a bus stop.</p> <p>Improved pedestrian and cycle provisions.</p> <p>The improvements as listed above alongside the sites proximity to Amen Corner North and the Amen Corner SPD site would allow for the preferred mode of transport not to necessarily be the car. Therefore this option scores positively.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>IDP:</p> <p><b>Local Road Network</b></p> <p>In-kind provision and/or financial contribution towards capacity improvements to junctions listed in Table 4.1. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p><b>Footpaths and Cycleways</b></p> <p>In-kind provision and/or financial contribution towards the construction of new links and improvements to the existing footway/cycletrack network, providing pedestrian and cycle access from the development to facilities including education, employment and shops providing fresh food. These could include:</p> <ol style="list-style-type: none"> <li>1) Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Bracknell Town Centre;</li> <li>2) Improvements to Beehive Road linking the development to the industrial estates and Cain Road;</li> <li>3) Improvements to the north linking site to schools and facilities within Binfield;</li> <li>4) Safe pedestrian / cycle crossing of Temple Way linking site to the existing network.</li> </ol>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p><b>Public Transport</b></p> <p>Future Bus access - Direct Links to and from Bracknell Town Centre and linking into the wider area and the future development planned for the area (e.g. Warfield, Amen Corner North &amp; Amen Corner South).</p> <p>Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development;</p> <p>Re-investigate potential links and opening up of closed off roads for bus only to maximise bus accessibility;</p> <p>All properties within 400m walking distance of Bus stops;</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p>
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Two areas of mineral consultation zones are present within the site. A small area to the north-west and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.</p>	Mineral surveys required.
17	Waste	+	Policy requires an on-site in-kind provision of a waste recycling facility.	<b>Waste &amp; Recycling</b>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			For this reason the policy scores positively. (+)	On-site in-kind provision of one overground waste recycling facility with good access, providing an area of hardstanding to accommodate 3 glass banks, a charity clothing bank and a litter bin.
18	Water	?	The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source.	IDP:  Upgrades to local water supply infrastructure likely to be required  Upgrades to local wastewater infrastructure will be expected to be required.  SuDs should be a consideration.  Further soil surveys may be required.
19	Soil quality	?	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.  Land could be contaminated further surveys may be required.	Soil surveys may be required.
20	Energy	+	A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation.  <b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	IDP:  Renewable energy projects, including wind, biomass, hydro and CHP  The CHP option could be limited by Forest Road splitting the northern part of the site.  Policies CS10, CS11 and CS12 are to be considered.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
21	Employment	++	<p>This policy provides residential development that could serve the existing employment areas being Amen Corner and Western Industrial Area alongside any employment areas within the Amen Corner SPD site.</p> <p>School site and football club could increase employment potential in the area.</p> <p>This option is considered to have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>Having large employment areas such as the Western Industrial Estate and Amen Corner within easy access of this site would provide the opportunity to sustain economic growth and competitiveness in the Borough. Therefore this option would have a positive effect upon this objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>It is unclear how this policy could effect this objective at this time.</p>	

# Appendix 3: Appraisal of Previously Developed Land in Defined Settlements (Policy SA1)- Draft Submission Stage

## Appraisal of Policy SA1- Previously Development Land in Defined Settlements

SHLAA Ref: 15 Adastron House, Crowthorne Road, Bracknell (18 Units)

**Aerial Photo of Adastron House.**



**Table 6**

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide a level of affordable housing as the threshold is 18 dwellings.</p> <p>0.32 Hectares</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The</p>



	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	highest need is for social rented accommodation.
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective.</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>Adequate access to local health provisions (within 800m of the site).</p> <p>There are no health deprivation concerns (IMD).</p> <p>It is unclear whether or not the existing health care provision can accommodate 18 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	0	<p>The site could potentially accommodate 18 dwellings.</p> <p>Overall there would be no impact upon this SA Objective as the site could accommodate itself.</p>	The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.
6	Crime	?	IMD data (2007) does show that there are areas within the Wildridings ward that score within the bottom half of the country when looking at crime indicators. Development can be design out crime.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			However it is unclear how 18 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>Provides housing close to the Town Centre.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	++	<p>There site is within walking distance of the Town Centre and the railway and bus station. There is a bus route 5 mins walk from the site (route 108). This bus visits the Town Centre every 15 mins.</p> <p>The site is considered to be accessible to services and therefore would have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 2-4 mins car journey of Parks and Gardens.</li> <li>• Within 15 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 16-18 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 14-16 mins walk of Urban Woodlands.</li> <li>• Within 08-10 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> </ul>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 2-4 mins walk of Children's Play Areas.</li> <li>• Within 2-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of leisure facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>The site is located within a defined settlement where development is considered acceptable in principle. This site is considered to be previously developed land and therefore the first choice of land for development, and accords with point 2 of Core Strategy Policy CS2 (Locational Principles for Development). For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.</p>	Core Strategy Policies CS10 and CS12 are to be consideration.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
13	Biodiversity	-	<p>Potential for Bats</p> <p>Developable area of site could be decreased to 30% due to root protection zones.</p> <p>Within 30m of Bill Hill Local Wildlife Site.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p> <p>Appropriate Ecological Surveys required.</p> <p>Details of proposed mitigation integrated with site layout.</p>
14	Countryside, urban & historic character	0	<p>No TPO's on site.</p> <p>Site designated as settlement.</p> <p>Site located within Crowthorne Road Character Area.</p> <p>Development of the site for flats would not go against the character area recommendation.</p> <p>Development of the site is unlikely to have an overall effect upon this SA objective.</p>	<p>Crowthorne Road Character Area-</p> <ul style="list-style-type: none"> <li>• Large building behind hedging</li> <li>• Flatted development in the area</li> <li>• Trees to remain within the plots.</li> </ul>
15	Travel choice	++	<p>Bus route 108 located south of the site provides a 15min frequency bus service into town.</p> <p>Close to train station.</p> <p>The site is well connected to the Town Centre via cycle paths.</p> <p>The site is located within walking and cycling distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Core Strategy policies CS10 and CS12 requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Core Strategy policies CS10, CS11 and CS12 are to be considered.
17	Waste	I	<p>The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban. Therefore with there being no known concerns development of this site would have no overall impact upon this SA objective.</p> <p>No record of contaminated land.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	<p>Renewable energy projects, including wind, biomass, hydro and CHP.</p> <p>Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
21	Employment	+	<p>The site is well located to support some local employment uses in and around the Town Centre.</p> <p>The site could not provide any additional employment uses.</p> <p>Overall the site could have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 18 dwellings could potentially help to sustain economic growth. Therefore this has a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

**Aerial Photo of Garth Hill School of Garth Hill School.**



**Table 7**

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide up to 100 Dwellings</p> <p>2.5 Hectares</p> <p>This site would be able to provide a number of houses of which a number could be affordable.</p> <p>Could provide sustainably constructed housing.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The</p>



	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	highest need is for social rented accommodation.
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Any formal submission should be accompanied by a Flood Risk Assessment.</p>
3	Health	I	<p>This site would have access to health facilities on the outskirts and within the town centre.</p> <p>There are no health deprivation concerns (IMD 2007).</p> <p>It is unclear whether or not the existing health care provision can accommodate 100 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	I	<p>There are some concerns regarding poverty and exclusion in the Priestwood and Garth Area (IMD 2007). Providing affordable housing could have a positive effect upon these concerns. However what effect may occur will not be known until implementation.</p>	
5	Education	0	<p>The site could potentially accommodate 100 dwellings.</p> <p>Within catchment of Sandy Lane Primary School and Garth Hill Secondary School.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Sandy Lane is predicted to have a deficit in the future. Garth Hill College capacity is due to increase.</p> <p>Overall there would be no impact upon this SA Objective as the site could accommodate itself.</p>	capacity or a contribution will be required.
6	Crime	?	<p>IMD (2007) data does show that there are areas within Priestwood and Garth with crime concerns. Development can help to design out crime from the outset. The effects of this development on crime will not be known until later on.</p>	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>Housing would be provided close to the Town Centre.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is within walking distance of the Town Centre and the railway station. The town centre is well linked by bus to Wokingham, Ascot and Maidenhead. The railway links Bracknell with Reading and London. Therefore there are links to essential services such as doctors, dentists and hospitals as well as the facilities found within the Town Centre.</p> <p>The site is considered accessible to essential services. ++</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> </ul>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 10-12 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 12-14 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 10-12 mins walk of Urban Woodlands.</li> <li>• Within 12-14 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 4-6 mins walk of Children's Play Areas.</li> <li>• Within 0-4 mins car journey of Built Sports Facilities.</li> </ul> <p>Facilities located within the town centre and bus linkages to alternatives outside of the town centre.</p> <p>The site is well located to a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	+/-	<p>The site is located within the defined settlement where development is acceptable in principle.</p> <p>This site did form part of a school site and is therefore considered previously developed land.</p> <p>Development of the site would result in the loss of open space. However this site would seek to encourage urban renaissance close to the town centre.</p> <p>Therefore this site would have both positive and negative effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	There are AQMA designations at Downshire Way  And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.	SuD's would be required at the Development Management stage.  Core Strategy policies CS10 and CS12 are to be considered.
13	Biodiversity	-	Reptiles could be present.  Developable area of site could be decreased to 25% due to the potential for reptiles.  Located within 5km of SPA.  Any development of the site is likely to have a negative impact upon biodiversity.  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Protection root zones for trees.  Appropriate Ecological Surveys required.  SPA mitigation sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.
14	Countryside, urban & historic character	-	School site.  No listed Buildings.  TPO trees on adjacent land.  Development would result in a loss of open space.  No other site designations on the site.  Not located within a character area.  As this option would result in the loss of open space there is a negative effect upon this objective.	Maintain buffer with adjacent TPO trees.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre. Site is located close to both bus and rail links. Therefore the car is not considered to be the preferred choice of transport.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Core Strategy policies CS10, CS11 and CS12 are to be considered.
17	Waste	I	<p>The site is not located on top of any landfill sites. The site is located within landfill buffer zones for an R3 landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
19	Soil quality	0	<p>The site has a Landscape Classification as urban. Therefore with there being no known concerns development of this site would have no overall impact upon this SA objective.</p> <p>No record of contaminated land.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Renewable energy projects, including wind, biomass, hydro and CHP.</p> <p>Core Strategy Policies CS10 and CS12 are to be a consideration.</p>
21	Employment	+	<p>The site is well located to support some local employment uses in and around the Town Centre.</p> <p>The site would be for housing and no employment uses.</p> <p>Overall the site could have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 100 dwellings could potentially help to sustain economic growth within the borough and especially in and around the Town Centre.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

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



SHLAA Ref: 95 Land at Battle Bridge House, Warfield (10 Units)

Aerial Photo of Land at Battle Bridge House.



Table 8

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 10 Dwellings</p> <p>0.44 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Although the site could provide a level of housing its does not meet the threshold to provide affordable housing. Therefore this site resulted in a minor positive score (+).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
2	Flooding	0	Not located within a SFRA Flood Zone 2 or 3.  Therefore no overall effect upon this SA objective.	Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.  Formal submission should include a Flood Risk Assessment.
3	Health	I	Adequate access to local health provisions by car.  It is unclear whether or not the existing health care provisions have the capacity to accommodate 10 dwellings. Therefore the effect if any will not be known until implementation.  Can access Reading Royal Berkshire Hospital by Car within 30 mins.  No.53 Bus provides a 30-60 mins frequency service to and from Wexham Park Hospital.  No know health deprivation concerns (IMD 2007)	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD 2007.	
5	Education	0	The site could potentially accommodate 10 dwellings.  Overall there would be no impact upon this SA Objective as the site can accommodate itself.	The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.
6	Crime	0	IMD (2007) data shows no crime concerns. However development can aid in designing out crime.	
7	Community	+	Development on this site is not considered to effect the distinctiveness of the existing community.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>It is unlikely that additional community facilities will be introduced on-site. However this site could benefit from new facilities introduced as a result of the Warfield SPD site. Therefore this could have a positive effect upon this objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>The site is not considered accessible to essential services as it is relatively isolated. However when assessed in conjunction with the Warfield SPD site that has already been allocated for development it is likely that provisions will be in place to provide better accessibility. This could include new facilities and/or improved infrastructure.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Work in conjunction with the Warfield SPD site.
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 2-4 mins car journey of Parks and Gardens.</li> <li>• Within 16-18 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 10-12 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 10-12 mins walk of Urban Woodlands.</li> <li>• Outside 20 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 8-10 mins walk of Children's Play Areas.</li> <li>• Within 2-4 mins car journey of Built Sports Facilities.</li> </ul>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>The site is located within a defined settlement where development is considered acceptable in principle. This site is considered to be previously developed land and therefore the first choice of land for development, and accords with point 2 of Core Strategy Policy CS2 (Locational Principles for Development). For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.</p>	<p>Could link CHP in with the Warfield SPD site. Core Strategy policies CS10 and CS12 are to be considered.</p>
13	Biodiversity	-	<p>Bats could be present</p> <p>Not located within 5km of SPA.</p>	<p>Protection root zones for trees.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Bat Survey required.</p> <p>Appropriate ecological surveys required.</p>
14	Countryside, urban & historic character	0	<p>Previously developed land.</p> <p>Garage site.</p> <p>No listed Buildings.</p> <p>No TPO trees.</p> <p>No other site designations on the site.</p> <p>Site located within a character area. However development is required to follow the existing pattern and form of development along the south side of the road.</p> <p>Development of this site would have no overall impact upon this SA objective as long as the recommendation in the Character Areas assessment is followed.</p>	<p>Character area assessment to be taken into consideration.</p>
15	Travel choice	+	<p>The site is not considered to have good public transport and cycle links. Therefore development of this site is likely to result in the car being the preferred mode of transport. However the site adjoins an area that is allocated for development (Warfield SPD site). Therefore if developed in conjunction with the Warfield SPD site the preferred choice of transport is not necessarily going to be the car.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Site to be considered alongside the Warfield SPD site.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Core Strategy policies CS10, CS11 and CS12 are to be considered.
17	Waste	I	<p>The site is not located on top of any landfill sites. The site is located within landfill buffer zones for an R3 landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable.</p> <p>However the site is previously developed land and therefore overall development of the site would have no effect upon this SA Objective.</p>	The site could have contaminated land due to the nature of both the existing and current use.
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	<p>Link in with Warfield SPD site.</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	Core Strategy Policies CS10 and CS12 are to be a consideration.
21	Employment	+	<p>The site could serve employment sites within Binfield and Bracknell. However when assessed in conjunction with the Warfield SPD site it is likely that this site could support employment uses on the Warfield SPD site.</p> <p>The site would be for housing and no employment uses.</p> <p>Therefore when assessed in conjunction with the Warfield SPD site this site could have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 10 dwellings could potentially help to sustain economic growth within the Borough. Therefore this site would have a positive effect upon this SA objection.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	Link in with Warfield SPD site
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	



SHLAA Ref: 113 Land at School Hill, Crowthorne (20 Units)

Aerial Photo of School Hill.



Table 9

	SA Objective	Assess-ment of ffect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 20 Dwellings</p> <p>1.2 Hectares</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>The site is within 870m of a GP surgery and 770m of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&amp;E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation &amp; Disability. It is not known how these concerns can be addressed by development.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 20 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data 2007). This could be because Broadmoor Hospital is located within the same ward.</p> <p>It is unclear how this could be addressed through the provision of improved local health care.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
5	Education	0	<p>The site could potentially accommodate 20 dwellings.</p> <p>The site falls within the catchment of Wildmoor Heath and Edgbarrow Senior School. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus.</p> <p>Overall there would be no impact upon this SA Objective as the site could accommodate itself.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.</p>
6	Crime	?	<p>IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 20 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+/-	<p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p> <p>Accessibility to long distance bus routes is considered poor.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p>	

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

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.	<p>SuDs would be required at the Development Management stage.</p> <p>Core Strategy policies CS10 and CS12 are to a considered.</p>
13	Biodiversity	-	<p>Acid grassland.</p> <p>Potential for bats, reptiles and badger setts.</p> <p>The southern area of the site is located within 400m of the SPA.</p> <p>Remainder of the site within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. No double negative has been provided as it has been clarified that there would be no development within the 400m SPA buffer.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Acid grassland to be retained.</p> <p>Appropriate ecological surveys required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Within 5km SPA mitigation would be sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy..</p> <p>No residential development within the 400m SPA buffer.</p>

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

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Core Strategy policies CS10, CS11 and CS12 are to be considered.
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SuDs should be considered at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Core Strategy Policies CS10 and CS12 are to be a consideration.
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne.</p>	



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



Aerial Photo of Farley Hall.



Table 10

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide up to 65 Dwellings</p> <p>2.28 Hectares</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	1	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond walking distance.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>The no. 190 bus links the site with the town centre and Wokingham every 20 minutes.</p> <p>Other buses link the site with the Binfield Local centre.</p> <p>No know health deprivation concerns (IMD 2007)</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 65 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<p>No poverty and exclusion concerns highlighted by the IMD.</p>	
5	Education	0	<p>The site could potentially accommodate 65 dwellings.</p> <p>The site falls within the catchment of Meadowvale Primary School and Garth Hill Secondary School.</p> <p>Both sites are likely to have a deficit in places.</p> <p>Overall there would be no impact upon this SA Objective as the site can accommodate itself.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
6	Crime	0	IMD data shows no crime concerns. However development can aid in designing out crime.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long</p>	
8	Accessible services	+	<p>The site is considered accessible to essential services via car or by bus in Binfield or Bracknell Town Centre.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 2-4 mins car journey of Parks and Gardens.</li> <li>• Within 4-6 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 6-8 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 0-2 mins walk of Urban Woodlands.</li> <li>• Within 4-6 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 2-4 mins walk of Children's Play Areas.</li> <li>• Within 0-4 mins car journey of Built Sports Facilities.</li> </ul>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>The site is well located within range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>The site is located within a defined settlement where development is considered acceptable in principle. This site is considered to be previously developed land and therefore the first choice of land for development, and accords with point 2 of Core Strategy Policy CS2 (Locational Principles for Development). For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.</p>	<p>Core Strategy policies CS10 and CS12 are to be considered.</p> <p>SuD's would be required at the Development Management stage.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
13	Biodiversity	-	<p>Potential for roosting bats and badgers.</p> <p>TPO trees on site and Ancient woodland.</p> <p>Located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys required.</p> <p>SPA mitigation sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>
14	Countryside, urban & historic character	-	<p>Previously developed land.</p> <p>Located within a settlement.</p> <p>No listed buildings.</p> <p>TPO trees and ancient woodland present.</p> <p>No other site designations on the site.</p> <p>Site not located within a character area; however it is located opposite one.</p> <p>Without the detail it cannot be ascertained that no harm will come to the TPO trees and Ancient Woodland. Therefore the site has been scored a minor negative score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Detailed tree survey required.</p> <p>Avoid development within the Ancient Woodland.</p> <p>Keep development within the existing footprint/hardstanding area.</p>
15	Travel choice	+	<p>The site has a good bus links and cycle links with the town centre.</p> <p>The location of this site would not necessarily encourage the car to be the preferred mode of transport.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Bagshot beds mineral resource under the site. Further work required to establish the likely outcomes.</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p> <p>Mineral surveys required.</p>
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable.</p> <p>However the site is previously developed land and therefore overall development of the site would have no effect upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p>	<p>Core Strategy Policies CS10 and CS12 are to be a consideration.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Western Industrial Area. There would be no opportunity to create additional employment use on site.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 65 dwellings could potentially help to sustain economic growth within the borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	



Aerial Photo of The Depot.



Table 11

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide up to 115 Dwellings</p> <p>1.7 Hectares</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to take into account SuDs and</p>



	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	<b>I</b>	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by car within 30 mins.</p> <p>Within walking distance of the bus station.</p> <p>According to the IMD 2007 there are some concerns regarding health as one area falls below the 50% ranking.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 115 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	<b>?</b>	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	<b>0</b>	<p>The site could potentially accommodate 115 dwellings.</p> <p>The site falls within the catchment of Wildridings Primary School and Brackenhale School. Wildridings have a surplus. However Bracknehale School has a deficit.</p> <p>The site would have no overall impact upon this SA Objective as the site could accommodate itself.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
6	Crime	0	<p>IMD (2007) data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently an employment area where a Council depot is located.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>A development on this site would provide residential accommodation close to the town centre.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services mostly by foot and by car. The town centre is within walking distance of the site and the railway station and bus station are within 300m from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• Within 8-10 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> </ul>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 18-20 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 2-4 mins walk of Urban Woodlands.</li> <li>• Within 8-10 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 6-8 mins walk of Children's Play Areas.</li> <li>• Within 0-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>The site is located within a defined settlement where development is considered acceptable in principle. This site is considered to be previously developed land and therefore the first choice of land for development, and accords with point 2 of Core Strategy Policy CS2 (Locational Principles for Development). For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way</p> <p>And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	<b>0</b>	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.	SuDs would be required at the Development Management stage.  Core Strategy policies CS10 and CS12 are to be considered.
13	Biodiversity	<b>-/+</b>	Potential for roosting bats.  No TPO trees on site.  Located within 5km of SPA.  Any development of the site is likely to have a negative impact upon biodiversity. However good opportunity to improve the biodiversity value.  Further surveys required.  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Protection root zones for trees and hedgerows.  Appropriate ecological surveys required.  SPA mitigation sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.
14	Countryside, urban & historic character	<b>0</b>	Previously developed land.  Located within an urban location.  No listed Buildings.  No TPO trees.  No other site designations on the site.  Site not located within a character area.  Development of this site would have no overall impact upon this SA objective.	
15	Travel choice	<b>++</b>	The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>A small section of the south-east corner of the site contains Bagshot beds mineral resource. Further work required to establish the likely outcomes.</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p> <p>Measures such as Combined Heat and Power could be a consideration. Especially with the site being located close to the Town Centre.</p> <p>Mineral surveys required.</p>
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	<p>SuDs should be considered at the design stage.</p>
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>The site could have contaminated land due to the nature of the current use. Further work required.</p>	<p>Contaminated land surveys required.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p> <p>Measures such as Combined Heat and Power could be a consideration. Especially with the site being located close to the Town Centre.</p>
21	Employment	+	<p>The site is well located to serve employment sites in the Town Centre, Southern Industrial and Western Industrial Area. This proximity to employment areas outweighs the loss of the employment use of the site. The Employment Land Review backs this up in so far that it concludes there is surplus employment land in the borough.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 115 dwellings could potentially help to sustain and/or increase economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 228 Albert Road Car Park, Bracknell (40 Units)

Aerial Photo of Albert Road Car Park.

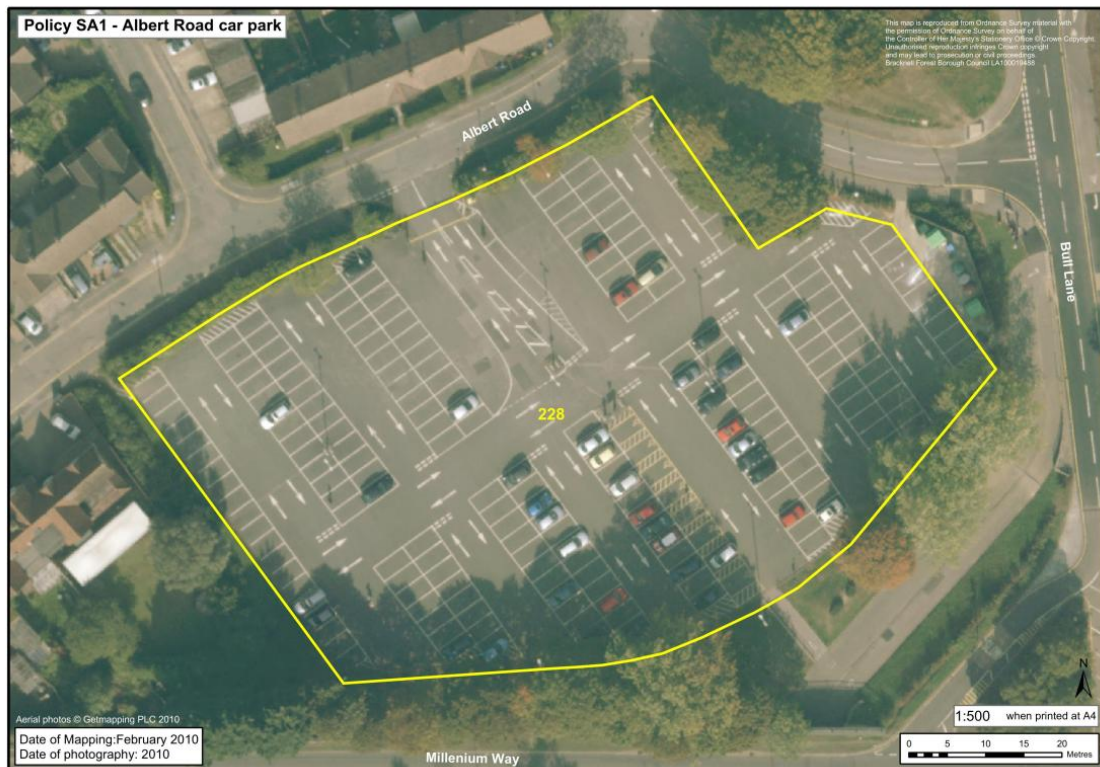


Table 12

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide up to 40 Dwellings</p> <p>1.7 Hectares</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to take into account SuDs</p>



	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	<b>I</b>	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by car within 30 mins.</p> <p>Within walking distance of the bus station.</p> <p>According to the IMD 2007 there are some concerns regarding health as one area falls below the 50% ranking.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 40 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	<b>?</b>	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	<b>0</b>	<p>The site could potentially accommodate 40 dwellings.</p> <p>The site falls within the catchment of Sandy Lane Primary School and Garth Hill School. Both Sandy Lane School and Garth Hill School will have a deficit in capacity.</p> <p>Overall the site would have no impact upon this SA Objective as the site can accommodate itself.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
6	Crime	0	<p>IMD (2007) data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently a car park.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site would provide residential accommodation close to the town centre.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services mostly by foot and by car. The town centre is within walking distance of the site and the railway station and bus station are within 300m from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• Within 4-6 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> </ul>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 14-16 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 12-14 mins walk of Urban Woodlands.</li> <li>• Within 8-10 mins walk of Provisions for Children and Young People.</li> <li>• Within 2-4 mins car journey of outdoors sports facilities.</li> <li>• Within 10-12 mins walk of Children's Play Areas.</li> <li>• Within 0-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>The site is located within a defined settlement where development is considered acceptable in principle. This site is considered to be previously developed land and therefore the first choice of land for development, and accords with point 2 of Core Strategy Policy CS2 (Locational Principles for Development). For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way</p> <p>And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	<b>0</b>	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.	SUDs would be required at the Development Management stage.  Core Strategy policies CS10 and CS12 are to be considered.
13	Biodiversity	<b>-/+</b>	No TPO trees on site. However trees do form a habitat.  Within 5km of SPA.  Any development of the site is likely to have a negative impact upon biodiversity. However this site could provide the opportunity to improve the biodiversity on site due to the level of hardstanding present.  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Trees to be retained.  Protection root zones for trees and hedgerows.  SPA mitigation sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.
14	Countryside, urban & historic character	<b>0</b>	Previously developed land.  Located within the settlement location.  No listed Buildings.  No TPO trees.  No other site designations on the site.  Site not located within a character area.  Development of this site would have no overall impact upon this SA objective.	
15	Travel choice	<b>++</b>	The site is located within walking distance from the Town Centre, railway and bus station. Therefore the car is not considered to be the preferred choice of transport.  <b>Likelihood of effect:</b> Likely	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p> <p>Measures such as Combined Heat and Power could be a consideration. Especially with the site being located close to the Town Centre.</p>
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	<p>SUDs should be considered at the design stage.</p>
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>The site could have contaminated land due to the nature of the current use. Further work required.</p>	<p>Contaminated land survey required.</p>
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p>

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





	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	<b>I</b>	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by car within 30 mins.</p> <p>There is a station at Crowthorne however this is a significant walk from the site.</p> <p>According to the IMD 2007 there are concerns regarding health in the Crowthorne area.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 16 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	<b>?</b>	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	<b>0</b>	<p>The site could potentially accommodate 16 dwellings.</p> <p>The site falls within the catchment of Crowthorne Primary School and Edgbarrow School. Crowthorne Primary looks to have a predicted deficit in capacity. Edgbarrow has a surplus however this surplus decreases towards 2014 so it is likely that there will be a deficit.</p> <p>Overall the site would have no impact upon this SA Objective as the site could accommodate itself.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.</p>



	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently a public house although vacant and is located within the settlement.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site would provide residential accommodation close to the town centre.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 4-6 mins car journey of Parks and Gardens.</li> <li>• Outside 20 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> </ul>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 12-14 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 2-4 mins walk of Urban Woodlands.</li> <li>• Within 2-4 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 0-2 mins walk of Children's Play Areas.</li> <li>• Within 0-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
10	Urban renaissance	+	<p>The site is located within a defined settlement where development is considered acceptable in principle. This site is considered to be previously developed land and therefore the first choice of land for development, and accords with point 2 of Core Strategy Policy CS2 (Locational Principles for Development). For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.	SuD's would be required at the Development Management stage.  Core Strategy policies CS10 and CS12 are to be considered.
13	Biodiversity	-	TPO trees on site.  Potential for roosting bats and reptiles.  Within 5km of SPA.  Any development of the site is likely to have a negative impact upon biodiversity.  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term	Protected trees to be retained. Appropriate ecological surveys required. Details of mitigation to be included in the surveys.  SPA mitigation sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.
14	Countryside, urban & historic character	--	Previously developed land.  Located within the settlement location.  No listed Buildings.  TPO trees on site.  No other site designations on the site.  Site located within conservation area and character area.  Without any detail it has not been demonstrated that the development of this site would not adversely effect the character of the conservation area. Therefore this site scores significantly negative against this SA objective.	TPO trees to be retained and root protection zones created.  A development will need to reflect the setting of the conservation area and the recommendations in the Character Areas Assessment SPD.
15	Travel choice	+	The site is located within walking distance from the Town Centre.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>The 194 bus provides a link with Bracknell Town Centre every 30mins. The car is not necessarily going to be the preferred mode of transport. Therefore this site is considered to score positively.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	Core Strategy policies CS10, CS11 and CS12 are to be considered.
17	Waste	I	<p>The site is not located on top of however is located 240m from an R3 category landfill. However according to the EA it is unlikely that landfill gas will present a risk.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SuD's should be considered at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p>	Policies CS10 and CS12 are to be considered.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
21	Employment	+	<p>New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

**SHLAA Ref 308: Land North of Eastern Road and south of London Road (325 Units)**

**Aerial Photo of Land North of Eastern Road and South of London Road.**



**Table 14**

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide up to 325 dwellings</p> <p>2.9 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
2	Flooding	<b>0</b>	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	<b>I</b>	<p>The site is within 570m of a GP surgery and 210m of a dentists.</p> <p>The site is served by a 30 mins frequency bus service (155) to Bracknell Town Centre.</p> <p>Within the Town centre there is a Health Centre.</p> <p>Can access Reading Royal Berkshire Hospital by car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns regarding health.</p> <p>Adequate access to local health provisions.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 325 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	<b>?</b>	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	<b>0</b>	<p>The site could potentially accommodate 325 dwellings.</p> <p>The site falls within the catchment of Hollyspring Primary School and Garth Hill Secondary school.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient capacity or a</p>



	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Overall the site would have no impact upon this SA Objective as the site can accommodate itself.	contribution will be required.
6	Crime	0	IMD data shows no concerns regarding crime. Overall there is no effect upon this SA objective.	
7	Community	+	The site is currently an employment area.  Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.  A development on this site would provide residential accommodation close to the town centre.  <b>Likelihood of effect:</b> Likely <b>Spatial Scale:</b> Site specific. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	
8	Accessible services	++	The site is considered accessible to essential services by foot. The town centre bus and railway stations are within walking distance. Therefore this site would have a significant positive effect upon this SA objective.  <b>Likelihood of effect:</b> Likely <b>Spatial Scale:</b> Site specific. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• Within 6-8 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 18-20 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 10-12 mins walk of Urban Woodlands.</li> </ul>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 2-4 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 2-4 mins walk of Children's Play Areas.</li> <li>• Within 2-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>The site is located within a defined settlement where development is considered acceptable in principle. This site is considered to be previously developed land and therefore the first choice of land for development, and accords with point 2 of Core Strategy Policy CS2 (Locational Principles for Development). For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.	SuDs would be required at the Development Management stage.  Core Strategy policies CS10 and CS12 are to be considered.
13	Biodiversity	+/-	TPO trees on site.  Within 5km of SPA.  Commercial buildings on site. It is unlikely that they would house bats. However development of the site is likely to have some adverse impact upon biodiversity.  There is also the opportunity to increase the biodiversity value of the site.  Therefore this site is likely to have both a positive and negative impact upon this SA objective.  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Potential to improve biodiversity over and above what value it currently has.  SPA mitigation sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.  Appropriate ecological surveys required.
14	Countryside, urban & historic character	0	Previously developed land.  Located within an employment area.  No listed Buildings.  TPO trees on-site.  No other site designations other than employment.  Not within a character area.  Development of this site for residential purposes is not likely to have an impact upon the character of the area. There are TPO trees on site but they take up a small area of the site and could easily be incorporated into any master planning.	Retain protected trees

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre, bus and railway stations. The 155 is a 30min frequency bus to and from the Town Centre.</p> <p>The car is not necessarily going to be the preferred mode of transport.</p> <p>For these reasons the site is considered to have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>The site contains an area of past mineral working. Further work required to establish the likely outcomes.</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p> <p>Mineral surveys required.</p>
17	Waste	?	<p>The site is located on top of a R3 classification (risk unknown) landfill site. A landfill risk assessment is required to determine the likely outcome.</p> <p>The effects of waste management depend on how policy is implemented.</p>	<p>Landfill gas risk assessment required.</p>
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater Protection Area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>However due to its location the site may have contaminated land present. Further work may need to be carried out.</p>	<p>Contaminated land survey.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policies CS10 and CS12 are to be considered.
21	Employment	+	<p>Development of this site would result in the loss of employment land. However the Employment Land Review (December 2009) identified that there is an oversupply of office space within the Borough.</p> <p>It sets out that the Eastern Estate has the weakest identity and has already seen some parcels of land lost to residential development, and that the frontage would be suitable for other uses including housing, provided that integrity of the remaining core of the site was retained.</p> <p>Taking this into account this site is considered to have a positive effect.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Consider the Employment Land Review recommendation.
22	Economic growth	+	<p>Its is likely that this site will have a positive impact upon this SA Objective.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

**SHLAA Ref: 230 & 317 Land at Old Bracknell Lane West (203 Units)**

**Aerial Photo of Land at Old Bracknell Lane West.**



**Table 15 SHLAA Ref: 230 & 317 Land at Old Bracknell Lane West**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Could provide 203 Dwellings</p> <p>Hectares 3 Ha</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a significant positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Formal submission should include a Flood Risk Assessment.</p> <p>Consideration should be given to SuDS</p> <p>Formal submission could require a Flood Risk Assessment.</p>
3	Health	1	<p>The site is within 0.1miles of a dentists and 0.56 miles of a health centre.</p> <p>The site is within walking of the Town Centre.</p> <p>Can access ReadingRoyalBerkshireHospital by car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns regarding health. However one of the three areas that makes up Wildridings and Central ward scores below 50% against Health Deprivation &amp; Disability.</p> <p>Adequate access to local health provisions.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 203 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007 in Wildridings and Central.</p> <p>It is unclear at this stage what affect the development of this site may have upon these concerns and therefore this SA objective.</p>	



	SA Objective	Scores	Reasons	Optimising/mitigating
5	Education	0	<p>The site could potentially accommodate 203 dwellings.</p> <p>The site falls within the catchment of Wildridings Primary and Brakenhale School. There looks to be surplus Overall this site would have no impact upon this SA Objective as the site can accommodate itself.</p>	<p>The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.</p>
6	Crime	?	<p>IMD data shows concerns regarding crime IMD (2007). Development can design out crime. However it is unclear how 203 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>Development of this site would not adversely affect any existing communities. The development would provide a new community within close proximity of the town centre.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services by foot and cycle. The town centre and both the railway and bus stations are within walking distance of the site.</p> <p>Therefore this site would have a significant positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 4-6 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 10-12 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 0-2 mins walk of Urban Woodlands.</li> <li>• Within 2-4 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 2-4 mins walk of Childrens Play Areas.</li> <li>• Within 0-2 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>The site is located within a defined settlement where development is considered acceptable in principle. This site is considered to be previously developed land and therefore the first choice of land for development, and accords with point 2 of Core Strategy Policy CS2 (Locational Principles for Development). For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.	SuD's may be required at the Development Management stage.  Core Strategy policies CS10 and CS12 are to be considered.
13	Biodiversity	-/+	<p>Potential for roosting bats.</p> <p>No TPOs</p> <p>Site within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. However development of the site would provide the opportunity to enhance the sites biodiversity.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p> <p>Appropriate ecological surveys required.</p>
14	Countryside, urban & historic character	0	<p>Site is located within the defined settlement where development is acceptable in principle.</p> <p>Previously developed land.</p> <p>Located within an urban location.</p> <p>No Listed Buildings</p> <p>No TPOs</p> <p>No other site designations</p> <p>Site not located within a Character Area.</p> <p>Development of this site would have no overall effect upon this SA Objective.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
15	Travel choice	++	<p>The site is located within walking distance of the Town Centre and both the bus and railway stations.</p> <p>Therefore the car is not necessarily the preferred mode of transport.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>The south eastern corner of the site contains an area where Bagshot beds can be located. Further work required to establish the likely outcomes.</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p> <p>Measures such as Combined Heat and Power could be a consideration. Especially with the site being located close to the Town Centre.</p> <p>Mineral surveys required.</p>
17	Waste	I	<p>The site is not located on top of however part of the site towards the west is located within a buffer of a R4 classified landfill.</p> <p>According to the EA it is unlikely that landfill gas will present a risk to development.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	<p>SuD's should be a consideration at the design stage.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
19	Soil quality	0	The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power District Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p> <p>Measures such as Combined Heat and Power could be a consideration. Especially with the site being located close to the Town Centre.</p>
21	Employment	+	<p>The site is well located to serve employment sites in the Town Centre, Southern Industrial and Western Industrial Area. This proximity to employment areas outweighs the loss of the employment use of the site. The Employment Land Review backs this up in so far that it concludes there is surplus employment land in the borough.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 203 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore this site has a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4.  What affect a development of this size could have upon this objective  would not be known at this stage.	

**SHLAA Ref 318: Chiltern House and the Redwood Building, Broad Lane, Bracknell (71 Units).**

**Aerial Photo of Chiltern House & Redwood Building.**



**Table 16**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Site has been put forward as providing 71 dwellings.</p> <p>0.89 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>For this reason the site results in a significant positive score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>



	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
2	Flooding	<b>0</b>	Not located within a SFRA Flood Zone 2 or 3.  Therefore no overall impact upon this SA objective	No overall impact upon this SA Objective.  Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.  Formal submission could require a Flood Risk Assessment.
3	Health	<b>1</b>	Adequate access to local health provisions by foot. GP and Dentists within 0.5m from site so accessible by foot.  Can access ReadingRoyalBerkshireHospital by car within 30 mins.  No known health deprivation concerns (IMD 2007)  It is unclear whether or not the existing health care provisions have the capacity to accommodate 71 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	<b>0</b>	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	<b>0</b>	The site could potentially accommodate 71 dwellings.  This site falls within the catchment of Hollyspring School and GarthHillCollege. Both schools are predicted to have a deficit of places.	The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.

	SA Objective	Scores	Reasons	Optimising/mitigating
			Over all the site would have no impact upon this SA Objective as the site can accommodate itself.	
6	Crime	0	IMD data shows no concerns regarding crime. Overall there is no affect upon this SA objective.	
7	Community	+	<p>Development of this site is not considered to adversely affect the distinctiveness of the existing community.</p> <p>This site would integrate well within the existing Broad Lane streetscene.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services by foot, cycle and by bus. The 155 bus stops within a 5 min walk from the site and runs a 30 mins service to and from the Town Centre</p> <p>Overall the site is considered accessible to essential services.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• Within 2-4 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 8-10 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 8-10 mins walk of Urban Woodlands.</li> <li>• Within 2-4 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 2-4 mins walk of Childrens Play Areas.</li> <li>• Within 0-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
10	Urban renaissance	+	<p>The site is located within a defined settlement where development is considered acceptable in principle. This site is considered to be previously developed land and therefore the first choice of land for development, and accords with point 2 of Core Strategy Policy CS2 (Locational Principles for Development). For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	<b>0</b>	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.	SuD's may be required at the Development Management stage.  Core Strategy policies CS10 and CS12 are to be considered.
13	Biodiversity	<b>-/+</b>	Located within 5km of SPA.  Located within 500m of ancient woodland.  There are some trees and shrubs surrounding the site. Development of the site is likely to have a negative impact upon biodiversity. However there is a real opportunity to improve the biodiversity on site through landscaping.	SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.  Appropriate ecological surveys required.
14	Countryside, urban & historic character	<b>0</b>	Previously developed land. Located within an urban area with an existing residential frontage.  No listed buildings.  No TPO trees.  No other site designation.  Site not located within a character area.  Development of the site would have no overall impact upon this SA Objective.	
15	Travel choice	<b>+</b>	The site has good bus links with the town centre (155 every 30 mins). The site also has good cycle links with the town centre.  The town centre is within walking distance of the site.  The main Bracknell railway station is also within a 25min walking distance of the site.  There is a shop close to the site however the closest parade of shops is Bay Road.	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Overall the site is well located not to encourage the car to be the preferred mode of transport. Not given a significant positive score as the site is 25min walk from the railway station.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>No minerals located on site.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Core Strategy policies CS10, CS11 and CS12 are to be considered.
17	Waste	I	<p>The site is located 235m from a R3 (Risk unknown) classified landfill site.</p> <p>According to the EA it is unlikely that landfill gas will present a risk to development.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SuD's should be a consideration at the design stage.

	SA Objective	Scores	Reasons	Optimising/mitigating
19	Soil quality	?	<p>The site has a Landscape Classification as urban. Development on this land is considered acceptable in principle.</p> <p>The site could have contaminated land due to the nature of the previous use. Therefore further investigations would be required.</p>	Contaminated land survey required.
20	Energy	+	<p>Development of this site would allow the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme (district heating).</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Core Strategy policies CS10, CS11 and CS12 are to be considered.
21	Employment	+	<p>New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites. Whilst the site would result in the loss of employment land, the Employment Land Review has concluded that there is a significant over-supply of offices in the Borough.</p> <p>Therefore this site will have a positive effect upon this SA objective</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites. Whilst the site would result in the loss of employment land, the Employment Land Review has concluded that there is a significant over-supply of offices in the Borough.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Therefore for this reason the site could have a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into design of the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	



# Appendix 4: Appraisal of Other Land within Defined Settlements (Policy SA2) - Draft Submission Stage

## Appraisal of Other Land within Defined Settlements

SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell (102 Units)

### Aerial Photo of the Football Club.



**Table 17**

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 102 Dwellings</p> <p>1.26 Hectares</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	need is for social rented accommodation.
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage. Formal submission could require a Flood Risk Assessment.
3	Health	I	<p>The site is within 750m of a GP surgery and 1 km of a dentists.</p> <p>The site is within walking of the Town Centre.</p> <p>Can access Reading Royal Berkshire Hospital by car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns regarding health. However one of the three areas that makes up Wildridings and Central ward scores below 50% against Health Deprivation &amp; Disability.</p> <p>Adequate access to local health provisions.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 102 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007 in Wildridings and Central.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
5	Education	0	<p>The site could potentially accommodate 102 dwellings.</p> <p>The site falls within the catchment of Holly Spring Primary School and Garth Hill School. Both are considered to have deficits in the coming years.</p> <p>Overall the site would have no impact upon this SA Objective as the site can accommodate itself.</p>	The LEA has a duty to provide places. There will either be sufficient capacity or contributions will be required.
6	Crime	?	<p>IMD data (2007) shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators. Development can design out crime. However it is unclear how 102 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness. The site fits in well with existing built form.</p> <p>A development on this site would provide residential accommodation close to the Town Centre.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services by foot and cycle. The town centre bus and railway stations are within walking distance of the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
9	Culture, leisure, recreation	+/-	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• Within 6-8 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 12-14 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 8-10 mins walk of Urban Woodlands.</li> <li>• Within 10-12 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 6-8 mins walk of Children's Play Areas.</li> <li>• Within 0-2 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. However the loss of the football pitch will have a negative effect upon this SA objective.</p> <p>Overall this site would result in positive and negative impacts (+/-).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	There is the potential to re-locate the football club at Blue Mountain (SA7). This could overcome the loss of the football club.
10	Urban renaissance	-	<p>The Whilst the site is within the defined settlement (where the principle of development is accepted), it comprises development on greenfield land which results in a negative score in relation to this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	Open space will be reprovided on Blue Mountain as set out in Policy SA7.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
11	Air quality	?	There are AQMA designations at Downshire Way  And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.  Overall the site would accommodate itself.	SuD's would be required at the Development Management stage.  Policies CS10, CS11 and CS12 are to be considered.
13	Biodiversity	-	Potential for reptiles on habitat surrounding the pitch. Some potential for bats in tress surrounding the pitch.  Site within 5km of SPA.  Any development of the site is likely to have a negative impact upon biodiversity.  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Trees and shrubs to be retained.  Appropriate ecological surveys to be provided.  Proposed mitigation should be integrated into the site layout.  SPA mitigation would be sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.
14	Countryside, urban & historic character	-	Development of the site could result in the loss of open space.  Not considered previously developed land and is therefore greenfield.  Site is located within an urban area.  No listed buildings present.	Landscaping may improve the character of the site.  Character Area Recommendation: Site is an important approach to the Town Centre. Flatted development should

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>No TPO trees.</p> <p>Located within character area A (Bracknell Study Area).</p> <p>Although development of the site could result in a loss of open space the site relates well to existing built form in the urban area. As the site is not considered to be previously developed land the site would have a minor negative impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>be considered. Development should look to provide a 'more cohesive, and locally distinctive landscape/townscape setting to the buildings and the important approached to the Town Centre'.</p>
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre, railway and bus station.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a significant positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Policies CS10, CS11 and CS12 are to be considered.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
17	Waste	<b>I</b>	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	<b>0</b>	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SuD's should be a consideration at the design stage.
19	Soil quality	<b>0</b>	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	<b>+</b>	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Could link in with any Town Centre CHP scheme.</p> <p>Policies CS10, CS11 and CS12 are to be considered.</p>
21	Employment	<b>+</b>	<p>The site is located as to serve the Town Centre, Western and Eastern employment areas.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
22	Economic growth	+	<p>The introduction of 102 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore this site has a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	



SHLAA Ref: 76 Land at Cricket Field Grove, Crowthorne (145 Units)

Aerial Photo of Cricket Field Grove.



Table 18

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 100 self contained staff accommodation units and 45 dwellings. (145)</p> <p>2.1 Hectares</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
2	Flooding	<b>0</b>	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission could require a Flood Risk Assessment.</p>
3	Health	<b>I</b>	<p>The site is within 250m of a GP surgery and 610 km of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by car within 40 mins.</p> <p>Frimley Park Hospital A&amp;E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation &amp; Disability. It is not known how these concerns can be addressed by development.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 145 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	<b>I</b>	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data 2007). The reason being that Broadmoor Hospital is located within the Borough.</p> <p>It is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	<b>0</b>	<p>The site could potentially accommodate 145 dwellings.</p>	<p>The LEA has a duty to provide places. There will either be</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>The site falls within the catchment of Wildmoor Heath and Edgbarrow Senior School. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus.</p> <p>Overall the site would have no impact upon this SA Objective as the site can accommodate itself.</p>	sufficient capacity or contributions will be required.
6	Crime	?	<p>IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 145 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+/-	<p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus services to the station.</p> <p>Accessibility to long distance bus routes is considered poor.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	+/-	<ul style="list-style-type: none"> <li>• Within 4-6 mins car journey of Parks and Gardens.</li> <li>• 18-20 mins walking distance of Amenity Greenspace.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 14-16mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 0-2 mins walk of Urban Woodlands.</li> <li>• Within 6-8 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 2-4 mins walk of Children's Play Areas.</li> <li>• Within 2-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities to serve other areas of open space and recreational provisions. However development of the site would result in the loss of a recreational facility. Therefore this site would have both a positive and negative impact upon this SA objective (+/-).</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Pitches may be re-provided as part of the policy SA4. However this is not guaranteed and therefore does not influence the scoring.
10	Urban renaissance	--	<p>This site is not considered to be previously developed land.</p> <p>Could result in a loss of open space.</p> <p>Historic Garden.</p> <p>For the reasons given above this site is likely to result in a significant negative effect upon this objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
11	Air quality	?	There are AQMA designations at Downshire Way  And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.  Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.  Policies CS10, CS11 and CS12 are to be considered.
13	Biodiversity	-	Woodland adjacent to the southern boundary and trees adjacent to the eastern boundary.  Some potential for bats but unlikely.  Area in the northern part of the site within 400m of the SPA. The schedule confirmed that no development will take place within 400m of the SPA.  Remainder of the site within 5km of SPA.  Any development of the site is likely to have a negative impact upon biodiversity.  <b>Likelihood of effect:</b> Likely  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Trees to be retained.  Appropriate ecological surveys may be required  Proposed mitigation should be integrated into the site layout.  Within 5km SPA mitigation would be sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.  No residential development within the 400m SPA buffer.
14	Countryside, urban & historic character	--	The site is designated as Historic Park and Gardens.  Development of the site could result in the loss of open space.	Retain trees. Provide adequate root protection zones.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>The site is greenfield.</p> <p>Listed Building close to the site.</p> <p>No TPO trees present.</p> <p>Located within character area D (East Crowthorne Study Area).</p> <p>Development on this site is likely to have a detrimental impact upon the Historic Gardens and the village setting. Therefore a significant negative score has been provided against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p><u>Character Area D Recommendation:-</u></p> <ul style="list-style-type: none"> <li>• Retain tree cover.</li> <li>• Follow consistent building line.</li> <li>• Retain views out towards Broadmoor.</li> <li>• Conserve the characteristics of Broadmoor historic park and garden, its immediate setting and historic links with the village centre should be conserved and enhanced.</li> <li>• Open space would be reprovided as part of Policy SA4- Broadmoor.</li> </ul>
15	Travel choice	+/-	<p>The site is poorly served by public transport.</p> <p>Investment in a cycle path network required.</p> <p>Non- Car mode access to Bracknell Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p> <p>However facilities on Crowthorne High Street are within walking distance of the site.</p> <p>Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policies CS10, CS11 and CS12 are to be considered.
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policies CS10, CS11 and CS12 are to be considered.
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne.</p>	



	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Therefore this site will have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 145 units in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	



SHLAA Ref: 194 Land North of Cain Road, Binfield (75 Units)

Aerial Photo of land at Cain Road.



Table 19

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 75 dwellings</p> <p>1.88 Hectares</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission could require a Flood Risk Assessment.</p>
3	Health	<b>I</b>	<p>The site is within 1.65km of a GP surgery and 0.43km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by car within 30 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 75 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	<b>0</b>	<p>There are no known health and deprivation concerns in the Ascot Ward.</p> <p>Therefore this site would have no overall impacts upon this SA objective.</p>	
5	Education	<b>0</b>	<p>The site could potentially accommodate 75 dwellings.</p> <p>The site falls within the catchment of Meadow Vale School and Garth Hill. has a deficit in places.</p> <p>Overall the site would have no impact upon this SA Objective as the site can accommodate itself.</p>	<p>The LEA has a duty to provide places. There will either be sufficient capacity or contributions will be required.</p>
6	Crime	<b>0</b>	<p>IMD data shows no concerns regarding crime.</p>	
7	Community	<b>+</b>	<p>The site is considered as other land within an urban area and not previously developed land.</p> <p>Development of the site would not effect the</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>distinctiveness of any existing communities as the site relates well with existing built form and has clearly defined boundaries being the main roads.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>There site is not within walking distance of the Town Centre.</p> <p>The 190 bus connects the site with the town centre every 20mins. This also connects the site with Wokingham and Reading.</p> <p>Good cycle path connections with the town centre.</p> <p>Site is close to the Amen Corner SPD site that will have access to a local centre that will be provided at the earmarked site.</p> <p>The site is considered accessible to essential services and therefore would have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 2-4 mins car journey of Parks and Gardens.</li> <li>• Within 16-18 mins walking distance of Amenity Space.</li> <li>• Within 4-4 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Not within 20 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 16-18 mins walk of Urban Woodlands.</li> <li>• Within 14-16 mins walk of Provisions for Children and Young People.</li> <li>• Within 2-4 mins car journey of outdoors sports facilities.</li> </ul>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 12-14 mins walk of Children's Play Areas.</li> <li>• Within 0-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land.</p> <p>As the site is considered greenfield land it is not considered the best use of land. Therefore provides a negative effect upon this objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>SuD's would be required at the Development Management stage.</p> <p>Policies CS10, CS11 and CS12 are to be considered.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
13	Biodiversity	-	<p>Within 5km of SPA.</p> <p>Mixed grassland, scrub and trees could be of biodiversity value.</p> <p>TPO Trees within north edge of site.</p> <p>Potential for badger, bats and reptiles. Any development of the site is likely to have a negative impact upon biodiversity.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys required.</p> <p>Within 5km SPA mitigation would be sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>
14	Countryside, urban & historic character	0	<p>Site designated as settlement.</p> <p>TPOs on northern edge of site.</p> <p>No other site designations on the site.</p> <p>Not within a character area.</p> <p>The site is in a location where development would be acceptable as long as the TPO trees are avoided and these could be as they take up a small area of the boundary to the north.</p> <p>Overall the site is likely to accommodate development within having a positive and/or negative effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Avoid the TPO trees and provide sufficient root protection areas.</p>
15	Travel choice	+	<p>The 190 bus connects the site with the town centre every 20mins. This also connects the site with Wokingham and Reading.</p> <p>Good cycle path connections with the town centre.</p> <p>Close to the earmarked Amen Corner SPD site and existing employment sites.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>This site is not considered to encourage the use of car as the preferred mode of transport.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	I	<p>Parts of the site are located within 5m of a R2 landfill.</p> <p>Landfill gas risk assessment would have to be carried out.</p> <p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Depends upon implementation.</p>	<p>Landfill gas risk assessment would have to be carried out.</p> <p>Policies CS10, CS11 and CS12 are to be considered.</p>
17	Waste	?	<p>Parts of the site are located within 5m of a R2 landfill.</p> <p>Landfill gas risk assessment would have to be carried out.</p> <p>The effects of waste management depend on how policy is implemented.</p> <p>Further assessment required.</p>	<p>Landfill gas risk assessment would have to be carried out.</p>
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable.</p>	<p>There could also be implications regarding the R2 risk landfill site located on the</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			However the site is an employment area and is surrounded by development. It is very unlikely that the site would be used for agriculture and therefore overall this site is not considered to have an impact upon this SA objective.	eastern boundary.
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Could link CHP in with Amend Corner development.</p> <p>Policies CS10, CS11 and CS12 are to be considered.</p>
21	Employment	+	<p>New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites. Whilst the site would result in the loss of employment land, the Employment Land Review has concluded that there is a significant over-supply of offices in the Borough and that the defined employment areas were of reasonable quality.</p> <p>It is likely that 75 dwellings would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites. Whilst the site would result in the loss of employment land, the Employment Land Review has concluded that there is a significant over-supply of offices in the Borough and that the defined employment areas were of reasonable quality.</p> <p><b>Likelihood of effect:</b> Likely.</p>	



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

Aerial Photo of 152 New Road.



Table 20

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 12 Dwellings</p> <p>0.48 Hectares</p> <p>This site can provide a level of housing. However it does not meet with the threshold for affordable housing and therefore scores +.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
2	Flooding	--	<p>Access to the site is located within Flood Zone 3a and 3b shown in the SFRA.</p> <p>The developable area is located outside of Zones 3a and 3B,</p> <p>The score is to remain a significant negative due to the access being located within 3a and 3b.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Exclude development within the flood zone.</p> <p>Formal submission could require a Flood Risk Assessment.</p>
3	Health	I	<p>The site is within 3.39km of a GP surgery and 1.31km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 12 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<p>There are no known health and deprivation concerns in the Ascot Ward.</p> <p>Therefore this site would have no overall impacts upon this SA objective.</p>	
5	Education	0	<p>The site could potentially accommodate 12 dwellings.</p> <p>The site falls within the catchment of Ascot Heath School and has a deficit in places. Charters School is outside of the borough. However the site falls within the catchment.</p>	<p>The LEA has a duty to provide places. There will either be sufficient capacity or contributions will be required.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Overall the site would have no impact upon this SA Objective as the site can accommodate itself.	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	-	<p>There site is not within walking distance of the Town Centre.</p> <p>The 191 bus connects the site with the town centre every 60mins.</p> <p>However there is no Local centre or High Street within walking distance of the site.</p> <p>The site is not considered accessible to essential services and therefore would have a negative effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• Within 6-8 mins walking distance of Amenity Space.</li> <li>• Within 2-4 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Not within 20 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Not within 20mins walk of Urban Woodlands.</li> </ul>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 08-10 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 10-12 mins walk of Children's Play Areas.</li> <li>• Within 4-6 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land.</p> <p>As the site is considered Greenfield Land it is not considered the best use of land. Therefore provides a negative effect upon this objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	SuD's would be required at the Development Management stage.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				Policies CS10, CS11 and CS12 are to be considered.
13	Biodiversity	-	<p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>TPO Trees on site.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys will be required.</p> <p>Retain TPO trees</p>
14	Countryside, urban & historic character	-	<ul style="list-style-type: none"> <li>• Site designated as settlement.</li> <li>• TPOs on a large section of the site.</li> <li>• No other site designations on the site.</li> <li>• Not within a character area.</li> <li>• The site is in a location where development would be acceptable. However without the detail it can not be ascertained that the TPO trees would not be harmed.</li> </ul> <p>As a large area of the site is TPO'd, this site is considered to score negatively against this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Avoid the TPO trees and provide sufficient root protection areas.
15	Travel choice	-	<p>The site is not within walking distance of the Town Centre.</p> <p>The 191 bus connects the site with the town centre every 60mins.</p> <p>However there is no Local centre or High Street within walking distance of the site.</p> <p>This site is considered to encourage the use of car as the preferred mode of transport.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Plateau gravel on site. Further work required to assess the likely mineral implications.</p> <p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p>	<p>Policies CS10, CS11 and CS12 are to be considered.</p> <p>Mineral surveys required.</p>
17	Waste	I	<p>Site is not located within a landfill site or a recognised buffer. The effects of waste management depend on how policy is implemented.</p>	<p>Further surveys maybe required to monitor any potential risks from the old Landfill site north and east of the site.</p>
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>However the site is know for being a petrol filling station in the past. Therefore more work is needed to asses any likely implications.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Policies CS10, CS11 and CS12 are to be considered.</p>



	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
21	Employment	0	<p>The site is not located as to directly serve any employment areas.</p> <p>The site would not support any employment uses.</p> <p>However it is unlikely that 12 dwellings would have an overall impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	0	<p>The introduction of 12 dwellings in such a location is unlikely to have an overall impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

3 SHLAA Ref: Land North of Peacock Lane, Bracknell (147 Units)

Aerial Photo of land north of Peacock Lane.



Table 21

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 147 Dwellings</p> <p>2.5 Hectares</p> <p>Could provide sustainably constructed housing.</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission could require a Flood Risk Assessment.</p>
3	Health	<b>I</b>	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond reasonable walking distance. It is not known at this time whether a GP surgery will be provided at Jennett's Park.</p> <p>Access to ReadingRoyalBerksHospital by car takes approx 30mins.</p> <p>No. 108 bus provides a 15-30 mins frequency service to and from the Town Centre.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 147 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	<b>0</b>	No poverty and exclusion concerns highlighted by the IMD 2007.	
5	Education	<b>0</b>	<p>The site could potentially accommodate 147 dwellings.</p> <p>There is a school to be built at Jennetts Park. It is likely that the school will be able to accommodate the additional 147 dwellings off Peacock Lane.</p>	The LEA has a duty to provide places. There will either be sufficient

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Overall the site would have no impact upon this SA Objective as the site can accommodate itself.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	capacity or contributions will be required.
6	Crime	0	<p>IMD data shows no crime concerns. However development can design out crime.</p> <p>Therefore overall no impact upon this SA Objective.</p>	
7	Community	+	<p>Development of the site would not affect the distinctiveness of any existing communities.</p> <p>The site would integrate into Jennetts Park a recently developed site which has a planned local centre with facilities.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>The site is considered accessible to essential services by car or bus. Buses link Jennetts Park with Bracknell every 15mins.</p> <p>There is the potential for additional services for example a shop to be accommodated at Jennetts Park.</p> <p>Therefore this site would have a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 4-6 mins car journey of Parks and Gardens.</li> <li>• Not Within 14-16 mins walking distance of Amenity Greenspace.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 16-18 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 2-4 mins walk of Urban Woodlands.</li> <li>• Within 8-10 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 10-12 mins walk of Childrens Play Areas.</li> <li>• Within 0-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
10	Urban renaissance	-	<p>This site is considered to be other land within defined settlements however it is greenfield land.</p> <p>This may not be the best use of land and for this reason the results in a negative score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.  Overall the site would accommodate itself.	SuD's may be required at the Development Management stage.  Policies CS10, CS11 and CS12 are to be considered.
13	Biodiversity	+/-	Potential for reptiles  Located within 5km of SPA  Any development of the site is likely to have a negative impact upon biodiversity.  However development of the site would provide the opportunity to enhance the sites biodiversity.  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term	SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.  Appropriate ecological surveys are required.
14	Countryside, urban & historic character	-	Other land within defined settlements.  Located within newly created settlement.  Adjacent to Peacock Lane PH (Grade II Listed)  No other site designations on site.  Site not located within a Character Area.  At this stage it is not clear that development of the site will not have an adverse impact upon the setting of the adjoining listed building. For this reason the sites scores a minor negative score.	Development should respect the setting of the adjoining listed building (Peacock Farm PH).

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	+/-	<p>The site has good bus links with the town centre. The 108 links the site with the town centre every 15mins. The site also has good cycle links with the town centre.</p> <p>However there is no bus service to Wokingham and the site as it stands has no shops although these are planned.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>No known mineral sources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	Policies CS10, CS11 and CS12 are to be considered.
17	Waste	I	<p>The site is located 188m from an R4 classified landfill site.</p> <p>According to the EA it is unlikely that landfill gas will present a risk to development.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SuD's should be a consideration at the design stage.



	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
19	Soil quality	0	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable.</p> <p>However the site has planning permission for commercial units and a road has already been built on the site. Therefore it is unlikely that the land would be of a quality to sustain agriculture.</p> <p>Therefore no overall impact upon this SA objective.</p>	The site could have contaminated land due to the nature of the previous use.
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a District Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policies CS10, CS11 and CS12 are to be considered.
21	Employment	+	<p>Major employment sites would be easily accessible from the site. New housing would provide the opportunity to support the borough's employment and economic growth. The existing site has permission for mixed uses as part of the wider Jennetts Park redevelopment, including commercial uses (B1, B2, B8 and hotel, including provision for small business units), although this area does not form part of a protected employment area. The Employment Land Review sets out that there is an oversupply of offices within the Borough, however that future demand is likely to be predominately for small and medium units. Therefore, it is considered that the 0.5ha area of land, in accordance with the adopted masterplan (land parcel C4) should be retained for small business units use, and has been excluded from the developable area.</p> <p>Therefore this site could have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p>	Retain smaller units as per the recommendation in the Employment Land Review (ELR).

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 147 dwellings in such a location could potentially help to sustain and increase economic growth therefore the site has been scored as positive against this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the design of the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

4 SHLAA Ref: 107 Popeswood Garage, Bracknell (14 Units)

Aerial Photo of Popeswood Garage.



Table 22

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	+	<p>Could provide 14 dwellings</p> <p>0.69 Hectares</p> <p>This site can provide a level of housing. However it does not meet with the threshold for affordable housing and therefore scores +.</p> <p><b>Likelihood of effect:</b> Likely.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission could require a Flood Risk Assessment.</p>
3	Health	I	<p>There is a GP surgery 1.64km from the site present on site.</p> <p>Dentists within 1.04km walk of the site.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 14 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are no known health deprivation. However there are some concerns regarding barriers to housing.</p> <p>It is unclear at this stage what affect the development of this site may have upon these concerns and therefore this SA objective. Further work may be required.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
5	Education	0	<p>The site could potentially accommodate 14 dwellings.</p> <p>The site falls within the catchment of Binfield C of E and Garth Hill. Binfield C of E has a predicted deficit in places with Garth Hill having a predicted surplus.</p> <p>Overall the site would have no impact upon this SA Objective as the site can accommodate itself.</p>	The LEA has a duty to provide places. There will either be sufficient capacity or contributions will be required.
6	Crime	0	<p>IMD data shows no concerns regarding crime.</p> <p>However development can design out crime.</p> <p>Therefore overall no impact upon this SA Objective.</p>	
7	Community	+	<p>Development of the site would not affect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Therefore this site scores positively against this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>190 Bus between Wokingham &amp; Bracknell- 20 mins.</p> <p>151 Bus- 2 hourly to Wokingham and Bracknell</p> <p>175A Bus- Sunday hourly to and from Bracknell Town Centre</p> <p>Good cycle path connections with the Bracknell Town Centre, BinfieldVillage and Industrial Estates including Amen Corner South. There is a planned neighbourhood centre at Amen Corner South and therefore this site will be located within walking distance of such a facility.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>The site is considered accessible to essential services and therefore would have a positive affect upon this SA objective. The only reason why the site does not score ++ is that it is not yet known when the Neighbourhood Centre will be developed.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 2-4 mins car journey of Parks and Gardens.</li> <li>• Within 6-8 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 8-10 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 2-4 mins walk of Urban Woodlands.</li> <li>• Within 6-8 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 8-10 mins walk of Childrens Play Areas.</li> <li>• Within 0-2 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
10	Urban renaissance	+/-	<p>Approximately half of the site is considered to be previously developed land. However there are areas of the site where residential properties already exist.</p> <p>Development of this site could have both positive and negative effects upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>SuD's would be required at the Development Management stage.</p>
13	Biodiversity	-	<p>Within 500m buffer of an Ancient Woodland.</p> <p>Trees on site.</p> <p>Potential for bats in buildings.</p> <p>Within 30m of a Badger Sett buffer areas.</p> <p>Within 5km of SPA</p> <p>Not in a Biodiversity Opportunity Area</p> <p>Not a Local Wildlife Site.</p> <p>No TPOs on site</p> <p>No biodiversity designations on site.</p> <p>Development of the site is likely to have a negative impact upon biodiversity.</p>	<p>Appropriate ecological surveys required.</p> <p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>



	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
14	Countryside, urban & historic character	+	<p>Site designated as settlement.</p> <p>No TPO on site.</p> <p>Not located within a Conservation Area.</p> <p>Not located within a character area. However the site is close and therefore influenced by the Popeswood Study Area C.</p> <p>No Listed Buildings on or adjoining the site.</p> <p>Development of this site is considered not to have an adverse effect upon the character of the area. The site is settlement and can house development without adversely affecting the surrounding area.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Popeswood Study Area C needs to be considered although the site is not located within a Character Area.
15	Travel choice	+	<p>190 Bus between Wokingham &amp; Bracknell- 20 mins.</p> <p>151 Bus- 2 hourly to Wokingham and Bracknell</p> <p>175A Bus- Sunday hourly to and from Bracknell Town Centre</p> <p>Good cycle path connections with the Bracknell Town Centre, Binfield Village and Industrial Estates including Amen Corner South. There is a planned neighbourhood centre at Amen Corner South and therefore this site will be located within walking distance of such a facility.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>The site is considered to be located so that the car will not necessary be the preferred mode of transport. For this reason the site scores +.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Bagshot Beds and plateau gravel located on site. Therefore further surveys may be required to see what implications development of this site could have.</p>	<p>Policies CS10, CS11 and CS12 are to be considered.</p> <p>Mineral surveys required.</p>
17	Waste	I	<p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	<p>SuD's needs to be a consideration.</p>
19	Soil quality	0	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable.</p> <p>However the sites contain buildings and it is therefore not considered likely that the quality of the land could sustain agriculture.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policies CS10, CS11 and CS12 are to be considered.
21	Employment	+	<p>Via buses or cycle routes the site could access employment areas in Bracknell Town Centre, Western Industrial Estate and any further employment sites that arise in Amen Corner South.</p> <p>Therefore this site could have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>Via buses or cycle routes the site could access employment areas in Bracknell Town Centre, Western Industrial Estate and any further employment sites that arise in Amen Corner South.</p> <p>Therefore this site could have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

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

# Appendix 5: Appraisal of Edge of Settlement Locations (Policy SA3) - Draft Submission Stage

## Appraisal of Edge of Settlement Locations

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

**Aerial Photo of White Cairns.**



**Table 23**

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 16 Dwellings</p> <p>Site 0.52 hectare</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	However development needs to look at providing accommodation for an ageing population.
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>A Formal Submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>Good access to GP Surgery. Although Capacity unknown.</p> <p>Close to the Railway Station so there are links with Reading and the Royal Berkshire Hospital.</p> <p>Any capacity issues would depend upon implementation.</p> <p>There are concerns regarding health and deprivation in the area. (IMD 2007) It is not known how development can address these.</p>	
4	Poverty & exclusion	0	<p>The ward is considered to be one of the most health deprived in the borough. (IMD 2007 data) One reason could be that the site is located within the same ward as Broadmoor.</p> <p>It is unlikely that 16 dwellings are going to have an impact upon this SA objective.</p>	
5	Education	0	<p>The site could potentially accommodate 16 dwellings.</p> <p>Overall the site could accommodate itself.</p>	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.
6	Crime	0	<p>IMD data (2007) does not identify any issues at this location.</p> <p>Therefore this site is not considered to have an overall impact upon this SA Objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
7	Community	+	<p>Development of this site would not effect the distinctiveness of the existing community. Development of the site could integrate within an existing residential frontage.</p> <p>For this reason the site is considered to score positively against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>460m from Post Office/Newsagent</p> <p>620m from Rail Station</p> <p>1.1km from High Street (Supermarkets, Banks etc..)</p> <p>580m from Doctors Surgery</p> <p>No Cycle Routes</p> <p>565m from Route 122 to Wokingham (Infrequent)</p> <p>1km from bus route 194 every 30mins into Bracknell</p> <p>Site is considered to be well located to access services. Although the bus stops and services could be closer to the site.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• 4-6 mins walking distance from Parks and Gardens.</li> <li>• 0-2 mins walking distance from natural and semi-natural green space.</li> <li>• 4-6 mins walking distance from outdoor sports facilities.</li> <li>• 14 mins walking distance from a provision for children and young people.</li> <li>• 14 mins walking from children's play areas.</li> <li>• 2-4 mins by car to built sports facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p>	



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>The site would result in an extension to a defined settlement and in a greenfield site. Therefore the site is not considered the best use of land. The site would also result in the loss of open space.</p> <p>However development of the site is considered to maintain the landscape setting of the station and not encroach into Wellington College.</p> <p>Overall this site would have a negative effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at the junction with Dukes ride and High Street and along the High Street, Crowthorne.</p> <p>An AQMA action plan is being compiled. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>Policies CS10, CS11 and CS12 are to be considered.</p>
13	Biodiversity	-	<p>Woodland could support biodiversity.</p> <p>Local records suggest potential for badgers and stag beetles.</p> <p>Within 5km of SPA</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. The site is not considered large enough to provide an enhanced biodiversity resource. Further surveys required.</p>	<p>Landscape Assessment recommends that trees around the edges of the site are to be retained. Tree surveys would be required showing buffer areas based on root zones.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys would be required.</p> <p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>
14	Countryside, urban & historic character	0	<p>Listed Buildings on the adjoining Wellington College site (400m+ from White Cairn)</p> <p>Development could result in a loss of open space.</p> <p>Trees on site (not TPO'd)</p> <p>Site falls outside of but adjoins Crowthorne Study area, Area B- West Crowthorne (CA SPD)</p> <p>Although development of the site could result in the loss of open space it would not affect the overall integrity of the open space as the site already has the appearance of being separate from the Wellington College site.</p> <p>Therefore development of this site would have no overall impact upon this SA objective.</p>	<p>The Character Areas SPD mentions that the approach into Crowthorne along Dukes Ride has some high density flatted developments.</p> <p>Although this study area does not include the site it should be taken into consideration.</p>
15	Travel choice	+	<p>565m from Route 122 to Wokingham (Infrequent)</p> <p>1km from bus route 194 every 30mins into Bracknell</p> <p>No cycle routes</p> <p>460m from Post Office/Newsagent</p> <p>620m from Rail Station</p> <p>1.1km from High Street (Supermarkets, Banks etc..)</p> <p>580m from Doctors Surgery</p> <p>No Cycle Routes.</p> <p>Although the bus stops and services could be located closer to the site the preferred mode of transport is unlikely to be the car.</p> <p>For this reason the sites scores positively.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>The implications of sterilisation or excavation of the minerals resource (Bagshot Beds) should be clarified before the site can be taken forward. Further work to be carried out on this.</p>	Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.
17	Waste	I	<p>There are no landfill sites or buffers to landfill sites on site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	
19	Soil quality	0	<p>The site has an Agricultural Landscape Classification as urban.</p> <p>Overall the development of the site would have no effect upon this SA objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough Wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.
21	Employment	+	<p>The site is within 300m of the Wellington Business Estate and just over 500m from Crowthorne Railway Station.</p> <p>The location would provide an opportunity for people to potentially seek employment at these areas.</p> <p>No provision on site to provide a mixed use.</p> <p>This site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 16 dwellings could potentially help to sustain economic growth.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

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

Aerial Photo of land east of Murrell Hill Lane/South of Foxley Lane.



**Table 24**

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 67 dwellings on 2.78 hectares of land. Could provide affordable housing</p> <p>Could provide sustainably constructed housing.</p> <p>Meets the objectives of this SA Objective.</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough Wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Therefore no overall impact upon this SA objective</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>A Formal Submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>Good access to local health provisions. (1km)</p> <p>There are no health deprivation concerns (IMD) apart from an adjoining ward (Priestwood and Garth Ward).</p> <p>It is unclear whether or not the existing health care provision can accommodate 67 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD 2007.	
5	Education	0	The site could potentially accommodate 67 dwellings.	The LEA has the duty to provide places. There will



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Overall the site could accommodate itself.	either be capacity or contributions will be sought.
6	Crime	0	IMD data 2007 does not identify any crime issues at this location.	
7	Community	+	<p>Development of this site would not effect the distinctiveness of the existing community. Development of the site could integrate within an existing community.</p> <p>For this reason the site is considered to score positively against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>175A Hourly Sunday service Binfield – Town Centre</p> <p>53 30-60 min service Binfield – Maidenhead (WexhamPark)</p> <p>153 30-60 min service Binfield- Town Centre via Tesco Warfield.</p> <p>4C infrequent Maidenhead – Town Centre.</p> <p>151 2 hourly Wokingham- Town Centre.</p> <p>This site is considered adequately accessible to essential services such as a GP surgery, dentists and shops. The bus service could be better but you can get a bus from Binfield into the Town Centre on average every 45 mins.</p> <p>Ability to use open space at both Amen Corner North (SA6) and Blue Mountain (SA7).</p> <p>For the reasons given above the site is given a positive score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	Need to consider cycle links with Amen Corner North and Blue Mountain.



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 2-4 min by car of Parks and Gardens.</li> <li>• Within 2-4 min walk of amenity green space.</li> <li>• Within 2-4 min by car of Natural and Semi-natural greenspaces.</li> <li>• Within 10-12 min walk of Natural and Semi-natural greenspaces.</li> <li>• Within 10-12 min walk of Urban Woodlands.</li> <li>• Within 12-14 min walk of provisions for children and young people.</li> <li>• Within 2 min by car of outdoor sports facilities.</li> <li>• Within 8-10 min walk of children's play area</li> <li>• Within 4-6 min by car of built sports facilities.</li> </ul> <p>Ability to use open space at both Amen Corner North (SA6) and Blue Mountain (SA7).</p> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>The site would result in an extension to a defined settlement and in a greenfield site. Therefore the site is not considered the best use of land.</p> <p>For this reason the site scores negatively against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	There are AQMA designations at Downshire Way	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.  Overall the site would accommodate itself.	Polices CS10, CS11 and CS12 are to be considered.
13	Biodiversity	-	The site contains habitat that is considered to be poor. Although the south-east corner supports an orchard that could be considered UK BAP habitat.  Potential for Great Crested Newts, reptiles and nesting birds.  Adjacent to a Local Wildlife Site (LWS). Existing buildings may provide bat roosting and bird nesting provisions.  Within 5km of SPA  Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	North and southeast corners should not be developed.  Tree surveys required.  Appropriate ecological surveys will be required.  SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.
14	Countryside, urban & historic character	-	Protected trees on site.  Local Wildlife Site adjoining the site (Popes Meadow).  Loss of open space.  Site designated as Countryside and is not considered to be previously developed land.  Area relates well to the built form of Binfield. (Rounding off site)  Site does not fall within a designated character area. Although there are sites within Binfield.	Minimise the reduction of countryside.  Take into account the adjoining Local Wildlife Site.  Trees to be retained.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>The site is considered to have well defined boundaries. It is considered to have moderate to high capacity to development.</p> <p>However there are protected trees on site and without detailed plans it is not known at this stage whether the trees would remain. Any loss of trees would be detrimental to the character and appearance of the area. Therefore the site is likely to have a negative impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	+	<p>175A Hourly Sunday service Binfield – Town Centre</p> <p>53, 30-60 min service Binfield – Maidenhead (WexhamPark)</p> <p>153, 30-60 min service Binfield- Town Centre via Tesco Warfield.</p> <p>4C infrequent Maidenhead – Town Centre.</p> <p>151, 2 hourly Wokingham- Town Centre.</p> <p>The site is served by a bus service to and from the Tesco at Warfield. Binfield Local Centre is within walking distance of the site.</p> <p>Further improvements to public transport could be supported by development at Amen Corner North and Amen Corner South.</p> <p>For the reasons given the site is considered to have a positive impact upon this SA objective.</p>	<p>Improved bus service into Bracknell Town Centre.</p> <p>Improved cycle routes into the Town Centre.</p> <p>Need to consider cycle links with Amen Corner North and Blue Mountain.</p>
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p>	<p>Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	?	<p>The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source.</p>	Groundwater surveys required.
19	Soil quality	?	<p>The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.</p>	Soil survey required.
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Renewable energy projects, including wind, biomass, hydro and CHP.</p> <p>Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.</p>
21	Employment	+	<p>The site is located within 1km of Amen Corner South a site designated for mixed use development.</p> <p>The site is also located approximately 1.2km from Western Industrial Estate.</p> <p>For the reasons given the site scored positively.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
22	Economic growth	+	<p>The introduction of 67 dwellings could potentially help sustain economic growth.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

SHLAA Ref: 93 Land at junction of Forest Road & Foxley Lane, Binfield (26 Units)

Aerial Photo of land at junction of Foxley Lane and Forest Road.

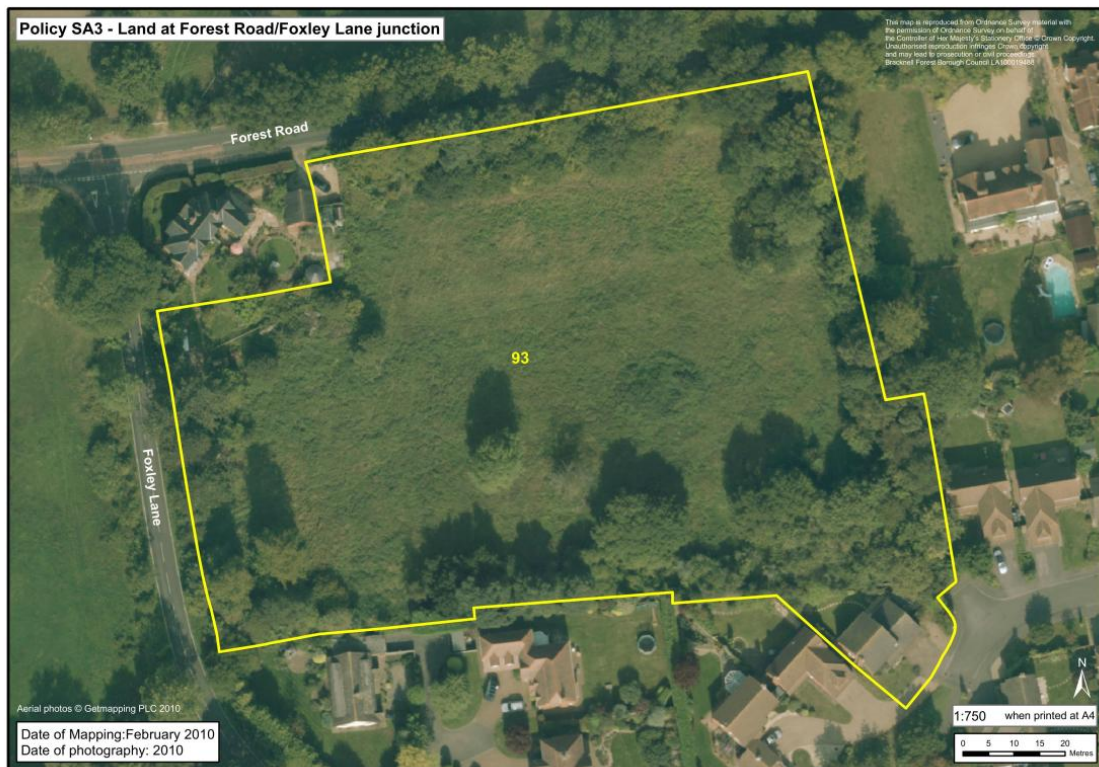


Table 25

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 26 dwellings on 1.3 hectares of land.                      Could provide affordable housing</p> <p>Could provide sustainably constructed housing.</p> <p>Meets the objectives of this SA Objective.</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough Wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
2	Flooding	0	Not located within a SFRA Flood Zone 2 or 3.  Therefore no overall impact upon this SA objective	Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.  A Formal Submission should include a Flood Risk Assessment.
3	Health	I	Good access to local health provisions. (1km)  There are no health deprivation concerns (IMD) apart from an adjoining ward (Priestwood and Garth Ward).  It is unclear whether or not the existing health care provision can accommodate 26 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	0	The site could potentially accommodate 26 dwellings.  Overall the site could accommodate itself.	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.
6	Crime	0	IMD data (2007) does not identify any crime issues at this location.  No overall impact upon this SA Objective	
7	Community	+	The site has well defined boundaries and would provide an appropriate extension to the existing settlement location. Development of this site would help to retain the distinctiveness of the existing community.  <b>Likelihood of effect:</b> Likely  <b>Spatial Scale:</b> Site specific.	



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>175A Hourly Sunday service Binfield – Town Centre</p> <p>53, 30-60 min service Binfield – Maidenhead (Wexham Park)</p> <p>153, 30-60 min service Binfield- Town Centre via Tesco Warfield.</p> <p>4C infrequent Maidenhead – Town Centre.</p> <p>151, 2 hourly Wokingham- Town Centre.</p> <p>This site is considered adequately accessible to essential services such as a GP surgery, Dentists and shops. Bus service from Binfield into the Town Centre on average every 45 mins.</p> <p>Ability to use open space at both Amen Corner North (SA6) and Blue Mountain (SA7).</p> <p>For the reasons given above the site is given a positive score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Need to consider cycle links with Amen Corner North and Blue Mountain.
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 4-6 min by car of Parks and Gardens.</li> <li>• Within 0-2min walk of amenity greenspace.</li> <li>• Within 0-2 by bar of Natural and Semi-natural greenspace.</li> <li>• Within 0-2 min walk of natural and semi-natural greenspace.</li> <li>• Within 18-20 min walk of urban woodland.</li> <li>• Within 12-14 min walk of provisions for children and young people.</li> <li>• Within 0-2 min by car of outdoor sport facilities.</li> <li>• Within 8-10 min walk from children's play areas.</li> </ul>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>The site would result in an extension to a defined settlement and in a greenfield site. Therefore the site is not considered the best use of land.</p> <p>Therefore this site would have a negative effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way And Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>Polices CS10, CS11 and CS12 are to be considered.</p>
13	Biodiversity	-	<p>Scrub and grassland surrounded by trees and shrubs on the boundaries.</p> <p>Some of the trees are protected.</p> <p>Potential for Great Crested Newts, reptiles, nesting birds and botanical features.</p>	<p>Trees to be retained.</p> <p>Tree surveys required showing root buffer zones.</p>

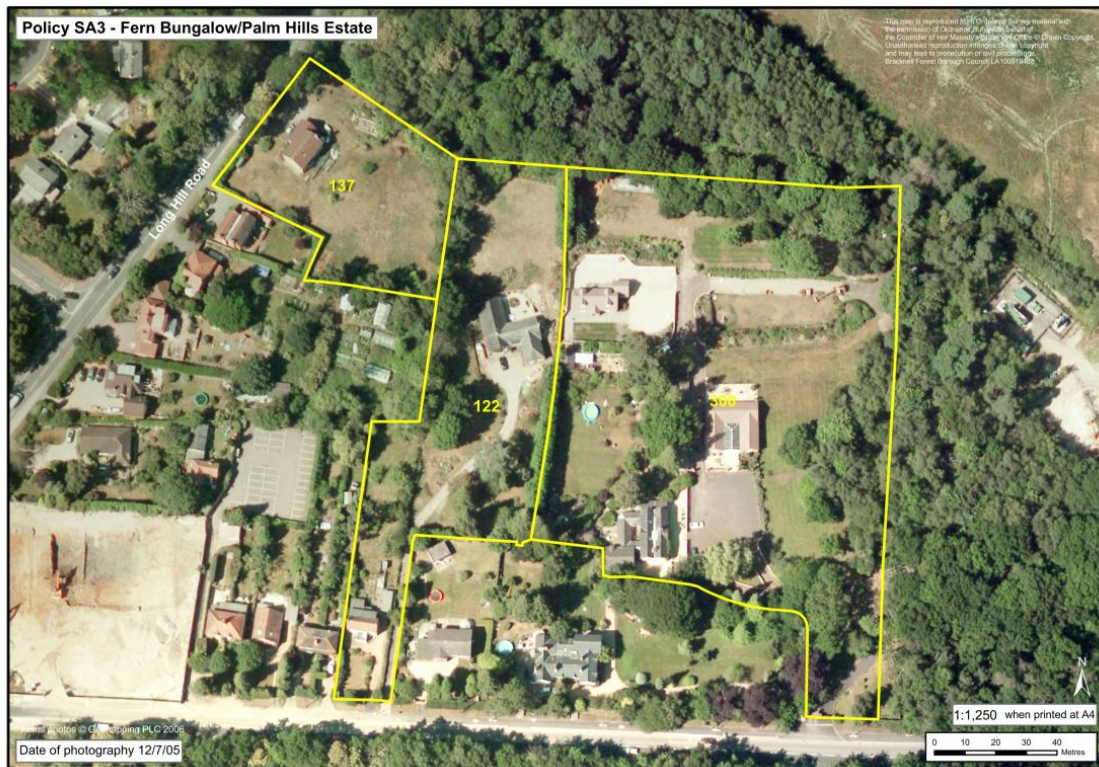
	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Outside of 5km and within 7km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys required.</p> <p>Outside of 5km, within 7km and not exceeding 50 dwellings so no SPA mitigation required.</p>
14	Countryside, urban & historic character	-	<p>Site designated as Countryside and is not considered to be previously developed land.</p> <p>Protected trees on site.</p> <p>Landscape study carried out confirming that the site had potential for development as the majority of the site can be screened.</p> <p>Site does not fall within a designated character area.</p> <p>The site is considered to be a rounding off site with well defined boundaries. It is considered to have moderate to high capacity to development. However there are TPO trees spread out on site and without detailed plans it is not known at this stage whether the trees would remain. Therefore the site is likely to have a negative impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Retain protected trees.</p> <p>Consideration to be given to the adjoining Local Wildlife Site.</p>
15	Travel choice	+	<p>175A Hourly Sunday service Binfield – Town Centre</p> <p>53, 30-60 min service Binfield – Maidenhead (Wexham Park)</p> <p>153, 30-60 min service Binfield- Town Centre via Tesco Warfield.</p> <p>4C infrequent Maidenhead – Town Centre.</p>	<p>Improved bus service into Bracknell Town Centre.</p> <p>Improved cycle routes into the Town Centre.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>151, 2 hourly Wokingham- Town Centre.</p> <p>The site is served by a bus service to and from the Tesco at Warfield. Binfield Local Centre is within walking distance of the site.</p> <p>Further improvements to public transport could be supported by development at Amen Corner North and Amen Corner South.</p> <p>For the reasons given the site is considered to have a positive impact upon this SA objective.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.
17	Waste	I	<p>The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	?	The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source.	Surveys required.
19	Soil quality	?	The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.	Soil surveys required.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Renewable energy projects, including wind, biomass, hydro and CHP.</p> <p>Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.</p>
21	Employment	+	<p>The site located as to serve existing employment areas at Amen Corner and the Western Industrial estate as well as Binfield village.</p> <p>The site would not support any employment uses.</p> <p>This site is likely to have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>It is likely that this site would have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

**SHLAA Ref: 122 + 300 + 137 Dolyir, Palm Hills & Sandbanks (Site suggested through SADPD) (49 Units)**

**Aerial Photo of Sandbanks, Dolyhir & Palm Hills Estate.**



**Table 26**

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide 49 dwellings on 1.91 hectares of land. Could provide affordable housing</p> <p>Could provide sustainably constructed housing.</p> <p>Meets the objectives of this SA Objective.</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough Wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
2	Flooding	0	Not located within a SFRA Flood Zone 2 or 3.  Therefore no overall impact upon this SA objective	Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.
3	Health	I	Adequate access to local health provisions. (2km)  There are no health deprivation concerns (IMD).  It is unclear whether or not the existing health care provision can accommodate 49 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	0	The site could potentially accommodate 49 dwellings.  Overall the site would accommodate itself.	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.
6	Crime	0	No crime concerns highlighted by the IMD.	
7	Community	+	According to a Landscape Assessment the area north of London Road forms an important gap between Bracknell, Chavey Down and Ascot. However as this site already has buildings present on an established road frontage development of this site it is not considered to threaten the gap and therefore would not threaten the distinctiveness of the existing communities outlined by the Landscape Assessment. Development on this site is not considered to effect the distinctiveness of the existing community and for this reason scores positively.	
8	Accessible services	+	There site is not within walking distance of the Town Centre. However the site is well connected to the Town Centre via cycle paths.  The 191 bus connects the site with the town centre every 60mins.  Site is within 1km of martins Heron railway station.	



	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Alongside the railway station is a Local Centre with shops.</p> <p>The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• Within 4-6 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 16-18 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 4-6 mins walk of Urban Woodlands.</li> <li>• Within 08-10 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 2-4 mins walk of Children's Play Areas.</li> <li>• Within 2-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>Development of this site would result in an extension to an existing settlement on greenfield land.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Therefore the site is not considered the best use of land.</p> <p>For this reason the site scores negatively against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>Polices CS10, CS11 and CS12 are to be considered.</p>
13	Biodiversity	-	<p>Grassland, tree and shrub habitat.</p> <p>TPO Poly designation encroaches into the site on an piece of land on the far east of the site on London Road.</p> <p>BOA on the south side of London Road.</p> <p>Located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys required.</p> <p>SPA mitigation sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
14	Countryside, urban & historic character	0	<p>Development of the site would result in an extension to an existing settlement on greenfield land.</p> <p>TPO poly designation on site.</p> <p>No other site designations on the site.</p> <p>Not within a character area.</p> <p>Landscape assessment states that site has moderate capacity to development and that development of the site would not threaten the gap north of London Road.</p> <p>There is an area where a protected trees are present. However this can be avoided and takes up a small area of the site. Therefore this site would have no overall impacts upon this SA objective.</p>	<p>Maintain tree and shrub cover.</p> <p>Buffer to maintained to the east of the site.</p>
15	Travel choice	+	<p>191 bus runs hourly to the town centre.</p> <p>Good cycle links with the Town Centre.</p> <p>Within 1km of the Martins Heron railway station and shops.</p> <p>Due to the sites location the preferred mode of transport is not necessarily going to be the car. For this reason the site scores a positive score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Bus services into Bracknell Town Centre needs to be improved.</p>
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	<p>Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
17	Waste	I/?	The site is located close to an old landfill site.  The effects of waste management depend on how policy is implemented.	Further surveys maybe required to monitor any potential risks from the old Landfill site north and east of the site.
18	Water	?	The site does not fall within a Groundwater Source or Groundwater protection area.  It is not known what risks the old landfill site located north and east of this site might pose and further work maybe required.	SUDs be considered at the design stage.  Water supply and waste water drainage may be an issue on site. Mains would crossed a number of properties.
19	Soil quality	?	The site has a Landscape Classification as grade 5 (non-agricultural).  However it is not known what risks the old landfill site located north and east of this site might pose and further work maybe required.	Contaminated land surveys required.
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.  <b>Likelihood of effect:</b> Likely <b>Spatial Scale:</b> Site specific. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	Renewable energy projects, including wind, biomass, hydro and CHP.  Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.
21	Employment	+	The site is well located to support employment within Martins Heron, Eastern Employment area and the Town Centre.  For this reason the site is considered to have a positive impact upon this SA objective.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	The introduction of 49 dwellings could potentially help to sustain economic growth. Therefore this site scores positively.	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

SHLAA Ref: 204 Bog Lane, Winkfield (40 Units)

Picture 2 Aerial Photo of Bog Lane.



Table 27

	SA Objective	Assessment of effect	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Could provide 40 dwellings.</p> <p>1.91 Hectares</p> <p>Could provide sustainably constructed housing.</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Assessment of effect	Reasons	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
2	Flooding	?	<p>Not located within a SFRA Flood Zone 2 or 3.</p> <p>Site does contain important drainage ditches. Further work would be required to see what the likely implications would be.</p>	Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.
3	Health	1	<p>Adequate access to local health provisions (2km).</p> <p>There are no health deprivation concerns (IMD 2007)</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 40 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are no known health deprivation concerns in Ascot ward. However there are some known barriers to housing (IMD data)</p> <p>It is unclear at this stage how these could be overcome without further work being carried out.</p>	
5	Education	0	<p>The site could potentially accommodate 40 dwellings.</p> <p>The site falls within the catchment of Harmans Water Primary and The Brakenhale School where is a predicted deficit at the primary school and surplus at the secondary school.</p> <p>Overall the site would accommodate itself.</p>	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.



	SA Objective	Assessment of effect	Reasons	Optimising/mitigating
6	Crime	0	IMD data shows no known concerns regarding crime in the Ascot ward. Crime can be designed out from the outset.	
7	Community	+	<p>This site relates well to existing settlement and built form.</p> <p>Development of this site would not adversely impact upon the distinctiveness of the existing community.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>The site is considered accessible to essential services for example a local centre on the opposite side of New Forest Ride.</p> <p>Located with close proximity to Martins Heron railway station and the waterloo line.</p> <p>However there is a lack of local buses serving the site.</p> <p>Overall the site is considered to have a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• 0-2 mins walking distance of Amenity Greenspace.</li> </ul>	

	SA Objective	Assessment of effect	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 08-10mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 08-10 mins walk of Urban Woodlands.</li> <li>• Within 6-8 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 0-2 mins walk of Childrens Play Areas.</li> <li>• Within 0-2 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>Development of this site would result in an extension to an existing settlement on greenfield land.</p> <p>Development of this site is not considered the best use of land. Therefore the site scores negatively.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these</p>	

	SA Objective	Assessment of effect	Reasons	Optimising/mitigating
			roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	+/-	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p> <p>With the site being within close proximity as a railway station and Local Centre the preferred mode of transport would not necessarily be the car. However there are no bus routes within walking distance of the site.</p> <p>Therefore there will be both positives and negative effects upon this SA Objective.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Broadleaf Woodland on the site which is considered to be an important habitat for protected species. These species could include bats and reptiles.</p> <p>The site is adjacent to a Biodiversity Opportunity Area.</p> <p>Within 5km of SPA.</p> <p>Its is acknowledged that the developable area of the site has been changed in response to the concerns raised. However any development of the site is likely to have a negative impact upon biodiversity. For this reason the site scored negatively.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys may be required on top of the already carried out Phase 1 survey.</p> <p>Within 5km SPA. Mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>

	SA Objective	Assessment of effect	Reasons	Optimising/mitigating
14	Countryside, urban & historic character	+	<p>There are no listed buildings or historic gardens on site.</p> <p>Site is predominately woodland.</p> <p>Moderate to high capacity for development.</p> <p>No TPOs on site</p> <p>Not located within a Character Area</p> <p>As the site could support some development this site has scored a minor positive score.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Tree surveys required including details showing adequate root protection zones.</p> <p>Landscape Assessment Study recommended that views are retained and some tree cover should remain and therefore this could limit the developable area of the site.</p> <p>The Phase 1 ecological survey did mention that there are likely to be biodiversity concerns.</p>
15	Travel choice	+	<p>Good cycle links with Local Centre, railway station.</p> <p>Excellent accessibility to railway station.</p> <p>The site is poorly served by buses.</p> <p>For the reasons given above the car is not likely to be preferred mode of transport.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p>	<p>Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.</p>

	SA Objective	Assessment of effect	Reasons	Optimising/mitigating
			Bagshot Beds located on site. Therefore further surveys may be required to see what implications development of this site could have.	
17	Waste	<b>I</b>	The site is not located on top of or within the buffer of a landfill site.  The effects of waste management depend on how policy is implemented.	
18	Water	<b>0</b>	The site does not fall within a Groundwater Source or Groundwater protection area.  Therefore a well designed development would have no overall impact upon this SA objective.	
19	Soil quality	<b>0</b>	The site has a Landscape Classification as non-agricultural and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.	
20	Energy	<b>+</b>	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.  <b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Core Strategy Policies CS10, CS11 and CS12 are to be a consideration.
21	Employment	<b>+</b>	The site is well located to use the railway and access Bracknell and Ascot employment areas.	

	SA Objective	Assessment of effect	Reasons	Optimising/mitigating
			<p>Cycle paths also link the site with employment areas.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The site is well located to use the railway and access Bracknell and Ascot employment areas.</p> <p>Cycle paths also link the site with employment areas.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

# Appendix 6: Appraisal of Policies SA10, SA11, SA12 & SA13

**Table 28 Policy SA10- Royal Military Academy Sandhurst**

Policy SA10- Royal Military Academy Sandhurst			
<p>The area of land shown on the Proposals Map at the Royal Military Academy Sandhurst is suitable for built development to meet operational defence needs provided that:</p> <ul style="list-style-type: none"> <li>i. the site's heritage assets are sustained and, where possible, enhanced, and the settings of any heritage assets within or adjoining the site are not harmed;</li> <li>ii. any development does not result in a significant increase in the built footprint on the site;</li> <li>iii. any development does not have any adverse impacts on the integrity of the Thames Basin Heaths SPA or the character or ecological quality of the Broadmoor to Bagshot Woods; and,</li> <li>iv. the height of any new development would not significantly exceed that of existing adjacent development on the site.</li> </ul> <p>Development proposals will be expected to accord with national policies and other policies within the Development Plan.</p>			
SA Objective	Assessment of Effect	Commentary	Mitigation
SA1- To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<b>0</b>	The site is currently the location of the RMA and therefore acknowledging this designation would have no overall impact upon this SA Objective.	
SA2- To reduce the risk of flooding and harm to people, property and the environment	<b>0</b>	Areas of the site do fall within recognised flood zones as stated by the updated SFRA. Any development would need to take account of the existing river courses and associated flood zones. However this policy states 'Development proposals will be expected to accord with national policies and other policies within the Development Plan'. Therefore overall this designation should have no overall impact upon this SA objective.	
SA3- To protect and enhance human health and wellbeing	<b>0</b>	Overall this policy would have no impact upon this SA Objective.	



	Policy SA10- Royal Military Academy Sandhurst		
SA4- To reduce poverty and social exclusion	0	Overall this policy would have no impact upon this SA Objective.	
SA5- To raise educational achievement levels	0	Overall this policy would have no impact upon this SA Objective.	
SA6- To reduce and prevent crime and the fear of crime	0	Overall this policy would have no impact upon this SA Objective.	
SA7- To create and sustain vibrant and locally distinctive communities	+	<p>The RMA presence in Sandhurst forms part of the local distinctiveness. To acknowledge such a site as a policy designation could sustain the distinctiveness of the existing community.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA8- To provide accessible essential services and facilities	0	Overall this policy would have no impact upon this SA Objective.	
SA9- To make opportunities for culture, leisure and recreation readily accessible	0	Overall this policy would have no impact upon this SA Objective.	
SA10- To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0	This designation could allow for greenfield land to be developed on. However the site is well established as a military facility and therefore limited development of this nature on an established site is considered acceptable. Therefore this policy is considered to have no overall impact upon this SA Objective.	
SA11- To maintain air quality and improve where possible	?	The are two AQMAs in the borough of which one is within Crowthorne that the site could impact upon. An Action Plan is being worked on. Therefore further work is required.	Any future development must take the AQMA and its associated action plan into consideration.

Policy SA10- Royal Military Academy Sandhurst			
SA12- To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	0	Further development of the site will have to respond to climate change through existing policy. Therefore overall this policy is considered to have no overall impact upon this SA objective.	Please refer to Core Strategy policies CS10 and CS12.
SA13- To conserve and enhance the Borough's biodiversity	-	<p>It is likely that development of a site would have some impact upon biodiversity. The wording of the policy seeks to preserve the existing biodiversity of the SPA. However it is likely that there would be some negative impacts elsewhere on site. This is reflected in the scoring.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Appropriate ecological surveys may be required.
SA14- To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	++	<p>This policy seeks to limit development on the site so that it does not impact upon the historic setting of the Grade II listed building and historic gardens. Providing a level of restraint is considered to have a significant positive effect upon this SA Objective as it provides a separate mechanism to protect the historic merit of the site.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	The historic merit of the listed buildings and their associated historic gardens shall be retained and unharmed.
SA15- To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	0	Overall this policy would have no impact upon this SA Objective.	

Policy SA10- Royal Military Academy Sandhurst			
SA16- To sustainably use and re-use both renewable and non-renewable resources	0	Overall this policy would have no impact upon this SA Objective.	Please refer to Core Strategy policies CS10 and CS12.
SA17- To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	0	Overall this policy would have no impact upon this SA Objective.	
SA18- To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	0	Overall this policy would have no impact upon this SA Objective.	
SA19- To maintain and improve soil quality	0	Overall this policy would have no impact upon this SA Objective.	
SA20- To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	0	Existing Core Strategy policies allow for energy efficiency and renewable energy to be a consideration of Development Management. Therefore overall there would be no impact upon this SA Objective.	Please refer to Core Strategy policies CS10 and CS12.
SA21- To ensure high and stable levels of employment	++	<p>Allowing the site to remain and possibly expand on its use as a military facility could help to retain and possibly increase employment levels in the area. The RMA is considered to be an important local employer. Therefore this policy is considered to have a significant positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA22- To sustain economic growth and competitiveness of the Borough	+	Allowing the site to remain as is and possibly expand on its use as a military facility could help to retain and possibly increase economic growth in the area. Therefore this SA policy is considered to have a positive effect upon this SA Objective.	

Policy SA10- Royal Military Academy Sandhurst			
		<p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA23- To encourage 'smart' economic growth	I	Any effects upon this SA Objective could not be assessed until implementation. I	
SA24- To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	+	<p>The facility provides the opportunity to develop skills and therefore a policy to retain and enhance the existing RMA site could have a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

**Table 29 Policy SA11- Bracknell Town Centre**

Policy SA11- Bracknell Town Centre			
<p>Land in Bracknell Town Centre as shown on the Proposals Map is identified for a mixed use development including retail, business, residential, leisure and other ancillary development.</p> <p>Any proposals must accord with the principles, development zones and schedules set out in the adopted masterplan, or any subsequently agreed framework and strategies. Any proposals must contain measures to mitigate the impact of the development.</p> <p>This replaces Proposals PE1i and PE1ii of the Bracknell Forest Borough Local Plan (2002).</p>			
SA Objective	Assessment of Effect	Commentary	Mitigation
SA1- To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>This policy would provide the mechanism to deliver a significant number of houses within the Town Centre location. A significant number of these could be affordable. The location of housing in such a location could provide sustainable, affordable housing that meets the needs of the Borough. Therefore this policy would have a significant positive effect upon this SA Objective.</p>	

Policy SA11- Bracknell Town Centre			
		<p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA2- To reduce the risk of flooding and harm to people, property and the environment	0	It is unlikely that the option will have an effect on this SA Objective.	
SA3- To protect and enhance human health and wellbeing	++	<p>This policy would provide the opportunity to place residents within a location where health facilities are accessible.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA4- To reduce poverty and social exclusion	+	<p>This policy could contribute to an increase in the vitality and viability of centres which could have indirect cumulative benefits for reducing overall levels of poverty and social exclusion.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA5- To raise educational achievement levels	0	There are sufficient educational provisions to support residential development within the Town Centre via the recent planning permission. These would take the form of contributions that are secured by way of a legal agreement. Therefore this policy is considered to have a neutral effect upon this SA Objective.	
SA6- To reduce and prevent crime and the fear of crime	+	Maintaining a focus of mixed use development including residential on the Town Centre could increase the vitality and	

Policy SA11- Bracknell Town Centre			
		<p>viability of the centre. This could have a positive affect upon any crime concerns there maybe.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA7- To create and sustain vibrant and locally distinctive communities	++	<p>The policy would encourage the mixed use regeneration of the Town Centre therefore providing the opportunity to improve the local distinctiveness of the community. This policy could have a significant positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA8- To provide accessible essential services and facilities	++	<p>This policy encourages a mix of uses to be provided within the Town Centre that is considered to be a sustainable location. This could increase accessibility to essential services and facilities. Therefore this objective could have a significant positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough Wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA9- To make opportunities for culture, leisure and recreation readily accessible	+	<p>A mixed use regeneration of the Town Centre could allow for an increase in opportunities in making culture, leisure and recreation readily accessible. Therefore this policy could have a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Possible.</p>	

Policy SA11- Bracknell Town Centre			
		<p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA10- To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	++	<p>This policy seeks to provide a mixed use approach in regenerating the Town Centre. Providing such uses in such a location is likely to involve the use of previously developed land. This policy would seek to improve the attraction of the Borough's most sustainable location. Therefore this policy could have a significant positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA11- To maintain air quality and improve where possible	?	<p>There are two AQMAs in the borough of which one is within Crowthorne and the other is on Bagshot Road Bracknell. Strategically this site could impact upon the AQMAs. An Action Plan is being worked on. Therefore further work is required.</p>	Any future development must take the AQMA and its associated action plan into consideration.
SA12- To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	++	<p>This policy seeks to provide a regenerated and sustainable mixed use Town Centre. This could provide a location whereby residents choose not to use their cars. There are also existing Core Strategy policies that make energy efficiency and renewable energy generation a consideration at the Development Management stage. Therefore this policy could have a significant positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	Please refer to Core Strategy policies CS10 and CS12.



Policy SA11- Bracknell Town Centre			
		<b>Short/Medium/Long term:</b> Short/Med/Long term.	
SA13- To conserve and enhance the Borough's biodiversity	-	<p>A policy to regenerate the existing Town Centre will result in a negative impact upon biodiversity.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys may be required. These could include bird and bat surveys.</p>
SA14- To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	+/-	<p>This policy provides the opportunity to enhance the townscape character however historic listed buildings and their setting could be threatened. Therefore this policy could have a positive and negative effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>The historic merit of the listed buildings and associated settings shall be retained and unharmed.</p>
SA15- To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	++	<p>This policy encourages a mix of uses to be provided within Town Centre location already considered sustainable. This could increase accessibility to essential services and facilities. Therefore this objective could have a significant positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

Policy SA11- Bracknell Town Centre			
SA16- To sustainably use and re-use both renewable and non-renewable resources	+	<p>A regeneration of the Town Centre could provide the opportunity to encompass energy efficiency and renewable energy generation at the design stages of the Development Management process. A rejuvenated Town Centre could respond positively to this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Please refer to Core Strategy policies CS10 and CS12.
SA17- To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	I	Any affect this policy may have upon this SA Objective would not be known until implementation at the Development Management stage.	
SA18- To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	+	<p>A regeneration of the Town Centre would provide the opportunity to implement sustainable resource management and therefore improve upon the current drainage provisions. Therefore this policy could allow for a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA19- To maintain and improve soil quality	0	It is unlikely that the option will have an effect on this SA Objective. 0	
SA20- To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	+	<p>A regeneration of the Town Centre could provide the opportunity to encompass energy efficiency and renewable energy generation at the design stages of the Development Management process. A rejuvenated Town Centre could respond positively to this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p>	Please refer to Core Strategy policies CS10 and CS12.

Policy SA11- Bracknell Town Centre			
		<p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA21- To ensure high and stable levels of employment	++	<p>This policy would provide a mix of uses within close proximity to residential accommodation. This could provide the right environment to sustain and even improve upon current levels of employment.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA22- To sustain economic growth and competitiveness of the Borough	++	<p>This policy would provide a mix of uses within close proximity to residential accommodation and as such could help to improve Bracknell's image as an office location to support future economic growth. For this reason the site resulted in a significant positive score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA23- To encourage 'smart' economic growth	I	<p>This policy could provide the opportunity to encourage 'smart growth'. However its impact could not be known until implementation at the Development Management stage.</p>	
SA24- To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	I	<p>This policy could provide the opportunity to develop and encourage a skilled workforce. However its impact could not be known until implementation at the Development Management stage.</p>	

**Table 30 Policy SA12- The Peel Centre**

Policy SA12- The Peel Centre			
<p>The Peel Centre is identified as an edge of centre retail warehouse park that is sustainably located.</p> <p>Development at the Peel Centre that reinforces its role and character as a retail warehouse park will be favourably considered.</p> <p>Development will only be permitted if it does not adversely affect the retail warehouse character or function of the park. Qualifying applications will need to be supported by information relating to the sequential test and need.</p> <p>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.</p>			
SA Objective	Assessment of Effect	Commentary	Mitigation
SA1- To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	It is unlikely that the option will have an effect on this SA Objective.	
SA2- To reduce the risk of flooding and harm to people, property and the environment	0	It is unlikely that the option will have an effect on this SA Objective.	
SA3- To protect and enhance human health and wellbeing	0	It is unlikely that the option will have an effect on this SA Objective.	
SA4- To reduce poverty and social exclusion	0	It is unlikely that the option will have an effect on this SA Objective.	
SA5- To raise educational achievement levels	0	It is unlikely that the option will have an effect on this SA Objective.	
SA6- To reduce and prevent crime and the fear of crime	0	It is unlikely that the option will have an effect on this SA Objective.	
SA7- To create and sustain vibrant and locally distinctive communities	+	<p>The Peel Centre supports the primary shopping area of the Town Centre. This policy allows for the distinctive retail warehouse area to be retained and therefore could have a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p>	

Policy SA12- The Peel Centre			
		<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA8- To provide accessible essential services and facilities	++	<p>To retain the retail warehouse area in such a location would provide essential services and facilities on the edge of the Town Centre to the benefit of existing and future residents. Therefore this policy could have a significant positive effect upon this SA Objective to provide accessible essential services and facilities.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA9- To make opportunities for culture, leisure and recreation readily accessible	0	It is unlikely that the option will have an effect on this SA Objective.	
SA10- To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+	<p>Designating this area as retail warehouse (The Peel Centre) would make the best use of land and therefore have a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA11- To maintain air quality and improve where possible	?	<p>There are two AQMAs in the borough of which one is within Crowthorne and the other is on Bagshot Road Bracknell. Strategically this site could impact upon the AQMAs. An Action Plan is being worked on. Therefore further work is required.</p>	Any future development must take the AQMA and its associated action plan into consideration.

Policy SA12- The Peel Centre			
SA12- To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+	<p>This policy seeks to retain the location of retail warehouses on the edge of the Town Centre. The location of the site is considered sustainable. There are also existing Core Strategy policies that make energy efficiency and renewable energy generation a consideration at the Development Management stage. Therefore this policy could have a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA13- To conserve and enhance the Borough's biodiversity	0	It is unlikely that the option will have an effect on this SA Objective.	
SA14- To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	0	It is unlikely that the option will have an effect on this SA Objective.	
SA15- To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	++	<p>To retain the retail warehouse area in such a location would provide essential services and facilities on the edge of the Town Centre to the benefit of existing and future residents. Therefore this policy could have a significant positive effect upon this SA Objective to reduce the need to travel by car.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA16- To sustainably use and re-use both renewable and non-renewable resources	I	Any acceptable development in this location would have to comply with Core Strategy policies. However any effect will	

Policy SA12- The Peel Centre			
		not be known until the implementation of policy at the Development Management stage.	
SA17- To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	I	Any affect this policy may have upon this SA Objective would not be known until implementation at the Development Management stage.	
SA18- To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	0	It is unlikely that the option will have an effect on this SA Objective.	
SA19- To maintain and improve soil quality	0	It is unlikely that the option will have an effect on this SA Objective.	
SA20- To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	I	There are existing Core Strategy policies in place that enable future build on the site to consider both energy efficiency and renewable energy generation. Therefore this will not be known until the implementation of policy at the Development Management stage.	
SA21- To ensure high and stable levels of employment	+	Designating the area for retail warehouse uses could maintain the employment levels in the area. The site provides retail employment on the edge of the Town Centre that is considered sustainable. Therefore this policy is considered to have a positive effect upon this SA Objective.  <b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	
SA22- To sustain economic growth and competitiveness of the Borough	+	Designating the area for retail warehouse uses could sustain economic growth within the Town Centre and the therefore the Borough. Therefore this policy is considered to have a positive effect upon this SA Objective.	



Policy SA12- The Peel Centre			
		<p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA23- To encourage 'smart' economic growth	I	This policy could provide the opportunity to encourage 'smart growth'. However its impact could not be known until implementation at the Development Management stage.	
SA24- To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	I	This policy could provide the opportunity to develop and encourage a skilled workforce. However its impact could not be known until implementation at the Development Management stage.	

**Table 31 Policy SA13- Changes to Proposals Map**

Policy SA13- Changes to Proposals Map			
<p>The following boundary changes are made to the Proposals Map:</p> <ol style="list-style-type: none"> <li>1. amendments to the settlement boundary</li> <li>2. addition of boundaries for allocated housing sites</li> <li>3. addition of allocated urban extension sites</li> <li>4. amendments to defined employment Areas</li> <li>5. amendments to identified major employment sites outside settlement boundaries</li> <li>6. additional designation for Royal Military Academy, Sandhurst</li> <li>7. amendments to the boundary of Bracknell Town Centre and to primary and secondary frontages</li> <li>8. additional boundary for the Peel Centre</li> <li>9. amendments to Crowthorne Centre boundary and to the primary and secondary frontages</li> <li>10. amendments to the boundaries of local centres</li> <li>11. deletion of the Open Space of Public Value notation</li> </ol>			
SA Objective	Assessment of Effect	Commentary	Mitigation

Policy SA13- Changes to Proposals Map			
SA1- To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>The policy seeks to enable the provision of housing close to or within existing settlements through a revision of the settlement boundaries. This should help to meet local housing needs in sustainable locations. Policies in the Core Strategy will guide the type and quality of homes to be constructed.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Permanent</p> <p><b>Short/Medium/Long term:</b> Med/Long term</p>	
SA2- To reduce the risk of flooding and harm to people, property and the environment	+/-	<p>The adjustment of the settlement boundary could help to ensure that growth is controlled to minimise the risk of flooding associated with new development in areas of high flood risk. However, adjusting the settlement boundaries could increase the density of development within the boundary and across a wider area, including on greenfield sites within the settlement boundary, which could lead to increased impermeable surfaces and increase the risk of flooding from an increase in surface water runoff. National policy and policies in the CS should ensure that this effect is minimised through the implementation of SuDS and avoidance of areas of high flood risk for new development, therefore a mix of positive and negative effects is predicted.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	
SA3- To protect and enhance human health and wellbeing	+/-	<p>The policy seeks to enable changes to the proposals map, which will enable the designation of changes to settlement boundaries. The policy could increase the density of development in the medium to longer term within the settlement boundaries. This could lead to negative</p>	

Policy SA13- Changes to Proposals Map			
		<p>effects on human health and wellbeing, through the loss of areas of recreation both within the existing settlement and on the edges of the urban area to built development. However, the other policies in the SADPD seek to ensure that previously developed sites are prioritised, which may mean that this effect is only in the medium to longer term. Conversely, an increase in built development in accordance with CS1 policy and in proximity to local services and facilities could lead to an increase in the proportion of the community that can easily access health and leisure facilities, that could lead to positive medium and long term effects. Therefore a mix of both positive and negative effects is predicted.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Permanent</p> <p><b>Short/Medium/Long term:</b> Med/Long term</p>	
SA4- To reduce poverty and social exclusion	+	<p>The policy includes settlement boundary changes that are likely to lead to increased housing provision that could meet local needs. As the boundary changes seek to focus development on the existing settlements, housing provision could increase accessibility to employment opportunities and other services and facilities for some, leading to an indirect positive effect.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term</p>	
SA5- To raise educational achievement levels	+	<p>The policy includes settlement boundary changes that can allow for some school sites to create additional accommodation</p>	

Policy SA13- Changes to Proposals Map			
		<p>where needed. This could help to improve accessibility to education for members of the community, which could improve attainment levels in the medium to long term. However, this is only applicable to schools that adjoin the settlement boundary as opposed to schools outside of the settlement boundary, so minor effects are predicted.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Med/Long term.</p>	
SA6- To reduce and prevent crime and the fear of crime	0	It is unlikely that the changes to the settlement boundaries will have an effect on crime levels or the fear of crime.	
SA7- To create and sustain vibrant and locally distinctive communities	+	<p>The policy seeks to ensure that any new development is limited and appropriate, to retain the rural character of the area. This could help to ensure that the distinctiveness of communities is maintained. Focusing development on existing settlements, through additional housing and subsequent population increases, could lead to an increase in the viability of local services and facilities and lead to an increase in the vibrancy of the community. However, the loss of some greenfield sites to new development could lead to minor negative effects on local character, reducing potentially significant positive effects.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Permanent</p> <p><b>Short/Medium/Long term:</b> Med/Long term</p>	
SA8- To provide accessible essential services and facilities	+	The policy seeks to enable development to be focused on existing settlements, which should ensure that essential services	

Policy SA13- Changes to Proposals Map			
		<p>and facilities are accessible for the majority of people. Further, the CS will ensure that essential services and facilities are in place to service new housing development. This should lead to positive effects against this objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific</p> <p><b>Temporary/Permanent:</b> Temporary</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA9- To make opportunities for culture, leisure and recreation readily accessible	-	<p>The policy seeks to omit Open Space of Public Value from the proposals map. This includes both active and passive areas for recreation. This has been removed as the requirements are included under policy CS8 in the Core Strategy. Any changes to OSPV will be addressed within the Development Management DPD and are such not included in the SADPD. To this end, it is predicted that this element of the policy will not directly affect the achievement of this objective. However, changes to the settlement boundary in general could lead to the loss of some areas of recreation land on the edges of and within the settlement boundary to new housing development. This could have negative effects on this objective in the medium and long term, as sites that comprise previously developed land will be prioritised.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific</p> <p><b>Temporary/Permanent:</b> Permanent</p> <p><b>Short/Medium/Long term:</b> Med/Long term</p>	
SA10- To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	-	<p>The changing of the employment site boundaries within settlement boundaries should help to improve efficiency in the use of land, as the policy seeks to meet employment land demand using existing sites. Changes to the settlement boundaries for the delivery of housing may</p>	

Policy SA13- Changes to Proposals Map			
		<p>also lead to improved efficiency compared to an option that may see increased development in more rural areas that would not contribute to urban renewal. However, the policy is in line with policies SA1 and SA2, which identify sites both on previously developed land and greenfield sites. As previously developed sites will be prioritised ahead of greenfield sites, minor negative effects overall may occur in the medium to long term.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Permanent</p> <p><b>Short/Medium/Long term:</b> Med/Long term</p>	
SA11- To maintain air quality and improve where possible	-	<p>Through modifications to the settlement boundaries, policy seeks to enable development within or close to existing settlements, which could help to reduce the need to travel by private car and encourage the use and viability of sustainable modes of transport. This could help to improve local air quality through the potential for a reduction in the increase of emissions from new development.</p> <p>However, an increase in the number of people in the borough with private vehicles is likely to lead to an overall increase in population, which could have a cumulative negative effect on air quality. Further, an increase in population density and potential loss of vegetation through the development of greenfield sites in the medium to long term (once previously developed sites have been developed) could lead to the loss of local sequestration potential leading to negative effects. Overall, it is likely that effects will be negative in the medium to long term.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Temporary</p> <p><b>Short/Medium/Long term:</b> Med/Long term</p>	

Policy SA13- Changes to Proposals Map			
SA12- To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	-	<p>Through focusing development within settlement boundaries through their revision, the policy could lead to the loss of greenfield land on the peripheries of settlements in the medium to long term (as previously developed land use is prioritised), which could lead to the loss of potential for flood risk minimisation through absorption of precipitation. An overall increase in population could also lead to an increase in greenhouse gas emissions from dwellings and vehicles. The policy to focus development on existing settlements to reduce the need to travel, along with CS policies, could minimise this negative effect.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide contribution to international effect</p> <p><b>Temporary/Permanent:</b> Permanent</p> <p><b>Short/Medium/Long term:</b> Med/Long term</p>	
SA13- To conserve and enhance the Borough's biodiversity	+/-	<p>The adjustment of the settlement boundary may ensure that growth is controlled to minimise the loss of important habitats in rural areas from new development. However, the policy could increase the density of development as well as the development of existing rural areas on the edges of settlements, reducing the potential for wildlife habitats, both on greenfield sites and previously developed land. Policies within the CS should seek to reduce this effect.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Permanent</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
SA14- To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	++	<p>The policy seeks to ensure that any new development is limited and appropriate, to retain the rural character of the area. The inclusion of conservation area designations on the proposals map should enable the</p>	

Policy SA13- Changes to Proposals Map			
		<p>improved implementation of policies in the CS that seek to protect their character and integrity when development designated sites.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific</p> <p><b>Temporary/Permanent:</b> Permanent</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
SA15- To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	+	<p>Chapter 5 of the SADPD states that development will be prioritised in existing settlements, where access to sustainable modes of transport and employment opportunities is greatest. As there are no new employment allocations in the SADPD, the policy could enable the growth of employment in locations that have sustainable choices, thus increasing the potential for use of these modes.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Temporary</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
SA16- To sustainably use and re-use both renewable and non-renewable resources	0	It is unlikely that this policy will affect the use of materials.	
SA17- To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	0	It is unlikely that this policy will directly affect the achievement of this objective.	
SA18- To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	0	It is unlikely that this policy will directly affect the achievement of this objective.	



Policy SA13- Changes to Proposals Map			
SA19- To maintain and improve soil quality	+	<p>The policy will enable new development to be directed towards existing settlements, thereby indirectly benefiting areas of high quality agricultural land.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific</p> <p><b>Temporary/Permanent:</b> Temporary</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
SA20- To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	0	<p>It is unlikely that this policy will directly affect the achievement of this objective.</p>	
SA21- To ensure high and stable levels of employment	0	<p>It is unlikely that this policy will directly affect the achievement of this objective.</p>	
SA22- To sustain economic growth and competitiveness of the Borough	++	<p>The Employment Land Review (2009) concluded that there was a significant over-supply of offices in the Borough and that the defined employment areas were of a reasonable quality. Changes to the employment areas within settlement boundaries will result from a focus of new employment in existing areas, which could enable these areas to become more competitive.</p> <p>The policy will allow flexibility in the delivery of development in the retail sector, to response to changes in national policy as well as seek to improve the competitiveness of Bracknell Town Centre. Policy SA12 also addresses the potential for amendments to Bracknell Town Centre.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide</p> <p><b>Temporary/Permanent:</b> Temporary</p> <p><b>Short/Medium/Long term:</b> Med/Long term</p>	
SA23- To encourage 'smart' economic growth	0	<p>It is unlikely that this policy will directly affect the achievement of this objective.</p>	

Policy SA13- Changes to Proposals Map			
SA24- To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<b>0</b>	It is unlikely that this policy will directly affect the achievement of this objective.	

# Unallocated Sites - Omission Sites

## Unallocated Sites - Omission Sites

Land north of Tilehurst Lane, Binfield (SHLAA ref 90)

**Aerial Photo of land north of Tilehurst Lane.**



5

**SHLAA Ref: 90 Land North of Tilehurst Lane, Binfield. (131 Units)**

**Table 32**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Could provide 131 dwellings</p> <p>6.73 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>Therefore the site is likely to have a significant positive score.</p> <p><b>Likelihood of effect: Likely</b></p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
2	Flooding	0	<p>Site is not located within SFRA Flood Zone 2 and 3.</p> <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	1	<p>The site is within 0.41 km of a Dentist and 0.31 km of a GP surgery.</p> <p>194 Bus every 33mins to BracknellTown Centre. (Heath Centre)</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 40 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 131 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<p>There are no known health and deprivation concerns in the Binfield with Warfield Ward.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			Therefore this site would have no overall impacts upon this SA objective.	
5	Education	0	<p>The site could potentially accommodate 131 dwellings.</p> <p>The site falls within the catchment of Binfield C of E and Garth Hill.</p> <p>Binfield C of E has a predicted deficit and Garth Hill has a predicted surplus.</p> <p>At this stage the affect upon this SA objective is not known although LID would allow for contributions.</p>	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.
6	Crime	0	IMD 2007 data shows no concerns regarding crime.	
7	Community	-	<p>Development of the site could affect the distinctiveness of the existing community. The site is an extension of an existing settlement south of Tilehurst Lane. However there is no built area north of Tilehurst Lane and therefore the extension of this site is considered to effect the distinctiveness of the existing community.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
8	Accessible services	+	There site is within walking distance of a Local Centre with Library in BinfieldVillage.	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• 151 Bus- 2 hourly to Wokingham</li> <li>• 53/153 Bus- 30-60 mins to and from Bracknell Town Centre</li> <li>• 175A Bus- Sunday hourly to and from Bracknell Town Centre</li> <li>• 4C Bus- Infrequent service with Town Centre and Maidenhead</li> </ul> <p>Good cycle path connections with the Bracknell Town Centre and Binfield Village.</p> <p>The site is considered accessible to essential services and therefore would have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 2-4 mins car journey of Parks and Gardens.</li> <li>• Within 10-12 mins walking distance of Amenity Greenspace.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 0-2 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 18-20 mins walk of Urban Woodlands.</li> <li>• Within 4-6 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 6-8 mins walk of Childrens Play Areas.</li> <li>• Within 2-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
10	Urban renaissance	-	<p>Part of the site is considered to be previously developed land. However the majority is considered to be greenfield and therefore not considered the best use of land.</p> <p>As the majority of the site is considered greenfield land then it is likely that a minor negative impact upon this SA objective could take place.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>SuD's would be required at the Development Management stage.</p> <p>Policies CS10 and CS12 are to be considered.</p>
13	Biodiversity	-	<p>TPO trees within the site.</p> <p>Majority of the site is open and grassed.</p> <p>Not within an SPA buffer</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Retail protected trees.</p>
14	Countryside & historic	-	<p>Part of the land is considered previously developed land. However the majority of the site is considered open and greenfield.</p> <p>Site is Countryside designated.</p> <p>Although there are no listed buildings on the site there are four adjoining the site (Honeysuckle Cottage- Grade II, Tile House- Grade II, South Lodge- Grade II and The Stag &amp; Hounds- Grade II)</p> <p>TPO trees present on site mostly surrounding the southern boundary with Tilehurst Lane and could be retained as boundary treatment.</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Setting of Listed Buildings should be considered.</p> <p>Development should take into account Binfield Character Area A.</p>



	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Adjoining Binfield Character Area A and located within an area known to be a parkland feature as stated in the Character Area SPD.</p> <p>The Landscapes Analysis (August 2011) concluded that the loss of open countryside on the north side of the village would result in too extensive a change to the rural setting of the village.</p> <p>Development of this site is likely to have a detrimental impact upon the character and appearance of the area. For this reason the site scored negatively however a significant negative score was not provided as Listed Buildings are adjoining the site and therefore not directly threatened.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
15	Travel choice	+	<p>The site is within walking distance of a Local Centre with Library in BinfieldVillage.</p> <ul style="list-style-type: none"> <li>• 151 Bus- 2 hourly to Wokingham</li> <li>• 53/153 Bus- 30-60 mins to and from Bracknell Town Centre</li> <li>• 175A Bus- Sunday hourly to and from Bracknell Town Centre</li> <li>• 4C Bus- Infrequent service with Town Centre and Maidenhead</li> </ul> <p>Good cycle path connections with the Bracknell Town Centre.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>The site is considered accessible to essential services and therefore would not necessarily encourage the car to be the preferred mode of transport. For this reason the site has scored positively.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	Policies CS10 and CS12 is to be considered.
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depends on how policy is implemented.</p>	
18	Water	?	<p>The site falls within a Source Catchment Protection Zone 3. The outcome of this is not understood at this time. Further work may be required.</p>	<p><u>Source Catchment Protection Zone 3:</u></p> <p>Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
				<p>source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final Source Catchment Protection Zone can be defined as the whole aquifer recharge area where the ratio of groundwater abstraction to aquifer recharge (average recharge multiplied by outcrop area) is &gt;0.75. There is still the need to define individual source protection areas to assist operators in catchment management.</p> <p>SuD's should be a consideration at the design stage.</p>
19	Soil quality	?	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
21	Employment	+	<p>Via buses and/or cycle routes the site could access employment areas in Bracknell Town Centre and Western Industrial Estate.</p> <p>Therefore will have a positive effect upon this SA objective.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>Via buses or cycle routes the site could access employment areas in Bracknell Town Centre, Western Industrial Estate and any further employment sites that arise in Amen Corner South.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

The Hideout, Old Wokingham Road (SHLAA ref 130)

Aerial Photo of The Hideout.



6 SHLAA Ref: 130 The Hideout, Old Wokingham Road, Crowthorne. (431 Units)

Table 33

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Could provide 431 self contained staff accommodation.</p> <p>22.2 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Therefore the site is likely to have a significant positive score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
2	Flooding	?	<p>Site is not located within SFRA Flood Zone 2 and 3.</p> <p>However the site does contain important drainage ditches. This will need further investigation.</p>	<p>Design of the development would have to take into account existing drainage ditches and incorporate SuDs where appropriate.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>The site is within 1.8km of a GP surgery and 1.8km of a dentists (Great Hollands Square)</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 40 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 431 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
4	Poverty & exclusion	0	<p>There are no known health and deprivation concerns in Great Hollands South ward. There are also no known barriers to housing.</p> <p>Therefore this site would have no overall impacts upon this SA objective.</p>	
5	Education	0	<p>The site could potentially accommodate 431 dwellings.</p> <p>The site falls within the catchment of Woodenhill primary and EasthampsteadPark. There looks to be a predicted surplus in both the schools.</p> <p>Overall the site could accommodate itself.</p>	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.
6	Crime	?	<p>IMD data shows concerns regarding crime. Some parts of the ward fall within the bottom half of the country when looking at crime indicators (IMD 2007). Development can design out crime. However it is unclear how 431 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	0	<p>Development of the site would not affect the distinctiveness of existing communities.</p> <p>However the site does not relate well to existing form. Therefore the site scores no overall impact and not a positive.</p>	
8	Accessible services	-	<p>Accessibility to essential services is considered poor.</p> <p>Public transport to Bracknell Town Centre is poor.</p> <p>Good cycle links with Crowthorne and Bracknell.</p> <p>Opportunity to access facilities at the TRL development.</p> <p>Overall the site would be relatively remote. Therefore the site scored a minor negative score.</p>	Improvements to bus services to be considered.



	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 2-4 mins car journey of Parks and Gardens.</li> <li>• 10-12 mins walking distance of Amenity Greenspace.</li> <li>• Within 2-4 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 18-20mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Not within 20mins walk of Urban Woodlands.</li> <li>• Within 18-20 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 6-8 mins walk of Children's Play Areas.</li> <li>• Within 0-2 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land.</p> <p>Site is designated as countryside</p>	



	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>As the site is considered greenfield land then it is likely that a minor negative impact upon this SA objective could take place.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There is an Air Quality Management Area close to the site. An Air Quality Action Plan is being looked at.</p> <p>However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>SuD's would be required at the Development Management stage.</p> <p>Policies CS10 and CS12 are to be considered.</p>
13	Biodiversity	--	<p>Ecologically varied site that would require further survey work to be carried out.</p> <p>Broad leaf woodland and some heathland.</p> <p>Site within 2km of SPA but outside 400m.</p> <p>No TPOs although parts of the sites are heavily treed.</p> <p>Due to the site being ecologically varied it is likely that the site would result in a significant negative impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys required.</p> <p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
14	Countryside & historic	-	<p>A landscape assessment of the site confirmed that development is unlikely to be acceptable in landscape and visual terms. Building upon a large part of the sites would undermine the delicate balance of open space and built form which is essential to maintain the existing valued landscape character and visual and physical separation of settlements.</p> <p>There are no historic buildings on the site or historic garden designations.</p> <p>Development of this site is considered to have an overall negative impact upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	-	<p>Accessibility to essential services is considered poor.</p> <p>Public transport to Bracknell Town Centre is poor.</p> <p>Good cycle links with Crowthorne and Bracknell.</p> <p>Overall the site would be relatively remote. Therefore the site scored a minor negative score.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p>	Policy CS10 and CS12 should be a consideration

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
17	Waste	<b>I</b>	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	<b>0</b>	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	<b>0</b>	<p>The site has a Landscape Classification Grade 4 (Poor Quality) and Non-Agricultural Land.</p> <p>As such the site is not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	<b>+</b>	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
21	Employment	+	<p>The site is located close to the TRL site where there is an enterprise centre and also units on the opposite side of Old Wokingham Road within Wokingham Borough.</p> <p>There will be some loss of employment use at TRL.</p> <p>The site is also well located to serve local employment areas within Crowthorne for example the High Street, WellingtonBusinessPark and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 431 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

**Land south of The Limes, Warfield (SHLAA ref 165)**

**Aerial Photo of land south of The Limes.**



**7 SHLAA Ref: 165 Land South of the Limes (16 Units)**

**Table 34**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p><b>Comments:</b></p> <p>Could provide up to 16 Dwellings 0.54 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>Therefore the site is likely to have a significant positive score.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
2	Flooding	0	Site is not located within SFRA Flood Zone 2 and 3.  No over all impact upon this SA objective.	Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.  Formal submission should include a Flood Risk Assessment.
3	Health	1	Good access to local health provisions. (within 1km).Reading Royal BerkshireHospital by Car within 30 mins.  162 Bus is an hourly bus to HeatherwoodHospital.  No know health deprivation concerns (IMD 2007)  It is unclear whether or not the existing health care provision can accommodate 16 dwellings. Therefore the effect if any will not be known until implementation.  Can access both	Capacity of health provisions needs to be better understood.
4	Poverty & exclusion	0	There are no known poverty and exclusion issues in the ward of Winkfield and Cranbourne.	
5	Education	0	The site could potentially accommodate 16 dwellings.  Overall the site could accommodate itself.	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.
6	Crime	0	IMD 2007 data does not identify any issues at this location.	
7	Community	-	Potentially introducing 16 dwellings on this site is likely to have a negative impact upon the character of the existing Hayley Green community. The distinctiveness of the existing community would not be retained	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>as development of this site would not relate well to the prevailing settlement.</p> <p>Its is important to maintain the gap that separates the two main settlements.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	0	<p>Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc...</p> <p>The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly.</p> <p>Cycle route connecting the site with the supermarket site.</p> <p>Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre.</p> <p>Site accessibility could be improved. However overall the site is not considered to have a positive nor a negative impact upon accessibility to services.</p>	
9	Culture, leisure, recreation	+	<p>4-6 mins of open space by car.</p> <p>4-6 mins walk of amenity green space.</p> <p>4-6 mins of natural space &amp; semi-natural green spaces.</p> <p>0-2 mins walk from urban woods.</p>	



	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>10-12 mins walk of children and young people facilities.</p> <p>10-12 mins walk of childrens play areas.</p> <p>0-2 mins of built sports facilities by car.</p> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This option would encourage the development of greenfield land and not previously developed land.</p> <p>This option would not encourage urban renaissance and therefore would have a negative effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.  Overall the site would accommodate itself.	Policies CS10 and CS12 are to be considered.
13	Biodiversity	-	Site compromises semi-natural habitat that may have a biodiversity value.  Big Wood LWS IS 100m east of site. Potential to support reptiles, small mammals and invertebrates.  Within 5km of SPA  Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.  <b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Presence of the species mentioned could reduce the developable area.  Root zone buffers required.  Ecological surveys would be required to assess the value of the habitats on the site. Only if the value is low and/or biodiversity can be accommodated would development become acceptable.  Appropriate ecological surveys required.  SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.
14	Countryside & historic	-	No Listed Buildings and associated Historic Gardens present on or adjoining the site.  No protected trees on or abutting the site.  Site is not considered to represent previously developed land.  Site does not fall within a study area as highlighted by the Character Area SPD.	Landscape Analysis of the site has been carried out.  Minimise the loss of greenfield land.

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Site designated as Countryside.</p> <p>The Landscape Analysis of the site concluded that the site formed an important gap between settlements and that this needs to be maintained.</p> <p>The use of greenfield land is considered to have a minor negative impact upon this SA objective to conserve the Borough's characteristic countryside and its historic environment in urban and rural areas.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	-	<p>Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc...</p> <p>The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly.</p> <p>Cycle route connecting the site with the supermarket site.</p> <p>Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre.</p> <p>The site could be considered relatively remote with a minimum of an hourly bus service to the town centre and its associated facilities including the railway station. This site is considered to be in a location whereby the car may well be the preferred choice</p>	<p>Improvements to the bus services required.</p> <p>Unlikely that a development of this size would encourage an improvement to the service.</p>

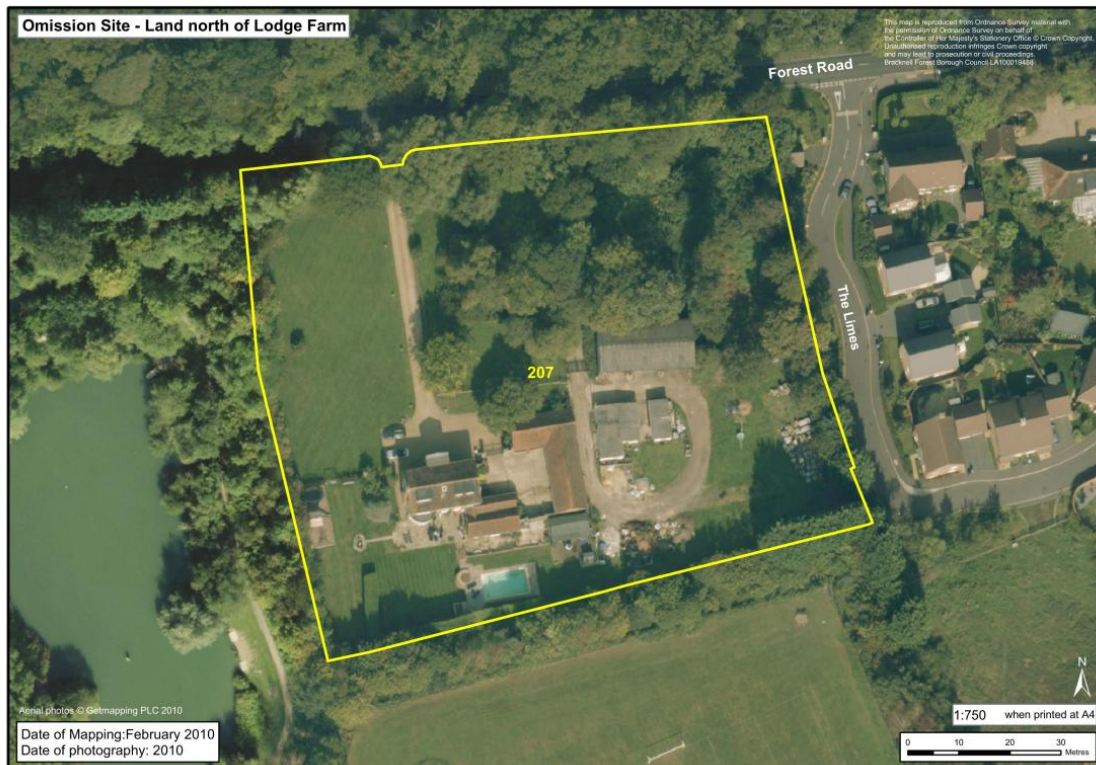
	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>of transport. Therefore this option would have a minor negative affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.</p>	Policy CS10 and CS12 should be a consideration
17	Waste	I	<p>Site within 180m of landfill. (R3 risk unknown) In view of the distance it is unlikely that landfill gas will present a risk to this proposal. (Environment Agency)</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	SuD's needs to be a consideration.
19	Soil quality	?	The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.	Soil surveys required.

	SA Objective	Scores	Reasons	Optimising/mitigating
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough Wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
21	Employment	+	<p>The site is located as to serve employment sites within the borough this could include any that are located on the Warfield SPD site.</p> <p>The site would not support any employment uses.</p> <p>Likely that this site would have a positive impact upon this SA objective.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 16 dwellings could potentially help to sustain economic growth. The site is likely to have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

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

North Lodge Farm, Warfield (SHLAA ref 207)

Aerial Photo of North Lodge Farm.



8 SHLAA Ref: 207 Land at North Lodge Farm, Warfield (17 Units)

Table 35

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p><b>Comments:</b></p> <p>Could provide up to 17 Dwellings</p> <p>0.97 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>Therefore the site is likely to have a significant positive score.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
2	Flooding	-	<p>Part of the western side of the site is located within SFRA flood Zones 3a and 3b.</p> <p>Without any detail there is likely to be a negative impact upon this SA objective as residential development could be located within a flood zone.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Development could be designed not to allow built development within the food zones.</p> <p>8m buffer zone for the river.</p> <p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>The appropriate identification of Green Infrastructure and River Corridors.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>Good access to local health provisions. (within 1km).</p> <p>It is unclear whether or not the existing health care provision can accommodate 16 dwellings. Therefore the effect if any will not be known until implementation.</p> <p>Can access both Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>162 Bus is an hourly bus to Heatherwood Hospital.</p> <p>No know health deprivation concerns (IMD 2007)</p>	<p>IDP:</p> <p>Possible extension to existing facility or relocation.</p>
4	Poverty & exclusion	0	There are no known poverty and exclusion issues in the ward of Winkfield and Cranbourne.	
5	Education	0	The site could potentially accommodate 16 dwellings.	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.



	SA Objective	Scores	Reasons	Optimising/mitigating
			Overall the site could accommodate itself Therefore the site is likely to have no overall impact .	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	-	<p>Introducing 16 dwellings on site would more than double the number of dwellings that are currently at the limes. This could potentially have an adverse impact upon the distinctiveness of the existing community.</p> <p>Development of this size would not allow for a new local centre however would apply pressure on existing facilities.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	0	<p>Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc...</p> <p>The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly.</p> <p>Cycle route connecting the site with the supermarket site.</p> <p>Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			Site accessibility could be improved. However overall the site is not considered to have a positive nor a negative impact upon accessibility to services.	
9	Culture, leisure, recreation	+	<p>4-6 mins of open space by car.</p> <p>4-6 mins walk of amenity green space.</p> <p>4-6 mins of natural space &amp; semi-natural green spaces.</p> <p>0-2 mins walk from urban woods.</p> <p>10-12 mins walk of children and young people facilities.</p> <p>10-12 mins walk of childrens play areas.</p> <p>0-2 mins of built sports facilities by car.</p> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land.</p> <p>This option would not encourage urban renaissance and therefore would have a negative affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	Policies CS10 and CS12 are to be a consideration.
13	Biodiversity	-	<p>Hedgerow on road and site boundaries, woodland in north east quarter of site. This wooded area connects in with the existing woodland north of the site. This could be of biodiversity value.</p> <p>Potential for Bats, Badger and Amphibians. Unlikely to be Great Crested Newts.</p> <p>Records show Bluebells have been on site. Therefore the site could have a higher woodland value.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p>	<p>Depending on their value woodland and hedgerow should be retained.</p> <p>Root Protection Zones will influence developable land.</p> <p>May be bat roosts in buildings but highly unlikely.</p> <p>If a large badger sett is found on site this may reduce the developable land on site by 50%.</p> <p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
14	Countryside & historic	-	<p>No Listed Buildings and associated Historic Gardens present on or adjoining the site.</p> <p>No protected trees on or abutting the site.</p> <p>Site does not fall within a study area as highlighted by the Character Area SPD.</p> <p>Site designated as Countryside.</p> <p>The site is not considered to be previously developed land.</p> <p>The site is recognised by the Landscape Analysis as playing an important role in the open rural character of the area. Therefore development of the site is considered to have a detrimental impact upon the rural character of the area.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Landscape Analysis August 2011.
15	Travel choice	-	<p>Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc...</p> <p>The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly.</p>	<p>Improvements to the bus services required.</p> <p>Unlikely that a development of this size would encourage an improvement to the service.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Cycle route connecting the site with the supermarket site.</p> <p>Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre.</p> <p>The site could be considered relatively remote with a minimum of an hourly bus service to the town centre and its associated facilities including the railway station. This site is considered to be in a location whereby the car may well be the preferred choice of transport. Therefore this option would have a minor negative affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policy CS10 and CS12 should be a consideration
17	Waste	I/?	<p>Site within 65m of landfill. (R3 risk unknown) Due to the distance a landfill gas risk assessment is</p>	Landfill gas risk assessment required.

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>required to determine whether the site is acceptable for development. (EA Matrix)</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	
19	Soil quality	?	The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.	Soil survey required.
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.	Policy CS10 and CS12 should be a consideration
21	Employment	+	<p>The site is located as to serve employment sites within the borough this could include any that are located on the Warfield SPD site.</p> <p>The site would not support any employment uses.</p> <p>Likely that this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
22	Economic growth	+	<p>The introduction of 16 dwellings could potentially help to sustain economic growth. The site is likely to have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

Warfield Park (SHLAA refs 243, 246 & 247)

Aerial Photo of Warfield Park.



9 SHLAA Ref: 243 Longcroft- Warfield Park (14 Units)

Table 36

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	+	<p>Could provide 14 Dwellings</p> <p>Could provide housing to meet the need. However the site does not meet with the threshold (15 units) requirement for affordable housing. For this reason the site scores a minor positive score.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>



	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
2	Flooding	0	<p>Site is not located within SFRA Flood Zone 2 and 3.</p> <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	1	<p>There are no known health concerns in the area. (IMD 2007)</p> <p>The extended sites would be within 1.5km of a Surgery off County Lane, Warfield and. There are some outpatient facilities in Bracknell however the nearest hospital is Frimley Park, Surrey. The nearest Dentists would be North Ascot. It is unclear what affect increasing the numbers will have on the existing health facility capacity.</p>	
4	Poverty & exclusion	0	<p>There are no known poverty and social exclusion concerns in the area. (IMD 2007) Therefore this site would have no overall impacts upon this SA objective.</p>	
5	Education	0	<p>The site could potentially accommodate 14 dwellings.</p> <p>The site falls within the catchment of Hollyspring Primary and GarthHillCollege. Both sites have a predicted deficit.</p> <p>Overall the site could accommodate itself.</p>	<p>The LEA has the duty to provide places. There will either be capacity or contributions will be sought.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
6	Crime	0	IMD 2007 data shows no concerns regarding crime. This site is unlikely to have any overall impacts upon this SA objective.	
7	Community	+	<p>Development of this site alone would not threaten the distinctiveness of existing communities.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>Extending the site as suggested would put added pressure on existing facilities. There is a Pre-School, Primary School, Doctors and Library within 2 km of the existing site. Access by car is adequate but by foot this is inadequate. Overall key services are accessible and therefore expansion of the site as suggested would provide accessible services.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• Within 4-6 mins walking distance of Amenity Greenspace.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 2-4 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• No within 20 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 4-6 mins walk of Urban Woodlands.</li> <li>• Within 18-20 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 6-8 mins walk of Childrens Play Areas.</li> <li>• Within 2-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land. So therefore is greenfield</p> <p>As the site is considered greenfield land then it is likely that development of the site would have a negative impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
11	Air quality	?	There are Air Quality Management Areas that this site could strategically impact upon. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.  Overall the site would accommodate itself.	SuD's would be required at the Development Management stage.  Policies CS10 and CS12 are to be a consideration.
13	Biodiversity	-	The site is not designated for its biodiversity.  However the site is well treed and it is likely that development on this site would result in a negative impact upon this SA objective.  Any development of the site is likely to have a negative impact upon biodiversity.  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Appropriate ecological surveys required.  SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.
14	Countryside & historic	-	The site is not designated as Historic Gardens nor are there any Listed Buildings on site.  The land is greenfield.	Retain trees. Provide adequate root protection zones.  Character Area Recommendation:  Any development must respect the park and larger properties along Main Drive.

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>There are TPO trees present on site located within the southwest corner of the site.</p> <p>No located within a Character Area.</p> <p>The Landscape Assessment concluded that the site is visually well screened except opposite the narrow road frontage. As such the site has some limited development potential.</p> <p>Development on this site is likely to have a detrimental impact upon the rural character of the area.</p> <p>Therefore a minor negative score has been provided against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	--	<p>The site is not directly served by any buses.</p> <p>There are no known cycle paths or main roads close to the site. The site is considered remote.</p> <p>As a result it is likely that the car will be the preferred mode of transport.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policy CS10 and CS12 should be a consideration
17	Waste	?	<p>The site is located 10 metres from a R4 category (low) landfill site.</p> <p>Further work required to provide a landfill gas risk assessment.</p>	No development shall be commenced until a landfill gas risk assessment has been submitted to an approved in writing by the local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SuD's should be considered at the design stage.
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	Soil surveys required.

	SA Objective	Scores	Reasons	Optimising/mitigating
			The site could have contaminated land due to the nature of the previous use.	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
21	Employment	+	<p>Likely that this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 14 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

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

#### 10 SHLAA Ref: 246 WarfieldPark Extension (10 units)

**Table 37**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	+	<p>Could provide 10 Dwellings 0.33 Hectares</p> <p>Could provide housing to meet the need. However the site does not meet with the threshold (15 units) requirement for affordable housing. For this reason the site scores a minor positive score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<p>Site is not located within SFRA Flood Zone 2 and 3.</p> <p>No over all impact upon this SA objective.</p>	Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.



	SA Objective	Scores	Reasons	Optimising/mitigating
				Formal submission should include a Flood Risk Assessment.
3	Health	I	<p>The site is within 1.11km of a GP surgery and 1.42km of dentists.</p> <p>Can access Reading Royal BerkshireHospital by Car within 40 mins.</p> <p>Heatherwood 2.51km away.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 10 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are no known health and deprivation concerns.</p> <p>Therefore this site would have no overall impacts upon this SA objective.</p>	
5	Education	0	<p>The site could potentially accommodate 10 dwellings.</p> <p>The site falls within the catchment of Holly Spring and GarthHillSchool. Both schools have a predicted deficit.</p> <p>Overall the site could accommodate itself.</p>	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.

	SA Objective	Scores	Reasons	Optimising/mitigating
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	-	<p>Development of the site would erode a visual gap acknowledged in the Landscape Assessment between the village and Bracknell. Therefore development of this site would likely result in harm to the distinctiveness of the existing community.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>Extending the site as suggested would put added pressure on existing facilities. There is a Pre-School, Primary School, Doctors and Library within 2 km of the existing site. Access by car is adequate but by foot this is inadequate. Overall key services are accessible and therefore expansion of the site as suggested would provide accessible services.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
9	Culture, leisure, recreation	+		

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Within 0-2 mins car journey of Parks and Gardens.</p> <p>Within 4-6 mins walking distance of Amenity Greenspace.</p> <p>Within 2-4 mins car journey of Natural &amp; Semi-Natural Greenspaces.</p> <p>No within 20 mins walk of Natural and Semi-Natural Greenspaces.</p> <p>Within 4-6 mins walk of Urban Woodlands.</p> <p>Within 18-20 mins walk of Provisions for Children and Young People.</p> <p>Within 0-2 mins car journey of outdoors sports facilities.</p> <p>Within 6-8 mins walk of Childrens Play Areas.</p> <p>Within 2-4 mins car journey of Built Sports Facilities.</p> <p>The site is well located within a range as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
10	Urban renaissance	-	This site is not considered to be previously developed land. So therefore is greenfield	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>As the site is considered greenfieldLand then it is likely that development of the site would have a negative impact upon this SA objective.</p> <p>Development of the site would not encourage urban renaissance.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are Air Quality Management Areas that this site could strategically impact upon. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	SuD's would be required at the Development Management stage.
13	Biodiversity	--	<p>Site is designated as a Local Wildlife site and River Corridor.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity on a site that is designated as a Local Wildlife Site.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p>	<p>Appropriate ecological surveys required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
14	Countryside & historic	--	<p>Development on this site is likely to have a detrimental impact upon the rural character of the area.</p> <p>The Landscape Assessment concluded that the site is visually linked with further afield, clearly part of the wider countryside where the open space maintains a gap between the village and Bracknell.</p> <p>For the reasons given above a significant negative score has been provided.</p>	
15	Travel choice	--	<p>The site is not directly served by any buses.</p> <p>There are no known cycle paths or main roads close to the site. The site is considered remote.</p> <p>As a result it is likely that the car will be the preferred mode of transport.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p>	Policy CS10 and CS12 should be a consideration

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
17	Waste	?	<p>The site is located 10m from a R4 category (low) landfill site.</p> <p>Further work required to provide a landfill gas risk assessment.</p>	<p>No development shall be commenced until a landfill gas risk assessment has been submitted to an approved in writing by the local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.</p>
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>The site could have contaminated land due to the nature of the previous use.</p>	<p>Soil surveys required.</p>
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p>	<p>Policy CS10 and CS12 should be a consideration</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
21	Employment	+	<p>Likely that this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 10 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

#### 11 SHLAA Ref: 247 Warfield Park (10 Units)

**Table 38**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	+	<p>Could provide 10 Dwellings</p> <p>0.33 Hectares</p> <p>Could provide housing to meet the need. However the site does not meet with the threshold (15 units) requirement for affordable housing. For this reason the site scores a minor positive score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<p>Site is not located within SFRA Flood Zone 2 and 3.</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>The site is within 0.95km of a GP surgery and 1.8km of a dentists.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 40 mins.</p>	



	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 10 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<p>There are no known health and deprivation concerns.</p> <p>Therefore this site would have no overall impacts upon this SA objective.</p>	
5	Education	0	<p>The site could potentially accommodate 10 dwellings.</p> <p>The site falls within the catchment of Whitegrove and Warfield Primary schools. It is also within Garth Hill catchment. There is a predicted deficit in all three schools.</p> <p>Overall the site could accommodate itself.</p>	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	-	Development of the site would erode the gap between Warfield and Winkfield. Therefore development of this site would likely result in harm to the distinctiveness of the existing community.	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>For the reason given the site score negatively.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>Extending the site as suggested would put added pressure on existing facilities. There is a Pre-School, Primary School, Doctors and Library within 2 km of the existing site. Access by car is adequate but by foot this is inadequate. Overall key services are accessible and therefore expansion of the site as suggested would provide accessible services.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
9	Culture, leisure, recreation	+	<p>Within 0-2 mins car journey of Parks and Gardens.</p> <p>Within 4-6 mins walking distance of Amenity Greenspace.</p> <p>Within 2-4 mins car journey of Natural &amp; Semi-Natural Greenspaces.</p> <p>No within 20 mins walk of Natural and Semi-Natural Greenspaces.</p> <p>Within 4-6 mins walk of Urban Woodlands.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Within 18-20 mins walk of Provisions for Children and Young People.</p> <p>Within 0-2 mins car journey of outdoors sports facilities.</p> <p>Within 6-8 mins walk of Childrens Play Areas.</p> <p>Within 2-4 mins car journey of Built Sports Facilities.</p> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land. So therefore is greenfield.</p> <p>As the site is considered greenfield land then it is likely that development of the site would have a negative impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	There are Air Quality	

	SA Objective	Scores	Reasons	Optimising/mitigating
			Management Areas that this site could strategically impact upon. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.  Overall the site would accommodate itself.	SuD's would be required at the Development Management stage.
13	Biodiversity	-	Blanket TPO covers the site.  It is likely that development on this site would result in a negative effect upon biodiversity.  Within 5km of SPA.  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Appropriate ecological surveys required.  SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.
14	Countryside & historic	--	The site is visible from outside the site and considered part of the wider countryside that separates Warfield and Bracknell.  Part of the site is located within an Area of Local Landscape Importance. Development of this site would result in a significant encroachment into the important part of the wider landscape. Open woodland would be lost. For the reasons given the site scores a significant negative score.  <b>Likelihood of effect:</b> Likely.	Retain protected trees and provide sufficient root protection areas.

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	--	<p>The site is not directly served by any buses.</p> <p>There are no known cycle paths or main roads close to the site. The site is considered remote.</p> <p>As a result it is likely that the car will be the preferred mode of transport.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policy CS10 and CS12 should be a consideration
17	Waste	I	<p>Site is not located on or within any landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>Land is classified as Non-Agricultural. No landfill on or close to the site.</p> <p>It is likely that there would be no overall impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policy CS10 and CS12 should be a consideration
21	Employment	+	<p>Likely that this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
22	Economic growth	+	<p>The introduction of 10 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

**Whitegates, Mushroom Castle Lane, Winkfield (SHLAA ref 251)**

**Aerial Photo of Whitegates.**



**12 SHLAA Ref: 251 White Gates, Mushroom Castle Lane (54 Units)**



**Table 39**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Could provide 54 dwellings on 2.28 hectares of land. Could provide housing and a level of affordable housing.</p> <p>This site is therefore considered to have a significant positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	Site is not located within SFRA Flood Zone 2 and 3.	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>Reasonable access to local health provisions. (Within 2km)</p> <p>There are no health deprivation concerns (IMD)</p> <p>It is unclear whether or not the existing health care provision can accommodate 54 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	0	<p>The site could potentially accommodate 54 dwellings.</p> <p>Overall the site could accommodate itself.</p>	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.

	SA Objective	Scores	Reasons	Optimising/mitigating
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	0	This site is not considered to have an adverse impact upon the distinctiveness of the existing community.	
8	Accessible services	-	<p>Bus route 162 (hourly) from Bracknell to Ascot via Heatherwood Hospital.</p> <p>192 School bus</p> <p>No cycle routes.</p> <p>Approximately 1.7km from the Whitegrove Local Centre.</p> <p>This site is not considered easily accessible to essential services. Therefore the site is given a negative score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• 4-6 mins by of Parks and Gardens</li> <li>• 4-6 mins walk from amenity green space.</li> <li>• 2-4 mins by car of natural &amp; semi-natural greenspaces.</li> <li>• 4-6 mins walk from an urban woodland.</li> <li>• 10-12 mins walk from a provision for children and young people.</li> <li>• 0-2 mins drive from outdoor sports facilities.</li> <li>• 2-4 mins walk from a childrens playarea.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land and instead is greenfield land.</p> <p>This site would not seek to encourage urban renaissance.</p> <p>Therefore this site would have a negative affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are Air Quality Management Areas that this site could strategically impact upon. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p>	Policy CS10 and CS12 should be a consideration

	SA Objective	Scores	Reasons	Optimising/mitigating
			Overall the site would accommodate itself.	
13	Biodiversity	-	<p>Tree and buildings on the site. There could be bats on site. Site is not designated as having any important biodiversity habitats.</p> <p>Existing buildings may provide bat roosting and bird nesting provisions.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Boundary trees require significant root buffer zones.</p> <p>Boundary with LWS would require sensitive treatment to allow habitat connectivity.</p> <p>Ecological surveys required and key biodiversity features to be retained.</p> <p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>
14	Countryside & historic	-	<p>No TPO designations on site.</p> <p>No listed buildings.</p> <p>Landscape capacity is considered moderate. However the area has a strong rural character and is open to views from the north.</p> <p>Site designated as Countryside and is not considered to be previously developed land.</p> <p>It is likely that development would adversely affect the rural character of the area due to its location as a rural gap.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	Minimise the reduction of countryside.

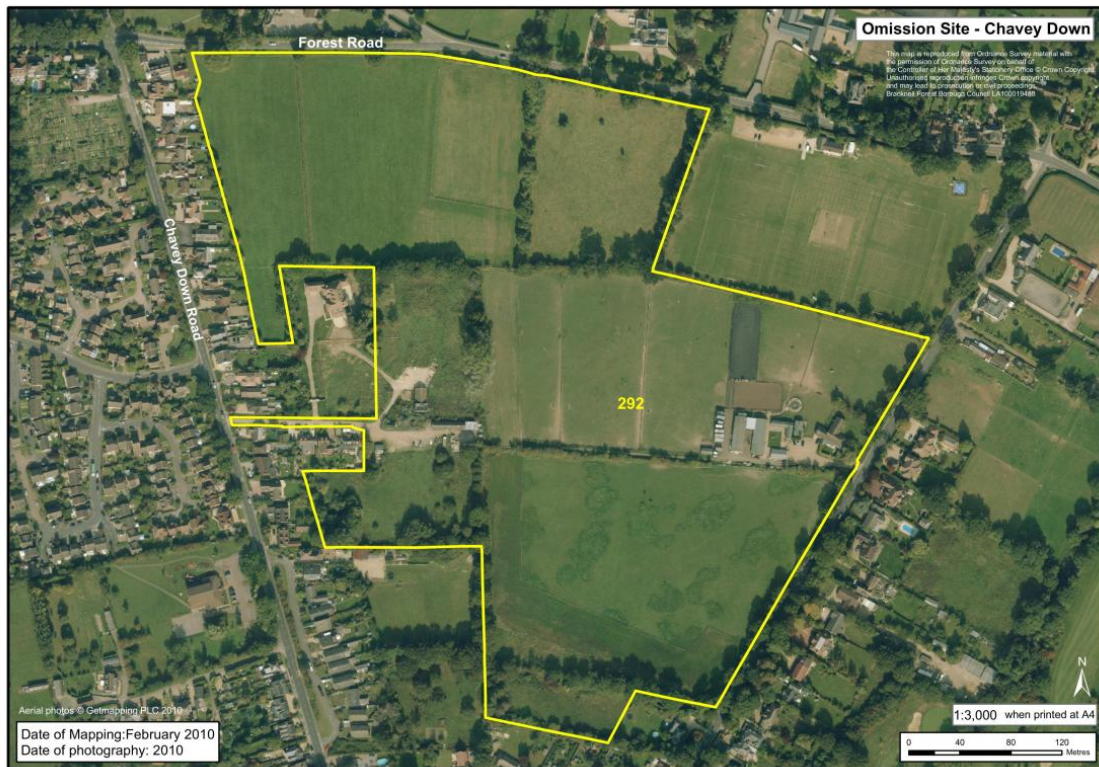
	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
15	Travel choice	-	<p>Bus route 162 (hourly) from Bracknell to Ascot via HeatherwoodHospital.</p> <p>192 School bus</p> <p>No cycle routes.</p> <p>Approximately 1.7km from the Whitegrove Local Centre.</p> <p>The sites lack of connectivity with the town centre and its associated facilities for example the railway station and means that the preferred choice of transport is likely to be the car. Therefore development of this site is likely to have a negative impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Improved bus service into Bracknell Town Centre.</p> <p>Improved cycle routes into the Town Centre.</p>
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policy CS10 and CS12 should be a consideration

	SA Objective	Scores	Reasons	Optimising/mitigating
17	Waste	<b>I</b>	<p>The site is within 235m of a R3 (Low Risk) Landfill. In view of the distance it is unlikely that landfill gas will present a risk to this proposal. (EA Matrix)</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	<b>0</b>	The site does not fall within a Groundwater Source or Groundwater protection area.	
19	Soil quality	<b>?</b>	The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.	Soil surveys required.
20	Energy	<b>+</b>	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	<b>0</b>	<p>The site can serve employment areas within the borough by car. However due to its location the site is likely to serve employment sites outside of the borough as the public transport links with the Town Centre and Employment areas are poor into the Town Centre.</p> <p>This site would have no overall impact upon this SA objective.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
22	Economic growth	+	<p>The introduction of 54 dwellings could potentially help to sustain economic growth.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough Wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

Chavey Down (SHLAA ref 292)

Aerial Photo of Chavey Down.



13 SHLAA Ref: 292 Chavey Down Longhill Road (394 Units)

Table 40

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>17.33ha</p> <p>Could provide 394 units.</p> <p>Could provide housing and a level of affordable housing.</p> <p>This site is therefore considered to have a significant positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>



	SA Objective	Scores	Reasons	Optimising/mitigating
2	Flooding	0	Site is not located within SFRA Flood Zone 2 and 3.	Development of the site should take into account SuDs and surface water and foul water drainage.  Formal submission should include a Flood Risk Assessment.
3	Health	1	Adequate access to local health provisions including a dentists and doctors within 1.5km.  There are no health deprivation concerns (IMD).  Its is unclear at this stage how current health facilities can cope with an additional 394 dwellings.	Capacity of existing health provisions needs to be considered.
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	0	School places plan suggests that Winkfield St Mary's primary school will be at capacity and GarthCollege will have significant deficits in 2014.  Overall the site could accommodate itself.	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.
6	Crime	0	IMD data does not identify any issues at this location.  Development could design out crime from the outset.	
7	Community	-	Very few facilities currently within walking distance of the site.  A development on this site accommodating 394 dwellings could adversely impact upon the distinctiveness of the existing communities.  For the reasons given above the site scores a minor negative score (-).	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	-	<p>Bus route 162 (hourly) from Bracknell to Ascot via HeatherwoodHospital.</p> <p>192 School bus</p> <p>No cycle routes.</p> <p>Approximately 1.7km from the Whitegrove Local Centre.</p> <p>This site is not considered easily accessible to essential services. Therefore the site is given a negative score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<p>The site has reasonable access to leisure services on the edge of Bracknell.</p> <p>Development of the site could result in the loss of open space.</p> <ul style="list-style-type: none"> <li>• 0-2 mins by of Parks and Gardens</li> <li>• 4-6 mins walk from amenity green space.</li> <li>• Within 2-4 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• With 14-16 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 6-8 mins walk of Urban Woodlands.</li> <li>• Within 6-8 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 2-4 mins walk of Childrens Play Areas.</li> <li>• Within 4-6 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is considered to be a greenfield site and not therefore the best use of previously developed land.</p> <p>For this reason the site is considered to have a negative impact upon this objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
11	Air quality	?	There are Air Quality Management Areas that this site could strategically impact upon. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.	
12	Climate change	0	Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.  Overall the site would accommodate itself.	Policy CS10 and CS12 should be a consideration
13	Biodiversity	-	Potential habitat for newts and reptiles.  Open grassland with trees along the boundary to the south (TPO'd) and trees following the boundaries to fields in the northern part of the site.  Within a Ancient Woodland Buffer  Is within 5km SPA but can be mitigated.  There are no designations on site.  For this reason the site has scored a minor negative score as it is likely that there will be an adverse impact upon biodiversity. (Potential loss of some species or habitats of low/local value)  <b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Protection and restoration of notable trees, hedgerows and grassland.  Ecological Surveys to be carried out. Need to focus these on reptiles and newts.  SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.

	SA Objective	Scores	Reasons	Optimising/mitigating
14	Countryside & historic	-	<p>The Landscape Assessment recognises that new estate development would further erode the traditional linear settlement, and advises that any development which has an adverse impact upon views out to the surrounding landscape should be avoided these views include the Green Belt.</p> <p>Redevelopment of this site would erode the traditional linear settlement pattern and would not retain the gap between settlements.</p> <p>There are TPO trees on site.</p> <p>No Listed Buildings on site but there are two Listed Buildings located north of the site within another part of the former Broad Area.</p> <p>For the reasons given the site is considered to have a negative impact upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Consideration should be given to the Ascot Place and its setting. (Grade I Listed Grotto, Grade II Listed Building and Historic Gardens).</p> <p>Character Areas SPD is to be considered.</p>
15	Travel choice	-	<p>Bus route 162 (hourly) from Bracknell to Ascot via HeatherwoodHospital.</p> <p>192 School bus</p> <p>No cycle routes.</p> <p>Approximately 1.7km from the Whitegrove Local Centre.</p> <p>The sites lack of connectivity with the town centre and its associated facilities for example the railway</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>station and means that the preferred choice of transport is likely to be the car. Therefore development of this site is likely to have a negative impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Substantial mineral consultation zone lie within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.</p>	
17	Waste	I	<p>Part of the site is within 250m of a landfill site (Risk Unknown) which needs to be considered.</p> <p>The effects of this option depend on how policy is implemented.</p>	
18	Water	0	<p>No Groundwater Source Protection Zones.</p> <p>The northern boundary of the site abuts the Cut.</p> <p>No overall impacts upon water quality.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
19	Soil quality	?	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.	Soil survey required.
20	Energy	+	<p>A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policy CS10 and CS12 should be a consideration
21	Employment	+	<p>The site is not located as to serve existing employment areas by foot.</p> <p>The site could serve employment sites within Bracknell and neighboring Ascot.</p> <p>Overall this site is considered to have a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	The introduction of 394 dwellings could potentially help to sustain economic growth.	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough Wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	



**The Barn, Foxley Lane, Binfield (SHLAA ref 311)**

**Aerial Photo of The Barn, Foxley Lane.**



**14 SHLAA Ref: The Barn, Foxley Lane, Binfield (10 Units), Winkfield**

**Table 41**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	+	<p>Could provide 10 dwellings</p> <p>0.32 Hectares</p> <p>Could provide housing however it does not meet with the threshold for affordable housing.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>This site is therefore considered to have a minor positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
2	Flooding	0	<p>Site is not located within SFRA Flood Zone 2 and 3.</p> <p>No over all impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>The site is within 0.8km of a GP surgery and 0.6km of a dentists.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 40 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			accommodate 10 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	0	There are no known poverty and exclusion concerns in the Binfield and Warfield ward.  Therefore this site would have no overall impacts upon this SA objective.	
5	Education	0	The site could potentially accommodate 10 dwellings.  Overall the site could accommodate itself.	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	-	Development of this site is likely to have an adverse impact upon the distinctiveness of the existing community. Development of the site is likely to result in erosion of a rural gap. For this reason the site has scored a minor negative score against this SA Objective.  <b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	
8	Accessible services	+	175A hourly Sunday service Binfield – Town Centre.  53, 30-60 min service Binfield – Maidenhead (WexhamPark).	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>153, 30-60 min service Binfield-Town Centre via Tesco Warfield.</p> <p>4C infrequent Maidenhead – Town Centre.</p> <p>151 2 hourly Wokingham- Town Centre.</p> <p>This site is considered adequately accessible to essential services such as a GP surgery, Dentists and shops. The bus service could be better but you can get a bus from Binfield into the Town Centre on average every 45 mins. Therefore the site is given a positive score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 4-6 min by car of Parks and Gardens.</li> <li>• Within 0-2min walk of amenity greenspace.</li> <li>• Within 0-2 by bar of Natural and Semi-natural greenspace.</li> <li>• Within 0-2 min walk of natural and semi-natural greenspace.</li> <li>• Within 18-20 min walk of urban woodland.</li> <li>• Within 12-14 min walk of provisions for children and young people.</li> <li>• Within 0-2 min by car of outdoor sport facilities.</li> <li>• Within 8-10 min walk from childrens play areas.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land.</p> <p>As the site is considered greenfield land it is not considered the best use of land. For this reason the site scores a minor negative score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are Air Quality Management Areas that this site could strategically impact upon. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.

	SA Objective	Scores	Reasons	Optimising/mitigating
13	Biodiversity	-	<p>There are no biodiversity designations on the site.</p> <p>Some trees and shrub on site</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>There are no TPO trees on site.</p> <p>Located within 5km of the SPA</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Further survey work may be required.</p> <p>SPA mitigation can be sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>
14	Countryside & historic	-	<p>Site designated as countryside.</p> <p>No other site designations on the site.</p> <p>Not within a character area although close to one.</p> <p>Earlier landscape work considers the site to fall within a rural gap between settlements.</p> <p>Development of this could result in an adverse impact upon the rural character of the area. For this reason the site scores a minor negative score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Landscape Assessment August 2011
15	Travel choice	0	175A Hourly Sunday service Binfield – Town Centre	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>53, 30-60 min service Binfield – Maidenhead (WexhamPark)</p> <p>153, 30-60 min service Binfield-Town Centre via Tesco Warfield.</p> <p>4C infrequent Maidenhead – Town Centre.</p> <p>151, 2 hourly Wokingham- Town Centre.</p> <p>This site is located as to serve Tesco at Warfield and the Town Centre although the frequency of buses could be better. There is a local centre within walking distance of the site being Binfield Local Centre although the site is further down Foxley Lane.</p> <p>Further improvements to public transport could be supported by the Amen Corner designation. The site is considered to have no overall impact upon this SA objective.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policy CS10 and CS12 should be a consideration
17	Waste	I	<p>Site is not located within a landfill site or a recognised buffer. The effects of waste management depend on how policy is implemented.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
18	Water	0	The site falls within a Source Catchment Protection Zone 3. The outcome of this is not understood at this time. Further work may be required.	<p><u>Source Catchment Protection Zone 3:</u></p> <p>Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final Source Catchment Protection Zone can be defined as the whole aquifer recharge area where the ratio of groundwater abstraction to aquifer recharge (average recharge multiplied by outcrop area) is &gt;0.75. There is still the need to define individual source protection areas to assist operators in catchment management.</p>
19	Soil quality	?	The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.	Further survey work required.
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policy CS10 and CS12 should be a consideration



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

**Brookfield Farm (SHLAA ref 312)**

**Aerial Photo of Brookfield Farm.**



**15 SHLAA Ref: 312 Brookfield Farm,, Warfield (84 Units)**

**Table 42**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Could provide 84 dwellings</p> <p>4.12 Hectares</p> <p>Could provide housing with a level of affordable housing. For this reason the site resulted in a significant positive score (++).</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
2	Flooding	--	<p>Part of the site is located within SFRA Flood Zone 2 and 3.</p> <p>As it is unclear whether development would be placed in flood zones 2 and 3 the site has been given a significant negative score (--).</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Areas located within Flood Zone 2 and 3 should not be developed. If an application were to be submitted a Flood Risk Assessment would be required and the Sequential Test may need to be applied.</p> <p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>The site is within 0.9km of a GP surgery and 1.9km of a dentists.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 40 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 84 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<p>There are no known poverty and exclusion concerns in the Winfield and Cranbourne ward.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			Therefore this site would have no overall impacts upon this SA objective.	
5	Education	0	The site could potentially accommodate 84 dwellings.  Overall the site could accommodate itself.	The LEA has the duty to provide places. There will either be capacity or contributions will be sought.
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	-	<p>Earlier landscape assessment work considered the site to be an important visual separation between Northern Villages and the Warfield SPD site. The site does not relate well to the existing settlement and development of this site would not be able to maintain the existing settlement pattern.</p> <p>Therefore for the reasons given development of the site is likely to adversely affect the distinctiveness of the existing community.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	0	<ul style="list-style-type: none"> <li>• Within 1km walking distance of a Local Centre accommodating a supermarket, pharmacy GP surgery etc...</li> <li>• 152, 2 hourly Bracknell to Ascot</li> <li>• 162, 1 hourly Bracknell to Ascot</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Cycle route connecting the site with the supermarket site.</li> <li>• Cycle route does allow some connection with Bracknell Town Centre.</li> </ul> <p>Site accessibility could be improved. However overall the site is not considered to have an overall positive or negative impact upon this SA Objective.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 4-6 min by car of Parks and Gardens.</li> <li>• Within 4-6 min walk of amenity greenspace.</li> <li>• Within 4-6 by bar of Natural and Semi-natural greenspace.</li> <li>• Within 4-6 min walk of natural and semi-natural greenspace.</li> <li>• 0-2 mins walk from urban woods.</li> <li>• Within 12-14 min walk of provisions for children and young people.</li> <li>• Within 0-2 min by car of outdoor sport facilities.</li> <li>• Within 8-10 min walk from childrens play areas.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	+/-	An element of the site is considered to be previously developed land as part of the site	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>is in equestrian use. However there is a residential element to the site and therefore areas of the site could not be classified as previously developed land.</p> <p>For this reason the site is likely to have both positive and negative impacts upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are Air Quality Management Areas that this site could strategically impact upon. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>SuD's would be required at the Development Management stage.</p> <p>Policy CS10 and CS12 should be a consideration</p>
13	Biodiversity	-	<p>The site contains trees and shrubs with the majority of the site being open.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>There are TPO trees on site.</p> <p>The south west corner of the site is located within a River Corridor. This is predominately a landscape</p>	<p>Ecological surveys will be required.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>designation however river corridors can provide sensitive habitats.</p> <p>For the reasons given above the site is considered to score a minor negative score against this SA objective.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
14	Countryside & historic	--	<p>Site designated as countryside.</p> <p>TPO designations on the southern part of the site along Forest Road and no suggestion that the trees will be retained. Not within a character area however the site abuts the Northern Villages Study Area (Character Area B2). The study area confirms that the built form represents a row of houses alongside the road. Development of this site is likely to adversely affect this recognised character.</p> <p>For this reason the site results in a significant negative score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Avoid the TPO trees and provide sufficient root protection areas.</p> <p>Consideration needs to be given to the Northern Villages Study Area (Character Area B2).</p>
15	Travel choice	-	<ul style="list-style-type: none"> <li>• Within 1km walking distance of a Local Centre accommodating a supermarket, pharmacy GP surgery etc...</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• 152, 2 hourly Bracknell to Ascot</li> <li>• 162 1 hourly Bracknell to Ascot</li> <li>• Cycle route connecting the site with the supermarket site.</li> <li>• Cycle route does allow some connection with Bracknell Town Centre.</li> </ul> <p>The site could be considered relatively remote with a minimum of an hourly bus service to the Town Centre and its associated facilities including the Railway Station.</p> <p>The location is considered to be one whereby the car may well be the preferred mode of transport. For this reason the site is likely to have a minor negative score when assessed against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>No known mineral sources on site.</p> <p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p>	Policy CS10 and CS12 should be a consideration
17	Waste	I	<p>Site contains an old landfill (R3 Risk unknown). With the old landfill being on site a landfill gas risk assessment is required to</p>	<p>Landfill Gas Assessment required.</p> <p><u>EA Matrix requirement for R3 risk Landfill on site:-</u></p>

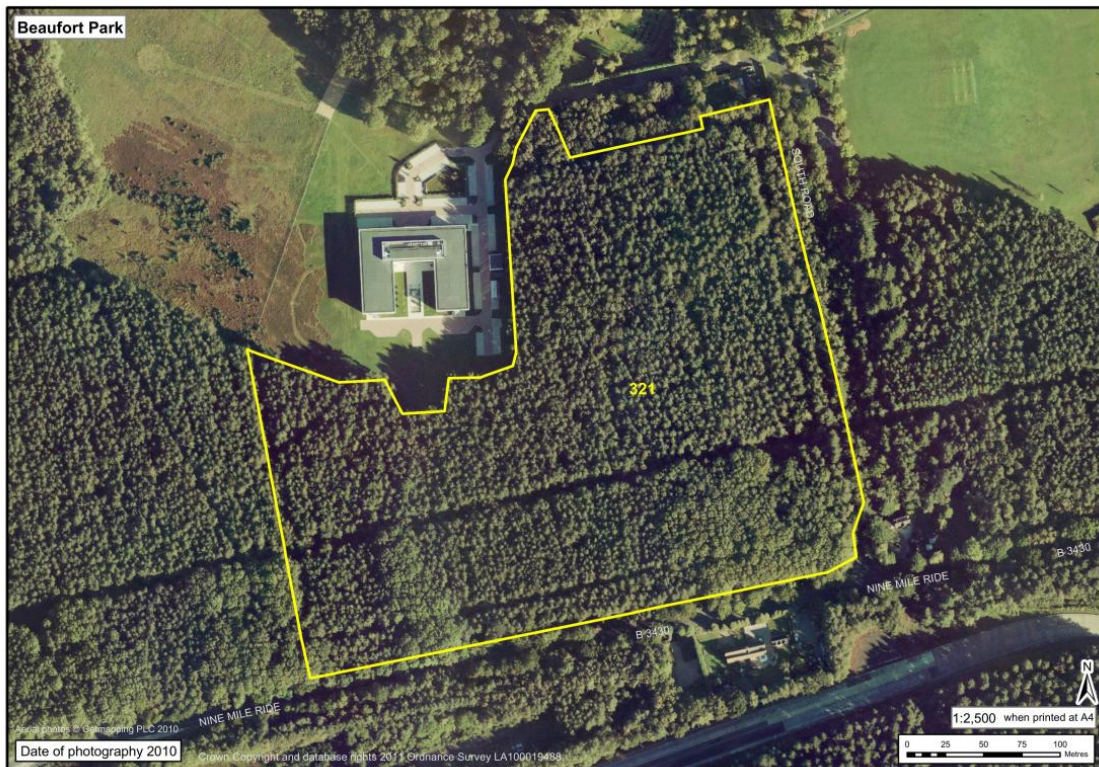


	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>determine whether the site is acceptable for development. (Environment Agency)</p> <p>The effects of waste management depend upon how policy is implemented.</p>	<p>No development shall be commenced until a landfill gas risk assessment has been submitted to an approved in writing by the local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.</p>
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater Protection area.</p>	
19	Soil quality	?	<p>The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.</p>	<p>Further survey work required.</p>
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Policy CS10 and CS12 should be a consideration</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
21	Employment	+	<p>The site is located to serve existing employment sites within the borough this could include any that are located in the Warfield SPD site.</p> <p>Likely that this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>It is likely that this site would have a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

**Beaufort Park, Nine Mile Ride (SHLAA ref 321)**

**Aerial Photo of Beaufort Park.**



**16 SHLAA Ref: Beaufort Park, Nine Mile Ride, Bracknell (178)**

**Table 43**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Could provide 178 dwellings</p> <p>9.12 Hectares</p> <p>Could provide housing with a level of affordable housing. For this reason the site resulted in a significant positive score (++).</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
2	Flooding	0	<p>No part of the site is located within flood zone 2 or 3.</p> <p>There are drainage ditches on site. This site is considered to have no overall effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Design of the development would have to take into account existing drainage ditches, SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should include a Flood Risk Assessment.</p>
3	Health	I	<p>The site is within 1.36km of a GP surgery and 1.33km of a dentists.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 40 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 178 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<p>There are no known poverty and exclusion concerns.</p> <p>Therefore this site would have no overall impacts upon this SA objective.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
5	Education	0	<p>The site could potentially accommodate 178 dwellings.</p> <p>Overall the site could accommodate itself.</p>	<p>The LEA has the duty to provide places. There will either be capacity or contributions will be sought.</p>
6	Crime	I	<p>IMD 2007 data shows that there may be concerns regarding crime in Great Hollands South ward.</p> <p>Development can design out crime. However this will not be known until implementation.</p>	
7	Community	-	<p>Development of the site would erode the gap between Crowthorne and Bracknell. As such site could result in an adverse impact upon the distinctiveness of the existing communities of Bracknell and Crowthorne.</p> <p>For this reason the site scored a minor negative score against this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	-	<p>Accessibility by foot to Local Centre is considered relatively poor.</p> <p>Non- Car mode access to Bracknell town centre is considered poor.</p> <p>Access to external centre (Wokingham) relatively poor.</p> <p>Proximity to railway stations is considered poor.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Access to long distance bus routes is considered poor.</p> <p>Accessibility to services is considered to be poor and therefore the site scored a minor negative score.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 2-4 min by car of Parks and Gardens.</li> <li>• Within 2-4 min walk of amenity greenspace.</li> <li>• Within 4-6 by bar of Natural and Semi-natural greenspace.</li> <li>• Within 10-12 min walk of natural and semi-natural greenspace.</li> <li>• Not within 20 mins walk from urban woods.</li> <li>• Within 12-14 min walk of provisions for children and young people.</li> <li>• Within 0-2 min by car of outdoor sport facilities.</li> <li>• Within 2-4 min walk from childrens play areas.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
10	Urban renaissance	--	<p>The site is not considered to be previously developed land and is therefore greenfield land. Development of this site is not considered to be the best use of land and would not benefit urban renaissance.</p> <p>The site does not relate to any existing settlement and would require the removal of a significant number of trees.</p> <p>For the reason given the site has resulted in a significant negative score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>High Street Crowthorne has now been designated as an Air Quality Management Area. An Air Quality Action Plan is being prepared. Any development would have to consider the outcome of the plan.</p> <p>However any likely outcome will not be known at this stage until further work has been carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>SuD's would be required at the Development Management stage.</p> <p>Policy CS10 and CS12 should be a consideration</p>



	SA Objective	Scores	Reasons	Optimising/mitigating
13	Biodiversity	-	<p>The site is heavily treed with Pine trees. Development of this site would result in a loss in the majority of the Pine trees.</p> <p>The site is not designated for its biodiversity value.</p> <p>Site adjoins the 400m buffer with the Thames Basin Heath SPA.</p> <p>Development of this site is considered to result in the loss of a habitat and therefore a negative effect upon biodiversity. The reason why a significant negative score has not been given is down to there being no county level designation.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Ecological surveys would be required.</p> <p>The removal of trees should be limited.</p> <p>SPA mitigation will be sought via the Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>
14	Countryside & historic	--	<p>This site is designated as countryside.</p> <p>No TPO designations on the site.</p> <p>Not located within a Character Area.</p> <p>The site is heavily treed with Pine trees.</p> <p>The development of this site would result in loss of what is considered to be an important gap between Bracknell and Crowthorne.</p> <p>Development of the site is likely to result in an adverse impact upon the countryside setting.</p> <p>For this reason the site results in a significant negative score.</p>	<p>Retention of trees is important to retain the buffer between Bracknell and Crowthorne.</p>



	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	-	<p>Accessibility by foot to Local Centre is considered relatively poor.</p> <p>Non- Car mode access to Bracknell town centre is considered poor.</p> <p>Access to external centre (Wokingham) relatively poor.</p> <p>Proximity to railway stations is considered poor.</p> <p>Access to long distance bus routes is considered poor.</p> <p>The location of the site is likely to encourage the car to be the preferred mode of transport. For this reason the site results in a minor negative score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>There are bagshot beds minerals present on site. However what the implications would be if the site were to be developed would require further work to be carried out.</p>	<p>Policy CS10 and CS12 should be a consideration</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.	
17	Waste	I	Site is not located on or within any landfill buffer.  The effects of waste management depend on how policy is implemented.	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater Protection area.	
19	Soil quality	0	The site has an Agricultural Landscape Classification as grade 4 (Poor).  There is no known landfill site or land contamination on site.  Therefore this site scores as no overall impact upon this SA Objective.	
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.  <b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Policy CS10 and CS12 should be a consideration
21	Employment	+	The site is located close to existing employment sites.	

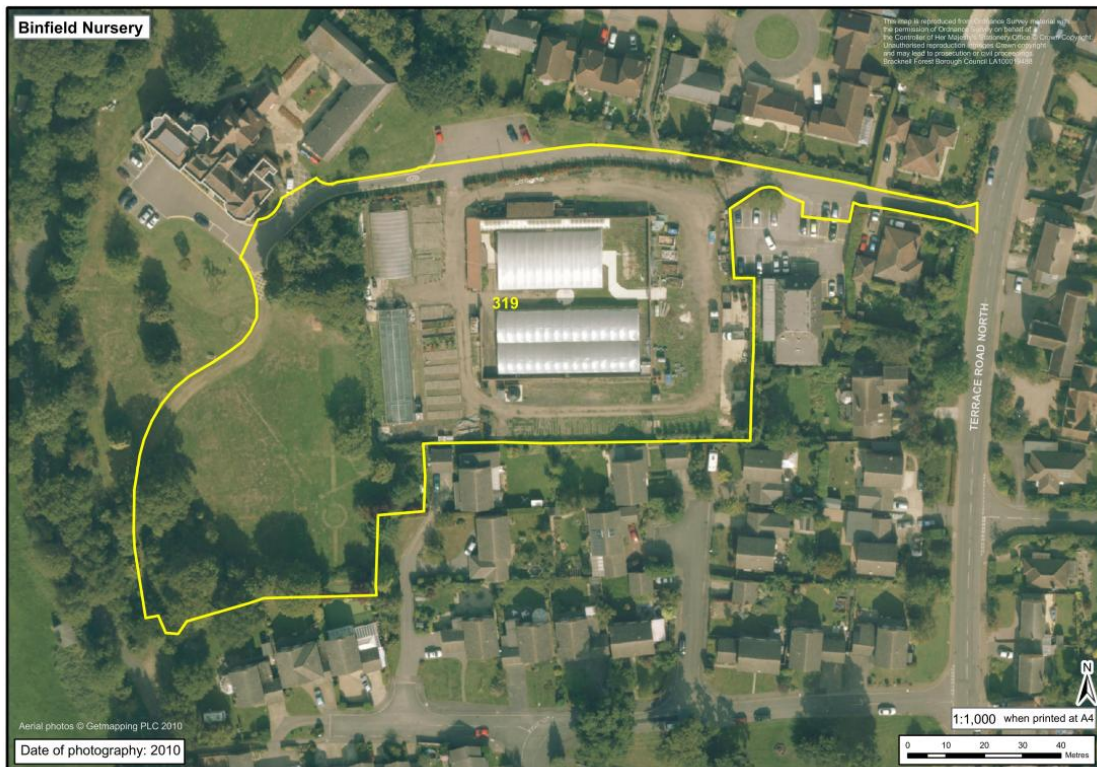
	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>It is likely that this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>It is likely that this site would have a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

# Unallocated Sites - Sites with Potential

## Unallocated Sites - Sites with Potential

Land at Binfield Nursery, Binfield (SHLAA ref 319)

Aerial Photo of Binfield Nusery.



### 17 SHLAA Ref: 319, Binfield Nursery (24 Units)

Table 44

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Could provide 24 dwellings</p> <p>0.69 Hectares</p> <p>Could provide a level of housing as well as an element of affordable housing.</p> <p>Could provide sustainably constructed housing.</p> <p>For this reason the site scored a significant positive score.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
2	Flooding	0	<p>Site is not located within a SFRA Flood Zone 2 or 3.</p> <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should be accompanied by a Flood Risk Assessment.</p>
3	Health	I	<p>There is a GP surgery present on site.</p> <p>Dentists within 300m walk of the site.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 24 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are no known health deprivation concerns. However there are some concerns regarding barriers to housing.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			It is unclear at this stage what affect the development of this site may have upon these concerns and therefore this SA objective. Further work may be required.	
5	Education	0	<p>The site could potentially accommodate 24 dwellings.</p> <p>The site falls within the catchment of Binfield C of E and Garth Hill. Binfield C of E has a predicted deficit in places with Garth Hill having a predicted surplus.</p> <p>Overall there would be no impact upon this SA objective as the site could accommodate itself.</p>	The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.
6	Crime	0	IMD 2007 data shows no concerns regarding crime.	
7	Community	+	<p>Development of the site would not affect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Therefore this site scores positively against this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	+	<p>There site is within walking distance of a Local Centre with Library in BinfieldVillage.</p> <ul style="list-style-type: none"> <li>151 Bus- 2 hourly to Wokingham</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• 53/153 Bus- 30-60 mins to and from Bracknell Town Centre</li> <li>• 175A Bus- Sunday hourly to and from Bracknell Town Centre</li> <li>• 4C Bus- Infrequent service with Town Centre and Maidenhead</li> </ul> <p>Good cycle path connections with the Bracknell Town Centre.</p> <p>The site is considered accessible to essential services and therefore would have a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 4-6 mins car journey of Parks and Gardens.</li> <li>• Within 0-2 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 4-6 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 14-16 mins walk of Urban Woodlands.</li> <li>• Within 8-10 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 0-2 mins walk of Childrens Play Areas.</li> <li>• Within 2-4 mins car journey of Built Sports Facilities.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>The site is well located with a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-/+	<p>The majority of the site is considered to be previously developed land. However there are areas of the site where residential properties already exist.</p> <p>Development of this site could have both positive and negative effects upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are AQMAs designated in the borough. Strategically this site could effect them. An action plan is being compiled that will look at these issues. The effects of this site will not be known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p>	<p>SuD's would be required at the Development Management stage.</p> <p>Policies CS10 and CS12 should be a consideration.</p>



	SA Objective	Scores	Reasons	Optimising/mitigating
			Overall the site would accommodate itself.	
13	Biodiversity	-	<p>Potential for bats, newts and reptiles. Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Not in a Biodiversity Opportunity Area</p> <p>Not a Local Wildlife Site</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Appropriate ecological surveys required including surveys of reptiles, newts and bats.</p> <p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>
14	Countryside & historic	--	<p>Site designated as settlement.</p> <p>1no. TPO on land at Elmdyke</p> <p>Part of the site is within a Character Area.</p> <p>Binfield House and The Terrace are both Grade II Listed Buildings.</p> <p>The walled garden is considered a curtilage listing associated with Binfield House.</p> <p>It can not be determined that there would not be a detrimental impact upon the setting of the Listed Buildings and the associated wall.</p> <p>For this reason a significant negative score was given.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	<p>Important that the setting of the Listed Buildings and curtilage wall are considered at the design stage.</p> <p>Avoid the TPO tree and provide a sufficient root protection area.</p> <p>Some of the properties within the site fronting Terrace Road North fall within Binfield Character Area A. The properties along the Terrace Road North</p> <p>can be characterised as small scale cottages and dwellings that site relatively close to the road. It is important that any development take the recommendations of Binfield Character Area A into consideration.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	+	<p>There site is within walking distance of a Local Centre with Library in BinfieldVillage.</p> <ul style="list-style-type: none"> <li>• 151 Bus- 2 hourly to Wokingham</li> <li>• 53/153 Bus- 30-60 mins to and from Bracknell Town Centre</li> <li>• 175A Bus- Sunday hourly to and from Bracknell Town Centre</li> <li>• 4C Bus- Infrequent service with Town Centre and Maidenhead</li> </ul> <p>Good cycle path connections with the Bracknell Town Centre.</p> <p>The site is considered accessible to essential services and therefore would not necessarily encourage the car to be the preferred mode of transport. For this reason the site has scored positively.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	Landfill gas risk assessment would have to be carried out.

	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
17	Waste	I	The effects of waste management depend on how policy is implemented.	
18	Water	?	The site falls within a Source Catchment Protection Zone 3. The outcome of this is not understood at this time. Further work may be required.	<u>Source Catchment Protection Zone 3:</u>  Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final Source Catchment Protection Zone can be defined as the whole aquifer recharge area where the ratio of groundwater abstraction to aquifer recharge (average recharge multiplied by outcrop area) is >0.75. There is still the need to define individual source protection areas to assist operators in catchment management.
19	Soil quality	?	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.	Soil surveys required.
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.	Policies CS10 and CS12 should be a consideration.

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
21	Employment	+	<p>Via buses or cycle routes the site could access employment areas in Bracknell Town Centre, Western Industrial Estate and any further employment sites that arise in Amen Corner South.</p> <p>Therefore this site could have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>Via buses or cycle routes the site could access employment areas in Bracknell Town Centre, Western Industrial Estate and any further employment sites that arise in Amen Corner South.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

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

**Downside, Wildridings Road, Bracknell (SHLAA ref 320)**

**Aerial Photo of Downside.**



**18 SHLAA Ref: 320 Downside, Wildridings (18 Units)**

**Table 45**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Could provide 18 dwellings</p> <p>0.69 Hectares</p> <p>Could provide a level of housing as well as an element of affordable housing.</p> <p>Could provide sustainably constructed housing.</p> <p>For this reason the site scored a significant positive score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
2	Flooding	0	Site is not located within a SFRA Flood Zone 2 or 3.  No over all impact upon this SA objective.	Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.  Formal submission should be accompanied by a FRA.
3	Health	1	There is a GP surgery 0.57km from the site.  Dentists within 0.18km walk of the site.  Can access ReadingRoyalBerkshireHospital by Car within 30 mins.  According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.  It is unclear whether or not the existing health care provisions have the capacity to accommodate 18 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	?	There are no known health deprivation concerns according to IMD 2007 data. However there are some concerns regarding barriers to housing.  It is unclear at this stage what affect the development of this site may have upon these concerns and therefore this SA objective. Further work may be required.	
5	Education	0	The site could potentially accommodate 18 dwellings.	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>The site falls within the catchment of Wildridings Primary and Brakenhale School. Both schools have a predicted surplus.</p> <p>The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required. Overall no impact as site can accommodate itself.</p>	
6	Crime	I	<p>IMD 2007 data shows that there are concerns regarding crime. Crime can be designed out however at this stage it is unclear how this could be done. Any effects depend upon implementation.</p>	
7	Community	+	<p>Development of the site would not affect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Therefore this site scores positively against this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services by foot and cycle. The town centre and railway station is within walking distance of the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p>	



	SA Objective	Scores	Reasons	Optimising/mitigating
			<p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• Within 4-6 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 10-12 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 0-2 mins walk of Urban Woodlands.</li> <li>• Within 2-4 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 2-4 mins walk of Childrens Play Areas.</li> <li>• Within 0-2 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> <li>• This site is considered to be previously developed land.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>Site is located within the settlement.</li> <li>The site would seek to encourage urban renaissance in a location close to the Town Centre.</li> </ul> <p>For these reasons the site would have a positive effect upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There are two AQMAs one at Bagshot Road and one at Downshire Way. The site is within close proximity to Downshire Way. An Air Quality Action Plan is currently being drawn up. Any development at this site would have to take into considerations the outcome of that action plan.</p> <p>The affects are not known until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>SuD's would be required at the Development Management stage.</p> <p>Policies CS10 and CS12 are to be a consideration.</p>
13	Biodiversity	-/+	<p>Mature trees along the boundary.</p> <p>Potential for bats in buildings.</p> <p>Within 5km of SPA</p> <p>Not in a Biodiversity Opportunity Area</p>	<p>Trees should be retained.</p> <p>Survey work may be required to establish if there are any protected species of wildlife present.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Not a Local Wildlife Site.</p> <p>No TPOs on site</p> <p>No biodiversity designations on site.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. However development of the site would provide the opportunity to enhance the sites biodiversity.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.
14	Countryside & historic	0	<p>Site designated as settlement.</p> <p>No TPO on site.</p> <p>Not located within a Conservation Area.</p> <p>Not located within a character area.</p> <p>No Listed Buildings on or adjoining the site.</p> <p>Development of this site is considered not to have an adverse effect upon the character of the area. The site is located within the defined settlement and can house development without adversely affecting the surrounding area.</p> <p>Overall no impact upon this SA Objective.</p>	
15	Travel choice	++	108 Bus between Jenetts Park and the Town Centre every 15 mins.	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>Within walking distance of the Town Centre, Bus and Railway Station.</p> <p>Well connected with cycle and pedestrian routes.</p> <p>The site is considered to be located so that the car will not necessary be the preferred mode of transport. For this reason the site results in a significant positive score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Bagshot Beds located on site. Therefore further surveys may be required to see what implications development of this site could have.</p>	Further surveys required.
17	Waste	I	The effects of waste management depend on how policy is implemented.	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	<p>SuD's need to be a consideration.</p> <p>Policies CS10 and CS12 need to be a consideration.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			Therefore a well designed development would have no overall impact upon this SA objective.	
19	Soil quality	?	<p>The site has a Landscape Classification as urban. Development on this land is considered acceptable in principle.</p> <p>The site could have contaminated land due to the nature of the previous use. Therefore further investigations would be required.</p>	Further surveying required.
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policies CS10 and CS12 need to be a consideration.
21	Employment	+	<p>The site is located as to serve the Town Centre, Southern and Western employment areas.</p> <p>Therefore this site will have a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
22	Economic growth	+	<p>The introduction of 18 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore this site has a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage. Briefing</p>	

**Land south of Dukes Ride, Crowthorne (SHLAA ref 302)**

**Aerial Photo of land west of land south of Dukes Ride.**



**19 SHLAA Ref: 302 Dukes Ride, Crowthorne (12 Units)**

**Table 46**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	+	<p>Could provide 12 Dwellings</p> <p>1.16 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met. However the site meets with the</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>housing need overall and therefore the site scores positively.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
2	Flooding	0	<p>Site is not located within a SFRA Flood Zone 2 or 3.</p> <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.</p> <p>Formal submission should be accompanied by a FRA.</p>
3	Health	I	<p>The site is within 0.77 miles from a GP surgery and 1.48 miles from a dentists.</p> <p>194 Bus every 30mins to BracknellTown Centre. (Heath Centre)</p> <p>Close to Railway for links with Wokingham and Reading.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation &amp; Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 12 dwellings. Therefore the effect if any will not be known until implementation.</p>	



	SA Objective	Scores	Reasons	Optimising/mitigating
4	Poverty & exclusion	?	<p>The ward is considered to be one of the most health deprived in the borough. (IMD 2007 data)</p> <p>Without further work being carried out the effects will not be known.</p>	
5	Education	0	<p>The site could potentially accommodate 12 dwellings.</p> <p>The site falls within the catchment of Wildmoor Heath and Edgbarrow School. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus.</p> <p>At this stage the affect upon this SA objective is not known although LID would allow for contributions.</p>	The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be required.
6	Crime	?	<p>IMD data 2007 shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 12 dwellings can address any crime concerns there may be until the design stage.</p>	
7	Community	+	<p>The provision of 12 dwellings on this site is likely to have a positive effect upon this SA Objective. The site would relate well to the existing community and would not adversely effect the distinctiveness of the community.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
8	Accessible services	+/-	<p>240m from the closes post office.</p> <p>270m from the railway station</p> <p>Shops 100m across the main road.</p> <p>1.5km from High Street and shops.</p> <p>Non- Car mode access to Bracknell Town Centre is considered poor.</p> <p>Infrequent buses to Wokingham.</p> <p>Although the site could be better served by buses. The site is considered to have both positive and negative effects against this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 4-6 mins car journey of Parks and Gardens.</li> <li>• Not Within 20 mins walking distance of Amenity Greenspace.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 16-18 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 14-16 mins walk of Urban Woodlands.</li> <li>• Within 14-16 mins walk of Provisions for Children and Young People.</li> <li>• Within 2-4 mins car journey of outdoors sports facilities.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 16-18 mins walk of Childrens Play Areas.</li> <li>• Within 0-4 mins car journey of Built Sports Facilities.</li> </ul> <p>Please note that there will be areas outside of the borough boundary (WokinghamBC) that would be accessible to any residents of this site.</p> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land.</p> <p>Development of the site would result in a loss of open space.</p> <p>Therefore this site would have a negative effect upon this SA Objective. However the land is not considered to relate well with the college site and therefore could assimilate within Dukes Ride. For this reason the site scores a minor negative score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
11	Air quality	?	<p>There is an Air Quality Management Area (AQMA) located at the opposite end of Dukes Ride. An Action Plan is being carried out. Any development of this site would have to take note of any outcomes.</p> <p>Therefore it is not known at this stage what the likely effects would be until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	SuD's would be required at the Development Management stage.
13	Biodiversity	-	<p>Potential for bats, reptiles and badger setts.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p> <p>Further surveys would be required.</p>
14	Countryside & historic	0	<p>No listed buildings or historic gardens on site although there are listed buildings at Wellington College.</p> <p>Site is greenfield land however it is not considered to relate well to the college site and therefore development of the site would have no real adverse impacts upon the character of the area.</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Retain trees on northern and southern boundary as softening</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>The site is not located within a character area.</p> <p>No TPO trees on site.</p> <p>It is likely that development of this site is not going to have an overall impact upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
15	Travel choice	+	<ul style="list-style-type: none"> <li>• The site is poorly served by buses.</li> <li>• Lack of bus stops close to the site that allow access to Bracknell. Although they can be accessed by foot in the High Street.</li> <li>• Site within close proximity to railway station.</li> <li>• Site within walking distance of the high street.</li> </ul> <p>Therefore the site is considered to score positively against this SA Objective as the car may not be the preferred mode of transport.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p>	<p>Policies CS10 and CS12 need to be a consideration.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			Bagshot Beds minerals possibly on site. Further surveys required as to what implications this may have.	
17	Waste	<b>I</b>	The site is not located on top of or within the buffer of a landfill site.  The effects of waste management depend on how policy is implemented.	
18	Water	<b>0</b>	The site does not fall within a Groundwater Source or Groundwater protection area.  Therefore a well designed development would have no overall impact upon this SA objective.	SuD's should be considered at the design stage.
19	Soil quality	<b>0</b>	The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.	
20	Energy	<b>+</b>	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.  <b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.	Policies CS10 and CS12 should be a consideration.

	SA Objective	Scores	Reasons	Optimising/mitigating
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne for example the High Street, WellingtonBusinessPark and the Crowthorne Business Estate.</p> <p>Therefore this site could have a positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 12 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site could have a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			What affect a development of this size could have upon this objective would not be known at this stage.	



**Land West of Alford Close, Sandhurst (SHLAA ref 315)**

**Aerial Photo of land west of Alford Close.**



**20 SHLAA Ref: 315 Land West of Alford Close (150 units)**

**Table 47**

	SA Objective	Scores	Reasons	Optimising/mitigating
1	Housing needs	++	<p>Could provide 150 Dwellings 7.75 Hectares</p> <p>Could provide a level of housing as well as an element of affordable housing.</p> <p>Could provide sustainably constructed housing.</p> <p>For this reason the site scored a significant positive score.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p>	<p>Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
			<b>Short/Medium/Long term:</b> Short/Med/Long term.	
2	Flooding	-	<p>Towards the south of the site there is an area that falls within flood Zones 2, 3A and 3B. This means that there is a small area of the southern part of the site that would fall within an area with a high probability to flooding.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site Specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Any development of the site could avoid these areas; however they should not be developed on. Any development of the site would have to consider SuDs along with surface water and foul water draining.
3	Health	I	<p>The site is within 0.54km of a GP surgery and 0.35km of a dentist.</p> <p>FrimleyParkHospital is 5 miles away.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability in the Little Sandhurst and Wellington ward.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 150 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
4	Poverty & exclusion	0	<p>There are no known health and deprivation concerns in the Little Sandhurst and Wellington ward. There are also no known barriers to housing.</p> <p>Therefore this site would have no overall impact upon this SA objective.</p>	
5	Education	0	<p>The site could potentially accommodate 150 dwellings.</p> <p>The site falls within the catchment of St. Michaels Cof E and Sandhurst Secondary School. St. Michaels has a predicted deficit and Sandhurst has a predicted surplus.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	The LEA have a duty to provide school places. There will be either sufficient capacity or a contribution will be require
6	Crime	0	IMD 2007 data shows no concerns regarding crime.	
7	Community	+/-	<p>This site relates well to existing communities. However the site is located within a strategic gap between Sandhurst and Yately.</p> <p>For these reasons this site is considered to have both positive and negative effects upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	A buffer should be retained towards the west and south of the site for the purpose of maintaining the Strategic Gap.

	SA Objective	Scores	Reasons	Optimising/mitigating
8	Accessible services	++	<p>There site is within walking distance of Local Centres at Sandhurst High Street and Swan Lane.</p> <p>Site is located within walking distance of Sandhurst Station. Within walking distance of two bus services. The 194 bus connects the railway station with Bracknell Town Centre and Camberley every 30mins.</p> <p>The 598 is a bus that connects Sandhurst railway station with Camberley every Tuesday and Thursday.</p> <p>The site is considered to be accessible to services and therefore would have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> <li>• Within 8-10 mins car journey of Parks and Gardens.</li> <li>• Parts are within 18-20 mins walking distance of Amenity Space. With some parts outside of 20 mins walking distance.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Parts are within 18-20 mins walking distance of Natural and Semi-Natural Greenspaces. With some parts outside of 20 mins walking distance.</li> </ul>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<ul style="list-style-type: none"> <li>• Within 16-18 mins walk of Urban Woodlands.</li> <li>• Within 14-16 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 10-12 mins walk of Childrens Play Areas.</li> <li>• Within 2-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land.</p> <p>For these reasons the site scores a negative score against this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
11	Air quality	?	<p>There is an Air Quality Management Area (AQMA) located at the junction of Dukes Ride and along High Street, Crowthorne. An Action Plan is</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>being carried out. Development of this site could be influenced by the outcomes of the Action Plan.</p> <p>It is not known at this stage what the likely effects would be until further work is carried out.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CfSH or BREEAM standards.</p> <p>Overall the site would accommodate itself.</p>	<p>SuDs would be required at the Development Management stage.</p> <p>Policies CS10 and CS12 need to be a consideration.</p>
13	Biodiversity	--	<p>The site is located within a Biodiversity Opportunity Area (Blackwater).</p> <p>Site is located within a River Corridor (Blackwater) which the area is recognised as having landscape features specific to a river corridor. These areas can contain site specific habitats.</p> <p>Potential for bats, reptiles and badger setts.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Without any detail the site scoring is considered to be a major negative.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific/Neighboring Authorities.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>TPO Trees on site.</p> <p>Appropriate ecological surveys required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy.</p>

	SA Objective	Scores	Reasons	Optimising/mitigating
14	Countryside & historic	-	<p>Site designated as Countryside outside of the settlement.</p> <p>Greenfield land.</p> <p>ASLI (Area of Special Landscape Importance)</p> <p>River Corridor</p> <p>No Listed Buildings or Historic Gardens</p> <p>A Landscape Assessment of the site has been carried out. This divided the site into 4 areas.</p> <p>The assessment recommended that Areas 1 and 2 are not be pursued through the SADPD process.</p> <p>Its also recommended that the majority of Area 4 is not pursued for development. An area between Area 3 and the commercial area could be considered acceptable.</p> <p>Area 3 was considered to relate well with the existing settlement pattern and did not significantly encroach on the Blackwater valley.</p> <p>Due to the above landscape designations and the lack of detail it is likely that development of this site could have a negative impact upon this SA Objective.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific/Neighboring Authorities.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Area 3 could be developed subject to trees along the perimeter being retained.</p> <p>An area between Area 3 and the commercial area could be considered acceptable.</p> <p>To conclude a buffer running through Area 1, 2 and two thirds of Area 4 would need to be retained. Development should be located within Area 3 and the north east corner of Area 4.</p>



	SA Objective	Scores	Reasons	Optimising/mitigating
15	Travel choice	++	<p>There site is within walking distance of the Sandhurst High Street and therefore can access the local facilities that the high street has to offer.</p> <p>Site is located within walking distance of Sandhurst Station.</p> <p>Within walking distance of two bus services. The 194 bus connects the railway station with Bracknell Town Centre and Camberley every 30mins.</p> <p>The 598 is a bus that connects Sandhurst railway station with Camberley every Tuesday and Thursday.</p> <p>The site is considered to be accessible to services and therefore the car would not necessary be the preferred mode of transport.</p> <p><b>Likelihood of effect:</b> Possible.</p> <p><b>Spatial Scale:</b> Site specific.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>However there are both Bagshot Beds and Valley Gravel on site. Further surveys will be required to determine any likely implications.</p>	
17	Waste	I	<p>The effects of waste management depend on how policy is implemented.</p>	



	SA Objective	Scores	Reasons	Optimising/mitigating
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SuD's would be required at the Development Management stage.
19	Soil quality	0	<p>The Landscape Classification for the majority of the site is Urban. However part of the site towards the south running along the River Blackwater Valley is classified as Grade 4- poor quality agricultural land.</p> <p>The site is considered not to have any overall effect upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policies CS10 and CS12 need to be a consideration.
21	Employment	+	<p>The site is well located to support employment sites within Sandhurst. Employment sites outside of the borough would be accessible by train.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			<p>For these reasons the site is considered to have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide/adjoining authorities..</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 151 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive affect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible</p> <p><b>Spatial Scale:</b> Borough wide/adjoining authorities.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p>	

	SA Objective	Scores	Reasons	Optimising/mitigating
			What affect a development of this size could have upon this objective would not be known at this stage.	

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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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