

Site Allocations Development Plan Document Consultation Statement [Regulation 30(1)(d)]

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1 Introduction

1.1 The Council is required to prepare Development Plan Documents in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 ('the Regulations'). This Statement explains how the Council has met the requirements of Regulation 30 (1) (d) in the preparation of the Bracknell Forest Borough Site Allocations Development Plan Document (SADPD).

1.2 Regulation 30(1)(d) requires Local Planning Authorities to produce a Statement which sets out the following information in respect of all the consultations carried out under Regulation 25 (public participation in the preparation of a Development Plan Document):

- **Who** was consulted (which bodies and persons the Local Planning Authority invited to make representations);
- **How** the community and local stakeholders were invited to make representations;
- **Summarises** the main issues raised by the consultation;
- **Explains how** the representations made have been taken into account.

1.3 The Council has undertaken a number of 'formal' public consultations: focused community events under Regulation 25, including a Stakeholder consultation event in December 2009, publication of the SADPD 'Participation Document' (Issues and Options) for consultation between 26 February and 16 April 2010, and publication of the SADPD Preferred Option for consultation between 8 November 2010 and 17 January 2011.

1.4 This Statement therefore sets out who was consulted and how, for the above consultations that have taken place. Separate documents summarise the main issues raised in the 'Participation Document' and 'Preferred Options' consultations and set out the Council's response to these issues – these documents are available to view on the Council's consultation portal as follows:

- Summary of Responses to SADPD Participation Feb-April 2010:
<http://consult.bracknell-forest.gov.uk/file/1544139>
- Summary of Responses to SADPD Preferred Option Nov-Dec 2010.

1.5 This Consultation Statement should be read in conjunction with these documents.

1.6 The consultation that has been undertaken in preparing the Site Allocations DPD is consistent with the engagement principles set out in the adopted Statement of Community Involvement (available at <http://www.bracknell-forest.gov.uk/sci>), and the Bracknell Forest Partnership Community Engagement Strategy, 2009 - 2012 (available at <http://www.bracknell-forest.gov.uk/community-engagement-strategy-2009-to-2012.Pdf>). This is set out in more detail in Section 2 overleaf.

1.7 The Draft Submission SADPD will be published for consultation in January 2012, under Regulation 27. Following this consultation, a Statement will be produced under Regulation 30 (1) (e) which will set out the number of representations made and summarise the main issues raised.

2 Background

2.1 The Council's previous work programme resulted in the commencement of a Development Management Development Plan Document - Housing and Commercial Policies and Sites in May 2007. This document was to contain detailed policies to guide the management and delivery of future retail and employment development in the Borough, and to allocate sites for these uses. Consultation on an Issues and Options document took place in February and March 2008. The Council considered options for taking forward the Local Development Framework following publication of the Regional Spatial Strategy (The South East Plan) in May 2009. At that time, the South East Plan confirmed that 12,780 houses were to be provided in Borough up to 2026. The Council concluded that the identification of sites for housing development needed to take priority and that a Development Plan Document (DPD) dealing specifically with Site Allocations needed to be prepared immediately. The previous documents in relation to the Development Management DPD are relevant background information to the production of the Site Allocations Development Plan Document (SADPD) (see <http://www.bracknell-forest.gov.uk/salibrary>).

2.2 The production of the SADPD is clearly set out in the Local Development Scheme (LDS), which is the three year programme setting out the documents that the Council will produce as part of the Local Development Framework. The SADPD profile was included in the September 2009 version of the LDS, and was updated in the SADPD Preferred Option Document (Appendix 1). An updated timetable is included in the current version of the LDS (published August 2011). Extracts of the LDS pertaining to the SADPD are contained in Appendix 1: 'Extracts from Local Development Scheme'. The LDS has been available on the Council's web site since its publication.

2.3 Community and stakeholder engagement undertaken during the preparation of the SADPD has been carried out in line with the following:

- Statutory requirements;
- The adopted Statement of Community Involvement (SCI), July 2006 (available at www.bracknell-forest.gov.uk/sci); and,
- The Bracknell Forest Partnership Community Engagement Strategy, May 2009 – 2012 (available at www.bracknell-forest.gov.uk/community-engagement-strategy-2009-to-2012.pdf)

2.4 The following tables indicate how the requirements of the SCI and the Partnership Community Engagement Strategy have been met. This is over and above that required by the statutory minimum set out in relevant regulations.

Table 1 Consistency with the SCI (taken from Table 1 of the SCI)

Stage of DPD Preparation	Engagement identified in the SCI	How did we meet this?
Evidence Gathering	Gather information on issues through: Questionnaires Articles in Town and Country Press releases Targeted mail	Dec 2009: <ul style="list-style-type: none"> • Article in Town & Country and stakeholder workshop.
Sustainability Appraisal Scoping Report	Discussion with members of local environmental organisations and groups Publish information on BF online Free access to BFBC website at libraries Discussion with Council Officers	SA Scoping Consultation: Jan – Feb 2010: <ul style="list-style-type: none"> • Consultation with statutory agencies plus a number of other organisations. • Details placed on the Council's website. • Scoping prepared internally with relevant Council officers.
Issues and options and Initial Sustainability Appraisal	Articles in Town & Country Press releases Newsletters Information on BF online Free access to BFBC website at libraries One to one meetings Targeted Mail Notice boards at community facilities. Meetings with community, stakeholder and hard to reach groups	Issues and options Consultation in Feb – April 2010: <ul style="list-style-type: none"> • Letters to all specific and general consultees. • Article in Town & Country (March 2010) • Press releases to local papers and radio • Documents, including a summary leaflet, available on the website and streamed through social networking sites • Documents available at town and parish offices and libraries across the Borough. • Exhibitions held across the Borough at different times on week days and

Stage of DPD Preparation	Engagement identified in the SCI	How did we meet this?
	<p>Hold community planning forums, mobile exhibitions, planning for real exercises, public exhibitions, public meetings, stakeholder briefings, street stalls, surgeries, workshops.</p> <p>Be flexible with meeting times, use graffiti boards, incentives for taking part, interactive displays, interactive voting, maps and dots, parish walkabouts, photography projects, short plays, thought trees, video diaries, text messages, writing and poetry.</p>	<p>weekends with officers present to answer questions and provide information.</p> <ul style="list-style-type: none"> • Specific contact made with 'hard to reach groups'. • Targeted correspondence to sites within Broad areas. • Individual meetings held with some stakeholders including a workshop with the Local Strategic Partnership (March 2010) and Design Workshops with stakeholders in May 2010.
Preferred Options and Sustainability Appraisal	<p>Articles in Town & Country, Environment Focus</p> <p>Press releases</p> <p>Free access to BFBC website at libraries</p> <p>Use notice boards at community facilities.</p> <p>Meet with stakeholder groups on request</p> <p>Hold public meetings, workshops etc as appropriate to the issues</p> <p>Be flexible with meeting times, use graffiti boards, incentives for taking part, interactive displays, interactive voting, maps and dots, parish walkabouts, photography projects, short plays, thought trees, video diaries, text messages, writing and poetry.</p>	<p>Preferred Options consultation Nov 2010 – Jan 2011:</p> <p>In addition to statutory notification:</p> <ul style="list-style-type: none"> • All documents and consultation materials, including a summary leaflet, were placed on the Council's website. This was streamed through social networking sites. • Article in Town & Country (Winter 2010) • Placing an advertisement in a local newspaper. • Stakeholder meetings held, e.g. with Crowthorne Parish Council.

Stage of DPD Preparation	Engagement identified in the SCI	How did we meet this?
		<ul style="list-style-type: none"> • Several press releases issued to local papers and local radio during the consultation period. • All documents available at the Council offices, town and parish council offices and libraries in the Borough. • Exhibitions held across the Borough at a range of dates and times including evenings and weekends with officers available to answer questions and provide information. • Targeted correspondence to those residents most likely to be affected by the allocation of specific sites. <p>Draft Sustainability Appraisal:</p> <p>In addition to consulting statutory consultees the Draft Sustainability Appraisal was made available at all the locations set out above, was placed on the Council's website and mentioned in correspondence relating to the Preferred options SADPD.</p>

Table 2 Consistency with the Bracknell Forest Partnership Community Engagement Strategy Principles and Values of Effective Engagement (Section 11).

Principle	Explanation	What did we do?
Clear Purpose	The purpose of any engagement activity will be clearly outlined to the local community from the start, and partners will be honest in sharing information and identifying any limited scope of consultation.	<p>Purpose of engagement set out in each document.</p> <p>Early stakeholder workshop held (Dec 2009) to explain the purpose of the document being prepared.</p> <p>Purpose of the consultation set out in letters, an information leaflet and explained at meetings and exhibitions.</p>
Inclusion	We will ensure all relevant parties are included, explaining who we are trying to engage with and why. We will identify and tackle barriers to engagement and seek alternative methods to engage a wider range of people or groups.	<p>The Statement of Community Involvement, July 2006 sets out who we will engage with in preparing the LDF.</p> <p>A range of participation methods have been used to reach all relevant parties including hard to reach groups. This includes targeted mail, the website and social media sites, public exhibitions and specific stakeholder meetings and press releases.</p>
Valuing all views	We will regularly ask for resident's views as well as those of local businesses and voluntary and community groups. Those views will be respected and valued and will form a part of our service planning.	Engagement has included seeking views from those who live, and work in the Borough as well as others who may have an interest. The Council has summarized all views received and identified how those views have been responded to in developing further versions of the Site Allocations DPD.
Feedback	We will ensure feedback is given after any engagement activity, and this will include	As above, the Council has produced a summary of the consultation responses received at each stage of the

Principle	Explanation	What did we do?
	the findings and the outcome of how it has helped to make decision making.	preparation of the Site Allocations DPD and has identified how those views have been taken into account.
Use of appropriate tools to engage	We will use the most appropriate method to engage with a local community, recognizing that “one size does not fit all” and that many different measures are often needed to ensure we can engage with our diverse communities.	<p>As set out in ‘Clear Purpose’ and ‘Inclusion’ above, the Council has used a wide range of engagement methods to seek views from the community.</p> <p>These methods are consistent with the Consulting Methods set out in Appendix 2 of the Community Engagement Strategy.</p>

3 Early Engagement

3.1 The following sections of this document address each of the consultations which have taken place on the SADPD under Regulation 25, in the order in which they took place.

3.2 At each stage of consultation various statutory and non-statutory bodies were consulted, and were given the opportunity to make comment. Those contacted included adjacent Borough, Parish and Town Councils, infrastructure and service providers, environmental organisations (such as Natural England and the Environment Agency), local residents and businesses, landowners/agents, and community groups. A full list of these 'general and specific' consultees is included as Appendix 2: 'List of General and Specific Consultees'.

December 2009: Article in Town & Country

3.3 Town & Country is Bracknell Forest Council's newspaper, which gets delivered to households within the Borough three times a year. An article entitled "Where will future developments go in Bracknell Forest?" was published in the December 2009 edition, advising that the Council was preparing a Site Allocations document which would be consulted on during February and March 2010. The article advised people to look out in the press and the Council's website for information at that time. A copy of the article is contained in Appendix 3: 'Article in Town and Country (December 2009)'.

December 2009: Stakeholder Workshop

3.4 On 2 December 2009, a stakeholder workshop was held in the Downshire Room at Easthampstead Park, to explain the purpose and process of allocating development sites and to secure views from stakeholders on the priorities for location of development in the Borough. A copy of the agenda, list of attendees and outcomes of the workshop is included in Appendix 4: 'December 2009 Stakeholder Workshop: agenda, list of attendees & summary of workshop'.

January – February 2010: Sustainability Appraisal Scoping Report

3.5 Consultation on the scope of the SADPD Sustainability Appraisal took place between 21 January and 25 February 2010. In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (Regulation 12(6)), a 5 week timescale for consulting the statutory bodies (Environment Agency, Natural England and English Heritage) on a Scoping Report was provided. In addition, other bodies such as SEEDA, SEERA, the RSPB and the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) were also consulted. The report was made publicly available on the Council's website (see <http://www.bracknell-forest.gov.uk/sa-scoping-report-2010.pdf>). A copy of the consultation email is contained in Appendix 5: 'Sustainability Appraisal Scoping consultation email', and a summary of the responses was included as Appendix 12 of the 'Draft Sustainability Appraisal for the Preferred Options stage of consultation on the Site Allocations DPD' (see <http://consult.bracknell-forest.gov.uk/file/1539302>).

4 SADPD Participation

February – April 2010: SADPD Participation

4.1 The SADPD Participation consultation was an 'Issues and Options'-type consultation, putting forward a range of development possibilities for discussion, and seeking views on the nature of issues that the SADPD should address.

4.2 The Participation Document was considered by the Council's Executive at the meeting of Tuesday 16 February 2010 (see <http://democratic.bracknell-forest.gov.uk/ieListDocuments.aspx?CId=102&MId=2417&Ver=4>), where it was resolved that the document be published for public consultation.

4.3 The SADPD Participation consultation was open to all those who live, work or have an interest in the Borough. A 'main' consultation letter (reproduced in Appendix 6: 'Main' consultation letter (SADPD Participation consultation)') was sent to all the specific and general consultees listed in Appendix 2, which advised of the scope and content of the SADPD, set out the way in which representations may be made, and by which date.

4.4 The consultation was advertised on the Council's website (under www.bracknell-forest.gov.uk/sadpd and also rotated on the homepage from mid-February until 1 April 2010). This was streamed through social networking sites (e.g. Twitter, Facebook) via an RSS news feed. An article appeared on the front page of the March 2010 edition of the Borough Council newspaper, Town and Country (see Appendix 7: 'Article in Town and Country (Spring 2010)') and a press release was issued to the Bracknell News (incorporating the Bracknell Midweek), Bracknell Standard (incorporating the Bracknell Times), Sandhurst and Crowthorne News, BBC Radio Berkshire, Heart Radio, and Time FM on 19 February 2010 (see Appendix 8: 'Press release: 19 February 2010').

4.5 All letters and advertisements noted that the consultation document itself and all supporting documents could be viewed electronically online (on the Council's consultation portal: http://consult.bracknell-forest.gov.uk/portal/planning/sadpd/sadpd_participation and via links on the Council's website), and that hard copies of the document and the accompanying summary leaflet (attached as Appendix 9: 'Growing Places' leaflet (Participation stage summary leaflet)') were available at the following locations for the duration of the consultation:

- BracknellForest Council (Time Square)
- BracknellForest Council (Easthampstead House)
- Bracknell Town Council offices
- Binfield Parish Council offices
- Warfield Parish Council offices
- Winkfield Parish Council offices
- Crowthorne Parish Council offices
- Sandhurst Town Council offices
- Bracknell Library
- Birch Hill Library (Bracknell)
- Gt. Hollands Library (Bracknell)
- Harmans Water Library (Bracknell)
- Whitegrove Library (Warfield)

- Binfield Library
- Ascot Heath Library
- Crowthorne Library
- Sandhurst Library

4.6 The correspondence and advertising above also advised of, and invited members of the public to public exhibitions held at various locations across the Borough. These were attended by Planning Officers in order that the issues could be explained in more detail and questions could be answered. Exhibitions were held in the following locations:

- Sandhurst Library, The Broadway, Bracknell
Thursday 4 March 2010 (10am – 1pm)
- Sainsburys, Princess Square, Bracknell
Saturday 6 March 2010 (10am – 1pm)
- Warfield Parish Council, County Lane, Warfield
Tuesday 9 March 2010 (9.30am – 12.30pm)
- Winkfield Parish Council, Fernbank Road, Winkfield
Saturday 13 March 2010 (10am – 1pm)
- Sandhurst Town Council, Yorktown Road, Sandhurst
Tuesday 16 March 2010 (10am – 1pm)
- Crowthorne Parish Council, Wellington Road, Crowthorne
Thursday 18 March 2010 (10am – 1pm)
- Brownlow Hall, Newell Green, Warfield
Saturday 20 March 2010 (10am – 1pm)
- Bracknell Town Council, High Street, Bracknell
Thursday 25 March 2010 (10am – noon)
- Crowthorne Baptist Church, High Street, Crowthorne
Saturday 27 March (10am – 1pm)
- Binfield Parish Council, Benetfeld Road, Binfield
Wednesday 31 March 2010 (10am – noon)
- Tesco, Martins Heron (Whitton Road), Bracknell
Thursday 1 April 2010 (10am – 1pm)
- Binfield Library, Benetfeld Road, Binfield
Tuesday 6 April 2010 (2pm – 5pm)

4.7 In addition to the above, general advertising of the consultation, a more targeted approach was taken towards ‘hard to reach’ groups and to residents of the Broad Areas. In the case of the former, these mainly comprised known Gypsy and Traveller populations and the Gypsy Council. A letter was written enclosing an extract from the SADPD relating to travelling populations and the relevant extract from the Questionnaire/Response for ease of responding (the letter is reproduced in Appendix 10: ‘Targeted consultation letter to ‘hard to reach’ groups’). In the case of residents living in the Broad Areas, around 300 letters were sent advising of the consultation, including details of the closing date and dates and times of public exhibitions, and enclosing the ‘Growing Places’ leaflet (Appendix 11: ‘Targeted consultation letter to residents of the 8 Broad Areas’).

4.8 Responses to the consultation were encouraged through the Council’s consultation portal (i.e. online). However hard copies of representation forms (Appendix 12: ‘Participation stage Questionnaire and Response Form’) could be downloaded from the Council’s website for returning by post, and forms were also available at the locations where documents were

displayed (Borough, Town and Parish Council offices and libraries) and at the public exhibitions. Representations were also accepted where these had been made by letter or email (i.e. even if not accompanied by a form).

4.9 The Participation document also included initial Sustainability Appraisals of the 8 Broad Areas.

4.10 In all, over 1,300 respondents made representations to the consultation, which were collated and considered by the Council. The main issues raised by respondents, and the Council's response to these (including how the representations have been taken into account in progressing to the Preferred Options consultation), are set out in the 'Summary of Responses to SADPD Participation Feb-April 2010' document. This is available to view at <http://consult.bracknell-forest.gov.uk/file/1544139>. The Summary of Response document included (within Appendix 1 of the document) the responses made to the Sustainability Appraisals of the 8 Broad Areas (Section 6) and the issues raised at the public exhibitions.

5 Targeted Workshops

March 2010: Local Strategic Partnership Workshop

5.1 This workshop considered some of the options being consulted on in the SADPD in the context of how they support the Themes and Priorities in the Sustainable Community Strategy (<http://www.bracknell-forest.gov.uk/sustainable-community-strategy-2008-to-2014.pdf>). The workshop was held on 11 March 2010. A list of people and organisations who attended, together with a summary of the workshop is attached as Appendix 13: 'March 2010 Local Strategic Partnership Workshop: list of attendees and workshop outcomes'.

5.2 An article was also included in the Bracknell Forest Partnership Spring 2010 Newsletter, which included an overview of the March 2010 workshop (a copy of which is contained in Appendix 14: 'Bracknell Forest Partnerships newsletter Spring 2010').

May 2010: Design Workshops

5.3 Four evening Design Workshops were held during May 2010 which considered the eight potential new development areas (identified in the Participation Document as 'Broad Areas') in more detail. Representatives from local resident associations, amenity groups, Parish/Town and Borough Councillors were invited. The workshops were facilitated by master planning consultants, Urban Initiatives, and supported by BFC Planning Officers. The events were held as follows:

- Warfield Primary School, All Saints Rise, Warfield
Monday 10 May 2010 (7.30pm – 9.30pm)
Broad Area 6 & the draft Warfield SPD
- Braybrook Community Centre, Bracknell
Tuesday 11 May 2010 (7.00pm – 9.00pm)
Broad Areas 4&5
- Sandhurst Community Centre, Yorktown Road, Sandhurst
Thursday 13 May 2010 (7.00pm – 9.00pm)
Broad Areas 1, 2 & 3
- Carnation Hall, Chavey Down Road, Winkfield
Wednesday 26 May 2010 (7.30pm – 9.30pm)
Broad Areas 7 & 8

5.4 A summary of the main issues raised at the above workshops was included in the 'Bracknell Forest Masterplanning Support DPD Final Report' by Urban Initiatives (available at <http://consult.bracknell-forest.gov.uk/file/1548402>).

6 SADPD Preferred Option

November – December 2010: SADPD Preferred Option

6.1 In advance of the Preferred Option consultation, elected Members were involved in the strategy-forming process.

6.2 The Executive considered a Working Paper relating to Site Allocations on 13 July 2010 (agenda and minutes available at <http://democratic.bracknell-forest.gov.uk/ieListDocuments.aspx?CId=102&MId=3196&Ver=4>) which was to inform Members of the emerging Government advice on changes to existing planning policies. This was also accompanied by an associated Press Release, issued 8 July 2010 (see Appendix 15: 'Working Paper Press Release'). Members resolved to agree that:

- the Preferred Option consultation on the SADPD be deferred to Autumn 2010;
- the content of the Indicative Option Working Paper could form the basis of future consultation subject to the review of the Borough's housing target;
- further work on SADPD should continue; and
- based on the housing numbers in the adopted Core Strategy (and the rationale at paragraph 5.7 of the report), that some of the Broad Areas identified in the Options Consultation be excluded from consideration for development up to 2026.

6.3 On 19 October 2010 the Executive resolved to approve consultation on the Preferred Option SADPD (copies of the report and minutes are available at <http://democratic.bracknell-forest.gov.uk/ieListDocuments.aspx?CId=102&MId=3198&Ver=4>). The Executive's decision to consult was called in by the Overview and Scrutiny Commission, and was considered at a meeting of 1 November 2010 (report and minutes available at <http://democratic.bracknell-forest.gov.uk/ieListDocuments.aspx?CId=151&MId=3636&Ver=4>). Ultimately, the Commission reached a majority decision that there were no concerns over the Executive's decision and that no further action was needed. The SADPD Preferred Options consultation therefore began on 7 November 2010.

6.4 The consultation was scheduled to run from 8 November to 17 December 2010; however this period was extended to 17 January 2011 so as to coincide with the parallel consultation on the Warfield SPD (which took place between 29 November 2010 and 17 January 2011) and to take account of the high level of interest in the document. Notification of the start of the consultation was sent by email to all consultees on the Council's LDF database, plus all organisations and individuals who had responded to the previous consultation by email. Where no email address was known for consultees, a letter was sent. The email and letter notified respondents of the dates for the consultation and, in the case of the latter, also advised that public exhibitions would be held in Crowthorne and Binfield. Copies of the email and letter advising of the consultation are attached as Appendix 16: 'Email to consultees and LDF database advising of Preferred Options consultation' and Appendix 17: 'Letter to consultees without email addresses advising of Preferred Options consultation' respectively.

6.5 As two consultations relating to SADPD were run in parallel (one relating to the Preferred Option consultation, and the other relating to the associated Draft Sustainability Appraisal), an email was also sent to clarify this, together with guidance on how to submit comments via the consultation portal (see Appendix 18: 'Email clarifying dual SADPD Preferred Options and Sustainability Appraisal consultations, and screen shots of how to make comments').

6.6 The SADPD Preferred Option (PO) consultation was scheduled to run from 8th November to 17th December 2010; however this period was extended to 17th January 2011 so as to coincide with the parallel consultation on the Warfield SPD (which took place between 29th November 2010 and 17th January 2011) and to take account of the high level of interest in the document. An email was sent to consultees to advise of the extended date for comment (see Appendix 19: 'Email advising of extension to SADPD Preferred Options consultation').

6.7 In view of the parallel consultation with Warfield SPD, the Council took steps to publish a "Policy Status Statement" in order to clarify the position between the documents, which was placed both on the Council's web site and consultation portal (see Appendix 20: 'Policy Status Statement - SADPD Preferred Options and Warfield SPD consultations').

6.8 The SADPD Preferred Option identified the Council's preferred locations for allocating development (and associated amendments to settlement, employment and retail boundaries that would be required). The consultation was open to all those who live, work or have an interest in the Borough, and as such the consultation methods used built upon those for the SADPD Participation consultation and improved / expanded these where possible, such as:

- Holding evening exhibitions (exhibitions at the Participation Stage were only held during the day and on Saturdays);
- Enabling online consultation on all parts of the document (previously there were targeted questions which narrowed down the points of the document where people could make comments);
- Simplifying the response form;
- Simplifying the consultation portal pages to be clearer and more concise;
- Producing fact sheets in relation to the 4 main urban extension areas (see Appendix 21: 'Information sheets relating to the four new proposed urban extensions');
- Undertaking a non-statutory press advert in the Bracknell Standard (see Appendix 22: 'Article in Bracknell Standard (1 November 2010)') – a free local newspaper delivered to every household in the Borough; and
- Producing a schedule of Frequently Asked Questions which was published on the consultation website (see Appendix 23: 'Schedule of Frequently Asked Questions (FAQs)').

6.9 In addition to the above improvements, meetings were also held with Crowthorne Parish Council (19 October 2010) and Binfield Parish Council (3 November 2010), which were attended by the Chief Officer for Environment and Planning, and the Head of Spatial Policy.

6.10 The consultation was advertised on the Council's website (under www.bracknell-forest.gov.uk/sadpd and also rotated on the homepage from mid-November for approximately two weeks and again in January 2011). Again this was streamed through social networking sites (e.g. Twitter, Facebook) via an RSS news feed. In addition to the article in the Bracknell Standard, referred to above (see Appendix 22: 'Article in Bracknell Standard (1 November 2010)'), an article appeared in the Winter 2010 edition of the Borough Council newspaper, Town and Country (see Appendix 24: 'Article in Town and Country (Winter 2010)'). Further, press releases were issued on 13 September and 8 November 2010 to advise of the

consultation, and on 9 December 2010 to advise of the extension to the time period for representations (see Appendix 25: 'Press releases: 13 September, 8 November and 9 December'). All press releases were issued to BBC Radio Berkshire, Heart FM, Time Radio, Bracknell News, Bracknell Standard, Sandhurst & Crowthorne News, Ascot Observer, BBC South, ITV Meridian, BBC News Online and local Parish/Town councils.

6.11 All letters and advertisements noted that the consultation document itself and all supporting documents could be viewed electronically online, and that hard copies of the document and the accompanying summary leaflet (attached as Appendix 26: 'Growing Places' leaflet (Preferred Options stage summary leaflet')) were available at the following locations for the duration of the consultation:

- BracknellForest Council (Time Square)
- BracknellForest Council (Easthampstead House)
- Bracknell Town Council offices
- Binfield Parish Council offices
- Warfield Parish Council offices
- Winkfield Parish Council offices
- Crowthorne Parish Council offices
- Sandhurst Town Council offices
- Bracknell Library
- Bracknell Library
- Birch Hill Library (Bracknell)
- Gt. Hollands Library (Bracknell)
- Harmans Water Library (Bracknell)
- Whitegrove Library (Warfield)
- Binfield Library
- Ascot Heath Library
- Crowthorne Library
- Sandhurst Library

6.12 In addition, all the above locations received information sheets on the four proposed new urban extensions (see Appendix 21: 'Information sheets relating to the four new proposed urban extensions'), and a poster advertising the SADPD consultation was distributed to the Parish Councils (Appendix 27: 'Poster advertising SADPD Preferred Option consultation').

6.13 The correspondence and advertising (set out above) also advised of, and invited members of the public to public exhibitions. These were held at locations where new housing sites were proposed in the SADPD – i.e. Binfield and Crowthorne – although residents from all areas of the Borough were welcome to attend. Again the purpose of the exhibitions was to explain in detail any issues and answer questions. Exhibitions were held as follows:

- BinfieldPrimary School, Benetfeld Road, Binfield
Wednesday 17 November 2010 (6.00pm – 9.00pm)
- Binfield Parish Council, Benetfeld Road, Binfield
Thursday 18 November 2010 (2pm – 5pm)
- Binfield Parish Council, Benetfeld Road, Binfield
Saturday 20 November 2010 (10am – 1pm)

- CrowthorneBaptistChurch, High Street, Crowthorne
Tuesday 23 November 2010 (10am – 1pm)
- CrowthorneBaptistChurch, High Street, Crowthorne
Saturday 27 November 2010 (10am – 1pm)
- Crowthorne Parish Council, Morgan Road, Crowthorne
Thursday 2 December 2010 (6pm – 9pm)

6.14 A summary of feedback from these exhibitions (attached as Appendix 28: 'Summary of feedback from SADPD Preferred Options exhibitions') is included in the Summary of Responses to the SADPD Preferred Option document.

6.15 Targeted notification of all residents with properties close to the four proposed new urban extensions was undertaken by way of a letter. This also included details of the public exhibitions (included as Appendix 29: 'Letter to residents located close to four new urban extension sites advising of Preferred Options consultation').

6.16 Although the previous consultation had highlighted problems with the Council's consultation online portal, responses were encouraged to be made by this method in order to save time and reduce costs. However the wording on the consultation portal was amended to make it easier to understand and rather than having to make representations in the form of answering questions about specific sections of the document, the consultation was structured so that comments could be made on any policy, plan, paragraph of supporting text, or Appendix. In addition, hard copies of representation forms (attached as Appendix 30: 'SADPD Preferred Options Response Form') were again made available on the Council's website (to be printed and returned by post, if desired) and at the locations where documents were displayed (Borough, Town and Parish Council offices and Libraries) and at the public exhibitions. Again where emails and letters were received directly these were accepted as duly made representations (even if not accompanied by a form).

6.17 Around 800 responses were received to the Preferred Option consultation. The following table sets out the key issues raised through the SADPD Preferred Option Consultation which took place between November 2010 and January 2011, and the Council's response. For more detailed summaries of the issues raised and the Council's responses, see the 'Summary of Responses to Site Allocations DPD Preferred Option Nov 2010-Jan 2011' Document (which sets out how the Council has taken the representations into account and any changes that have been made to the document as a result):

Table 3 Summary of key issues raised through SADPD Preferred Option consultation.

Summary of Main Issues Raised	Council’s Response
The Overall Housing Target	
<p>A number of comments were received challenging the principle of planning for 10,780 new homes. Some considered the impact of the recession means that there is less demand for housing.</p>	<p>There is no evidence that the recession has had any impact on the actual need for new homes. In fact the most recent population figures show the population rising at its highest rate since the post-war baby boom over 60 years ago. It is also important to remember that we are planning for our needs to 2026 and not even the most pessimistic predictions have the recession lasting that long. The main impact of the recession has been to reduce the availability of mortgages for many, including first time buyers, there has been an increase in the proportion of homes in the private rented sector.</p> <p>It is also clear that the government sees an increase in the level of housebuilding as an important element in securing the economic growth required to bring the country out of recession. This can be seen in the ‘Plan for Growth’ document produced at the time of the budget and the draft National Planning Policy Framework. The government is also now saying that where Councils don’t have up to date plans in place, they should not refuse planning applications for new development.</p> <p>In order for the Council to be able to plan properly for our future development needs and ensure that we get the necessary infrastructure it is essential that we get plans in place for future growth. The 10,780 figure comes from the Councils Core Strategy which was adopted in 2008 and is in fact 2000 lower than the figure we were being required to provide through the South East Plan.</p>
How to Get Involved	
<p>A number of comments received related to the Council’s method of consultation:</p> <ul style="list-style-type: none"> • The consultation site was confusing, • Disadvantaged people who did not have access to a computer/internet, • Procedure for submitting comments on site too complicated, 	<p>An electronic copy of the document as available on the Council’s web site, and paper copies were available to view at the exhibitions held around the Borough. Hard copies were also available to view in local libraries and Parish Council Offices.</p> <p>Information provided at the exhibitions included a Map to show all the sites within Crowthorne and Binfield. A key map showing housing sites was</p>

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<ul style="list-style-type: none"> • Numerous supporting documents were too long and technical, • Timing of the consultation in the lead up to Christmas was to discourage comments being made, • Number of exhibitions were insufficient, • Consultation material was poor, • Lack of notification/awareness of people affected by the proposals. 	<p>included on the display boards and leaflets (copies of which people were able to take away from the exhibitions).</p> <p>The consultation on the Preferred Option was also accompanied by a press release which was included in many local newspapers and a newspaper advert in a Bracknell local newspaper.</p> <p>The public exhibitions were held at a variety of locations across the Borough focusing on areas located near to the proposed sites, including evenings and Saturday mornings. People were able to discuss any of the sites in the Preferred Option at any of the exhibitions. The location and timing of exhibitions were dependent upon venue availability at the time of booking. The format of the exhibitions were designed to be along the lines of an informal 'drop in' session. All the SADPD documentation was made available for inspection and planning officers were on hand to answer questions.</p> <p>Officers have reviewed the wording on the website and will seek to make future consultations more user-friendly but there are limits to how far this can be achieved due to the need to use specific terms to avoid ambiguity in planning policies. It will be important for the Draft Submission consultation that people are able to understand the 'tests of soundness' that apply to this stage in the process.</p>
<p>General points</p>	
<p>Should consider the use of unused office space before look at development new sites in the countryside.</p>	<p>The Council must plan for a balance of growth in housing and employment over the plan period, to allow for people to live and work in the Borough should they choose and to seek to reduce levels of in- and out-commuting in the Borough.</p> <p>The Council's Employment Land Review has concluded that there is a significant over-supply of employment space (in the form of offices) in</p>
<p>Should be redeveloping the Town Centre instead of building in the countryside.</p>	

Summary of Main Issues Raised	Council's Response
	<p>Bracknell, and in light of this the SADPD does not propose any major new allocations of land for employment use. However there does therefore remain a residual need to allocate land for housing. In preparing the SADPD consideration has been given to the potential reuse of existing office floorspace and some areas of employment land have been allocated for residential development, for example land to the north of Eastern Road, Bracknell, and north of Cain Road, Binfield. In addition it is proposed to de-allocate the Old Bracknell Lane West area to allow for residential development at The Depot, and an area south of Eastern Road (along Broad Lane), and this will also make it easier for non-employment uses to come forward in this area over the plan period. There are a number of reasons why some other employment sites have not been identified including sites that form important parts of existing employment areas, sites that are poorly located for residential use, and/or sites whose owners are not interested in using them for housing.</p> <p>The regeneration of Bracknell town centre continues to be a key priority for the Council. There remain a significant number of major employers in the town and it is envisaged that the town centre regeneration will create a more positive image and create new employment opportunities.</p>
<p>Sites contained in Policy SA1 – Previously Developed Land within Settlements</p>	
<p>In general there was support for the identification of these sites, being located within the defined settlement. Some comments were raised about specific sites, but these are detailed matters addressed through the Responses to the Preferred Option Document and in the Draft Submission Background Paper.</p>	
<p>Sites contained in Policy SA2 – Other Land within Settlements</p>	

Summary of Main Issues Raised	Council's Response
<p>In general there was support for the identification of these sites, being located within the defined settlement. Some comments were raised about specific sites, but these are detailed matters addressed through the Responses to the Preferred Option Document and in the Draft Submission Background Paper.</p>	
<p>Sites contained in Policy SA3 – Edge of settlement sites</p>	
<p>Comments were raised about specific sites, but these are detailed matters addressed through the Responses to the Preferred Option Document and in the Draft Submission Background Paper</p>	
<p>A number of comments objected to the inclusion of the sites on the basis they had not been identified in the Core Strategy and would be contrary to it.</p>	<p>The sites were not originally identified in the Core Strategy, however, one of the main functions of the Site Allocations Document is to allocate sites to meet the Borough's housing need.</p> <p>The use of extensions to settlements to provide additional housing rather than a new settlement follows the development principles set out in Core Strategy Policy CS2. Allocation of land on edge of settlement sites would accord with point 4 of Policy CS2 of the Core Strategy. The Council is giving priority to land within the defined settlement, and previously developed land, however there are insufficient sites available to meet the overall requirement.</p> <p>Points 1-3 of the Policy have been investigated, by sites being promoted through the Strategic Housing Land Availability Assessment (SHLAA). The suitability of such sites has been considered through the earlier Issues and Options consultation. There are insufficient suitable and available sites for allocation within the defined settlement to meet the housing target.</p>
<p>Policy SA4 – Land at Broadmoor</p>	

Summary of Main Issues Raised	Council's Response
<p>No need for additional development in Crowthorne, too much development is planned/development should be spread across the Borough.</p>	<p>It is acknowledged that some development has occurred in Crowthorne over the last few years. However, the population of the Borough and number of households is projected to grow further and there is a need to provide additional housing.</p> <p>All sites proposed have been submitted as available for development through the SHLAA, including some small sites within and on the edge of the existing settlement. A number of the sites (including TRL and Broadmoor) involve previously developed land where some form of change is required due to the presence of buildings/uses that no longer meet current needs. National policy (PPS1 and PPS3) suggests that priority should be given to these sites.</p> <p>In allocating sites, the Council must follow the locational principles set out in Policy CS2 of the Core Strategy. Whilst it is acknowledged that the proposals equate to an increase of approximately 30% in the number of properties in Crowthorne as a whole, the Council's proposals also include a number of sites in other parts of the Borough including large sites at BlueMountain and Amen Corner North, Binfield. The capacity of available sites in other parts of the Borough is not sufficient to accommodate all future development needs.</p> <p>Consideration of sites has taken account of a wide ranging evidence base, including transport work, landscape analysis and Sustainability Appraisal.</p>
<p>Many issues were raised in relation to transport, in particular, access onto Foresters Way and impact local roads, including Crowthorne High Street, and impact upon the strategic road network.</p>	<p>The proposed new access road off Forester's Way will be for the hospital, re-used listed building and medi-park. This will reduce the current hospital-related traffic accessing the site from the Crowthorne side. However it is considered important that the planned new homes are properly linked to Crowthorne to form a sustainable urban extension rather than an isolated pocket of residential development.</p>

Summary of Main Issues Raised	Council's Response
	<p>The Council has modelled the cumulative effect of development impacts on the local highway network both with and without the proposed developments and the accompanying highway improvements. The Council and Wokingham Borough Council are working closely with the Highways Agency regarding the impact on the Strategic Road Network. The model demonstrates that the proposed improvements will not lead to a deterioration over the baseline situation that takes account of background traffic growth and the additional traffic that the new development will generate and that from proposed development in Wokingham.</p> <p>Developers will be expected to demonstrate how proposed transport improvements will mitigate the impact of their development and this will involve contributing in-kind and/or financially towards highway, public transport and pedestrian/cycleway improvements, to facilitate traffic movement, encourage more sustainable modes of transport and ensure good access to community facilities – reducing the need to travel by private vehicles.</p>
<p>Concern was also raised regarding the relationship of development planned in Wokingham, and whether the cumulative impacts of developments (Broadmoor, TRL and those in Wokingham) had been undertaken, including cross-boundary working with Wokingham.</p>	<p>The proposals have been developed in the knowledge of the proposed development in Wokingham Borough Council (WBC). The Council has exchanged data with WBC to feed into the Council's respective transport models. Joint working has also taken place on various items of infrastructure, including education facilities. A dialogue with officers will be maintained as preparation on the SADPD continues.</p>
<p>Concerns regarding the impact of development upon local facilities/services</p>	<p>Service providers have been involved from the early stages of the Infrastructure Delivery Plan's (IDP), and have had the information to establish what the likely pressures on their service will be.</p> <p>The infrastructure required to mitigate proposed development is set out in the IDP which supports the SADPD. This would be secured through a</p>

Summary of Main Issues Raised	Council's Response
	<p>Section 106 Legal Agreement or Community Infrastructure Levy (CIL), at the planning application stage.</p> <p>Developers will be required to mitigate against the impact of their development on services, e.g. through on-site provision of a community facility and off-site highway junction improvements. Some new services will also benefit existing residents e.g. an improved bus service.</p>
<p>Issues were also raised with respect to the relationship of the proposals with the Thames Basins Heath Special Protection Area, as parts of the site are within the 400m to the SPA</p>	<p>Natural England has not objected to the proposals in relation to the proximity of the development to a SSSI/SPA.</p> <p>The Council recognises that this site is close to the SPA. According to the Conservation of Species and Habitats Regulations 2010, it is required to take account of any adverse impacts on the Thames Basins Heath Special Protection Area (SPA) that might arise as a result of the potential development in consultation with Natural England. This is outlined in one of the documents issued to support the DPD - the Habitats Regulations Appropriate Assessment.</p> <p>Any redevelopment will be accompanied by a package of measures to mitigate against any adverse impact on such sites. This will include substantial open space and Suitable Alternative Natural Green Space (SANG) in order to mitigate the impact of the proposals upon the SPA.</p>
<p>Object to the proposals as it would merge Crowthorne with Sandhurst and will result in the loss of the character of the village and its sense of community</p>	<p>In many ways, this site has been distinct and separate from existing communities. However to create a new sustainable urban extension, any development of the site would need to integrate with Crowthorne. New residential development will be contained to the walled kitchen garden. The new hospital redevelopment would be related to existing buildings on the northern part of the site.</p> <p>Broadmoor is not considered essential in maintaining the separate identity of Crowthorne and its neighbours. Development will be contained</p>

Summary of Main Issues Raised	Council's Response
	<p>within well defined boundaries and could be designed to reflect the local townscape and landscape character in order to maintain the distinctive character of Crowthorne, and therefore will retain a visual separation between settlements.</p>
<p>Impact upon heritage assets within the site: Listed Buildings and the Registered Historic Park and Garden</p>	<p>It is acknowledged that there will be harm to the significance of the registered park and walled garden. It will be for Bracknell Forest to form a view as to whether the public benefit secured by provision of the hospital is sufficient to justify the proposed development despite the harm caused to interests of acknowledged importance, and additional justification and evidence has been sought from the owners of the site. Redevelopment will need to be sympathetic to the site's heritage assets and there will be a requirement for a Conservation Management Plan as part of the policy.</p> <p>Redevelopment would provide a new hospital that is fit for purpose and would retain a significant local employer offering a wide range of job opportunities within the Borough. It would also help to secure the future of a Listed Building and the regeneration of a historic park of Crowthorne. Further consideration of this issue will be set out in the Draft Submission Background Paper. The proposed policy wording makes it clear that the number of homes within the walled garden area may need to be reduced in order to satisfactorily demonstrate that harm to the integrity of the site's heritage assets is minimised.</p>
<p>SA5 – Land at Transport Research Laboratory</p>	
<p>No need for additional development in Crowthorne, too much development is planned/development should be spread across the Borough.</p>	<p>It is acknowledged that some development has occurred in Crowthorne over the last few years. However, the population of the Borough and number of households is projected to grow further and there is a need to provide additional housing.</p>

Summary of Main Issues Raised	Council's Response
	<p>All sites proposed have been submitted as available for development through the SHLAA, including some small sites within and on the edge of the existing settlement. A number of the sites (including TRL and Broadmoor) involve previously developed land where some form of change is required due to the presence of buildings/uses that no longer meet current needs. National policy (PPS1 and PPS3) suggests that priority should be given to these sites.</p> <p>In allocating sites, the Council must follow the locational principles set out in Policy CS2 of the Core Strategy. Whilst it is acknowledged that the proposals equate to an increase of approximately 30% in the number of properties in Crowthorne as a whole, however, the Council's proposals also include a number of sites in other parts of the Borough including large sites at BlueMountain and Amen Corner North, Binfield. The capacity of available sites in other parts of the Borough is not sufficient to accommodate all future development needs.</p> <p>Consideration of sites has taken account of a wide ranging evidence base, including transport work, landscape analysis and Sustainability Appraisal.</p>
<p>Many issues were raised in relation to transport, in particular, impact upon local road and the strategic road network.</p>	<p>The Council has modelled the cumulative effect of development impacts on the local highway network both with and without the proposed developments and the accompanying highway improvements. The Council and Wokingham Borough Council are working closely with the Highways Agency regarding the impact on the Strategic Road Network. The model demonstrates that the proposed improvements will not lead to a deterioration over the baseline situation that takes account of background traffic growth and the additional traffic that the new development will generate and that from proposed development in Wokingham.</p>

Summary of Main Issues Raised	Council's Response
	<p>Developers will be expected to demonstrate how proposed transport improvements will mitigate the impact of their development and this will involve contributing in-kind and/or financially towards highway, public transport and pedestrian/cycleway improvements, to facilitate traffic movement, encourage more sustainable modes of transport and ensure good access to community facilities – reducing the need to travel by private vehicles.</p>
<p>Concern was also raised regarding the relationship of development planned in Wokingham, and whether the cumulative impacts of developments (Broadmoor, TRL and those in Wokingham) had been undertaken, including cross-boundary working with Wokingham.</p>	<p>The proposals have been developed in the knowledge of the proposed development in Wokingham Borough Council (WBC). The Council has exchanged data with WBC to feed into the Council's respective transport models. Joint working has also taken place on various items of infrastructure, including education facilities. A dialogue with officers will be maintained as preparation on the SADPD continues.</p>
<p>Concerns regarding the impact of development upon local facilities/services</p>	<p>Service providers have been involved from the early stages of the Infrastructure Delivery Plan's (IDP), so they have had the information to establish what the likely pressures on their service will be.</p> <p>The infrastructure required to mitigate proposed development is set out in the IDP which supports the SADPD. This would be secured through a Section 106 Legal Agreement or Community Infrastructure Levy (CIL), at the planning application stage.</p> <p>Developers will be required to mitigate against the impact of their development on services, e.g. through on-site provision of a community facility and off-site highway junction improvements. Some new services will also benefit existing residents e.g. an improved bus service.</p>
<p>Issues were also raised with respect to the relationship of the proposals with the Thames Basins Heath Special Protection Area, as parts of the site are within the 400m to the SPA</p>	<p>Natural England has not objected to the proposals in relation to the proximity of the development to a SSSI/SPA.</p>

Summary of Main Issues Raised	Council's Response
	<p>The Council recognises that this site is close to the SPA. According to the Conservation of Species and Habitats Regulations 2010, it is required to take account of any adverse impacts on the Thames Basins Heath Special Protection Area (SPA) that might arise as a result of the potential development in consultation with Natural England. This is outlined in one of the documents issued to support the DPD - the Habitats Regulations Appropriate Assessment.</p> <p>Any redevelopment will be accompanied by a package of measures to mitigate against any adverse impact on such sites. This will include substantial open space and SANG in order to mitigate the impact of the proposals upon the SPA.</p>
<p>Impact of the proposals upon the gap between Crowthorne and Bracknell/disposition of uses within the site.</p>	<p>The north western corner of the site would remain undeveloped as open space. Furthermore, a 50m green route will be indicated along the northern boundary of the site adjacent to Nine Mile Ride. Further consideration has been given to the location of uses within the north east corner of the site in order to retain a buffer between the settlements of Crowthorne and Bracknell. The aim is to retain an area of wooded landscape character devoid of development between the two settlements.</p> <p>The south eastern edge of the site is within the 400m buffer of the SPA. By providing this land as open space to mitigate the impact upon the SPA, it is considered that potential issues of coalescence between Crowthorne and Bracknell can be reduced.</p>
<p>Many residents also queried why this site is being promoted given the Council's success at defending on appeal a previous scheme.</p>	<p>The application was refused in 2008 and was subsequently the subject of an appeal. It was assessed against the policy framework that existed at the time.</p> <p>Since that time, the Council has started work on the SADPD with a view to allocating sites to meet the need for growth. The document will eventually form part of the planning policy framework. The</p>

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	<p>consideration of this site through the LDF process ensures that the site is not considered in isolation. The advantages and disadvantages of developing the site are being considered alongside other alternative locations. Due to the scale of housing that remains to be accommodated and the range of sites available, it is clear that there is a need to allocate land on the edge of existing settlements that is currently defined as countryside for planning policy purposes.</p> <p>The appeal decision makes it clear that the site is suitable for development but not in the form that was considered at the Inquiry. The scheme currently being promoted is of a very different scale and nature and will be required to mitigate its impact.</p>
SA6 – Land at Amen Corner North	
<p>No need for additional development in Binfield, too much development is planned.</p>	<p>It is acknowledged that Binfield has grown due to the allocation of sites for residential development during previous plan periods, for example, the area around Benetfeld Road, however, the population of the Borough and number of households is projected to grow further and there is a need to provide additional housing.</p> <p>All sites proposed have been submitted as available for development through the SHLAA, including some small sites within and on the edge of the existing settlement.</p> <p>In allocating sites, the Council must follow the locational principles set out in Policy CS2 of the Core Strategy. The Council's proposals also include a number of sites in other parts of the Borough including large sites at Broadmoor and TRL, Crowthorne.</p> <p>The capacity of available sites in other parts of the Borough is not sufficient to accommodate all future development needs.</p>

Summary of Main Issues Raised	Council's Response
	<p>Consideration of sites has taken account of a wide ranging evidence base, including transport work, landscape analysis and Sustainability Appraisal.</p>
<p>Many issues were raised in relation to transport, in particular, impact local roads and impact upon the strategic road network.</p>	<p>The Council has modelled the cumulative effect of development impacts on the local highway network both with and without the proposed developments and the accompanying highway improvements. The Council is working closely with the Highways Agency regarding the impact on the Strategic Road Network. The model demonstrates that the proposed improvements will not lead to a deterioration over the baseline situation that takes account of background traffic growth and the additional traffic that the new development will generate and that from proposed development in Wokingham.</p> <p>Developers will be expected to demonstrate how proposed transport improvements will mitigate the impact of their development and this will involve contributing in-kind and/or financially towards highway, public transport and pedestrian/cycleway improvements, to facilitate traffic movement, encourage more sustainable modes of transport and ensure good access to community facilities – reducing the need to travel by private vehicles.</p>
<p>Concerns regarding the impact of development upon local facilities/services</p>	<p>Service providers have been involved from the early stages of the Infrastructure Delivery Plan's (IDP), so they have had the information to establish what the likely pressures on their service will be.</p> <p>The infrastructure required to mitigate proposed development is set out in the IDP which supports the SADPD. This would be secured through a Section 106 Legal Agreement or Community Infrastructure Levy (CIL), at the planning application stage.</p> <p>Developers will be required to mitigate against the impact of their development on services, e.g. through on-site provision of a community facility</p>

Summary of Main Issues Raised	Council's Response
	and off-site highway junction improvements. Some new services will also benefit existing residents e.g. an improved bus service.
Impact of the proposals upon the gaps between Binfield and Bracknell, and Bracknell and Wokingham.	This site was identified as having a poorer landscape condition compared to the wider area, due to its relationship with development along London Road . Furthermore, two large treed areas (Blackmans Copse and Pockets Copse) act as physical barriers to development, and provide a visual barrier between London Road and open agricultural land to the north/Binfield Village. As development of the site would also need to provide SANG as mitigation upon the SPA, these could be located so as to maintain a buffer between settlements and reinforce the gap.
SA7 – Land at BlueMountain	
No need for additional development in Binfield, too much development is planned.	<p>It is acknowledged that Binfield has grown due to the allocation of sites for residential development during previous plan periods, for example, the area around Benetfeld Road, however, the population of the Borough and number of households is projected to grow further and there is a need to provide additional housing.</p> <p>All sites proposed have been submitted as available for development through the SHLAA, including some small sites within and on the edge of the existing settlement.</p> <p>In allocating sites, the Council must follow the locational principles set out in Policy CS2 of the Core Strategy. The Council's proposals also include a number of sites in other parts of the Borough including large sites at Broadmoor and TRL, Crowthorne. The capacity of available sites in other parts of the Borough is not sufficient to accommodate all future development needs.</p>

Summary of Main Issues Raised	Council's Response
	<p>Consideration of sites has taken account of a wide ranging evidence base, including transport work, landscape analysis and Sustainability Appraisal.</p>
<p>Many issues were raised in relation to transport, in particular, impact local roads and impact upon the strategic road network.</p>	<p>The Council has modelled the cumulative effect of development impacts on the local highway network both with and without the proposed developments and the accompanying highway improvements. The Council is working closely with the Highways Agency regarding the impact on the Strategic Road Network. The model demonstrates that the proposed improvements will not lead to a deterioration over the baseline situation that takes account of background traffic growth and the additional traffic that the new development will generate and that from proposed development in Wokingham.</p> <p>Developers will be expected to demonstrate how proposed transport improvements will mitigate the impact of their development and this will involve contributing in-kind and/or financially towards highway, public transport and pedestrian/cycleway improvements, to facilitate traffic movement, encourage more sustainable modes of transport and ensure good access to community facilities – reducing the need to travel by private vehicles.</p>
<p>Concerns regarding the impact of development upon local facilities/services</p>	<p>Service providers have been involved from the early stages of the Infrastructure Delivery Plan's (IDP), so they have had the information to establish what the likely pressures on their service will be.</p> <p>The infrastructure required to mitigate proposed development is set out in the IDP which supports the SADPD. This would be secured through a Section 106 Legal Agreement or Community Infrastructure Levy (CIL), at the planning application stage.</p> <p>Developers will be required to mitigate against the impact of their development on services, e.g. through on-site provision of a community facility</p>

Summary of Main Issues Raised	Council's Response
	and off-site highway junction improvements. Some new services will also benefit existing residents e.g. an improved bus service.
Impact of the proposals upon the gaps between Binfield and Bracknell.	Development will be focused in the southern part of the site (to the north of Temple Way) to form an urban extension to Bracknell so as to maximise accessibility and reduce the potential impact on the existing community of Binfield. SANG to mitigate the impact of the proposals upon the SPA will be located in the northern part of the site (south of Forest Road) in order to maintain a buffer between Binfield and Bracknell.
Object to relocation of Bracknell Town Football club.	Relocation of the club will enable the redevelopment of the existing site close to Bracknell Town Centre for high density housing, reducing the need for additional greenfield allocations. The site proposed for the new ground is visually very well contained and is already occupied by a floodlit driving range. There is good access from the site directly to the Northern Distributor Road which will minimise the impacts of traffic accessing the football ground on the local road network.
Object to the loss of the existing golf club.	The proposals will result in the loss of a significant part of the open space currently occupied by the golf course. Evidence is being sought on the level of golf provision in the area. However, the proposals for the site include a new ground for Bracknell Town FC, and do allow for an extensive area of fully accessible open space and SANG across the northern part of the site, which will be publicly accessible for recreation, which is not the current case. The BlueMountain site is available for development and is being actively promoted for development by its owners.
SA8 – Land at Amen Corner South	

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<p>Relatively few objections were made in respect of this site, which perhaps reflects its identification through Policy CS4 of the Core Strategy (which establishes the principle of development at this site). Indeed, the majority of complaints regarding this site related to the impact of developments proposed around Binfield generally, in terms of traffic and coalescence with Bracknell and/or Wokingham leading to the loss of community identity for Binfield. During the consultation, confusion arose about the status of the two major locations for growth identified within the Core Strategy, that are included for allocation in the SADPD. During consultation on the SADPD Preferred Option (November 2010 - January 2011), the Council issued a 'Planning Policy Status' note to clarify the position. The Core Strategy is the principal DPD for Bracknell Forest, and was adopted in February 2008. As a DPD, the approach taken was subject to examination by an Inspector to check that it had been prepared in accordance with legal requirements and was sound. The approach includes giving direction about where development should go in broad terms and more specifically for two major locations of growth - land at Amen Corner and land North of Whitegrove and Quelm Park (now known as Warfield). The Core Strategy DPD was produced under the Town and Country Planning (Local Development) (England) Regulations 2004. In accordance with government guidance, the Core Strategy sets out broad allocations for land use; detailed site specific allocations are left to subsequent Development Plan Documents (such as the Proposed Site Allocations Policy). The Core Strategy does however establish the principle of development for those two areas in the Development Plan. The broad extent of the land to which these policies apply is indicated on the Bracknell Forest Proposals Map which also forms part of the Development Plan.</p> <p>The Amen Corner SPD provides detailed guidance regarding the implementation of a policy in a parent DPD, namely Core Strategy Policy CS4, and was adopted in March 2010. Although not part of the Development Plan for the purposes of Section 38 it is a material consideration in the determination of planning applications affecting Amen Corner.</p>	
<p>A number of comments were raised in respect of impact upon infrastructure and gaps between settlements.</p>	<p>The principle of redevelopment of Amen Corner South has been established through the Core Strategy. The adopted Amen Corner SPD provides further guidance.</p>
<p>Some of the land owners commented that they did not consider that the site could be developed at 50dph, achieve the 725 dwellings as set out in the Core Strategy, and that employment space should be considered for alternative housing use.</p>	<p>There is flexibility to allow for less employment space to accommodate the housing elements at a lower density if required, particularly given the current over supply of office space within the Borough. The SADPD referred to 'up to 35,000sqm of employment and leisure space', and is therefore not a maximum. The figure of about 725 dwellings contained within the Core Strategy relates to critical mass in order to achieve necessary infrastructure to support the development, in a sustainable location, which contributes to the housing numbers within the Core Strategy.</p>

Summary of Main Issues Raised	Council's Response
SA9 – Land at Warfield	
<p>During the consultation, confusion arose about the status of the two major locations for growth identified within the Core Strategy, that are included for allocation in the SADPD. During consultation on the SADPD Preferred Option (November 2010 - January 2011), the Council issued a 'Planning Policy Status' note to clarify the position. The Core Strategy is the principal DPD for BracknellForest, and was adopted in February 2008. As a DPD, the approach taken was subject to examination by an Inspector to check that it had been prepared in accordance with legal requirements and was sound. The approach includes giving direction about where development should go in broad terms and more specifically for two major locations of growth - land at Amen Corner and land North of Whitegrove and QuelmPark (now known as Warfield). The Core Strategy DPD was produced under the Town and Country Planning (Local Development) (England) Regulations 2004. In accordance with government guidance, the Core Strategy sets out broad allocations for land use; detailed site specific allocations are left to subsequent Development Plan Documents (such as the Proposed Site Allocations Policy). The Core Strategy does however establish the principle of development for those two areas in the Development Plan. The broad extent of the land to which these policies apply is indicated on the Bracknell Forest Proposals Map which also forms part of the Development Plan.</p>	
The majority of comments related to objection to the principle of development.	A comprehensive development at Warfield was agreed in principle in early 2008 following extensive consultation and an examination of the Core Strategy.
A significant number of also objected to development on Cabbage Hill and West End Lane.	<p>These are detailed matters which have all been considered in the Warfield SPD process. These responses and any changes to the Warfield SPD as a consequence will be published in the Warfield SPD Consultation Statement. This statement will be published with the final version of the Warfield SPD.</p> <p>It remains the Council's intention that the majority of Cabbage Hill should remain as open land and provide a significant area of publicly accessible open space as an asset for all.</p>
Many of the other comments received raised related to detailed matters.	This occurred as the Council ran two concurrent consultations - one on the SADPD and one on the Warfield SPD. Detailed matters raised have been

Summary of Main Issues Raised	Council's Response
	considered through the responses to the Warfield SPD. The SADPD only deals with the strategic matters in respect of Warfield SPD.
Other policies relating to retail and employment	
No significant issues were raised to the content of the SADPD in respect of these matters. A comment was received from English Heritage in relation to the wording of the RMA policy with respect to heritage assets (as the site contains listed buildings). The policy wording will be amended accordingly. In general terms a number of comments related to the Council should be identified unused employment space for new housing development (this point is addressed in general issues above).	

Draft Sustainability Appraisal (incorporating SEA) of SADPD Preferred Option

6.18 The sustainability appraisal and strategic environmental assessment of the SADPD applies the methodology that was formulated and agreed through consultation on the SADPD Sustainability Appraisal Scoping Report (January 2010) and the Local Development Framework Scoping Report (January 2010). Consultation on the draft Sustainability Appraisal ran from 8 November 2010 to 17 January 2011 alongside the consultation on the Preferred Options document itself (see <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdposa>).

6.19 Both the Council's web site and consultation portal pages for the Draft Sustainability Appraisals cross referred to the Preferred Option consultation and vice versa in order to ensure that all parties were aware of the opportunity to comment on both documents. Furthermore, following the start of the consultation, confirmation was later sent by email to clarify that the Council was running two simultaneous consultations relating to the SADPD PO and the Sustainability Appraisal (Appendix 18: 'Email clarifying dual SADPD Preferred Options and Sustainability Appraisal consultations, and screen shots of how to make comments').

7 Pre-submission

7.1 Following consultation on the Preferred Option, and in the lead up to consultation on the Draft Submission Document, the following has taken place:

Articles in Town and Country

7.2 Articles have appears in the Spring 2011 (page 5) and Summer 2011 (page 4) editions of the Borough's newspapers. Relevant extracts are contained in Appendix 31: 'Town and Country Articles Spring & Summer 2011'.

Environment Culture and Communities Overview and Scrutiny Panel

7.3 A report was considered by the Environment, Culture and Communities Overview and Scrutiny Panel in June 2011 to establish a Working Group of the Panel to consider the next stages of the SADPD. This can be be viewed online:

<http://democratic.bracknell-forest.gov.uk/ieListDocuments.aspx?CId=492&MId=3716&Ver=4>

Appendices

Appendix 1: Extracts from Local Development Scheme

Extract from September 2009 Local Development Scheme.

LDD PROFILE

Ref: LDD103

Document Title	Site Allocations		
Lead Section	Spatial Policy section; Planning and Transport Division: Environment, Culture and Communities Department		
Scope	Borough wide	Status	DPD
Priority	High		
Synopsis	To produce a document that: <ul style="list-style-type: none"> identifies site specific proposals to deliver the policy framework set out in the Core Strategy; identifies timing, phasing and delivery mechanisms for site specific proposal to meet the housing and jobs allocations in the South East Plan. 		
Chain of conformity	<ul style="list-style-type: none"> General conformity with national planning guidance/statements and regional planning policy Compliance with the Core Strategy Conformity with the Sustainable Community Strategy Influenced by other Council, Partnership and Local Strategies 		
Timetable			
Key Milestones		Timescale	
COMMENCEMENT (SA Scoping)		SEPTEMBER 2009	
Evidence Gathering/Reg 25 participation/SA Options Testing leading to PUBLICATION		OCTOBER 2010	
Consideration of Representations leading to SUBMISSION		FEBRUARY 2011	
Pre-Examination Meeting/Examination Hearing/Report		April 2011/JUNE 2011/AUGUST 2011	
Report to Council/ADOPTION		NOVEMBER 2011/DECEMBER 2011	
Management arrangements	Chief Officer: Planning & Transport → LDF Steering Group → Planning & Transport and Economic Development Portfolio Holder → Executive Committee → Council		
Resources	Internal: <ul style="list-style-type: none"> Spatial Policy Section Internal administration and technical support Other Borough Council Officers' and Members' time and input LDF budgets to cover consultation, printing and design costs, examination costs External: <ul style="list-style-type: none"> Consultants and major landowners for some aspects of preparation Stakeholder Resources: LSP to provide link to the community Representatives of stakeholder groups to attend meetings, contribute to preparation etc Development industry expertise 		
Approach to involving stakeholders & community	Wide stakeholder and community involvement using a range of consultation methods described in the LSP's Community Engagement Strategy and the SCI that more than meet the minimum set out in Regulations.		

Bracknell Forest Borough LDS – September 2009

Appendix 1: Stages and timetable for Site Allocations DPD

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

Table 1 Site Allocation DPD Stages

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

Adoption and publication of the SADPD	TBC	Sustainability Appraisal Report
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Proposals Map

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

Sustainability Appraisal

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

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

Extract from August 2011 Local Development Scheme.

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LDD PROFILE

Ref: **LDD103**

Document Title	Site Allocations		
Lead Section	Spatial Policy section; Planning and Transport Division: Environment, Culture and Communities Department		
Scope	Borough wide	Status	DPD
Priority	High		
Synopsis	To produce a document that: <ul style="list-style-type: none"> identifies site specific proposals to deliver the policy framework set out in the Core Strategy; identifies timing, phasing and delivery mechanisms for site specific proposal to meet the housing and jobs allocations in the South East Plan. 		
Chain of conformity	<ul style="list-style-type: none"> General conformity with national planning guidance/statements and regional planning policy Compliance with the Core Strategy Conformity with the Sustainable Community Strategy Influenced by other Council, Partnership and Local Strategies 		
Timetable			
Key Milestones	Timescale		
COMMENCEMENT (SA Scoping)	SEPTEMBER 2009		
Evidence Gathering/Reg 25 participation/SA Options Testing leading to PUBLICATION	JANUARY 2012		
Consideration of Representations leading to SUBMISSION	JUNE 2012		
Pre-Examination Meeting/Examination Hearing/Report	Aug 2012/Oct2012/Jan 2013		
Report to Council/ADOPTION	Feb 2013/Mar 2013		
Management arrangements	Chief Officer: Planning & Transport → LDF Steering Group → Planning & Transport and Economic Development Portfolio Holder → Executive Committee → Council		
Resources	Internal: <ul style="list-style-type: none"> Spatial Policy Section Internal administration and technical support Other Borough Council Officers' and Members' time and input LDF budgets to cover consultation, printing and design costs, examination costs External: <ul style="list-style-type: none"> Consultants and major landowners for some aspects of preparation Stakeholder Resources: LSP to provide link to the community Representatives of stakeholder groups to attend meetings, contribute to preparation etc Development industry expertise 		
Approach to involving stakeholders & community	Wide stakeholder and community involvement using a range of consultation methods described in the LSP's Community Engagement Strategy and the SCI that more than meet the minimum set out in Regulations.		

Bracknell Forest Borough LDS – August 2011

Appendix 2: List of General and Specific Consultees

Specific & General Consultees

Bracknell Forest Parish/Town Councils

Binfield Parish Council
Bracknell Town Council
Crowthorne Parish Council
Sandhurst Town Council
Warfield Parish Council
Winkfield Parish Council

County Councils

Hampshire County Council
Surrey County Council

Adjacent District Councils

Hart District Council
Royal Borough of Windsor and Maidenhead
Surrey Heath Borough Council
Wokingham Borough Council

Adjacent Parish Councils

Blackwater and Hawley Town Council
Bray Parish Council
Chobham Parish Council
Finchampstead Parish Council
Hurst Parish Council
Old Windsor Parish Council
Shottesbrooke Parish Council
Sunningdale Parish Council
Sunninghill and Ascot Parish Council
Waltham St Lawrence Parish Council
White Waltham Parish Council
Windlesham Parish Council
Wokingham Town Council
Wokingham Without PC
Yateley Town Council

Statutory Consultees

Government Office for the South East
Coal Authority
Environment Agency
English Heritage
Highways Agency
Natural England
Secretary of State for Transport Department of Transport
Thames Valley Police
South East England Development Agency
South East England Regional Assembly/South East England Partnership Board
Telecomms: T-Mobile, Orange, 3, O2, Vodafone
Berkshire East Primary Care Trust
Electricity: Scottish and Southern Energy
Gas: British Gas
Sewerage Undertaker: Thames Water
Water Undertakers: Three Valleys, South East Water
Homes and Communities Agency

Other Organisations/Amenity Groups

Age Concern
Berkshire Association of Clubs For Young People
Berkshire Archaeology
Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust (BBOWT)
Berkshire Shared Services Organisation
Binfield Badger Group
Binfield Village Protection Society (BVPS)
Bullbrook Community Association
Bracknell Federation of Community Groups
Bracknell Friends of the Earth
Bracknell Forest Christian Network
Bracknell Forest Homes
Bracknell Forest Natural History Society
Bracknell Forest Society
Bracknell Forest Tenants and Leaseholders Panel
Bracknell Forest Voluntary Action
Bracknell Forest University of The Third Age
British Horse Society
CPRE
Chavey Down Association
Crowthorne Village Action Group (CVAG)
Defence Estates
First Beeline
First Great Western
Friends, Families and Travellers and Traveller Law Reform
Jennetts Park Community Association
Joint Strategic Planning Unit for Berkshire
Kings Ride Residents Association
Maidens Green Society
Martins Heron & The Warren Residents Association
Ministry of Defence
Network Rail
Owlsmoor Community Association
Planning Inspectorate
Rambler's Association (SE Berks Group)
Royal Society For The Protection Of Birds
Showmens Guild of Great Britain
Sport England South East Region
Theatres Trust
Thames Valley Chamber Of Commerce Group
Thames Valley Consortium Traveller Education Service
Thames Valley Economic Partnership
The Dis:Course Project
Tourism South East
Youthline Ltd

Plus a range of other individuals: landowners, developers, local residents and members of the public contained within the LDF database (not listed as these contain personal contact information)

Note: as the consultation stages have taken place, additional groups and organisations have been added to the consultation database.

Appendix 3: Article in Town and Country (December 2009)

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News

www.bracknell-forest.gov.uk

Residents help give a clear picture of priorities

Residents have responded in their thousands to this year's Neighbourhood Survey, which was sent to every home in the borough.

More than 6,400 Bracknell Forest households filled in the questionnaire during September and October. And five lucky residents were chosen from the prize draw to win tickets to the borough's attractions.

Roger Ferguson from Sandhurst, Jill Chippington from Warfield, John Wilson from Bracknell, Michelle Carrington from Bracknell and Ronald Creswell from College Town won themselves a visit to either the Look Out Discovery Centre, Coral Reef or a round of golf at Downshire Golf Complex, or tickets to the Christmas production of Peter Pan at South Hill Park Arts Centre.

They were invited to receive their prizes from the council's assistant chief executive Victor Nicholls.

The results of the survey - compiled in partnership with Thames Valley Police and local community groups - are being analysed and will be available in the new year.

At the same time the issues brought up at this year's neighbourhood forums will also be made known. More than 220 residents attended the 14 open meetings held across the borough.

The events, organised by neighbourhood

action groups in partnership with the council and the police, give residents the chance to make their views known on improvements they would like to see in their neighbourhood.

Cllr Iain McCracken, executive member for public protection, said: "We're very pleased that so many of our residents took the time to complete the neighbourhood survey. The results will give us a clear picture of priorities in the borough and local concerns which need addressing."

"The forums and the survey play an important part in feeding information back to council, the police and other organisations and this not only helps influence the services provided but also ensures we keep focused on our vision for the borough - a place where we can thrive, live, learn and work in a clean, safe and healthy environment."



WINNERS: Victor Nicholls (back) presents Jill Chippington and John Wilson with their prizes.

For more information about getting involved in neighbourhood action groups go to www.bracknell-forest.gov.uk/liv-neighbourhood-action-groups.htm or call the council's community engagement team at community_engagement@bracknell-forest.gov.uk

Where will future developments go in Bracknell Forest?

The council needs to make important decisions on where future developments will go in Bracknell Forest. The government has already allocated 12,780 new homes to be built in Bracknell Forest from 2006 to 2026 through the South East Plan and the council needs to ensure the new housing is built in locations which will support the delivery of the shared long-term vision for the borough.

The additional development needs to be accompanied by investment in a wide range of infrastructure such as schools, open spaces and social facilities, as well as transport and utilities.

The borough's future employment, shopping and leisure development also need to be planned for in order to ensure good access to jobs and other facilities is provided for residents in the borough.

Achieving the vision

The vision for the borough is set out in the 'Living Together, Working Together' Sustainable Community Strategy produced by Bracknell Forest Partnership and in the core strategy for the borough.

These documents will help to identify the locations and types of development and also the infrastructure that goes

with it. Locations for development will be assessed against sustainability criteria, the availability of land as well as factors that could affect its development potential, such as flood risk.

Getting involved

Getting views from the community will be an essential part of the process. The council is preparing a Sites Allocation document which will be consulted on widely during February and March 2010. Look out in local press and on the council website for more information and how to give your views.

Cllr Mary Ballin, executive member for planning, transport and economic

development, said: "We all have a stake in the shaping the future of Bracknell Forest. To ensure we get the best outcome for the community it is essential residents are involved in this process. The views of residents, business people, the voluntary sector and other stakeholders are very important."

To find out more about the Local Development Framework and the other documents mentioned in this article, call 01344 352000, email development.plan@bracknell-forest.gov.uk, or visit www.bracknell-forest.gov.uk/ldf

The Living Together, Working Together document can be found at www.bracknellforestpartnership.org.uk or call 01344 352108.

My choice lettings scheme to be launched in January

Work on development of the new choice based lettings scheme has reached its next stage, with residents' returned application forms now being added to the new system. The scheme, which is to be launched in January 2010, will give residents who have applied to the council for social landlords' homes more choice of homes.

Simon Hendy, chief officer for housing, said: "Applicants should have received a letter stating which band their application has been placed in. The band will determine how quickly they are likely to move when they bid for properties."

As well as a dedicated website and telephone line (available from January), My Choice will have a regularly updated newsletter available at libraries and council offices so that applicants can see the properties registered

social landlords, like Bracknell Forest Homes, are advertising. Mr Hendy said: "If you see a property that you would like to be considered for and are eligible for, then you can make a bid via our website or by calling the dedicated

number. The property will be allocated to the bidder with the highest priority."

"Because this scheme is quite different from the old system, we will be writing to applicants to explain how it works and inviting them to some 'show and try' sessions before it goes live. We want people to be able to take this opportunity with My Choice - it really does give you the choice of your new home."

Cllr Dale Birch, executive

member for adult services, health and housing, said: "I am delighted that My Choice will enable residents to decide which homes suit them and bid accordingly, so residents have a greater choice of the excellent homes available across the borough." Residents who have questions about their application or the new scheme should call 01344 352000 or visit www.bracknell-forest.gov.uk/mychoice

Appendix 4: December 2009 Stakeholder Workshop: agenda, list of attendees & summary of workshop

Site Allocations Early Stakeholder Workshop

Wednesday 2nd December

Downshire Room, Easthampstead Park

Objectives

- To explain the purpose and process of allocating development sites and our programme for the SADPD
- To secure early views from stakeholders on priorities for the location of development in the Borough.

Programme

9.30 AM – 1.30 PM

9.30 Register delegates – coffee available

9.45 Welcome - Cllr Mrs Mary Ballin, Executive Member for Planning & Transport and Economic Development

9.50 Introduction – Bev Hindle, Chief Officer Planning and Transport

Why allocate sites (SE Plan / Core Strategy)
How sites will be allocated

10.15 Introduction to the Workshops – Max Baker, Head of Spatial Policy

10.25 Coffee

10.40 Workshop Session

- Is the Policy CS2 sequence for allocation of sites still applicable and are there additional factors that should be taken into account?
- For new urban extensions, what criteria should be used to assess alternative locations? Focus on Social, Economic or Environmental criteria (each group to focus on one aspect)
- Prioritise and record the most important criteria

12.30 Report back from workshop groups

13.00 Summing Up

- Conclusions
- Future Programme / Opportunities to be Involved
- Any Questions
- Thank You

13.30 Lunch and End of Event

Attendees - Bracknell Forest Site Allocations Stakeholders Workshop – December 2nd 2009		
Tony Allen	Associate	D&M Planning
Jim Bailey	Senior Director	DLP Consultants
Cllr Mrs Mary Ballin	Councillor	BFC
Matthew Barnett Howland	Director	MPH Architects
Dr Nick Bather		Barton Willmore
Carmelle Bell		Thames Water
Simon Bell	Senior Pastor	Kerith Community Church
Jacqui Brown		Bracknell Active Retired Association
Olivia Collett	Planner	West Waddy ADP
John Buckle		Crowthorne Village Action Group
Tony Collins	Director	Collins Coward C & C Planning & Dev
John Cornwell	Partner	Bell Cornwell
Charles Dicks		Civic Planning
Paul Diluce Brown	Principal Partner	Diluce and Brown
John Ellis	Vice-Chairman	Winkfield Parish Council
David Ferrar	Managing Director	Luff Group
Tony Fulford	County Secretary	Berkshire County Scout Council
Inspector Jon Goosey	Inspector (Police)	Thames Valley Police
Mary Harris	Town Clerk	Bracknell Town Council
Cllr Neil Harrison	Councillor	Warfield Parish Council
Gerald Hill	District Chairman	South East Berkshire District Scouts
Christian Holliday	Planning Consultant	Alliance Planning
Philip Hylton		RBWM
Derek Jackson	District Secretary	South East Berkshire District Scouts
Phil Jameson		Thames Water
Natalie Jarman	Planning Consultant	Walsingham Planning
Jon Lambert	Development Manager	Berkeley Strategic
Kryzs Lipinski		Lennon Planning
Cllr Amanda McLean	Chairman	Binfield Parish Council
David Murray Cox	Planner	Barton Willmore (obo; Interlaken)
Cllr Roderick Parks	Councillor	Warfield Parish Council
Cllr Bob Piggin	Councillor	Sandhurst Town Council
Cllr Richard Price	Councillor	Crowthorne PC
David Putt	Development Leader	Be Heard
Christopher Reeve	Director	Lambert Smith Hampton
Cllr Gail Robertson	Councillor	Crowthorne PC
Rachel Scott	Senior Policy Planner	Hart District Council
Amanda Sculley	Clerk	Binfield Parish Council
Dan Sears	Director	Thomas Lawrence & Sons (Bracknell) Ltd
Mark Sears	Director	Thomas Lawrence & Sons (Bracknell) Ltd
John Short	Partner	Haslams
Oliver Sowerby	Network Planning Mgr	Highways Agency
Martin Taylor	Director	HLL Humberts Leisure
Cllr Cliff Thompson	Councillor	BFC
Alan Thomson		Friends of Lily Hill Park

Derek Thurgood	Regional Dev Mgr	Thames valley Housing Association
Joan Utting	Chairman	Bracknell and Ascot District CPRE
Alison Walker	Planning Manager	Croudace Strategic
Katy Walker	Planning Manager	Sport England
Vilna Walsh	Director	www.firstplan.co.uk
Rob Watson	Station Mgr Fire Safety	Royal Berkshire Fire & Rescue Service
Deirdre Wells		Red Kite Development Consultancy
Dermot Whelan	Managing Director	Westbeach Group
John Woodhouse	Planning Officer	Environment Agency
Malcolm Young	Chairman	Winkfield Parish Council

Site Allocations Development Plan Document

Summary of Early Stakeholder Workshop

An Early Stakeholder Workshop was held on Wednesday 2nd December. The purpose of the workshop was to:

- 1) Explain the purpose and process of allocating development sites and Bracknell Forest Council's programme for the Site Allocations Development Plan Document (DPD);
- 2) Secure early views from stakeholders on priorities for the location of development in the Borough.

Two sessions were held:

Workshop 1 – Locational Principles

This workshop was based around the criteria set out in Policy CS2 of the Core Strategy:

Policy CS2 – Locational Principles

The Council will allocate land for development in the sequence set out below:

1. Bracknell Town Centre;
2. Previously developed land and buildings in defined settlements;
3. Other land within defined settlements where this does not conflict with other policies;
4. Extensions to defined settlements with good public transport links to the rest of the urban area or with firm proposals to provide such links.

Development will be permitted within defined settlements and on Allocated Sites. Development will be permitted which is consistent with the character, accessibility and provision of infrastructure and services within that settlement.

Each table discussed three questions associated with one of the locational principles 1-3, with all tables discussing the questions associated with locational principle 4. The questions discussed, together with views as to whether the answer to each question was 'yes' or 'no' and the main points arising from the debates are set out in **Table 1** below.

Workshop 2 – Site Selection Criteria

Discussions were based on a number of social, economic and environmental site selection criteria. Two tables discussed social criteria, two discussed, economic criteria and two discussed environmental criteria. Each table was also invited to add additional criteria if it was considered that there were more important or equally important criteria had been left out. Individuals were then asked to mark their top 3 criteria. A first choice was given a score of 3, second choice a score of 2, and the third choice a score of 1. These were then added up to give a ranking of the criteria. The results of this workshop session are summarised in **Table 2** below..

The stakeholder group were divided into six groups on six tables which answered the following questions:

Table	Workshop 1 (Locational Principles) Sections to be answered	Workshop 2 (Site Selection Criteria) Theme of criteria to be discussed
Table 1	1 & 4	Social
Table 2	1 & 4	Social
Table 3	2 & 4	Economic
Table 4	2 & 4	Economic
Table 5	3 & 4	Environmental
Table 6	3 & 4	Environmental

Summary of discussion from Workshop 1

Table 1

Section 1 – Bracknell Town Centre

Question	Table 1	Table 2
1.1. Is it realistic to promote Bracknell Town Centre as a location for more than 1,000 flats?	<p>YES but...</p> <ul style="list-style-type: none"> • Appropriate infrastructure must be supplied with the housing • There is a need for serviced accommodation for short term workers • Can the perception of Bracknell T/C be changed sufficiently to encourage people to live here • More residential in Bracknell T/C could have a positive effect on the T/C - reduce crime and improve vibrancy • Residential sites need to be integrated with other development in the T/C – also need to consider integration of peripheral residential sites • Physical barriers around the T/C need to be removed, for example The Ring. Need to remove the fortress type impression • An improved rail service would help to raise the profile of Bracknell and enable it to compete better with other T/C residential developments in nearby towns • The regeneration of the T/C is key to enabling more residential development in the T/C • The success of residential development within the T/C is dependent on the range of facilities provided 	<p>YES</p> <ul style="list-style-type: none"> • Undisputed role for residential accommodation in BTC • Flats should match the population profile and address imbalance in demand/supply • High density accommodation presents potential sustainable construction problems • Should target 'specialist' occupiers: the young, career-minded – not compatible with family living. • Mixed-use – promote micro-living (affordable) amongst retail, office units. • Promote sustainable connectivity (transport networks) • Include pockets of green space • Provide good filtration e.g. cut-throughs • Must be of a suitable design and mixed-balance

Question	Table 1	Table 2
	<p>and the quality of the housing</p> <ul style="list-style-type: none"> • There is a shortage of homes suitable for first time buyers in Bracknell • Improving the evening economy within Bracknell T/C is vital to making residential developments work in the T/C • Bracknell has many employment opportunities, including those for young professionals, so there could be the demand for T/C housing; • Wonder whether part of the T/C could be designed so that it is an appropriate location for the over 75's, on the basis that they would be close to facilities and transport links. Developers would not want to build family housing in the T/C 	
1.2. Should Bracknell Town Centre be the focus of jobs and include large high quality office schemes?	<p>YES</p> <ul style="list-style-type: none"> • The office population currently drives the T/C economy – it is therefore vital to sustaining the T/C • There is a shortage of small high quality units - the T/C would be an ideal location • The market is suggesting that there is a demand for more office space in the T/C – businesses might choose the T/C over Amen Corner if there was a range of uses • Regeneration is key to attracting businesses to locate in the T/C • It is important that there is a mix of uses in the T/C 	<p>Site for jobs – YES, Site for large offices – NO</p> <ul style="list-style-type: none"> • Should provide flexible space, for small-medium sized businesses – not HQs • Provide mixed-use space • Include community facilities – creating a town 'heart' • Inclusion of amenity (green) space in BTC • Need the right balance – employment, accommodation and amenity • Important for the night-time economy • Should be a centralised, managed activity core, e.g. containment of noise, restaurants

Question	Table 1	Table 2
		<ul style="list-style-type: none"> • Provide for live-work units – owners live above retail unit
<p>1.3. Should we accept a more limited range of uses in a regenerated Bracknell Town Centre in the interests of delivery?</p>	<p>Short Term YES but Long Term NO</p> <ul style="list-style-type: none"> • The retail and office element of the scheme are the catalysts for driving the regeneration of the T/C forward; • The T/C needs to be attractive to residents – currently tend to go to other centres e.g. Reading, Wycombe, Camberley • Residents and business will leave Bracknell if the T/C regeneration does not begin • Bracknell needs to offer something different to compete with other centre – the large number of independent retailers that Bracknell has is a strength • Phasing is key to deliverability- however it must accord with a framework to ensure a mix of uses over the long term which is vital to the success of 	<p>NO</p> <ul style="list-style-type: none"> • A TC should be 'everything to everyone' – historically • Diversity equates to ease of delivery and assists buoyancy in hard times • Promote individual opportunity and diversity – opposing 'clone' scenario • 'Limited' range will hamper diversity • Should be a phased development • BTC will not be able to compete regionally – focus on individuality • Concentrate on specialist local markets • A TC with local identity • Attract innovation – catalyst for diversity • Avoid disparity between areas within TC • Concentration on 'micro units' to encourage

Question	Table 1	Table 2
	<p>T/C</p> <ul style="list-style-type: none"> • Needs to be increased confidence in T/C– could come with an early start on one element of the scheme e.g. offices • A long term view needs to be taken. The mix of uses should not be driven by current economic conditions – a longer term view needs to be taken in the interests of success • Need to market offices now 	<p>innovation and local businesses</p>

Section 2 - Previously developed land (PDL) and buildings in defined settlements

Question	Table 3	Table 4
<p>2.1. Should we accept that opportunities for the redevelopment of previously developed land and buildings are limited?</p>	<p>YES</p> <ul style="list-style-type: none"> • Generally with PDL there are factors such as ownership issues which make site assembly long and protracted – for example, difficulties of private individual owners pepper potted between Registered Social Landlord owned properties in New Town areas • There is a finite supply of PDL sites – many already redeveloped. Also influenced by a fall in demand for flats (trend began before the credit crunch) • Issue of developing employment land for housing – need more information about whether employment land is needed before commenting. Existing use value needs to be considered. An option could be to intensify use of employment areas • There could be potential for land swaps (redevelop employment as residential and new employment on greenfield (such as business parks) • Could increase densities of residential areas by increasing building height which would result in less land take (but this is controversial with local residents and impact on character) • The Town Centre should be a focus to stimulate wider redevelopment opportunities 	<p>YES</p> <ul style="list-style-type: none"> • Recognise the opportunity for development on PDL where the character will not be unduly affected • Concern over definition of PDL as just because it has been developed on before does not mean that it is suitable for development again (comment from CVAG) e.g. redevelopment of gardens • Need to consider visual as well as infrastructure impacts • Concern over loss of quality neighbourhoods and gardens. • More reliance on PDL results in less concentrated development however, see Thames Water comment below. Perhaps a mixed strategy would be a compromise (to some extent CS2 already provides this) • Need proper planned guidance in place to ensure that PDL is developed in the best way • Should be more ambitious in bolstering our role during periods of economic prosperity e.g. by encouraging smaller businesses etc as they are less affected in changing financial climates • From an infrastructure delivery point of view (comment from Thames Water), it is easier to

Question	Table 3	Table 4
		<p>plan and build in service provision for large new areas than it is for smaller developments which increase pressure on existing infrastructure</p> <ul style="list-style-type: none"> • Thames Water need to upgrade Bracknell Sewage Treatment Works – would prefer development to hit Bracknell Sewage Treatment Works rather than Swan Lane • Sustainable communities are not created instantly – they take time to establish • If development is needed now, multiple sites should be considered providing greater flexibility
<p>2.2. Do we need to take a more proactive approach to the redevelopment/regeneration of large areas of our neighbourhoods?</p>	<p>YES if it is to happen</p> <ul style="list-style-type: none"> • It will only happen if the Council and other agencies are pro-active • However, new town stock is not really ready/viable for redevelopment yet, although there might be some potential in older areas 	<p>YES</p> <ul style="list-style-type: none"> • Need proper planned guidance in place to ensure that any development is developed in the best way • We need to focus on the benefits that any new development will bring • Sustainability has to be a priority c regardless of whether PDL or Greenfield • Large scale regeneration/renewal would be very difficult to implement on the ground e.g BFH owns 8-9000 houses in the Borough but many are scattered throughout making site assembly difficult • Need to consider developments in areas surrounding the Borough. • Need to consider actual housing needs in view of statistics projecting a decline in household size and a greater ageing population.

Question	Table 3	Table 4
		<ul style="list-style-type: none"> • Need to ask whether renewal will actually meet our objectives ie will it fix a problem? • Is there an option to renew some of the Bracknell Forest Homes houses? • Redevelopment and regeneration should be driven by quality rather than quantity to achieve the best results • Need to consider using CPOs in order to secure strategic sites if they are identified
<p>2.3. Would the release of greenfield sites prejudice maximising the use of previously developed land and buildings in defined settlements?</p>	<p>YES</p> <ul style="list-style-type: none"> • Hypothetically, but not enough brownfield for this likely to be such a big problem (doubt validity of question in Bracknell's circumstance and therefore in practice- no) • To meet need there will be a need to allocate greenfield and PDL sites • It shouldn't be assumed that developers always prefer greenfield as such sites can have higher infrastructure needs/costs • The Council could incentivise brownfield development by reducing S106 contribution requirements • Most need is for family housing rather than flats. This will require a larger land take. • There is a conflict between market demand for low density housing and high density policies • Greenfield sites may generate more car traffic and pressure on strategic road network (minority view) 	<p>YES</p> <ul style="list-style-type: none"> • Developers generally consider Greenfield sites to be more attractive due to attracting higher market value developments and because there are fewer complications from existing conditions • Although Greenfield sites may be more attractive to developers, in practice they are usually slower to deliver • It is much harder to create a sense of community on large new Greenfield developments than on PDL sites which extend existing communities • Sites should be assessed on a site by site basis and not ruled out simply by virtue of being Greenfield or adjacent to Greenfield • Smaller developers couldn't afford to buy and develop sites in 2007 but could look to do so now • We should consider Gaps

Section 3 - Other land within defined settlements

Question	Table 5	Table 6
<p>3.1. Should we promote the development of open space in built up areas even though the historically high standards of provision have shaped Bracknell's character and appearance?</p>	<p>YES</p> <ul style="list-style-type: none"> • Open space has an impact upon Quality of Life • Perception of open space – need to think more about role of open space • Need to assess the quality and value of the open spaces - may be some areas that could be lost to development with limited impact on the community • Potential to increase the value of existing open space • Need to think about access to existing infrastructure and how access could be improved • Double whammy – if you build on open space you are increasing the numbers within the community who will potentially need open space 	<p>STRONG NO</p> <ul style="list-style-type: none"> • 4.3ha per 1000 is standard for BF, 2.4 ha is standard for other authorities, is this something we should maintain? (does not cover Town Centre) • Maybe flex the standard for new developments • Favour protection of <u>existing</u> open spaces • People of Borough value their open space very highly • Spaces are used by community • Spaces contribute to neighbourhoods • There are other more appropriate places for development • Existing spaces are well used and appreciated • They form an important green lung/ infrastructure • They are a fundamental part of identity of Bracknell Forest • Loss of open space would impact on SPA – as they can perform a SANG function • Keep existing open space, but some may be improved • Question raised could agricultural land be converted to use as SANG (as recently done in Wokingham)

Question	Table 5	Table 6
<p>3.2. Should we reduce the amount of open space sought within new developments where there is accessible and reasonable off site provision?</p>	<p>General consensus - Guarded Yes (Look to review our open space standards).</p> <ul style="list-style-type: none"> Any reduction would need to ensure that form of development was still bin-keeping with layout of the wider area. Concerned that high density development elsewhere to help avoid loss of open space could impact upon character and appearance – indirect impact Need to know what is important to an area Higher density housing developments might be more reliant on open space in the future if private amenity space diminishes Need to consider looking at the potential of SANGS to provide an element of open space provision – might be appropriate to ensure that sites are allocated that are in close proximity to SANGS Many disadvantages of urban intensification - is the preservation of Greenfield sites the main incentive Longevity (people living longer and occupying houses longer). Needs change over the years. Different age groups use open space in different ways. Need broad range of provision. As the mobility of an individual decreases with age, there may be a greater need for open space nearer their home Increasing number of active retired people using 	<p>4 voted YES BUT & 5 NO unless....</p> <ul style="list-style-type: none"> Might be able to take an existing facility & use it more efficiently Upgrade open space nearby for new developments to use Need to ensure there is capacity nearby if can't provide space on site (i.e. pitches) Linkages to existing sites - needs to be accessible by foot/cycle Big question on accessibility on existing spaces (and issue of security, need overlooked access points) Type and size of housing is important, if no private amenity space is provided for new development there will be more reliance on existing open space 'personal' space is as important as communal A country park instead might be an attractive proposition Right mechanisms need to be in place to enforce maintenance (issue with Borough not looking after play areas) Move towards 35dph rather than 50dph may be due to profitability Issue of viability

Question	Table 5	Table 6
	open space –?	
<p>3.3. Is it preferable to accept the loss of some of our open spaces in built up areas in order to maintain the countryside?</p>	<p>Yes in principle – appropriate opportunities in some cases</p> <ul style="list-style-type: none"> Need to consider importance in terms of biodiversity and the value of such spaces to connectivity of open space. (Wildlife corridors) Need to consider overall quantity of open space Reducing the number of pitches on playing fields (consolidating use) could free up space for urban development. Need for pitches? Need to consider how accessible the countryside is to the community –poor accessibility re-enforces need for recreational facilities? Analyse spaces we have – assess actual value to the community. Could spaces be lost to redevelopment with limited impact to the community –consolidation of open spaces Losing open space to more houses will always create opposition from local communities Pros and Cons – agricultural land or community land Some concern expressed in relation to the potential joining up of communities and the need for strategic gaps 	<p>NO</p> <ul style="list-style-type: none"> Preferable to have density in the core to protect countryside but still want current open space retained Develop chunks of any 'undeveloped' land within the core area Look at town centre first- get that right then look further out Maximise urban development Minimise countryside development Economy impacts on development viability of brownfield sites (greenfield sites have a lower land value and are easier to develop) Look at use of 'employment land' Feeling that expanding into countryside is inevitable but want to ensure development in centre is maximised first Need to get inner core right first Steps 1, 2 & 3 in Allocations Policy must be followed Need to also consider the purpose of the countryside land, is it visual only or does it have a use

Section 4 - Extensions to defined settlements

Question	Table 1	Table 2	Table 3
<p>4.1. Is a large extension to the urban area of Bracknell preferable to smaller extensions to a range of settlements?</p>	<p>A mix of different sized developments is needed</p> <ul style="list-style-type: none"> • Delivery is key – a mix of size of sites may be needed in order to ensure that the requirement is delivered within the plan period • Larger sites take longer to come forward – multiple land ownership, infrastructure • Infrastructure must be provided and all infrastructure provided needs to be future proofed i.e. extensions need to allow for additional people if the need arises • Too risky to rely on one large extension as that development might not come forward – problem with delays in Peacock Farm and Staff College coming forwards • The demographics of the population is changing (people having more children, age structure) and this needs to be considered in looking at what is required in any new developments; • More difficult to provide facilities for 	<p>YES/NO: Bracknell – larger, others – smaller</p> <ul style="list-style-type: none"> • Larger extensions can be self-sustaining • Smaller extensions – more reliance on existing infrastructure • Extensions should be consolidated with existing settlements – 'spokes' to existing • Large developments – more viable delivery of infrastructure • For larger extensions, guideline of 1500+ units for social infrastructure and services • Smaller extensions are able to re-enforce existing settlements • Bracknell is best suited for lion's share of development • Smaller developments to support Crowthorne, Sandhurst.... • Larger developments could present issues concerning delivery 	<p>YES and NO</p> <ul style="list-style-type: none"> • There could be a need for both, but with the majority of dwellings allocated to larger sites • The larger the development area, the more likely that community benefits and infrastructure could be provided e.g. a secondary school. • If a larger area, may need to re-locate existing infrastructure e.g. fire station to provide coverage • Need to locate sustainably (as near as possible to employment, shops etc.) • Try to avoid coalescence of major & medium settlements and create new defensible boundaries

Question	Table 1	Table 2	Table 3
	<p>small dispersed sites – can be overcome by producing a framework and proper planning of the area</p>		
<p>4.2. Should we limit our search for sites to those currently being promoted by developers?</p>	<p>YES</p> <ul style="list-style-type: none"> • If they are not in the SHLAA then can they be delivered – must have certainty that sites can be developed • Sites put forward for development must pass the SHLAA tests • Landowners can cause significant problems in delivering development – want to maximise land value, covenants • Feel that there needs to be sufficient SHLAA sites in an area to then justify designating a broad location - refer to Wokingham Borough MDAs • Sustainable sites should be prioritised 	<p>NO</p> <ul style="list-style-type: none"> • Re-assess whether policy land designations are still valid • Consider the vision of the regional/local spatial strategies – does it align with schemes presented? • Look at the 'integrated programme' • Consider Joint Partnerships – public/private sector • Site selection should not be limited to what developers present 	<p>YES and NO</p> <ul style="list-style-type: none"> • Should be sites that are genuinely available (developers & landowners)

Question	Table 1	Table 2	Table 3
4.3. Should we take into account the character, scale and needs of settlements/neighbourhoods and how they function in determining site allocations?	<p>YES</p> <ul style="list-style-type: none"> Respecting the current character of an area is important If developments are of sufficient size then they can take on their own character, so long as it is in keeping with the broad characteristics of the Borough as a whole Need to respect local needs and involve locals – demonstrate how new development might improve certain issues Local landscape is important 	<p>YES</p> <ul style="list-style-type: none"> Local character should generally be a fundamental consideration A versatile and flexible approach should be maintained Retain an open-mind to 'innovative' living space – not rigidly bound to tradition 	<p>YES</p> <ul style="list-style-type: none"> The character of the landscape should also been taken into account Also need to consider non-standard provision – e.g. retirement/care and mobile home parks. Any potential sites should be promoted through the Site Allocation DPD process Need to think about what can do to improve accessibility in existing/adjacent settlements

Question	Table 4	Table 5	Table 6
4.1. Is a large extension to the urban area of Bracknell preferable to smaller extensions to a range of settlements?	<p>YES</p> <ul style="list-style-type: none"> It helps to deliver sustainable economic prosperity if we have a diverse economic base including opportunities for small businesses Need to see 'community' as an aim in creating new neighbourhoods Timescales for delivery on large sites are controlled by the developer and will not necessarily match Local Authority obligations for delivery Site has to have the potential to provide a developer with a profit otherwise not interested. Provision of affordable housing seen as a major obstacle. Need small sites as well in the interests of delivery 	<p>YES</p> <ul style="list-style-type: none"> Limited scope within the southern part of the Borough. Delivery of housing more likely with a number of small sites. More risky to rely on one or two large sites Smaller development sites could use the existing infrastructure whereas as larger development sites need to provide the infrastructure. Need to assess the capacity of existing infrastructure if to develop smaller sites. General agreement about scope to increase the extent of North Bracknell Larger sites easier to assess impact on infrastructure than smaller sites 	<p>DEPENDS....</p> <ul style="list-style-type: none"> infrastructure needs to be proportionate to area need to take into account infrastructure & whether it works easier to plan for infrastructure/utilities on a larger scale separation of settlement – basic planning principle must be considered adding to large areas may leave other smaller areas to decline growth can promote progress schools are a major consideration development needs to be 'big' enough to 'require' a school to be built Big is easier

Question	Table 4	Table 5	Table 6
4.2. <i>Should we limit our search for sites to those currently being promoted by developers?</i>	<p>NO</p> <ul style="list-style-type: none"> We should look to promote our USP (Unique Selling Point) as a comparatively affordable location with good strategic access Delivery is a key aspect. Sites do not promote themselves - can be a very costly exercise. Reports/surveys etc. 	<p>Consensus: SHLAA can be fundamental to delivering and promoting sites. Role to go beyond SHLAA to clusters of development sites.</p> <ul style="list-style-type: none"> Developers have often carried out preliminary investigations/studies re feasibility before approaching the Council. Some landowners give up after having failed to get their sites allocated over a number of years Need to make sense of any clusters of SHLAA sites and look at allocating land around them. Risk of piecemeal development if rely on SHLAA.. Need to go beyond SHLAA in the interests of comprehensiveness Is all the land promoted by owners/developers outside SHLAA deliverable? 	<p>NO</p> <ul style="list-style-type: none"> but use the submissions as basis to start process

Question	Table 4	Table 5	Table 6
		<ul style="list-style-type: none"> Need to be proactive as a Council. 	
4.3. <i>Should we take into account the character, scale and needs of settlements/neighbourhoods and how they function in determining site allocations?</i>	<p>YES</p> <ul style="list-style-type: none"> Should be more ambitious in bolstering our role in terms of economic prosperity e.g. by encouraging smaller businesses etc as they are less affected in changing financial climates Must assess the character of an area at the start of the process to ensure that we produce quality developments Potential sites shouldn't be assessed on conservation issues alone and shouldn't be used to rule out all development Need to consider character in terms of on more than just density e.g. parking, landscape etc Delicate balance between what is considered good and in keeping with character versus what the Local Authority is required to deliver 	<p>Consensus – Yes - still look to Bracknell Forest as a whole to meet needs and there is a need to improve the links (connectivity with existing communities) and not to be too self-contained.</p> <p>Need to consider the following needs of settlements/neighbourhoods:</p> <ul style="list-style-type: none"> Highway s Health Schools Doctors surgeries Need to look at capacity of existing infrastructure as well as needs arising from new development Local consultation is critical to process Should we look for extensions that will be self-sufficient – sustainability benefits Need to consider role of BTC in relation to the rest of the 	<p>YES</p> <ul style="list-style-type: none"> ABSOLUTLEY!

Question	Table 4	Table 5	Table 6
	<ul style="list-style-type: none"> • Cannot restrict freedoms – need to promote choice and opportunity • People want to live close to local jobs 	<p>Borough</p> <ul style="list-style-type: none"> • Can we afford to loose identity/character – need to assess the quality of the existing • Pros and cons of respecting character, design or going for the efficient use of land through high densities 	

Summary of discussion from Workshop 2

To summarise, the top 3 criteria for social, economic and environmental are as follows:

Social:

1. Seek locations and a scale of development that would deliver a range of **new** on site infrastructure.
2. Meeting the organic growth in existing settlements to allow people to stay close to family and in settlements where they have grown up.
3. Seek locations that would facilitate improvements to, or better use of **existing** infrastructure.

Economic:

1. Seek locations that are already well served by sustainable means of transport.
2. Seek locations that are conveniently located to existing concentrations of employment.
3. Seek locations and a scale of development that include land suitable for the provision of small scale employment floorspace.

Environmental:

1. Seek locations that ensure the most effective and efficient use of land.
2. Seek locations and a scale of development that will increase the use of sustainable modes of transport.
3. Seek locations that do not prejudice local distinctiveness of townscape.

The details of the criteria and scores by table are set out below:

Table 2

Theme		Criteria	1 st	2 nd	3 rd	Total	Rank
SOCIAL Table 1 Table 2	1	Seek locations where new development might help address social inequalities		4	1 1	1 5 (6)	6th
	2	Seek locations that have good access to existing outdoor and indoor recreational facilities			2	2 (2)	10th
	3	Seek locations that have good visual and physical connectivity with existing communities	3	6	2	3 8 (11)	5th
	4	Seek locations and a scale of development that would help create self contained communities	3		2	2 3 (5)	7 th =
	5	Seek locations that would have good access to schools	6 3	2	1	7 5 (12)	4th
	6	Seek locations that would have good access to existing medical facilities		2	1 1	1 3 (4)	9th
	7	Seek locations and a scale of	3	2	1	6	1st

		development that would deliver a range of new on site infrastructure	18	2		20 (26)		
	8	Seek locations that would facilitate improvements to, or better use of existing infrastructure		12	1 2	13 2 (15)	3rd	
Please enter below any additional criteria suggested during the Workshop discussions:								
	9	Seek locations with key community facilities						
	10	Meeting the organic growth in existing settlements to allow people to stay close to family and in settlements where they have grown up.	15		1	16 (16)	2nd	
	11	Locations that maximise affordable housing.		4	1	5 (5)	7 th =	
	12							
Theme		Criteria	1 st	2 nd	3 rd	Total	Rank	
ECONOMIC Table 3 Table 4	1	Seek locations and a scale of development that include land suitable for the provision of small scale employment floorspace	3 9	4	1 2	8 11 (19)	3rd	
	2	Seek locations that are conveniently located to existing concentrations of employment	6 3	4 10	1	11 13 (22)	2nd	
	3	Seek locations that avoid the loss of employment floorspace		2	1	1 2 (3)	7th	
	4	Seek locations and a scale of development that might support community led enterprises aimed at improving skills/training	3	2		5 (5)	6th	
	5	Seek locations that have good access to retail facilities		2 2	2 4	4 6 (10)	4th	
	6	Seek locations that are already well served by sustainable means of transport	9 12	2	2 2	13 14 (27)	1st	
	Please enter below any additional criteria suggested during the Workshop discussions:							
		7	Accessibility to the Town Centre	3	4	1	8 (8)	5th
		8						
		9						
	10							

		11					
Theme	Criteria	1 st	2 nd	3 rd	Total	Rank	
ENVIRONMENTAL Table 5 Table 6	1	Seek locations that minimise impact on existing views and the wider landscape		2	2 1	4 1 (5)	7 th =
	2	Seek locations that do not prejudice local distinctiveness of townscape	9	2	2 1	4 10 (14)	3 rd
	3	Seek locations that ensure the most effective and efficient use of land	18 9		2	18 11 (29)	1 st
	4	Seek locations that avoid designated sites of nature conservation and protected species	3	4	1	4 4 (8)	5 th =
	5	Seek locations and a scale of development that maximise the potential for renewable energy and energy conservation	3		3 2	3 5 (8)	5 th =
	6	Seek locations that avoid the historic environment or archaeologically important features					
	7	Seek locations and a scale of development that will increase the use of sustainable modes of transport	3	8 10	1 1	12 11 (23)	2 nd
	Please enter below any additional criteria suggested during the Workshop discussions:						
	8	Seek locations where the environmental infrastructure is sustainable eg. Water provision, sewer flooding & water defences etc	6	4	2	12 (12)	4 th
	9	Seek locations not prone to flooding/surface water problems		4		4 (4)	8 th
	10	Protect best quality agricultural land	3	2		5 (5)	7 th =
11	Seek locations that adjoining existing settlements						

Appendix 5: Sustainability Appraisal Scoping consultation email

From: Simon Cridland;
Sent: 21/01/2010 10:19:23
To: john.woodhouse; Marc (NE) Turner; steve.williams; IanMawer; catrionariddell;
CC: Cyndy Bunton; Rachel Martin; Carrie Temple;
Subject: 4 Scoping Reports

Dear all,

The Council is now consulting upon 4 Scoping Reports over the next 5 weeks as follows:

1. Revised LDF Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA) Scoping Report
 - Appendix A - LDF policies, plans and programmes
 - Appendix B - LDF Baseline and indicators
2. Site Allocations Development Plan Document SA/SEA Scoping Report.
3. Warfield Supplementary Planning Document SA/SEA Scoping Report.
4. Local Transport Plan 3 Strategic Environmental Assessment (SEA) Scoping Report
 - Appendix A - LDF Policies, Plans and Programmes
 - Appendix B - LDF Baseline and Indicators

The consultation period is 5 weeks until 5 pm Thursday 25 February 2010.

All documents are available to download at www.bracknell-forest.gov.uk/sea

To save on costs I have not arranged a print run. If you require a hard copy please let me know and I'll arrange it.

Please could you send your responses to myself or Simon Roskilly by post or email . If you have any further queries please contact Simon Roskilly on 01344 351185 or myself on the number below.

Thanks

Simon

Appendix 6: 'Main' consultation letter (SADPD Participation consultation)

Reference No. LH

25th February 2010

Dear,

**Bracknell Forest Borough Local Development Framework
Site Allocations Development Plan Document
Participation Document (February 2010)**

This letter is to inform you that the Council has published a **Participation Document** in connection with the preparation of a **Site Allocations Development Plan Document** which will be one of a number of documents that make up the Bracknell Forest Local Development Framework.

The Participation Document puts forward a range of possibilities for accommodating growth up to 2026. This includes looking at ways we could meet the requirement for new housing given to us by Government in the Regional Spatial Strategy (South East Plan). In addition to some smaller sites, eight possible areas are suggested as extensions to existing settlements. Whilst the extent of land put forward is in excess of what is required, it means that there are real choices to be made. An important consideration will be the need for supporting infrastructure such as recreational needs, transport and community facilities.

The Participation Document also suggests a range of options for dealing with other matters such as:

- additional sites for Gypsies, Travellers and Travelling Showpeople,
- addressing inconsistencies in settlement boundaries,
- reviewing the boundaries of employment areas,
- reviewing the boundaries and frontages of retail areas, and,
- reviewing the approach to school sites to allow them to respond to future needs.

Your views are sought through a number of questions about the best approach. These are set out within the document and also brought together in a separate questionnaire. We also need to know whether or not you think there are any other issues that should be addressed in the Site Allocations Development Plan Document.

If you wish to comment on the Participation Document, the quickest way is to respond on-line by using our planning consultation portal page:

<http://consult.bracknell-forest.gov.uk> The questionnaire, together with a summary leaflet and supporting evidence (including the Strategic Housing Land Availability Assessment and Employment Land Review) can be downloaded from here by clicking onto the 'supporting documents' tab.

Hard copies of the documentation can be made available on request.

The consultation period runs from Friday 26 February until 5pm on Friday 9 April 2010.

The Council is holding public exhibitions around the Borough where planning officers will be available to explain the issues in more detail. Location details are listed below.

We look forward to receiving your response. If you require further information on these documents, please do not hesitate to get in touch with a member of the Development Plan Team, call 01344-352000 or email development.plan@bracknell-forest.gov.uk.

Yours sincerely



Max Baker
(Head of Spatial Policy)

List of public exhibitions

Venue	Date	Time
Sandhurst Library, The Broadway	Thursday, March 4	10am to 1pm
Sainsburys, Princess Square	Saturday, March 6	10am to 1pm
Warfield Parish Council, County Lane	Tuesday, March 9	9.30am to 12.30pm
Winkfield Parish Council, Fernbank Road	Saturday, March 13	10am to 1pm
Sandhurst Town Council, Yorktown Road	Tuesday, March 16	10am to 1pm
Crowthorne Parish Council, Wellington Road	Thursday, March 18	10am to 1pm
Brownlow Hall, Newell Green	Saturday, March 20	10am to 1pm
Bracknell Town Council,	Thursday, March 25	10am to noon

High Street		
Crowthorne Baptist Church , High Street	Saturday, March 27	10am to 1pm
Binfield Parish Council , Benetfeld Road	Wednesday, March 31	10am to noon
Tesco, Martins Heron (Whitton Road)	Thursday, April 1	10am to 1pm
Binfield Library , Benetfeld Road	Tuesday, April 6	2pm to 5pm

Appendix 7: Article in Town and Country (Spring 2010)

March 2010

Town & Country

Brought to you by Bracknell Forest Council

www.bracknell-forest.gov.uk

Get your running shoes on
see page 3



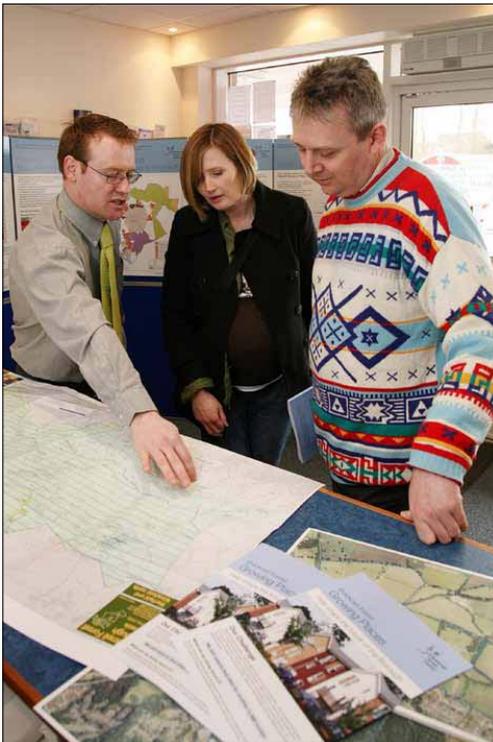
Green fingers at the ready
see page 6



How your council tax is spent
see page 9



Bracknell Forest's growing places



Simon Cridland, team manager for spatial policy, explains the potential housing sites to local residents Fiona Molloy and Roderick Parks.

Bracknell Forest is growing and now's your chance to sprout ideas on its future and say where you want new communities to go.

The borough needs new homes and communities for its current and future residents and to satisfy government housing targets. Therefore, a new plan, the Site Allocations Development Plan Document, is hitting the road to explore where these neighbourhoods could go.

Under the plan, Bracknell Forest Council has put forward potential ideas on new neighbourhoods, but at the moment these are just ideas. Residents' opinion, as well as information on transport, landscaping, flood risk, accessibility and land availability will shape where new communities should be built.

Public discussion on these suggested areas has just started and will run until April 9. The council has put forward double the amount of land needed to satisfy government housing targets so there is a real choice for local residents.

- The areas being explored are:
- land near south-west Sandhurst;
 - land at Broadmoor Hospital;
 - land at north east Crowthorne (near TRL);
 - land west of Binfield;
 - land east of Binfield;
 - land at Warfield (near Newell Green);
 - land at Chavey Down; and
 - land east of Bracknell.
- Cllr Mrs Mary Ballin, executive member

for planning, transport and economic development, said: "We have some areas already earmarked for new neighbourhoods in our Core Strategy, but these aren't enough to meet government targets and so we're exploring further options."

"We need residents to tell us where these new communities could go and so we've drawn up eight possible locations in the new plan."

"The council needs to find land for around 5,000 homes and these eight areas could provide more than double that number, but we're identifying more potential land than we need so residents can tell us what they think and have a real chance to influence the future development of Bracknell Forest."

New neighbourhoods at Amen Corner and Warfield are already identified in the council's Core Strategy to accommodate some of the new neighbourhoods, but Bracknell Forest still needs to find sites for another 5,368 new homes by 2026 to hit government targets.

Bev Hindle, chief officer for planning and transport, said: "In the plan, the council has put forward options to satisfy government housing targets, and for meeting local needs, so there is a real choice for local residents."

"These are just proposals at the moment, none of the areas outlined are set in stone."

What do you think?

Having your say couldn't be easier, just log on to www.bracknell-forest.gov.uk/sadpd or drop in to see an exhibition of the proposals at one of the informal sessions being held at:

- Bracknell Town Council, High Street, on Thursday, March 25, from 10am to noon;
- Crowthorne Baptist Church, High Street, Saturday, March 27, from 10am to 1pm;
- Binfield Parish Council, Benetfeld Road, on Wednesday, March 31, from 10am to noon;
- Tesco, Martins Heron, Thursday, April 1, from 10am to 1pm; or
- Binfield Library, Benetfeld Road on Tuesday, April 6, from 2pm to 5pm.

WIN! A family ticket to Coral Reef Water World

See page two for more details



Appendix 8: Press release: 19 February 2010

Appendix 9: 'Growing Places' leaflet (Participation stage summary leaflet)



Help shape the future of the Borough



Our Challenge

Bracknell Forest is growing – and we need to plan our future communities. We've already found sites for 7,412 new homes but need to find land for another 5,368 by 2026 to meet the requirement given to us by the Government. We know that growing new communities isn't just about housing - we also need to think about new schools, shops, roads and other facilities that help make up successful neighbourhoods.

We still need to find sites for another 5,368 homes

What are we doing about it?

We are preparing a Site Allocations Development Plan Document to say where the new homes should be built and what infrastructure and facilities are needed to create new communities.

Why do we need to act?

The Government sets our housing requirement and tells us that we must have a 'flexible and robust' supply of land for housing to cover the period to 2026. If we don't do this, developers may submit planning applications for development that doesn't fit in with our vision for the area. These proposals may not provide properly planned infrastructure, such as transport improvements and schools. Planning positively for change is much better than reacting to individual proposals.

How will we do it?

We need to take account of existing national, regional and local policies and guidance.

The Bracknell Forest Core Strategy Development Plan Document (adopted in 2008) sets out the framework for development in the Borough to 2026. It also includes the following priority sequence of locations for new development:

- 1 Bracknell town centre
- 2 Previously developed land and buildings in existing settlements
- 3 Other land within existing settlements
- 4 Extensions to existing settlements.

The Council has estimated how many homes could be built in each of these locations and this is shown in figure 1.

How will the housing requirement be met?

What we have already done

1,099	Homes completed between 2006 and 2009
plus 3,388	Homes with planning permission, including 1,000 in Bracknell town centre
plus 2,925	Homes planned on land at Amen Corner and at Warfield
= 7,412	Homes that already have sites

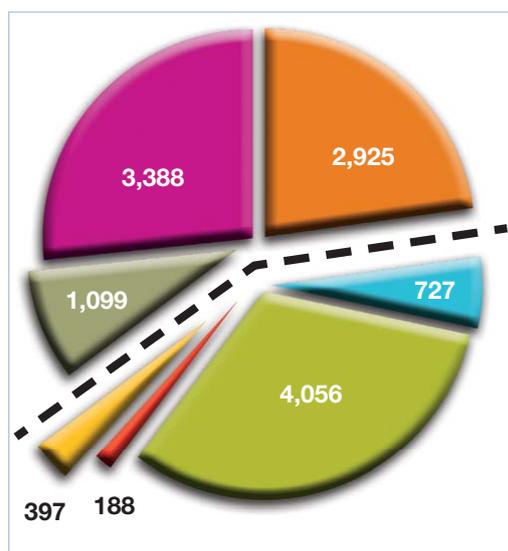


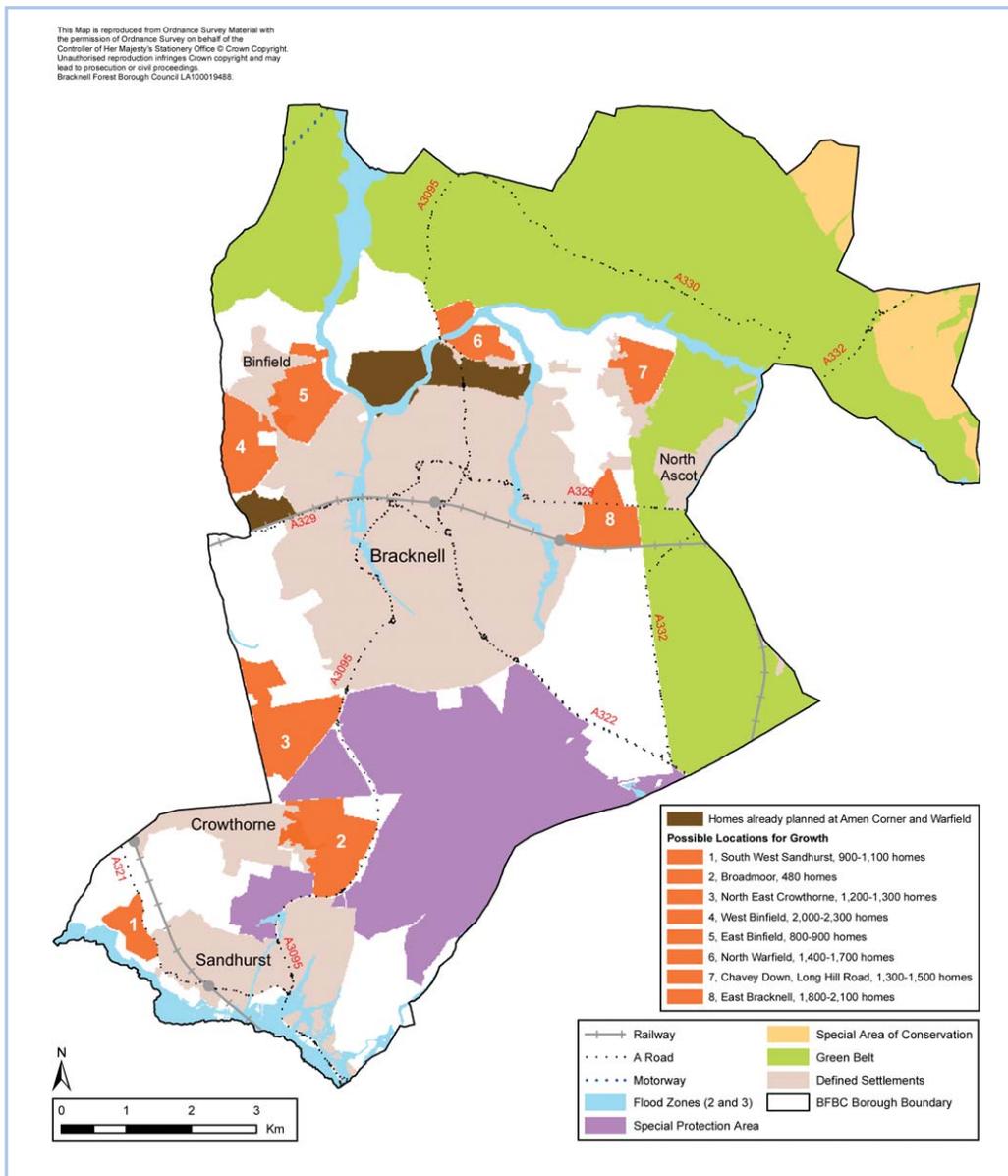
Figure 1

Where we may be able to build the rest

188	Homes on small sites on the edge of settlements (often called rounding-off sites) and a possible increase in the number of mobile homes at Warfield Park Mobile Home Site
plus 397	Homes on other land in existing settlements
plus 727	Homes on previously developed land in existing settlements
plus 4,056	Homes on extensions to Bracknell or other larger settlements. Possible locations are shown on figure 2
= 5,368	Homes on possible sites

What we have already done		Where we may be able to build the rest		Total requirement set by the Government
7,412	+	5,368	=	12,780

Figure 2: Constraints and possible locations for growth



Constraints

Around 30 percent of the land in the Borough is already built up or planned for development, but this doesn't mean that the rest of the land in the Borough is available for development.

Evidence

We have carried out a study of possible housing sites (called a Strategic Housing Land Availability Assessment). The results have helped us identify

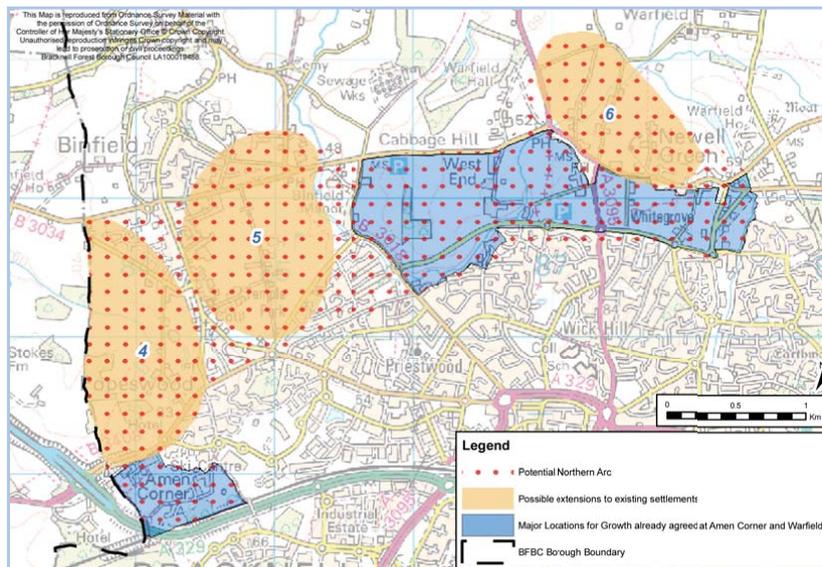
eight possible areas for extensions to existing settlements. These are shown on figure 2 and are referred to as possible locations for growth. If all these sites were developed they could provide around 10,000 homes, which is nearly 6,000 homes more than required. This means that residents have a choice and can tell us through this consultation, how Bracknell Forest should grow in the future. More work needs to be done before any areas are allocated for development.

Focus or spread

An option is to concentrate new housing in a 'Northern Arc' of development to the north and north-west of Bracknell as shown in figure 3.

This could make it easier to secure necessary major infrastructure, and create more sustainable, self-contained communities. An alternative is to disperse development to spread its impact.

Figure 3: Northern Arc



Infrastructure

An Infrastructure Plan is being prepared to identify what infrastructure should be provided, where, by whom and when. This must be set at a level that doesn't prevent development. This could mean setting priorities to make sure that critical infrastructure is not reduced or left out.

Other matters

The document is also going to look at a number of other issues, including:

- Sites for Gypsies, Travellers and Travelling Showpeople.
- Inconsistencies to settlement boundaries.
- Revisions to employment area boundaries.
- Revisions to retail centre boundaries and shopping frontages.
- Changes in the approach to existing school sites.

What do you think?

These are important choices for the future.

More information is in our Participation Document which will be available from **Friday 26 February to Friday 9 April 2010** along with a questionnaire. You can view the document at the Council Offices at Time Square and Easthampstead House; local libraries; and Town/Parish Council Offices. You can find it on-line at: www.bracknell-forest.gov.uk/sadpd

We are holding public exhibitions around the Borough and planning officers will be available at some of them to explain the issues. Details are on the Council website (see link above).

You can make your comments in a number of ways. The quickest way is to respond on-line using the following link to our planning consultation portal pages: <http://consult.bracknell-forest.gov.uk>

If you would like any further information on the documents available, please telephone the Council's Spatial Policy Section on 01344 352000 or e-mail: development.plan@bracknell-forest.gov.uk

Thank you for helping us to plan the future of Bracknell Forest.

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

Appendix 10: Targeted consultation letter to 'hard to reach' groups

«Consultee»
«Address1»
«Address2»
«Address3»
«Address4»

25th February 2010

Dear

**Bracknell Forest Borough Local Development Framework
Site Allocations Development Plan Document
Consultation on options for growth**

The Council is publishing a **Participation Document** in connection with the preparation of a **Site Allocations Development Plan Document** which will be one of a number of documents that make up the Bracknell Forest Local Development Framework.

The Participation Document puts forward suggestions for where new homes could be located to meet the housing figure given to us by Government

The document must also ensure that the right type of housing is provided in the right places to meet the current and future needs of our communities. It includes a section relating to travelling populations and puts forward options for how the Site Allocations DPD should consider future need for sites and pitches. The relevant extract from the Participation document is enclosed for your information and we welcome your comments. You can make your comments on the extract from the Participation Document Response Form enclosed with this letter.

All documentation is available on our planning consultation portal page: <http://consult.bracknell-forest.gov.uk> Comments can also be made on line by using this link.

The consultation period runs from Friday 26 February until 5pm on Friday 9 April 2010.

The Council is holding public exhibitions around the Borough where planning officers will be available to explain the issues in more detail. Location details are listed below.

If you require further copies of these documents, please do not hesitate to get in touch with a member of the Development Plan Team, call 01344-351188 or email development.plan@bracknell-forest.gov.uk

Thank you for your help.

Yours sincerely



Max Baker
(Head of Spatial Policy)

List of public exhibitions

Venue	Date	Time
Sandhurst Library , The Broadway	Thursday, March 4	10am to 1pm
Sainsburys , Princess Square	Saturday, March 6	10am to 1pm
Warfield Parish Council , County Lane	Tuesday, March 9	9.30am to 12.30pm
Winkfield Parish Council , Fernbank Road	Saturday, March 13	10am to 1pm
Sandhurst Town Council , Yorktown Road	Tuesday, March 16	10am to 1pm
Crowthorne Parish Council , Wellington Road	Thursday, March 18	10am to 1pm
Brownlow Hall , Newell Green	Saturday, March 20	10am to 1pm
Bracknell Town Council , High Street	Thursday, March 25	10am to noon
Crowthorne Baptist Church , High Street	Saturday, March 27	10am to 1pm
Binfield Parish Council , Benetfeld Road	Wednesday, March 31	10am to noon
Tesco, Martins Heron (Whitton Road)	Thursday, April 1	10am to 1pm
Binfield Library , Benetfeld Road	Tuesday, April 6	2pm to 5pm

Appendix 11: Targeted consultation letter to residents of the 8 Broad Areas

Add in address

Xxx March 2009

Dear Sir/Madam,

**Bracknell Forest Borough Local Development Framework
Site Allocations Development Plan Document
Consultation on options for growth**

As you may know, the Council is consulting on where future development in the Borough should be located. Information on this consultation is in a **Participation Document** we have published. A leaflet has also been produced that highlights some of the main issues, including locations of the Broad Areas, a copy of which is enclosed.

This consultation is an important stage in preparing a **Site Allocations Development Plan Document** which will form part of the planning policy framework for the Borough known as the Bracknell Forest Local Development Framework.

We have identified a range of possible locations for accommodating growth up to 2026. We must do this in order to plan positively for the Borough's development needs and to show how we will meet the government's target for housing in Bracknell Forest. Eight potential areas are identified as having potential to form extensions to existing settlements. The total extent of these areas is greater than we need to meet the housing target which means there are real choices to be made. An important consideration will be the need for supporting infrastructure such as recreational needs, transport and community facilities.

We have carried out a study of possible housing sites (called a Strategic Housing Land Availability Assessment [SHLAA]). The information this provided helped us identify the eight possible areas for extensions to existing settlements:

1. South West Sandhurst
2. Broadmoor
3. North East Crowthorne
4. West Binfield
5. East Binfield
6. North Warfield
7. Chavey Down/Winkfield Row
8. East Bracknell

These areas include land identified within SHLAA and other land and properties that would help to make the sites that came forward in the SHLAA

into more cohesive and sustainable development opportunities and that a comprehensive approach is taken in planning future growth. We are writing to you as your property is within one of the Broad Areas we have identified.

The fact that a property is included in an area does not mean that there is any onus on the owner to release the land for development, or that the land will be allocated for development.

We are writing to invite your views on whether your property would be available for development as part of one of the identified potential development areas. In order that your views can be properly taken into account, please let us have any response by 23rd April 2010.

Further information is available on our planning consultation portal page: <http://consult.bracknell-forest.gov.uk>. To view the main document you will need to click on 'SADPD Participation', then click on the 'read and comment on the document' box to open the Participation Document, or select the 'supporting documents' tab to view other information.

If you have any queries, please contact a member of the Development Plan Team, by telephone on 01344-35200 or email to development.plan@bracknell-forest.gov.uk

Thank you for your help.

Yours faithfully

Max Baker
(Head of Spatial Policy)

Appendix 12: Participation stage Questionnaire and Response Form



Site Allocations Development Plan Document

Participation Document Questionnaire and Response Form

Bracknell Forest Borough Local Development Framework
www.bracknell-forest.gov.uk/sadpd

February 2010

SADPD Participation Questionnaire Response Form

Contact Details

Please provide your name, address, telephone number & email details below:

If you are an agent representing a client(s) or you are making representations on behalf of another third-party organisation please supply the name(s) and address(es) of those for whom you are acting:

Please indicate whether you would like to be kept informed of any future consultations.
(please tick one answer)

Yes No

Questionnaire Response Form- Guidance

Before answering the questions please refer to the relevant sections (as indicated before each set of questions in this questionnaire) in the Site Allocations Development Plan Document (SADPD) Participation Document (www.bracknell-forest.gov.uk/sadpd).

This consultation runs from **Friday 26th February to Friday 9th April 2010**. The Participation Document can be viewed at the Council Offices at Time Square and Easthampstead House; local libraries; and at Town/Parish Council offices. It is also available on-line at www.bracknell-forest.gov.uk/sadpd.

Public exhibitions are being held around the Borough and planning officers will be at some of these to discuss the issues. Details of the exhibitions are on the Borough Council's website (see link above)

You can make your comments in a number of ways. The quickest is electronically, either by:

- The following link to comment on the document using our planning consultation portal pages: (<http://consult.bracknell-forest.gov.uk/portal>) then click on 'Participation Document' and click to add comments to the questions throughout the document.
- Email your comments direct to us at development.plan@bracknell-forest.gov.uk

Once you have completed all, or part, of this questionnaire, please email it to development.plan@bracknell-forest.gov.uk or post it to:

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

All representations received will be summarised and published on our web site after the consultation period, please check <http://www.bracknell-forest.gov.uk/sadpd> for updates.

Your views will help to inform the choices we need to make about where future development in Bracknell Forest should go.

Further Information

If you have any queries please contact the Development Plans Team using the e-mail or postal addresses above, or by phone on: 01344 352000. More information on the Local Development Framework is on our website at <http://www.bracknell-forest.gov.uk/ldf>

1. PROPOSED SUB-OBJECTIVES FOR THE SITE ALLOCATIONS DPD

Please refer to Section 2 (paragraph 2.5) of the SADPD Participation Document.

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

Qu.1 Do you agree with the proposed SADPD sub-objectives (shown in italics) in the table

(please tick one answer)

Yes No

Qu.2 Do you think there are other sub-objectives that should be added?

2. ROBUST AND FLEXIBLE LAND SUPPLY FOR HOUSING

Please refer to Section 4 (paragraphs 4.12-4.13) of the SADPD Participation Document.

Question 3. Which of the following approaches is the most appropriate for delivering a robust and flexible land supply?
(please tick one answer)

Option 1-Allocate land to meet our housing needs to 2031 (based on a continuation of SEP building rates). Some sites would be phased for development after 2026 but could be brought forward should the need be identified through the Annual Monitoring Report

Option 2-Allocate land to meet our requirements to 2026 and identify additional 'reserve sites' that could be brought forward should the need be identified through the Annual Monitoring Report.

Option 3-Only allocate the land required to meet our needs to 2026 on the basis that the review of the Core Strategy (programmed for adoption in Spring 2014) will provide an opportunity to allocate additional strategic sites if required, and, if necessary include a review of the Green Belt

Qu. 4 Is there an alternative that should be adopted? Please describe your preferred approach.

3. TRAVELLING POPULATIONS

Please refer to Section 4 (paragraphs 4.15-4.18) of the SADPD Participation Document.

Qu. 5 Which of the following approaches for Travelling Populations is the most appropriate?

(please tick one answer)

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

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

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

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

Qu. 6 Is there an alternative you think should be considered. Please describe your preferred approach.

4. SETTLEMENT BOUNDARY CHANGES

Please refer to Section 4 (paragraphs 4.19-4.21) of the SADPD Participation Document.

Qu 7. Do you agree with the following principles for settlement boundary changes?

Settlement boundaries will be defined tightly around the existing built up framework and where possible will follow defined features such as hedges, walls and roads.

The settlement boundaries will be drawn to include:

(please tick one answer for each question)

	Yes	No
Existing commitments for development including permissions that have not yet been implemented	<input type="radio"/>	<input type="radio"/>
Buildings on the edge of villages that relate closely to the economic or social functioning of the area e.g. village halls and public houses	<input type="radio"/>	<input type="radio"/>
Curtilages (areas around and related to buildings) except large gardens or other open areas that are visually detached from the settlement	<input type="radio"/>	<input type="radio"/>

The settlement boundaries will be drawn to exclude:

(please tick one answer for each question)

	Yes	No
Playing fields or open space on the edge of settlements	<input type="radio"/>	<input type="radio"/>
Isolated buildings that are visually or physically detached from the settlement	<input type="radio"/>	<input type="radio"/>

Settlement boundaries do not need to be continuous and it may be appropriate to define more than one element to a settlement depending on the nature and form of the settlement.

Qu.8 Are there other principles you think should be followed. Please describe your preferred principles.

5. WARFIELD PARK MOBILE HOME SITE

Please refer to Section 4 (paragraphs 4.22-4.23) and Appendix 4 (Warfield Park Map) in the Participation Document.

Qu. 9 What is the most appropriate approach for Warfield Park Mobile Home Site?
(please tick one answer)

Option 1-Extend the boundaries of the site to include any of the areas of land shown on the plan in Appendix 4 of the Participation Document

Option 2-Review the designation of the site aimed at protecting its existing character and appearance in the interests of intensification

Option 3-Retain the existing policy approach and boundaries

Qu. 10 Looking at Qu.9 above, is there alternative you think should be considered? Please describe your preferred approach.

6. EMPLOYMENT

Please refer to Section 4 (paragraphs 4.24-4.28) of the SADPD Participation Document

Employment Site Strategy

- Plan flexibly for sustainable economic growth
- Continue to promote the regeneration of Bracknell Town Centre with a significant component of employment development
- Retain the majority of the employment sites and premises for economic development, and
- Identify a limited number of sites which could change from employment to other uses without causing conflict or detracting from the integrity of the employment areas.

Qu.11 Do you agree with the employment site strategy set out above?
(please tick one answer)

Yes No

If no, please describe your preferred strategy

Qu.12 What is the most appropriate approach for employment land within the employment site strategy referred to in Question 11?
(please tick one answer)

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

Option 2- Reduce the size of the Eastern Employment Area by allowing other uses along the London Road (to focus employment on a core area west of Brants Bridge and north and south of Eastern Road).

Option 3- Revise the northern boundary of the Cain Road/Amen Corner Business Park where it adjoins residential development to slightly reduce its size and focus on a core office area.

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

Option 5-A combination of Options 2 to 4 above

Qu.13 Looking at question 12 above, is there an alternative approach you think we should consider? Please describe your preferred approach.

Qu. 14 Are the following approaches appropriate for other employment sites outside settlements?

Please refer to Section 4 (paragraph 4.30) of the SADPD Participation Document

(please tick one answer for each question)

	Yes	No
Option 1-Give other employment sites outside settlements and the Green Belt a specific notation and policy to enable limited development to occur.	<input type="radio"/>	<input type="radio"/>
Option 2-Designate other employment sites generating significant employment within the Green Belt as Major Developed Sites	<input type="radio"/>	<input type="radio"/>

Qu. 15 Looking at Question 14 is there an alternative you think we should consider? Please describe your preferred approach.

7. RETAIL CENTRES

Please refer to Section 4 (paragraphs 4.32-4.42), and the Maps in Appendix 1, in the Participation Document.

Qu. 16 Do you agree with the following approaches to Retail Centre Boundaries?

Please refer to Section 4 (paragraph 4.31-4.41) of the SADPD Participation Document

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

(please tick one answer for each question)

	Yes	No
Bracknell Town Centre	<input type="radio"/>	<input type="radio"/>
Bullbrook	<input type="radio"/>	<input type="radio"/>
Crown Wood	<input type="radio"/>	<input type="radio"/>
Crowthorne Station	<input type="radio"/>	<input type="radio"/>
Forest Park	<input type="radio"/>	<input type="radio"/>
Harmans Water	<input type="radio"/>	<input type="radio"/>
Martins Heron	<input type="radio"/>	<input type="radio"/>
Owlsmoor	<input type="radio"/>	<input type="radio"/>
Priestwood	<input type="radio"/>	<input type="radio"/>
Sandhurst (east of Swan Lane)	<input type="radio"/>	<input type="radio"/>
Whitegrove	<input type="radio"/>	<input type="radio"/>

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

(please tick one answer for each question)

	Yes	No
Binfield	<input type="radio"/>	<input type="radio"/>
Birch Hill	<input type="radio"/>	<input type="radio"/>
College Town	<input type="radio"/>	<input type="radio"/>
Crowthorne Centre	<input type="radio"/>	<input type="radio"/>
Easthampstead	<input type="radio"/>	<input type="radio"/>
Great Hollands	<input type="radio"/>	<input type="radio"/>
Sandhurst centre (Yorktown Road, west of Swan Lane)	<input type="radio"/>	<input type="radio"/>
Wildridings	<input type="radio"/>	<input type="radio"/>

Qu.17 Please provide any comments you have to make about any of the boundary changes suggested in 'Appendix 1- Retail Boundary Maps' in the Participation Document?

Qu.18 Is there an alternative that the Council should consider? Please describe your preferred approach.

Please refer to Section 4 (paragraphs 4.42-4.43) and the Maps in Appendix 1 in the Participation Document.

Qu. 19 Do you agree with the following approaches for Bracknell Town Centre?

(please tick one answer for each question)

	Yes	No
Keep the existing town centre boundary but change the wording of "retail area" to "primary shopping area" and "defined frontage" to "primary frontage".	<input type="radio"/>	<input type="radio"/>
Slightly reduce the extent of primary frontage to accord with government guidance and remove an area where there are no shops. Define secondary frontages, again to reflect current guidance.	<input type="radio"/>	<input type="radio"/>
Extend secondary frontages further than the previous "retail area" designation to pick up some retail and service (A class) units that were previously omitted	<input type="radio"/>	<input type="radio"/>
Show the Peel Centre as a secondary frontage rather than part of the primary shopping area. It is presently designated as part of the "retail area" but that classification no longer exists in government guidance. Classify the Peel Centre as an edge of centre location, as it is some 280m walking distance from the primary shopping area.	<input type="radio"/>	<input type="radio"/>

Qu.20 Provide any comments you have to make on the proposed changes to Bracknell Town Centre (as shown on the Bracknell Town Centre Map in Appendix 1)?

Qu.21 Is there an alternative we should consider for Bracknell Town Centre? Please describe your preferred approach.

Qu. 22 Do you agree with the following proposed changes to Crowthorne Centre?

The designated "retail area", "retail core area" and "defined frontages" in Crowthorne have also been reviewed and the following changes are proposed:

(please tick one answer for each question)

	Yes	No
Change "Retail core area" designation to "primary frontage" and extend it to better accord with the PPS 4 definition by including the Lidl store site.	<input type="radio"/>	<input type="radio"/>
Exclude land between Waterloo Road and the fire station, which does not have enough shops (A1 Use) to accord with government guidance for this classification.	<input type="radio"/>	<input type="radio"/>
Define secondary frontages and to define the primary shopping area more tightly than the previous "retail area" to accord with government guidance.	<input type="radio"/>	<input type="radio"/>

Qu.23 Provide any comments you have to make on the changes to Crowthorne Centre shown on the Crowthorne Centre Map in Appendix 1?

Qu.24 Is there an alternative we should consider for Crowthorne Centre? Please describe your preferred approach.

8. INFRASTRUCTURE

Please refer to Section 4 (paragraphs 4.44-4.49) of the SADPD Participation Document.

Qu. 25 Which of these approaches is the most appropriate for Infrastructure? (Please select one option only).
(please tick one answer)

Option 1 Prioritise the most important forms of infrastructure and adopt a flexible approach to other elements based on site viability.

Option 2 Set rigid infrastructure requirements that may make some sites unviable, particularly under current market conditions.

9. SCHOOL SITES

OSPV Notation on School Sites

Please refer to Section 4 (paragraphs 4.50-4.51) of the SADPD Participation Document.

Qu.26 Bearing in mind the need for schools to expand and develop their facilities over time, what is the most appropriate approach for School sites which contain an Open Space of Public Value (OSPV) notation on their open land (usually relating to playing field areas)? (Please select one option only).

(please tick one answer)

Option 1 Keep the existing OSPV notation.

Option 2 Change the existing OSPV boundary to locate it further from school buildings to allow some development to take place (playing fields are protected under other legislation).

Option 3 Remove the OSPV notation.

Option 4 Replace the OSPV notation with an alternative notation that would allow education needs to be fulfilled, but ensure proper consideration is given to the amenity value of the land.

Qu.27 Looking at Question 26 above, is there an alternative we should consider? Please describe your preferred approach.

Qu.28 Should the Council also consider applying these options to private schools?
(please tick one answer)

Yes No

Please refer to Section 4 (paragraphs 4.52-4.53) of the SADPD Participation Document.

Schools outside the settlement boundary and outside the Green Belt

Qu.29 Which of these approaches do you think is the most appropriate way forward for Schools outside of the settlement boundary and outside the Green Belt? (Please select one option only).

(please tick one answer)

Option 1 Retain existing designations.

Option 2 Create a new policy designation to allow limited extensions, infilling and alteration to Local Authority schools subject to other planning considerations.

Qu.30 Looking at Question 29 above, is there an alternative approach we should consider?
Please describe your preferred approach.

Qu.31 Should the Council also consider applying these options to private schools?
(please tick one answer)

Yes No

10. HOUSING

Please refer to Section 5 (paragraphs 5.5-5.11) of the SADPD Participation Document.

Qu.32 What is the most appropriate approach to housing development in Bracknell Town Centre? (Please select one option only).
(please tick one answer)

Option 1 Allocate additional new homes to the circa 1,000 already with planning permission.

Option 2 Allocate just the circa 1,000 new homes already with planning permission.

Option 3 Allocate less than the circa 1,000 already with planning permission.

Qu.33 Looking at Question 32 above, is there an alternative we should consider? Please describe your preferred approach.

Please refer to Section 5 (paragraphs 5.12-5.18) and Appendix 2 in the SADPD Participation Document.

Qu.34 What is the most appropriate approach to increase housing potential on previously developed land within settlements? (Please select one option only).
(please tick one answer)

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

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

Option 3 Rely on the current list of possible sites in Appendix 2 of the SADPD Participation Document.

Qu.35 Looking at Question 34 above, is there an alternative we should consider? Please describe your preferred approach.

Qu.36 What is the most appropriate approach for the density of housing development in existing settlements? (Please select one option only).
(please tick one answer)

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

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

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

Qu.37 Looking at Question 36 above, is there an alternative we should consider? Please describe your preferred approach.

Qu.38 Do you have any views on the suitability, availability and achievability of any of the sites in 'Appendix 2 - Sites for Potential Allocation - PDL and Buildings in Defined Settlements' in the SADPD Participation Document. (Please indicate SHLAA reference number).

Qu.39 Can you think of any other previously developed sites within the defined settlements suitable for housing development? (Please give full address and map where possible).

Please refer to Section 5 (paragraphs 5.19-5.22) and Appendix 3 in the Participation Document

Qu.40 What is the most appropriate approach for other land within settlements? (Please select one option only).
(please tick one answer)

- Option 1 Reduce the amount of open space sought within new developments and promote the development of open space in built up areas.
- Option 2 Reduce the amount of open space sought within new developments but protect existing open spaces in built up areas.
- Option 3 Continue with our current standard of provision of open space and protect existing open spaces in built up areas.

Qu.41 Looking at Question 40 above, is there an alternative we should consider? Please describe your preferred approach.

Qu.42 Do you have any views on the suitability, availability and achievability of any of the sites identified in 'Appendix 3 - Sites for Potential Allocation - Other Land within Defined Settlements' in the Participation Document? (Please indicate SHLAA reference number).

Qu.43 Can you think of any other land within the defined settlements suitable for housing development? (Please give full address and map where possible).

11. BROAD DEVELOPMENT AREAS

Please refer to Section 5 (paragraphs 5.23-5.32, Section 7 (Profiles of Broad Areas) and Appendix 6 (Initial Sustainability Appraisals of Broad Areas in the Participation Document.

Qu.44 What is the most appropriate strategic option for housing development? (Please select one option only).
(please tick one answer)

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

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

Qu.45 Looking at question 44 above, describe any other strategic options for the broad areas that you think should be tested?

Please refer to the information in Section 6 'Initial SA of Broad Areas', Section 7 'Profiles of Broad Areas' and the site capacities (shown in Table 6 'Estimated capacity of broad areas') in the Participation Document, please indicate

Qu.46 How suitable are the identified broad areas for development?

(please tick one answer for each question)

	High	Medium	Low
1. South West Sandhurst	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Broadmoor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. North East Crowthorne	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. West Binfield	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. East Binfield	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. North Warfield	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Chavey Down Long Hill Road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. East Bracknell	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Describe your reasons for scoring

Please refer to Section 5 (paragraphs 5.34-5.35) of the SADPD Participation Document

Qu. 47 Do you agree with the following principles for assessing rounding off sites?

(please tick one answer for each question)

	Yes	No
Whether their development would harm the physical or visual character of the settlement.	<input type="radio"/>	<input type="radio"/>
Whether the relationship between the settlement and the surrounding countryside or other nearby settlements would be harmed.	<input type="radio"/>	<input type="radio"/>
Sustainability of any proposed sites.	<input type="radio"/>	<input type="radio"/>

Qu.48 Looking at question 47 above, should we adopt a different approach to the allocation of rounding off sites?

13. INITIAL SUSTAINABILITY OF DEVELOPMENT AREAS

Please refer to Section 6 (paragraphs 6.1-6.3) and Appendix 6 of the Participation Document.

Qu.49 Do you have any comments on the initial Sustainability Appraisal findings?

Qu.50 Are there any other issues that should be included within the Sustainability Appraisal?

Qu.51 Are there any other issues that we should be looking at in the Site Allocations Development Plan Document?

EQUALITY MONITORING

We wish to make sure we treat everyone fairly. Please complete these questions which will help us to see if there are differences between the views of different residents. All the information you give will be completely confidential and be used to improve the delivery of the council's services.

Qu.1 Are you?

(please tick one answer)

Male Female

Qu.2 Are you?

(please tick one answer)

Under 18 19-25 26-45 46-60 61-80 81+

Qu.3 To which of these groups do you consider you belong ?

(please tick one answer for each question)

	British	Irish	Gypsy/Irish Traveller/Show People/Circus	Any other White background (please give details below)
White	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you ticked Any other White background -please give details below

(please tick one answer for each question)

	White & Black Caribbean	White & Asian	White & Black African	Any other Mixed background (please give details below)
Mixed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you ticked Any other Mixed background -please give details below

(please tick one answer for each question)

	Indian	Pakistani	Bangladeshi	Nepali	Any other Asian background (please give details below)
Asian or Asian British	<input type="radio"/>				

If you ticked Any other Asian background -please give details

(please tick one answer for each question)

Black or Black British Caribbean African Any other Black background (please give details below)

If you ticked Any other Black background -please give details

(please tick one answer for each question)

Chinese or other Ethnic Group Chinese Filipino Other ethnic group (please give details below)

If you ticked Any other ethnic background -please give details

Qu.4 Do you have any long-standing illness, disability or infirmity? (long-standing means anything that has troubled you over a period of time or that is likely to affect you over a period of time). This information is used to help us improve our services and is confidential and anonymous.

(please tick one answer)

Yes (Please go to Qu.5) No (Please go to Qu.6)

Qu.5 Does this illness or disability limit your activities in any way?

(please tick one answer)

Yes No

Qu.6 How would you describe your religion / belief?

(please tick one answer)

None Christian (all denominations) Buddhist Hindu Muslim Sikh Jewish Other (please specify below)

If you ticked Other in the question regarding religion/belief please give details

Qu.7 Are you?

(please tick one answer)

Heterosexual/straight Gay man Lesbian/ gay woman Bisexual Prefer not to say

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

Nepali

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

Tagalog

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

Urdu

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

Polish

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

Portuguese

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

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

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Appendix 13: March 2010 Local Strategic Partnership Workshop: list of attendees and workshop outcomes

Site Allocations Development Plan Consultation – Local Strategic Partnership Workshop Outcomes

The table below sets out the main points made at a workshop held with the Bracknell Forest Partnership on 11th March 2010 as part of the consultation on the options for the Site Allocations Development Plan Document (SADPD). The workshop considered some of the options being consulted on in the SADPD in the context of how they support the Themes and Priorities in the Sustainable Community Strategy.

The workshop was structured around five separate discussion groups with two groups looking at each of Themes 1 and 2 and on group looking at Theme 3. The points made under Themes 1 and 2 are therefore a combination of the comments made by two groups.

<p>Theme 1 - A Thriving Population</p> <p>Priority A - Opportunities for Everyone</p> <p>Do the identified options have implications for achieving a healthy/green lifestyle?</p> <ul style="list-style-type: none"> • None of the Borough is well served by hospitals – Frimley Park, Wexham Park and Royal Berks some distance away and roads are often congested (esp those permitting access to Wexham Park). Need local facilities. • New development within the existing urban area should be required to enhance existing facilities – through contributions? • Large developments should look to integrate community facilities in Local Centres i.e. retail, healthcare and police drop-in points. • Any community facilities incl health facilities should be accompanied by adequate parking, incl disabled spaces. • Get PCT to commit to consistency in approach. BFC can allocate land within sites but up to others to provide the funding. Risks involved. • Promote accessibility to health and recreational facilities by providing convenient facilities/good public transport links. • Provide for 'casual' open space, fields and grass sports pitches rather than formal 'built' facilities. • The broader areas are better placed to deliver comprehensive areas of accessible open space. • Need social 'hotspots' – areas where people can congregate i.e. a piazza with seating, cafes and trees. • Open space needs to be accessible to children on their own • Need play areas for older children as well as young • If choose northern arc and have a country park, need to make sure it is accessible other than by car <p>Priority B- Nurturing the Next Generation</p> <p>Which options are likely to provide the most effective provision of schools and youth facilities?</p> <ul style="list-style-type: none"> • The quality and management of schools is of great importance. Brackenhale has been rebuilt and is now up to capacity. Influenced by catchment areas. 'Parental choice' is exercised and influences whether schools do/do not have spare capacity. Problems with parents not getting choice of schools and being allocated schools some distance from where they live – not sustainable. • Some existing primary schools might benefit from being redeveloped to provide better expanded facilities - seek contributions towards this. • Consider the option of faith schools – there are no convenient Catholic secondary schools. However, much depends on whether the Diocese is prepared to fund such a facility. • Ensure schools are in locations which are close to where the children live.
--

- Must provide adequate school pick-up and drop-off points, with an emphasis on accessibility by public transport.
- Provide schools of a substantial size rather than land intensive smaller schools.
- Provide for 'green' school sports facilities - prioritise over artificial turf pitches.
- Schools could include quality sports facilities that are available to a wider population.
- Locate a secondary school in the north/north east area (clusters 6 or 8).

Priority C - Supporting the Older generation and Priority D - People who require additional support

What are the implications for locations/housing mix?

Which options will provide the best access to facilities?

Which options provide best access to, or provision of, facilities?

- Safe access to services and facilities (including perception of feeling safe) and being close enough not to have to rely on public transport
- Size of dwelling for older people should not be too small – need to be able to accommodate visitor/carer and storage, including of motorised wheelchair + car parking as many older people still drive
- Not so keen on idea of retirement villages because of problems of non-integration with the main population
- Bus routes – need local feeder community mini-buses going to local facilities and e.g. day centres
- Need 'real-time' information at bus stops – frequency of buses is key to people using them
- Community facilities needed for older persons, i.e. somewhere to socialise.
- Provide sheltered accommodation near to community facilities – need to be accessible by foot, so not solely reliant on public transport.
- Provide older peoples accommodation throughout the Borough. Bracknell Town Centre is not considered to be a particularly suitable location for older people.
- Montgomery of Alamein Court in Bullbrook cited as an outstanding example of a successful nursing home.
- Provide a mixture of housing to cater for all ages – small affordable units for young, single people and retired people and large family units. If housing that is suitable for older people is provided this will encourage them to move from larger units and release them for those requiring family accommodation.
- Although there is a higher proportion of older people in the south of the Borough, consider that provision should be made across the Borough – population is ageing and older people do not like moving away from friends and families.
- Need a range of housing that includes housing for those who require additional support across all areas.

Priority D – People who require support

Need care in the community houses and also extra care for the elderly units

General Points

- If choose the northern arc, there is a danger of losing community identity and separate communities, particularly given Wokingham's plans
- Will put 'gaps' under pressure, particularly the strategic gap between Bracknell and Wokingham and could get a continuous sprawl between Bracknell and Reading
- Need to co-ordinate with Wokingham's plans for the provision of health and other facilities, or could get residents from the Wokingham developments overloading limited facilities in Bracknell/Binfield
- Need to avoid repeating the problem of access to school that is currently occurring in Jennett's Park – pupils and parents having to travel by bus as new school not yet built –

fares are high

- When planning new developments need to design in bus routes, bus stops close to all housing and routes to schools. Need to make proposed bus routes attractive to bus operators to run
- Need to identify health facility needs at an early stage to ensure that they are included in s106 type negotiations

Theme 2 - A Desirable Place

Priority A- Sustainable Development

- Infill development can put added pressure on policing the urban areas. As a result existing social problems can be exacerbated.
- Concentrating certain tenures could cause social problems. Encourage mix and integration
- Any new development needs to create a community identity. Great Hollands is a good example of a community that works well and has improved over the years because of the hard work by groups and individuals within the community.
- Opportunity to design out crime. Designing neighbourhoods should be given careful consideration for example lighting and layout. A blank canvass is an opportunity to design out crime from the outset.
- Open space/leisure areas can provide areas for youth to congregate away from alleyways where social behaviour concerns arise.
- Warfield estate (Whitegrove) is not considered to have a strong community identity. People living there do not feel part of Bracknell. This is improving however.
- Important to focus development around the provision of schools. Distance for travel to and from schools should be considered.
- Can the existing infrastructure cope when looking at urban expansions?
- Concern over East Bracknell (Broad Area 8) that it would become a commuter hub. There is a lack of bus routes although there is a station present. Parking is also a problem. Development here could solve or exacerbate parking problems.
Potential solution:
- Northern Arc option was considered as a potential option as it would link in with exiting facilities and infrastructure and because critical mass is necessary to deliver a secondary school.
- Broad Areas 2 and 3 were considered preferable as they represented previously developed land. These two options when combined with Broad Areas 4 and 5 and town centre development could provide sufficient land for development including a school.
- Need to maximise town centre development as much as possible.

Priority B- Protecting the Environment

3. Which options best preserve environmental quality?

- The protection of existing open space and the provision of new open space is considered as very important.
- Broad Areas 2 and 3 as they represent previously developed land were considered to have less of an environmental impact than other areas for example options to the north of the Borough.
- Concern was expressed that development of land East of Bracknell (Broad Area 8) would involve the loss of woodland.
- Concern was also expressed as whether or not one day Green Belt would be threatened but urban expansion.
- The impact that the new development has on the green belt needs to be considered, especially the sites that are adjoining the Green Belt for example sites 6,7 and 8;
- Concentration of development sites could have extra benefits for the management of the Open Spaces - i.e. Northern Arc option;

- Could the Green Belt be used for Open Space – Should there be an Open Space attraction to draw people away from the SPA, this could be a better use of the Green Belt (for example an alternative to 'The Lookout').
- Increase allotment space in the Borough – New development should provide allotments;
- Site 8 is particularly marshy, draining this for development would lead to the loss of habitat and this should be avoided where possible;
- Site 1 could be at risk from flooding, BFC will be carrying out a more detailed strategic flood risk assessment as part of the background evidence to support the Suite Allocations DPD.
- Could the housing allocation within Amen Corner and Warfield SPD areas be increased to avoid having to build more in open space/urban extensions?
- Area 6 has some flood plain within it – this could be attractive open space
- Use of green infrastructure

In conclusion, the table considered that the 'Northern Arc' option would best preserve environmental quality as it would enable better management of open spaces, avoid the Green Belt, and would enable (economies of scale) for shared (green) infrastructure across this area.

Priority C Travelling around the Borough

1. Which options are more likely to reduce travel by car?

Considered 2 options – increasing residential development within the Town Centre & the Broad Areas

a) Town Centre

- Increased Town Centre residential development would reduce the need for people to travel by car as bus station, rail station and existing facilities
- The Town Centre would attract people who do not own a car as this location as the most access to public transport (trains and buses) and facilities;
- The Town Centre will be predominately smaller dwellings and therefore attract people without access to cars;
- Noted that there is a need to think about type of housing/design and who will live there – town centre living suits different lifestyles. Also need to think about parking, Kelvin Gate has very little parking;
- Need to also consider Park & Ride – although one planned for Jennetts Park, will this happen/be a success?

b) Broad Areas

- Northern Arc preferred option – as clustering development together
- Opportunities to provide a larger range of facilities in one area (compared to being spread around in areas across the Borough)
- Need to have adequate facilities and public transport links to avoid having to travel to other parts of/out of the Borough.

2. Which Options will have the most beneficial effect on highway movement?

- Clustering the development to the north could provide an opportunity to improve links to the M4 and/or the M3;
- The viability of bus routes should be assessed and whether there is the opportunity to look at promoting different transport modes such as car clubs or electric cars in the urban extensions;
- Service Station should be located along the route to the M4 to discourage people from driving into the Borough to get petrol;
- From the Northern Arc, a bus route should be provided that link the development area with Bracknell town Centre, London and/or Maidenhead – to link into Cross rail;
- Should aim to reduce east – west travel.

3. Which Options would provide the best access to local facilities?

- Grouping the development together in the Northern Arc will provide better opportunities for facilities (economies of scale - likely to achieve 'better' infrastructure than develop smaller areas such as Broad Area 1).
- Requirements of facilities will change over time;
- The Town Centre needs to offer a different experience to Reading as it will always be

difficult for Bracknell to compete with Reading for High Street shopping – need to have a regenerated Town Centre for other developments to be successful;

- Bracknell could promote independent shops as an alternative.
- Need to provide new facilities within the development such as a supermarket to avoid travel to other parts of the Borough.
- Also a timing issue – do not want a repeat of Jennetts Park – need to make sure new developments have adequate facilities.

4. Are any options preferable for making best use of resources or mitigating climate change?

- The preferred option is the Northern Arc;
- The concentration of the new development could be a good opportunity to provide renewable energy to all the new development areas, as we could benefit from economies of scale to provide this;
- Economies of scale could allow district hub/sharing of facilities, and perhaps use of ground breaking technologies, which may not be feasible if develop several smaller sites
- Having a concentration of development could help to improve community cohesion.

Summary

- Need for community identity.
- Open Space provision very important
- Capacity of infrastructure old and new is essential.
- Development should be maximised in the Town Centre alongside Broad Areas 2, 3, 4 and 5.
- Future proofing development through detailed design.
- Look forward to next design workshop stage

Theme 3 - Cohesive Communities

Priority A- Engaged & Empowered Communities

1. Are any options preferable for creating a sense of belonging / social responsibility?

- Discussion centred around what was meant by Community
- Ethos of 'new town' had been to create neighbourhoods
- Generally positive feelings towards 'bolting on' to existing developments by attaching or adding to a settlement area, so long as the 'bolt on' is not too large and there are a links of all kinds with the existing community.
- Question over whether settlements in for example Sandhurst help to add value to BF generally in terms of Community- or whether they are separate individual communities. There is a tendency for these settlements to look south for shopping and leisure destinations and other local facilities, rather than north to Bracknell.
- Does it matter?
- Is it important that the Borough should be a focus in itself-?

2. Are any options preferable for provision of public and voluntary sector services?

- Logical to look at infrastructure
- Provision of other services is important
- Need to encourage support for Town Centre
- Sites 4, 5 & 6 (Northern Arc) make sense- easier because of existing infrastructure?
- Industrial Estate also nearby- might help to keep work local
- Site 1 could blend in with Sandhurst which has developed over the years along the existing A321. Site 1 would be an extension of this linear settlement- might be separate community which could become part of the Sandhurst community over time with the right links. Site No 1 would not contribute to the community of Bracknell as a whole. Need for more allotments was raised- long waiting list currently- could be taken into account if sufficient

information available to justify

Priority B- Enjoying Life

3. Which options best contribute to local identity?

- Problem with 'bolt ons' is that they may not be perceived as part of existing community (just lots of independent communities) eg. Owlsmoor in Sandhurst- buildings (eg Community Centre does not always = cohesive community. There is a view that residents of Owlsmoor do not feel part of the wider Sandhurst community. It would be interesting to carry out further research on this topic.
- Used to have Social development Officers with welcome packs for new developments
- Need to learn from Jennetts Park (there is feeling of isolation due to timing of community facilities provision.
- Mixed community with affordable housing may help development in this time of economic difficulty- but still need other private development.
- Question raised- what do the add-ons mean to the people who are already there. Developers can only be asked to provide facilities for people going into their houses NOT to provide for existing residents though they can of course benefit from any new facilities.
- Perhaps better to have lots of smaller sites rather than large blocks- but then face problems with infrastructure. - i.e. amount of houses needed to justify a school or doctor's surgery.
- Site 8 has good transport links (but on downside it is on Crown Land & part of site is waste tip)

Priority D- Sustaining a Vibrant Economy

7. Which option for employment sites will help achieve the right balance of housing and employment?

- Could convert some of existing employment sites to make it suitable for use
- Could allow other uses for some of it eg residential & just retain core area for employment
- Favour flexibility for these sites to be used instead of green belt.

BRACKNELL FOREST PARTNERSHIP ATTENDANCE 11 MARCH 2010		
NAME	REPRESENTING	HOW DID YOU TRAVEL TO THIS MEETING?
Emma Silvertown	BFC	Car
Gemma Tizzard	BFC	Car (share)
Claire Sharp	BFC	Car (share)
Mary Purnell	NHS BE	Car
Steve Buck	RBFRS	Car
Natalie Brown	BFC	Car (share)
Andrea King	LSCB	Car
Colin Griffin	BFC	Car (share)
Mary Harris	Bracknell Town Council	Car
Ann Symonds	Climate Change Partnership	Car
Chris Smith	Sandhurst Town Council	Car
Malcolm Young	Winkfield Parish Council	Car
Wendy Sivyver	Winkfield Parish Council	Car (share)
Oliver Sowerby	Highways Agency	Taxi and Train
Andrea Johnson	Berkshire Shared Services	Car
Rose Marland	Bracknell News	Car
Ros Middleton	NHS BE	Car
Caroline Titley	BFH	Taxi and Train

Ian Boswell	BFC/Crime and Disorder Part	Car (share)
Simon Bowden	TVP	Car
James Ferrier	BFC	Car (share)
Simon Roskilly	BFC	Car (share)
Ian Thorpe	Ringway	Car
Madeline Diver	BF Christian Network & VSF	Car
Ann Shillcock	BFC	Car
Neil Harrison	Warfield PC	Car
Bob Wade	BFC	Car
Angela Odell	BFC	Car (share)
Max Baker	BFC	Car (share)
Cliff Thompson	Older People	Car
Iain McCracken	BFC	Car
Dorothy Hayes	BFC	Car

Transport	Total number
Car	30/32 10 of which were shared
Train and Taxi	2/31
Other	0/31

Appendix 14: Bracknell Forest Partnerships newsletter Spring 2010



Spring 2010 No.19

The quarterly newsletter for
Bracknell Forest Partnership

Contents

- **Chairman's welcome**
- **Local Safeguarding Children Update**
- **Growing Places - Site Allocations workshop**
- **Theme Group updates**

Copies of the key partnership documents including the Handbook, Annual Report, Sustainable Community Strategy and Local Area Agreement can be obtained by telephoning 01344 352460

Future Partnership Meetings

Regular two hour workshops

08 June 2010
09 September 2010
07 December 2010

10am start with refreshments from 9.45am
Venue of meetings to be confirmed

Prepared by Bracknell Forest Council
on behalf of Bracknell Forest
Partnership.

For further information and to send
contributions, comments or suggestions
contact

Claire Sharp, Editor

claire.sharp@bracknell-forest.gov.uk
(tel. 01344 352203)

The views expressed within this
publication are those of the contributors
and should not therefore be taken as
either Partnership or individual partners'
policy.

Deadline for next regular issue:
7 June 2010



Welcome

Steve Buck
Chairman
Bracknell Forest Partnership

Many thanks to everyone who attended our meeting in March, which included the interesting and important workshop around the site allocations consultation. I'm sure you'll agree that the choices of where future development (particularly housing) should take place in the borough created a stimulating debate.

A summary of the workshop can be found in this newsletter and the detailed write up has been sent to attendees. If you'd like a copy of the full write up please contact Emma Silverton on 01344 352281 or emma.silverton@bracknell-forest.gov.uk. You can also contact Emma with any suggestions for agenda items for future workshops.

This will be the partnership's final newsletter in this format, so look out for the revamped style for our summer edition. Later in the year we'll also be launching Bracknell Forest Partnership's own website which should make it even easier for you to keep in touch with all the partnership's activities.

I look forward to seeing you all again on 8th June.

Steve Buck
Royal Berkshire Fire and Rescue Service
April 2010

Local Safeguarding Children Update

The Local Safeguarding Children Board (LSCB) is a statutory body and is responsible for:

Co-ordinating partnership activity to safeguard and promote welfare

Ensuring effectiveness – independent scrutiny and challenge of safeguarding practice

A wide range of specific roles from promoting well-being and accident prevention to conducting serious case reviews and investigating child deaths

The LSCB has just appointed a new independent chair, and the structure has a range of sub groups including those specific to Bracknell Forest (such as the E-safety group) and some that are shared across Berkshire (such as the Child Death Overview Panel).

The main focus is to ensure early intervention and prevention and the Board had a whole range of achievements during 2008/09 including producing a safeguarding toolkit, cuecards and credit cards and increasing training. A new communications protocol enables all partners to work together to ensure the press receive any relevant facts for a particular case in a timely manner.

The current local themes that are being reviewed by the LSCB include school exclusions/absenteeism, under 18 conceptions, placement stability in children's social care,

1

missing children, child deaths, young people at risk of sexual exploitation and unaccompanied asylum seekers.

The next steps for the Board are the development of the 2010-2012 Business Plan, an enhanced framework for Performance Management, strengthening links with the Children and Young People's trust to prevent duplication of work and running a joint conference with the Crime and Disorder Reduction Partnership in 2011.

Andrea King
LSCB Business Manager
andrea.king@bracknell-forest.gov.uk

Growing Places – Site Allocations

Bracknell Forest is growing – and we need to plan our future communities. We've already found sites for 7,412 new homes, but need to find land for another 5,368 to meet the requirement given to us by Government. We know that growing new communities isn't just about housing – we also need to think about new schools, shops, roads and other facilities that help make up successful neighbourhoods.

The BFP workshop session in March 2010 was dedicated to this topic and delegates worked in groups to consider some of the options being consulted on in the context of how they support the themes and priorities in the Sustainable Community Strategy:

A Thriving Population
Opportunities for everyone
Nurturing the next generation
Supporting the older generation
People who require additional support
A Desirable Place
Sustainable development
Protecting the environment
Travelling round the borough
Cohesive Communities
Engaged and empowered communities
Enjoying life
Being and feeling safer
Sustaining a vibrant economy

The debates within the workshop groups raised a number of issues to be considered including:
Access to health facilities
Public transport links and parking facilities
Casual open spaces (e.g. fields, sports pitches, country parks, allotments)
Quality and management of schools and their catchment areas
Size of dwellings to match need of specific groups
Need for community facilities local to developments
Concentration of housing and spread of development will have impact on policing
Opportunity to design out crime
Community identity is important
Impact on green belt – open space attractions similar to the Lookout could draw people away from other areas of conservation

Risk of flooding
Access to strategic road network (M3, M4) including petrol stations situated to encourage correct flows of traffic
Access to future transport developments (e.g. Crossrail)
Access to retail facilities, relationships with Bracknell town centre
Environmental impact of development itself
Access to employment sites
Need to learn from Jennett's Park

A full detailed write up of the discussions can be obtained by emailing emma.silverton@bracknell-forest.gov.uk. The output from the BFP workshop will be fed into the consultation process, along with responses from individual partners and the public.

Max Baker, Head of Spatial Policy
Bracknell Forest Council
max.baker@bracknell-forest.gov.uk

Updates and Forward look from Theme Partnerships

Bracknell Forest Partnership Board

The Partnership Board has spent the first three months of 2010 refreshing its governance and work planning arrangements for the forthcoming financial year. Along with an updated protocol and memorandum of agreement, a new BFP Handbook has also been created and can be found on the web at www.bracknellforestpartnership.co.uk.

The Handbook includes all forthcoming meeting dates and contacts for all lead officers and it also sets out the Board's work programme for 2010/11. This year the programme is structured under three broad themes:

Strategy and outcomes
Management and improvement
Engagement and involvement

Work has been completed for the annual refresh of the Local Area Agreement and the final document which now includes numerical baselines and targets for every indicator was submitted to Government in early March. The evidence base for the Sustainable Community Strategy has also gone through its annual update to ensure the vision and outcomes are still valid.

The Board now has monthly discussions with each of the theme partnerships in turn, to strengthen working relationships and to identify any challenges that the Board could help to resolve. So far discussions have been held with the Children and Young People's Trust and the Crime and Disorder Reduction Partnership.

Finally, in March the Board began discussions about the possibilities of finding ways to better co-ordinate the customer service and front desk functions of each of the

partners. A small working group will be established to explore this project further.

**Claire Sharp, Senior Policy Officer (Partnerships),
Bracknell Forest Council**
Claire.sharp@bracknell-forest.gov.uk

Strategic Housing Partnership

Following adoption of new Terms of Reference and review of membership Councillor Dale Birch has been selected as Chair of the Strategic Housing Partnership.

The Strategic Housing Partnership collects strategic residential market data at each of its meetings. Highlights from the March meeting are:-

Average property purchase prices:- up to January 2010

1 bed flat	£ 125,745
2 bed flat	£ 157,345
2 bed house	£ 198,734
3 bed house	£ 236,010
4 bed house	£ 354,563

There were 12% less property purchases in January 2010 than in January 2009.

The Strategic Housing Partnership will be consulted on the Strategy to Improve the Existing Housing Stock. It will be discussing progress against the Housing Implementation Plan and also the Housing Strategy Action Plan.

The last part of the Strategic Housing Partnership meeting in March will address new initiatives. The first HECS which is a portal on the new BFC MyChoice website which will provide information to housing applicants on job and training opportunities in Bracknell Forest. The second area will be a discussion around the support the Council can provide to help households buy a home in the current market conditions.

**Simon Hendey, Chief Officer: Housing
Bracknell Forest Council**
simon.hendey@bracknell-forest.gov.uk

Cultural Partnership

The Cultural Partnership is currently assessing progress made towards actions identified in the *Life Is For Living* document, by collating information provided from Partnership members, and also allocating a key contact within the Partnership for each action where applicable.

Members of the Cultural Partnership visited the new Bracknell College building on 27th January, receiving a tour of the facilities from Dr Alan Fuller, who was the Project Co-ordinator for the building project. Members were able to ask a variety of questions relating to the

new facilities, and ended the tour in the Prow meeting room, which offers impressive views out across the town.

The next meeting for the Cultural Partnership is being held on 15th April.

**Nick Smith, Senior Leisure Manager
Bracknell Forest Council**
Nick.smith@bracknell-forest.gov.uk

Climate Change Partnership

During September 2009, members of the Climate Change Partnership attended meetings with the Strategic Housing Partnership and the Economic and Skills Development Partnership to discuss collaboration on climate change issues.

An outcome of the Strategic Housing Partnership meeting was agreement to collaborate on an application to the Low Carbon Communities Challenge (LCCC) to improve the energy/carbon performance of mobile homes in the Borough. The Challenge offered financial support of up to £500,000 for 20 communities seeking to implement innovative low carbon projects that could be replicated elsewhere.

Mobile homes have poor insulation properties and are recognised as "hard-to-treat" due to the way they are manufactured. Many are not connected to mains gas and use expensive bottled liquid petroleum gas (LPD) or oil for their heating.

The owner of Warfield Mobile Home Park was happy to support an application and revealed plans to install mains gas and upgrade the electrical distribution of the park and develop some additional sites. This provided an opportunity to investigate low carbon technologies and improve the energy efficiency of all mobile homes on the park.

The application to the Challenge was unsuccessful and we discovered that there had been approximately 500 expressions of interest and 250 full applications for 22 projects that were finally awarded.

Although the partners were disappointed, there were some positive outcomes:

The Climate Change Partnership agreed to co-fund the under-floor insulation trial of a mobile home with a spray-on product supplied at a trial price by Airseal Insulation.

Partnership member BSRIA agreed to conduct pre and post insulation monitoring of the trial unit for a concessionary fee.

The council has been invited to identify 10 mobile homes to participate in an OFGEM national thermal performance assessment of mobile homes by Alba

Sciences. This study is aimed at establishing a national funding scheme for mobile home insulation.

The council is now considering low carbon options for the extension to the Gypsy and traveller site.

The Climate Change Partnership will be holding its first Annual General Meeting at Bracknell Town Council's Offices at 17:30 on Thursday 22nd April 2010.

Colin Griffin, Community & Environmental Development Team Leader, Bracknell Forest Council
Colin.griffin@bracknell-forest.gov.uk , 01344 351110

Health and Social Care Partnership

Transforming Community Health Services

Presentations were received in relation to the current DH initiative on the future of Community Health Services. This was being covered off in the NHS Berkshire East's Strategic Plan under the heading of 'Preventing Crisis, Providing Support'. The programme had 5 specific workstreams that would impact on Health and Social Care:-

- Intermediate Care
- Urgent Care
- End of Life
- Stroke Care
- Chronic Obstructive Pulmonary Disease Pathways

Personalisation

A progress report was presented to the partnership on the pilot work in relation to the Transformation of Adult Social Care (now known as Personalisation). The pilot had demonstrated very positive outcomes for individuals and anonymised case examples were distributed to illustrate the progress.

The pilot is being evaluated currently and the results of the evaluation will be presented to the Council's Executive in late Spring.

**Glyn Jones, Director of Adult Social Care
Bracknell Forest Council**
Glyn.jones@bracknell-forest.gov.uk

Older People's Partnership

A new theme partnership has been created within the family of Bracknell Forest Partnership. The creation of the new Older People's Partnership follows on from the development of the Strategy for Older People "Adding Life to Years". The first meeting of the group will be on 13th April, and regular updates will be given within this newsletter.

**Glyn Jones, Director of Adult Social Care
Bracknell Forest Council**
Glyn.jones@bracknell-forest.gov.uk

Community Cohesion and Engagement Working Group update

Extended Services

Extended services in and around schools are delivering real benefits to children, parents and the wider community across the Borough. Through this work there has been a direct impact on a variety of important partnership agenda including being safe, community cohesion and health and well being.

On 3 March, 80 delegates gathered at Easthampstead Baptist Church to hear about the successes of the programme and to work together to plan future work. Six short cases studies illustrating the range of provision were very well received by delegates - these were provided by Liz Norris of Sandy Lane Primary School, Mike Chesters of Harmans Water Primary School, Peter Radband of Sandhurst School, Hilary Hyslop, Police Community Support Officer, Elaine Coppard, Family Support Adviser and Lynne Dick, the Council's Arts and Heritage Officer. Two exercises were used to enable participants to share their objectives and identify how they could help fulfil these by closer partnership working within local communities. The conference also saw the formal launch of the Community Activities and Services Strategy for developing community based provision in local areas.

Participants commented on the benefits of networking, the opportunity to discuss issues with others, hearing of good practice and the opportunity presented to get a wider input into thinking.

For more detail contact
Graham Symonds, Extended Services Manager,
Bracknell Forest Council, 01344 354067 or
graham.symonds@bracknell-forest.gov.uk

Faith and Belief Conference



The first ever **Faith & Belief Conference** in Bracknell Forest was held on 9 March at Easthampstead Baptist Church, attended by 61 people from many different faiths & beliefs including Hindu, Muslim, Baha'i and Christian, together with representatives from our partner agencies.

This event, organised by Bracknell Forest Voluntary Action (BFVA) and funded through 'Faiths in Action', is part of a wider project, 'Faith & Belief in Action', to bring together diverse faith and belief organisations to find common ground and a shared vision which will enhance our communities.

This project commenced with a mapping survey of faith and belief organisations and their activities with the results of this mapping being incorporated into a report providing a comprehensive picture of faiths and beliefs in Bracknell Forest. The report also gives a snapshot of the many activities being delivered across the borough by these organisations which reach several thousand people, making a significant contribution to the local community.

The report which included all the survey information, case studies, and recommendations and next steps for the future in order to build on this positive successful start, was presented at the conference event. Other highlights included speakers from other areas namely Sarah Griffin, Chair of the Reading Interfaith Group and David Jonathan, Coordinator of the Grassroots Project in Luton, who shared their own experiences of faith & belief projects and initiatives, and forums and networks in their respective areas. The feedback from the conference was very positive with a unanimous good/excellent response to the event overall.

From this conference and the report findings a Faith & Belief Steering Group will be established to lead ultimately to Bracknell Forest's first Faith & Belief Forum, which will 'own' the actions resulting from the report and be the vehicle for a collective faith & belief voice in the borough.

For further information or a copy of the report please contact
Chris Cowap at BFVA on 01344 304404 or email
chris.cowap@bfva.org

Parish and Town Councils' Liaison Group

(Working together for the good of the Community)

Bracknell Forest is a fully Parished Borough. There are six Town/Parish Councils providing a wide range of local services with 103 Town and Parish Councillors spread across the Bracknell Forest area representing resident's interests.

The Parish and Town Councils' Liaison Group meet quarterly to discuss topics of mutual interest and together with their Borough colleagues the Group is able to receive and convey information that will help provide the best service to the community.

The Group is made up of one Officer and two Members from each of the Town/Parishes and the team is completed by Councillor representatives from Bracknell Forest Council.

A wide variety of subjects are covered and the underlying theme of the Group and its work is to develop and strengthen a reliable and robust means of communication about common issues, consider and act upon such matters in the best interests of the residents of the Borough.

In the 2009 Bracknell Forest Joint Neighbourhood Survey Report compiled by independent consultants it was stated:

"Findings suggest that awareness of the Town/Parish Council has a significant effect on the overall satisfaction within the local area".

Along with our other partnership agencies we continue to raise the profile and importance of the 1st Tier of local governance. Our professionalism is widely respected and we are contributing more through our input in various Forums. The Liaison Group has representation on the Bracknell Forest Partnership Board and we are members of all the committees and working groups feeding the decision making process.

The services that we provide and the partnership potential that we offer fits very well with all of the latest thinking from Government Agencies. Sense of Place, Community Cohesion, Total Place, and Community Engagement are all familiar to us in our front line work.

The Parish and Town Councils' Liaison Group are always looking for and receptive to new and better ways to make Bracknell Forest an even better place in which to live and work.

For more details contact:
Chris Smith – Executive Officer, Sandhurst Town Council.
Parish and Town Councils' Liaison Group representative on the Bracknell Forest Partnership Board.
email: chrissmith@sandhurst.gov.uk
Tel: 01252 879060

**Bracknell Forest Homes launches its
Community Development strategy**

After consultation with its customers and partners, Bracknell Forest Homes recently approved its first *Community Development Strategy*.



Themes on which the Strategy will focus on during 2010-13 are:

- Opportunities for young people
- A sense of belonging (social inclusion)
- Employment, training and enterprise
- Money Matters (financial inclusion)
- Places and Spaces to take pride in (neighbourhood and environment improvements).

Key to helping improve quality of life for our customers, will be supporting the excellent work of the local voluntary and statutory sectors. Bracknell Forest Homes may lead on some community development activities and support partners to deliver others - depending on which will deliver the best value and outcomes for local people.

Please consider how Bracknell Forest Homes could support your organisation to increase the reach and impact of its work.

For a copy of the Community Development Strategy or to discuss opportunities to work in partnership, share resources and expertise to benefit the community, please call Kylie Barrett or Linda Wells on 01344 382822.

Appendix 15: Working Paper Press Release

Bracknell Forest Council PR 2069 08/07/2010 [For Immediate Release]

Bracknell Forest's housing future under the microscope

The next steps in deciding where new neighbourhoods in Bracknell Forest could be built will be looked at by the borough council's ruling executive on Tuesday, July 13.

More than 7,000 comments were received from residents and other groups on the Site Allocations Development Plan Document (SADPD) - a draft document outlining where potential new homes could be created in the next 15 years - and the executive will take these comments into account next week as well as some new changes and guidance from central government.

In light of the new government's abolition of the South East Plan - which allocated 12,780 new homes to be built in Bracknell Forest by 2026 - there is an opportunity to review housing target numbers. The council is carrying out work to show what the lower numbers set out in its Core Strategy - 2,000 less than in the South East Plan - might mean for the pattern of development.

Following the spring consultation and other work, along with the opportunity to reduce housing numbers, the executive will consider dropping four broad areas for any further consultation on where new homes should go for the period to 2026. These include:

- south west Sandhurst
- north Warfield
- Chavey Down / Longhill Road
- east Bracknell

It will also consider the proposal that the next stage of consultation on preferred development sites should be delayed until the autumn when further guidance from the new government may be available.

It is also proposed that a possible Northern Arc development across the north of Bracknell will not be pursued - an idea that received many comments during the spring consultation.

The council's executive will also be asked to agree to:

- further analysis of the spring consultation responses
- further discussion with landowners and developers in the interim
- completion of the south Warfield supplementary planning document as set out in the Core Strategy.

CLr Mrs Mary Ballin, executive member for planning, transport and economic development, said: "Since the new government took power in May, there has already been a big shift in the way councils are expected to manage and plan for future development with far more decision-making at the local level. The council's executive will be looking at how to respond to these changes while taking into account work already carried out and all the thousands of responses made by residents and others to draft consultation plans.

"If the executive agree, then a full consultation on the SADPD will be held this autumn involving residents, the general public and other interested groups when further clarity from government should be available."

ENDS

Appendix 16: Email to consultees and LDF database advising of Preferred Options consultation



Dear *Name*

Site Allocations Development Plan Document Preferred Option will be available for you to view and comment between the following dates:

Start date: 27/10/10 16:25

End date: 31/10/10 17:30

Please select the following link to view this event:

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

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.

This e-mail has been automatically generated by the Consultation software.

The information contained in this e-mail or in any attachments is confidential and is intended solely for the named addressee only. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, please notify the administrator and do not read, use or disseminate the information. Opinions expressed in this e-mail are those of the sender and not necessarily the company. Although an active anti-virus policy is operated, the company accepts no liability for any damage caused by any virus transmitted by this e-mail, including any attachments.

To unsubscribe please click on the link below or paste it into your browser: <http://consult.bracknell-forest.gov.uk/common/unsubscribe.jsp?guid=38AB9536-9CBB-15F4-F8EF-AD417BF0486E>

Appendix 17: Letter to consultees without email addresses advising of Preferred Options consultation

Appendix 18: Email clarifying dual SADPD Preferred Options and Sustainability Appraisal consultations, and screen shots of how to make comments

Dear Sir/Madam

For clarification

We are currently running two online consultations relating to the Site Allocations Development Plan Document Preferred Option. You should have received two automatic email notifications that these consultations have started.

Consultation on both documents runs between Monday 8 November and Friday 17 December 2010.

The main consultation event relates to the consultation on the Preferred Option Document (and associated supporting documents which can be accessed by clicking on the 'Supporting Documents' tab), which can be reached via the following link: <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdpo>

The other is the associated consultation on the Draft Sustainability Appraisal which supports the Preferred Option. This document assesses the effect of the Preferred Option proposals on the environment, the local economy and people's quality of life, both now and in the future. This ensures that environmental, social and economic issues are taken into account at every stage to deliver sustainable development. Consultation on this document can be accessed via the following link: <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdposa>

We are aware that the consultation software is sending out 'daily digest' emails summarising comments that have been made, even though a participant may not have made comments. This is also affecting other Councils' consultations and has been raised with the providers who are working to fix this problem.

When you have made comments they will not be visible to the public on the portal until after the end of the consultation when they have been validated.

If you need any assistance in navigating the portal and making comments, please use the help facility within the portal in the first instance (located at the top right hand corner of the screen). If after using the help function, you are still having difficulties please phone 01344 352000 and ask to speak to a member of the Development Plan Team and we will do our best to assist you.

We have produced some screen shots of the portal to help you view the information and use the online consultation.

Regards

Development Plan Team
Spatial Policy
Environment, Culture and Communities
Time Square
Market Street
Bracknell
Berkshire
RG12 1JD

Direct Dial: 01344 352000
Fax: 01344 351104
www.bracknell-forest.gov.uk/ldf

Consultation on the Preferred Option will run from Monday 8 November until 5pm on Friday 17 December 2010.

Various supporting documents are also being made available for comment. These are available under the 'Supporting Documents' tab below. A summary leaflet and separate Response Form are also available. Please note FAQs will be uploaded shortly.

You can access the full document by clicking on the long blue rectangle below - 'Read document and view comments'. You can also comment on the supporting documents from this.

The Site Allocations Development Plan Document (SADPD) will allocate sites to accommodate growth in Bracknell Forest during the period up to 2026. Whilst the main driver of the SADPD is housing, it will also consider sites for supporting infrastructure, employment and retail uses amongst other issues.

The consultation on the Council's Preferred Option follows consultation on the SADPD Participation Document which ran from Friday 26 February 2010 to Friday 16 April 2010. You can view the Council's response to the comments that were received by clicking on the 'Supporting Documents' tab below, and selecting the 'Summary of Responses to SADPD Participation Feb-April 2010' document. You can view the Participation Document at the following link: http://consult.bracknell-forest.gov.uk/portal/planning/sadpd/sadpd_participation.

Consultation on Site Allocations Preferred Option Draft Sustainability Appraisal

We are also running an associated consultation on the Draft Sustainability Appraisal/Strategic Environmental Assessment which supports the consultation on the Preferred Option. You can view and comment on this document at the following link: <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpd/posa>.



Event Information	Supporting Documents
Here are links to a selection of supporting media to this consultation event.	
	Archaeological Site Assessments (March 2010).pdf (Size: 283.44K)
	Draft Strategic Housing Market Assessment (July 2010).pdf (Size: 1,123.35K)
	Draft Transport Accessibility Assessment (Nov 2010).pdf (Size: 4,815.95K)
	EmploymentLandReview.pdf (Size: 3,131.64K)
	Habitat Regulations Appropriate Assessment (November 2010).pdf (Size: 1,283.79K)
	Infrastructure Delivery Plan (Nov 2010).pdf (Size: 10,387.77K)
	Landscape Capacity Study (April 2010).pdf (Size: 4,649.01K)
	Master Planning Support (Oct 2010).pdf (Size: 10,505.66K)

Click on a section to view content

- Site Allocations Development Plan Document Preferred Option
- How to get involved
- 1 Introduction
- 2 Housing
- 2.1 Approach to housing**
- 2.2 Sites in defined settlements
- 2.3 Edge of settlement sites
- 2.4 New urban extensions
- 2.5 Allocation of land covered by Core Strategy Policies CS4 and CS5

2 Housing

2.1 Approach to housing

2.1.1
 The Core Strategy identifies the new 'Housing'. This Section sets out the approach to housing.

2.1.2
 Three categories of sites are considered:

- sites in defined settlements
- edge of settlement sites
- new urban extensions

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

Document Download

Whole document
 Accessible version
 By selected section(s)

- Site Allocations Development Plan Document Preferred Option
- How to get involved
- 1 Introduction
- 2 Housing
- 2.1 Approach to housing**
- 2.2 Sites in defined settlements
- 2.3 Edge of settlement sites
- 2.4 New urban extensions

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 Site Allocations Development Plan Document Preferred Option

Site Allocations Development Plan Document Preferred Option

2.1.1
 Comments on Site Allocations Development Plan Document Preferred Option

Please enter your comments:

View Comments (0) Add Comments

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Click on a section to view content

- Site Allocations Development Plan Document Preferred Option
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 - 2.4 New urban extensions
 - 2.5 Allocation of land covered by Core Strategy Policies CS4 and CS5
 - 2.6 Phasing and delivery
- 3 Employment
- 4 Retail
- 5 Other Considerations
- Glossary
- Abbreviations
- References

Done

Appendix 19: Email advising of extension to SADPD Preferred Options consultation

SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT – CONSULTATION ON PREFERRED OPTION

In order to provide interested residents and other groups and organisations with more time to formulate responses to the Preferred Option of the Site Allocations Development Plan Document and the associated consultation on the Draft Sustainability Appraisal¹, the Council has agreed that comments will be accepted up to 5 pm on 17th January 2011. This provides an additional four weeks from the original closing date of 17th December.

The main documents can be viewed at the Council Offices at Time Square and Easthampstead House; local libraries; and at Town/Parish Council Offices. They are also available on-line at:

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

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

The Council has also produced a response form that can be completed and returned. You can use the form to comment on any of the numbered paragraphs in the Preferred Option document. An electronic version of the form can be downloaded from the supporting documents section of the SADPD Preferred Option page on our Planning Portal. Once you have completed the form, please email it to development.plan@bracknell-forest.gov.uk. Paper copies of the form are available from the Council Offices at Time Square and Easthampstead House, local libraries and Town/Parish Council Offices or can be requested by phoning 01344 352000. Once you have completed all, or part, of the form, please email it to the address above or post it to:

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

If you have any queries about this consultation please contact the Council's Spatial Policy Section on 01344 352000 or e-mail development.plan@bracknell-forest.gov.uk

¹ Link to Draft Sustainability Appraisal is <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdposa>

Appendix 20: Policy Status Statement - SADPD Preferred Options and Warfield SPD consultations

Statement on Status of Amen Corner and Warfield Developments

The Local Development Framework (LDF) includes Development Plan Documents (DPDs) which set planning policies for an area and form part of the Development Plan. Under Section 38 of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in accordance with the Development Plan unless other material considerations indicate otherwise. The LDF also includes Supplementary Planning Documents (SPDs) which may cover a range of issues, thematic or site specific. They provide further detail of policies and proposals in a 'parent' DPD and are a material consideration, but are not part of the Development Plan.

Further information can be found on this link:
www.bracknell-forest.gov.uk/LDF

Bracknell Forest Core Strategy Development Plan Document (DPD) (February 2008)

The Core Strategy is the principal DPD for Bracknell Forest. As a DPD, the approach taken was subject to examination by an Inspector to check that it had been prepared in accordance with legal requirements and was sound. The approach includes giving direction about where development should go in broad terms and more specifically for two major locations of growth - land at Amen Corner and land North of Whitegrove and Quelm Park (now known as Warfield). Policies CS4 and CS5 were included in the Plan to deal specifically with these areas and give an indication of the expected requirements. The supporting text (para 24) states the level of housing that was assumed on the sites in the overall strategy.

The Core Strategy DPD was produced under the Town and Country Planning (Local Development) (England) Regulations 2004. In accordance with government guidance, the Core Strategy sets out broad allocations for land use; detailed site specific allocations are left to subsequent Development Plan Documents (such as the Proposed Site Allocations Policy). The Core Strategy does however establish the principle of development for those two areas in the Development Plan. The broad extent of the land to which these policies apply is indicated on the Bracknell Forest Proposals Map which also forms part of the Development Plan.

The Core Strategy can be found on this link:
www.bracknell-forest.gov.uk/corestrategy

Amen Corner Supplementary Planning Document (SPD) (March 2010)

The Amen Corner SPD provides detailed guidance regarding the implementation of a policy in a parent DPD, namely Core Strategy Policy CS4. Although not part of the Development Plan for the purposes of Section 38 it is a material consideration in the determination of planning applications affecting Amen Corner. In accordance with national legislation and guidance, any submitted application that is consistent with Policy CS4 and the detail included in the Amen Corner SPD should be granted permission unless other material considerations indicate otherwise.

The Amen Corner SPD can be found on this link:
www.bracknell-forest.gov.uk/amencorner

Warfield Supplementary Planning Document (SPD) (emerging)

The emerging Warfield SPD, once adopted, although not part of the Development Plan for the purposes of Section 38 will provide detailed guidance regarding the implementation of a policy in a parent DPD, namely Core Strategy Policy CS5. It is a material consideration in the determination of planning applications affecting land at Warfield. In accordance with national legislation and guidance, any submitted application that is consistent with Policy CS5 and the detail included in the Warfield SPD should be acceptable and granted permission unless other material considerations indicate otherwise.

Information on the Warfield SPD can be found on this link:

www.bracknell-forest.gov.uk/warfield

Site Allocation Development Plan Document (DPD) (emerging)

The Site Allocations DPD will be subject to examination by an Inspector and assuming that it is shown to have been prepared in accordance with legal requirements and to be sound, will be adopted. On its adoption it will form part of the Development Plan, alongside the Core Strategy. The process for adopting a Development Plan Document is prescribed by the Town and Country Planning (Local Development (England) Regulations 2004 as amended in 2008. The weight that a decision maker attaches to this document in the determination of applications is likely to increase as it progresses through the preparation stages.

The Site Allocations DPD deals with the Borough's future growth requirements in accordance with the overall approach already set in the Core Strategy i.e. it provides additional detail to the Core Strategy that requires the status of being a Development Plan. This includes:

- Establishing the principle of development at further sites (the Council's preferred sites are currently Amen Corner North, Blue Mountain, Transport Research Laboratory and Broadmoor, together with some smaller sites) and allocating the land required for the scale and type of development envisaged; and,
- Allocating the land required for the major locations of growth where the principle of development has already been agreed in the Core Strategy. Planning Policy Statement 12 - 2008 (which replaced an earlier PPS12 published in 2004) makes it clear at para. 5.3 that a DPD must be used to allocate sites that have not been allocated in a Core Strategy.

The extent of land allocated through relevant policies in the Site Allocations DPD will be defined on the Bracknell Forest Proposals Map.

The Site Allocations DPD needs to conform with the policies in the adopted Core Strategy. .

Information on the Site Allocations DPD can be found on this link:

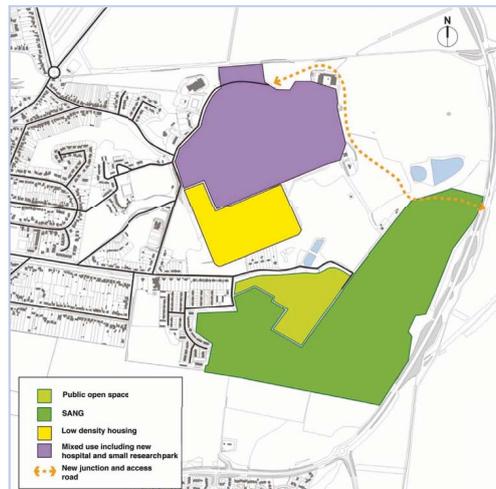
www.bracknell-forest.gov.uk/SADPD

Appendix 21: Information sheets relating to the four new proposed urban extensions

Bracknell Forest Borough Local Development Framework
Site Allocations Development Plan Document



Land at Broadmoor, Crowthorne (Policy SA4)



Policy SA4 proposes land at Broadmoor, Crowthorne for a mixed use development including a redeveloped hospital (together with the re-use of the existing hospital, which is a listed building), 278 new homes (including some affordable housing) and a small research park.

The development will include 'alternative' recreational land (SANG¹) for future residents and others, to reduce pressure on the nearby Thames Basin Heaths Special Protection Area (SPA) which is internationally important for its heathland birds. As the SPA is so close to the site, significantly more 'alternative' recreational land will be required than normal.

Improvements will be made to road junctions in the area (including Nine Mile Ride/Foresters Way, Bracknell Road/Old Wokingham Road, and Rackstraw Road/Owlsmoor Road). These improvements will take into account development proposed at the Transport Research Laboratory site and planned development within Wokingham Borough. Bus, pedestrian and cycle links to Crowthorne High Street and the wider area will also be enhanced.

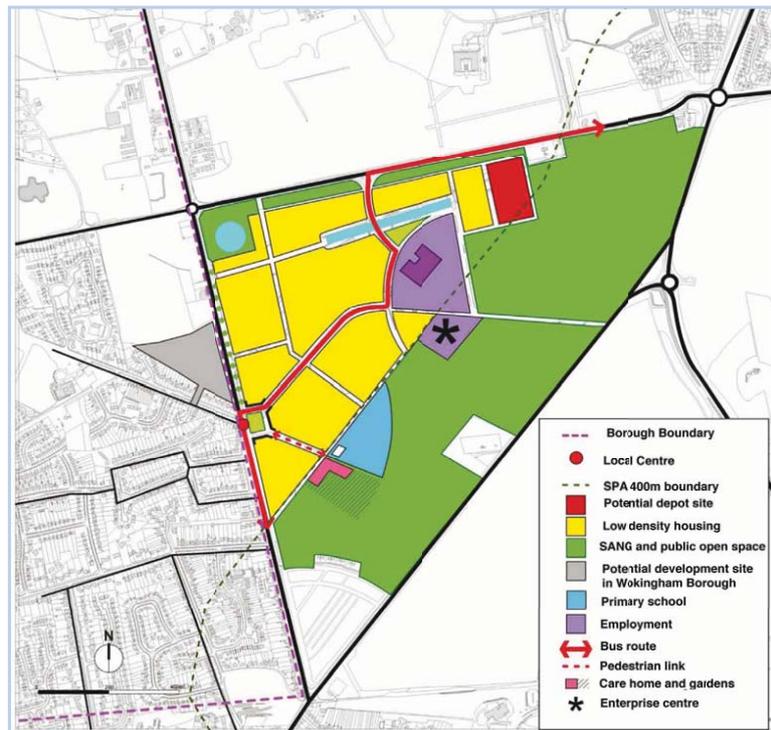
The development is not large enough to require the provision of a new primary school. Financial contributions will therefore be secured from developers towards the provision of additional places at the local primary school (Wildmoor Heath) and the local secondary school (Edgbarrow School).

A conservation management plan will be required to safeguard and maintain historic features including the listed building and associated historic park and garden.

¹ Suitable Alternative Natural Greenspace

PLANNING PEOPLE PLACES

Land at Transport Research Laboratory, Crowthorne (Policy SA5)



Policy SA5 proposes land at the Transport Research Laboratory (TRL), Crowthorne for a development including 1,000 new homes (including some affordable housing); a local centre along Old Wokingham Road; a new primary school, a care home, an enterprise centre for small and new businesses, and a relocated Council depot site.

The development will include 'alternative' recreational land (SANG¹) for future residents and others, to reduce pressure on the nearby Thames Basin Heaths Special Protection Area (SPA) which is internationally important for its heathland birds. As the SPA is so close to the site, significantly more 'alternative' recreational land will be required than normal.

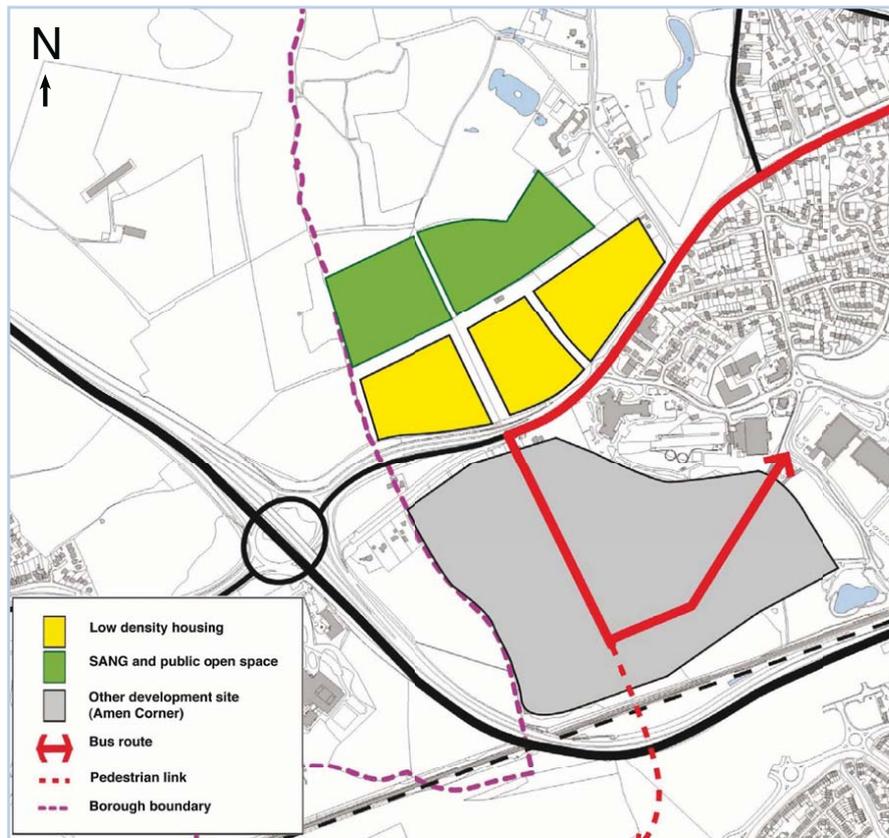
Improvements will be made to road junctions in the area (including Nine Mile Ride/Foresters Way, Bracknell Road/Old Wokingham Road, and Dukes Ride/Wokingham Road). These improvements will take into account development at Broadmoor and planned development within Wokingham Borough. Pedestrian, cycle and bus links to Bracknell Town Centre will be enhanced.

A new primary school will be provided on the site and financial contributions will be secured from the developer towards enhanced facilities at the local secondary school (Easthampstead School).

The proposals will not involve development of the north east corner of the site and will include a substantial tree screen along Nine Mile Ride in order to help preserve a gap between Crowthorne and Bracknell.

¹ Suitable Alternative Natural Greenspace

Land at Amen Corner North, Binfield (Policy SA6)



Policy SA6 proposes land north of London Road at Amen Corner North, Binfield for the development of 400 new homes (including some affordable housing).

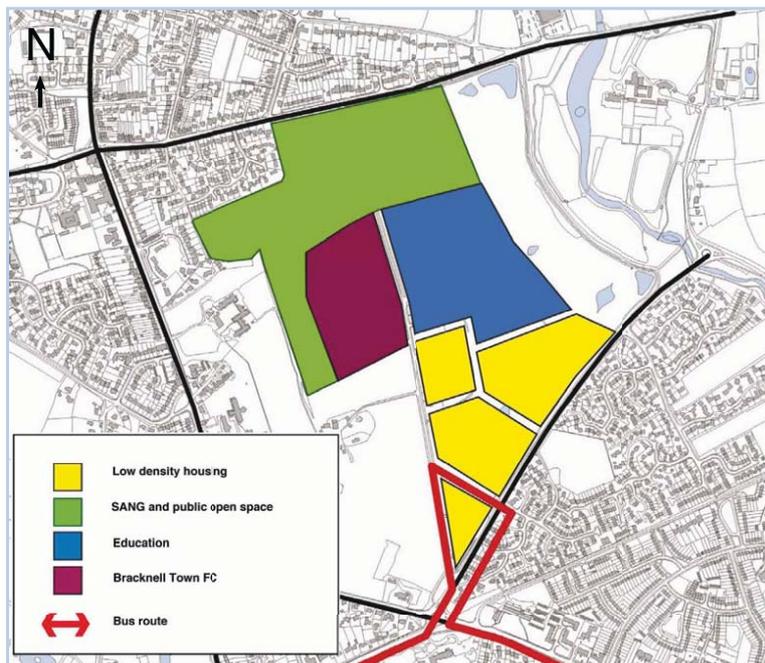
Development will be restricted to the southern part of the site. An undeveloped gap will remain between the development (which will form an extension to Bracknell), Binfield, and Wokingham. The northern part of the site will be laid out as greenspace including 'alternative' recreational land (SANG¹) for future residents and others, to reduce pressure on the Thames Basin Heaths Special Protection Area in the southern part of the Borough, which is internationally important for its heathland birds.

Improvements will be made to increase the capacity of Coppid Beech roundabout and junctions along London Road/Wokingham Road, the A329 (Berkshire Way) and A322 (Bagshot Road). Bus, cycle and pedestrian routes to Bracknell Town Centre will be improved.

Financial contributions will be secured towards the provision of a new primary school at Amen Corner South or at Blue Mountain and a new secondary school at Blue Mountain.

¹ Suitable Alternative Natural Greenspace

Land at Blue Mountain, Binfield (Policy SA7)



Policy SA7 proposes land at Blue Mountain, Binfield for a mixed use development including 400 new homes (including some affordable housing), educational facilities (a new primary school, a new secondary school and a special educational needs facility), and a new ground for Bracknell Football Club.

The development is focused on the southern part of the site so that it preserves the separate identity of Binfield and links to the existing built up area of Bracknell. The northern part of the site will be laid out as greenspace including 'alternative' recreational land (SANG¹) for future residents and others to reduce pressure on the Thames Basin Heaths Special Protection Area (SPA) in the southern part of the Borough, which is internationally important for its heathland birds. This will also help keep an undeveloped gap between Binfield and Bracknell. The development will also need to safeguard and maintain the setting of Newbold College Historic Park and Garden.

The development will result in the loss of Blue Mountain Golf Course. However this will be balanced by the provision of a new football facility and significant areas of open space which will be accessible to all (this is currently not the case with the golf course).

Improvements will be made to increase the capacity of the Coppid Beech roundabout and junctions along the A329 (Berkshire Way) and A322 (Downshire Way and Bagshot Road). Direct bus access to Bracknell Town Centre will be improved.

The proposed new primary school, secondary school and special educational needs facility will serve the needs of this development and the other new developments proposed in the area.

¹ Suitable Alternative Natural Greenspace

Appendix 22: Article in Bracknell Standard (1 November 2010)

that go back in.
 "For the rest, perhaps teaching them how to start a business would be appropriate."

Hazel Kent from Great Hollands:
 "My view on the prison system is it is a life of luxury."
 "How are criminals meant to repent or learn right from wrong when they have access to things such as

"It is obvious the present system isn't working so get tough and stop thinking about their welfare and start thinking of the majority of the people of this country who in some cases have had their lives shattered by the actions of these animals."

David Little from Harmans Water:
 "With some 26,000 victims of crime daily, two thirds of violent

released.
 "The Bracknell Probation Service does a great job in helping offenders, a service that is not often appreciated."
 "I fail to see what more can be done."
 "Perhaps we should be looking at what more can be done for the victims?"
 "Now that is something that would

As far as I can remember, my last pet was a female cat called Tibby.

What is your favourite film?
 My brother and I always used to go without sleep to watch Back To The Future the night before we went on the annual family holiday. My boys and I love the Home Alone trilogy.

What was your first job? Dance class pianist aged 14.

What do you like about Bracknell Forest?
 My neighbourhood community and the people in it.

BE AND WILL Score
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Office 078

Great Value River Cruise

Box For bro

Tr

New neighbourhoods in Bracknell Forest - have your say




Our borough is growing, so Bracknell Forest Council needs to find sites for potential new neighbourhoods.

Four possible major sites, based on land availability, residents' feedback and other surveys, have been identified as:

- Broadmoor Hospital site, Crowthorne;
- former TRL site in Crowthorne;
- land north of Amen Corner, Binfield;
- land at Blue Mountain Golf Course, Binfield.

The council needs to hear your views on these ideas and proposals for smaller sites and other policies. The consultation is running until 5pm on Friday, December 17, 2010.

Consultation information can be found at:
www.bracknell-forest.gov.uk/sadpd
 or at the council's Time Square offices.

Drop-in exhibitions to help you understand the documents and ask questions will be held at:

- Binfield Primary School on Wednesday, November 17 from 6pm to 9pm.
- Binfield Parish Council offices on Thursday, November 18 from 2pm to 5pm.
- Binfield Parish Council on Saturday, November 20 from 10am to 1pm.
- Crowthorne Baptist Church on Tuesday, November 23 from 10am to 1pm.
- Crowthorne Baptist Church on Saturday, November 27 from 10am to 1pm.
- Morgan Recreation Centre on Thursday, December 2 from 6pm to 9pm.

Appendix 23: Schedule of Frequently Asked Questions (FAQs)



SADPD Preferred Options Q & A

1. General Questions

What is the Site Allocations Development Plan Document (SADPD)?

It is a planning policy document that identifies the Council's preferred locations for different forms of development that are needed to achieve the vision and spatial objectives in the Core Strategy. One of its main functions is to allocate sites to meet the Borough's housing needs.

Why is the Council preparing the SADPD now?

Production of the SADPD supports the Council's policy of having a plan-led approach to development rather than reacting to developers' proposals. We are currently vulnerable to planning applications for new housing development because we don't have an identified five year land supply of deliverable housing sites which remains a government requirement even though the overall housing target can be agreed locally.

Doesn't the revocation of the Regional Spatial Strategy (the South East Plan) mean we don't need to plan for more homes?

No. Following a recent high court ruling the Secretary of State's decision to revoke the Regional Strategies has been found illegal and been quashed. However, the government's statements of its intention to abolish Regional Strategies remain a material consideration and it is clear that they will be abolished as soon as the necessary legislation can be put in place.

The Government has also made it clear that, even when Regional Strategies are abolished, we should continue to identify a long term supply of land for housing. The Housing Minister, Grant Shapps has recently confirmed that increased house building, including affordable housing, is a priority for the Government.

Use of the Council's locally derived housing target based on the Borough's adopted Core Strategy rather than the previous figure based on the revoked South East Plan supports the Government's objectives of decentralisation, localism and planning positively for housing delivery to meet local needs.

Why do we need more housing?

To meet the community's social and economic aspirations and:

- To accommodate the needs of new households in the Borough
- In response to a continuing decrease in the average size of households due to high levels of divorce and separation and people generally living longer and staying longer in their own homes.
- To provide homes that are affordable to a wide range of people
- To support the regeneration of Bracknell Town Centre

- To provide a balance between the number of workers living locally and the number of jobs to help support a strong local economy,
- To help deliver improvements to health and wellbeing through improved housing quality and choice

Where did the 10,780 new homes target figure come from?

This is a number that was agreed by the Council at the time the South East Plan was being prepared, and is the basis for the figure in our adopted Core Strategy. The figure in the final plan was 2,000 higher in accordance with the recommendations of the Panel Report that examined the draft plan. The number is slightly lower than the figure in the Core Strategy (policy CS15) because it does not include any carry over from the previous plan period.

The use of this figure is supported by recent government advice which states that these locally derived numbers may be appropriate and that the development framework for the Borough now comprises adopted development plan documents and saved policies. We must also consider other material considerations including national policies. For Bracknell Forest that means the Core Strategy provides the default housing target. The figure also fits well with the most up to date government household projections which forecast an increase of 11,000 households for Bracknell Forest during the plan period (2006-2026). Source: CLG Household projections published on 11 March 2009, using 2006 base.

Web link - [Table 406: Household estimates and projections, by district, 1981-2031](#)

What is the SHLAA?

The Strategic Housing Land Availability Assessment (SHLAA) is essentially a long list of possible development sites that have been identified by the Council or put forward by their owners. The Council is required to include all sites put forward regardless of their suitability for development. Therefore, if a site appears in the SHLAA it doesn't necessarily mean that the Council would support its development, or that it is ever likely to be developed in the future. Within the SHLAA an initial assessment is made of the suitability of sites based on certain criteria such as whether they are within or adjacent to a defined settlement or in the Green Belt.

Suitable sites, which are of sufficient size and satisfy other planning criteria may be allocated for development and some of the SHLAA sites do appear in the SADPD Preferred Option to help meet the Borough's housing target.

How do we decide where development should go?

We look at the SHLAA so that we can identify potential sites. Then we test them to see which ones are most suitable for development and which best meet the Council's vision and objectives. We identify constraints affecting the sites, and whether they can be overcome.

We use the following priority sequence for allocating sites:

1. Bracknell Town Centre;
2. Previously developed land and buildings in defined settlements;
3. Other land within defined settlements where this does not conflict with other policies;
4. Extensions to defined settlements with good public transport links to the rest of the urban area or with firm proposals to provide such links.

(From Policy CS2 in the Council's adopted Core Strategy)

We also look at the following factors:

- Capacity to link to existing settlements and create sustainable communities
- Availability of the land for development
- Feedback from previous consultations
- Landscape sensitivity, ecology, flood risk, heritage issues
- Accessibility to services and facilities
- Local and strategic transport issues

We also assess potential sites against a set of social, economic and environmental criteria through a process known as Sustainability Appraisal. More detail on the housing site selection process is in Section 2 of the Preferred Option Background Paper.

Why don't we re-use all the empty office buildings for housing?

The Council has investigated the potential for under-used employment sites to be used for housing and has identified some in the SADPD Preferred Option such as the Crowthorne Business Park and changes to the Eastern Industrial Area in Bracknell. There are a number of reasons why some other employment sites have not been identified including:

- Sites that form important parts of existing employment areas
- Sites that are poorly located for residential use
- Sites that are within areas liable to flood
- Sites whose owners are not interested in using them for housing

It is important that some employment land is retained in order to maintain the balance between the numbers of people in the Borough in work and the employment opportunities available.

Will the new development have any benefits for existing communities?

- It will deliver over 150 hectares of new public open space (including mitigation land to avoid adverse impacts on the Special Protection Area to the south of the Borough) for use by everyone.
- It will help pay for highway improvements to important routes through the Borough and support improved bus services.
- It will pay for improvements to the pedestrian and cycle networks.
- It will provide five new primary schools (including Amen Corner and Warfield) and land and some of the funding for a new secondary school.
- It will provide a wide range of new and enhanced community facilities.
- It will provide a mix of housing types and sizes that will meet local needs, including affordable housing.
- It will support the local economy and regeneration of Bracknell Town Centre.

What is happening about the regeneration of Bracknell Town Centre?

Regeneration of Bracknell Town Centre remains a key objective for the Council and work is continuing in order to bring it forward despite the difficult economic climate.

The original concept of a single major phase of development is unlikely to happen under current market conditions so the Council is working with development partners to bring the regeneration forward on a phased basis. The first phase is likely to be an anchor foodstore on the Imation House site at the north end of the Town Centre. Another early phase will be the regeneration of the Skimped Hill site with a new HealthSpace (see below). Planning applications for both proposals are expected by the end of the year.

Whilst we are proposing to take the Peel Centre out of the designated town centre area for planning policy purposes, we still see it as a very important element of the town's retail offer and will continue to support it as an edge of centre shopping location. Our housing figures include 1,000 new homes to be built in the Town Centre, and this is still the Council's aim. Other developments outside the Town Centre will come forward and it is important that we plan properly for these and ensure that they are located and designed to support the regeneration of the Town Centre and its ongoing vitality.

What about health services?

The majority of GP practices in Bracknell Forest have little or no spare capacity for improvements to their premises on their current sites. A major new development in primary care provision is planned in Bracknell called the Bracknell HealthSpace. It will be centrally located so that it is easily accessible for the majority of the Borough's population. The HealthSpace will focus on providing (local), high quality, cost-effective extended primary care and specialist services – i.e. the health care people need most often and which does not need the high-tech facilities of a major hospital. In addition to specific primary care facilities (GP practices) it will provide additional services to those generally available in primary care / GP practices.

It is also likely that a new facility, or the replacement of the existing Binfield surgery, will be required to accommodate the increase in population as a result of the Binfield and Amen Corner developments.

Heatherwood and Wexham Park NHS Foundation Trust are planning a major programme of service redesign. This will include the consolidation of services currently provided on the Heatherwood Hospital site at Ascot, potentially rationalising the range of services provided there.

Royal Berkshire Hospital NHS Foundation Trust is developing specialist cancer and renal services at Brant's Bridge, close to Bracknell Town Centre. Due to open in Winter 2010/11, the facility will provide cancer and renal services locally to Bracknell residents, avoiding the need for travel to the Royal Berkshire Hospital.

Can the water supply and sewerage systems cope?

New development areas are likely to require new or upgraded water supply distribution mains and potentially increased pumping capacity. Precise requirements will be identified through further investigations alongside detailed planning work. Measures will

be put in place to ensure the physical pipe network can cope with demand from the new homes without any deterioration in service to existing customers. Developers will be expected to work closely with the relevant water company, and pay any relevant financial contributions for necessary improvements to the water company.

Thames Water's largest Sewage Treatment Works (STWs) in the Bracknell Forest area are Bracknell STW and Ascot STW. To accommodate the proposed new homes these STWs will need to be upgraded. We are working with Thames Water to ensure that the phasing of development allows enough time (3 - 5 years for STW upgrades), and that funding is available to deliver the upgrades. It is also important to consider the sewerage network demands within developments and this would need to be determined on a site by site basis using detailed modelling possibly funded by developers.

What about developments in adjoining boroughs – especially the growth planned for Wokingham?

The development proposals have been developed with knowledge of the planned developments in neighbouring Boroughs – particularly the major development sites around Wokingham. Meetings have been held with Wokingham planning officers, and officers of other adjoining Boroughs to ensure that proper account is taken of relevant plans. Bracknell Forest Council has made comments on the Wokingham Core Strategy and the draft guidance for the major development sites around Wokingham. Similarly Wokingham Borough Council commented on our Options document that we published earlier this year. We are consulting Wokingham Borough Council on the Preferred Option.

In terms of impacts on the Strategic Road Network, the Highways Agency is proposing to seek contributions towards the cost of capacity improvements to junction 10 of the M4 from developments in Wokingham and Reading, as well as Bracknell Forest.

How are we telling everybody about the consultation and what it involves?

- Using widely used consultation software run by Limehouse. We have a consultation portal with a direct link from the front page of the Council's website (direct web link www.bracknell-forest.gov.uk/sadpdp).
- Placing an article in Town and Country delivered to all households in the Borough.
- Making copies of the documents available in local public libraries, Town and Parish Council Offices and Bracknell Forest's Offices
- Providing a short explanatory leaflet to complement the full Preferred Option consultation document.
- Press release to local newspapers at the start of the Preferred Option consultation and a half page advertisement in local newspapers.
- Emails or letters to all groups and individuals (over 1,300) on our database, including many who registered as a result of our earlier 'Options' consultation.
- Additional notification to properties around individual major sites (in a similar way to how neighbouring properties are told about the submission of a planning application).
- Exhibitions focussed on Crowthorne and Binfield as these are the areas most affected by major housing allocations. Times and venues to be included in

publicity. Exhibitions to be held in evenings and Saturday mornings as well as during the working day to make them more easily accessible. Times and locations are:

Binfield Primary School	Wed 17th Nov, 6-9pm
Binfield Parish Council	Thurs 18th Nov, 2pm-5pm
Binfield Parish Council	Saturday 20th Nov, 10am-1pm
Crowthorne Baptist Church	Tues 23rd Nov, 10am-1pm
Crowthorne Baptist Church	Sat 27th Nov, 10am-1pm
Crowthorne Morgan Centre	Thurs 2nd Dec, 6-9pm

What happened in the previous options consultation?

Over 7,000 separate comments were received from over 1,300 individuals or organisations. The issues raised, along with the Council's responses are set out in the Summary of Responses to SADPD Participation February–April 2010; this is one of the background documents to the SADPD Preferred Option and can be found on the consultation website. The main findings were reported to the Executive in July 2010.

The background document Bracknell Forest Masterplanning Support DPD – Final Report summarises the issues raised at the local area consultation sessions held during May 2010 and incorporates the findings. This is also a background document to the SADPD Preferred Option and can be found on the consultation website.

What happens after this consultation?

The outcomes of the Preferred Options consultation, along with any further or updated background information will feed into the preparation of a final draft document. This will be reported to the Executive and the Full Council in the summer of 2011 (June-July). Assuming that the final version is approved for publication and submission, this will trigger a further period of consultation followed by submission to the Secretary of State and examination by an independent Inspector. The Council will then receive a written report from the Inspector and, assuming the plan is found sound, it will be adopted by the Council. This is likely to be in the Spring of 2012, but is subject to the timing of the examination.

2. Site Specific Questions

2.1 Land at Broadmoor, Crowthorne

Won't development harm the Special Protection Area (SPA)?

Any proposal will be required to include alternative recreational land to divert dog-walkers and others from the SPA and mitigate the impact of the new development on it. Given the proximity of the site to the SPA, significantly more of this mitigation land will be required than the normal standard (8 hectares per 1,000 population).

What about local transport impacts?

In order to ensure that the new development causes no significant adverse impact on the local transport network the following measures are proposed:

- A new access for hospital traffic from Foresters Way – this will be for access to the hospital only and will not be a through route into Crowthorne with the possible exception of buses. It would also provide an access route for construction traffic.
- Highway capacity improvements to Foresters Way Junction with Nine Mile Ride, Bracknell Rd junction with Old Wokingham Rd;
- Signalisation of Rackstraw Rd and Owlsmoor Rd including bus priority and improvements to Crowthorne High Street;
- Provision of bus links to Bracknell and Camberley town centres and the wider area and associated bus infrastructure;
- South Rd to be footway/cyclepath with Toucan crossing to link to Owlsmoor;
- Pedestrian and cycle improvements to Upper Broadmoor Rd and Sandhurst Rd;

Transport modelling has been carried out to ensure that the proposed measures will effectively alleviate the additional impacts caused by the proposed development.

What's happening with the Hospital?

The West London Mental Health NHS Trust is planning to carry out a major redevelopment of the hospital, including construction of effectively a new hospital on part of the Broadmoor site. A new use will be sought for the existing listed hospital building that will retain its historic interest. Further information about the Trust's plans is on this web link:

<http://www.wlmht.nhs.uk/services/b/broadmoor/redevelopment.html>

Where will children living in the new homes go to school?

The education department has advised that the development is not of sufficient scale to require the provision of a new primary school. Financial contributions will therefore be secured towards the provision of additional primary school places off-site. Financial contributions will also be secured towards the provision of additional secondary school places at Edgbarrow School.

What about heritage issues?

The site contains a listed building (the original hospital building) and a listed historic park and garden. A conservation management plan will be required as part of any development proposals to ensure that the site's heritage assets and their settings are safeguarded and maintained. This will need to be agreed with English Heritage, the Government's statutory advisers on heritage matters.

2.2 Land at Transport Research Laboratory, Crowthorne

What about the planning appeal that was dismissed?

The appeal was based on the determination of a planning application against the existing planning policy framework at the time. The SADPD will form a new part of the planning policy framework. This means that a different set of considerations will apply. In particular it means that development of the site is not being considered in isolation, but in relation to the relative merits of developing this site compared to alternative locations.

The Council has always accepted that the right form of development would be acceptable. The current proposal is very different to the development that was considered at the appeal which had a lot more employment development but fewer homes. The appeal decision makes it clear that the site is suitable for development, but not in the form that was considered at the inquiry.

Won't development harm the Special Protection Area (SPA)?

Any proposal will be required to include alternative recreational land to divert dog-walkers and others from the SPA and mitigate the impact of the new development on it. Given the proximity of the site to the SPA, significantly more of this mitigation land will be required than the normal standard.

What about local transport impacts?

In order to ensure that the new development causes no significant adverse impact on the local transport network the following measures are proposed:

- Highway capacity improvements to Foresters Way Junction with Nine Mile Ride, Bracknell Rd junction with Old Wokingham Rd and Dukes Ride junction with Wokingham Road;
- Capacity improvements to Old Wokingham Road and Nine Mile Ride through a signalised crossroads;
- Improvements to Crowthorne High Street, Dukes Ride and A3095 including Hanworth roundabout;
- Provision of improved bus links to Bracknell Town Centre (including enhancements to service 194) and the wider area and associated infrastructure;
- Improvements to cycle and pedestrian facilities including improvements to Wokingham Rd linking to Peacock Farm, improved links to Wokingham Borough across Old Wokingham Road, junction further improvements to links north and south of the site to the existing network;

Transport modelling has been carried out to ensure that the proposed measures will effectively alleviate the additional impacts caused by the proposed development and those proposed in Wokingham Borough.

Where will children living in the new homes go to school?

A new 2-form entry primary school will be provided on the site and financial contributions will be secured towards the enhancement of secondary school places at Easthampstead School;

What about the gap between Crowthorne and Bracknell?

This was an important issue at the planning inquiry into a previous planning application on the site. The decision letter made it clear that the development proposed at that time would be unacceptably harmful to the gap, but did not rule out the possibility of extending development beyond the existing built-up area.

The housing numbers require us to allocate additional sites and in accordance with our development location policy (Core Strategy Policy CS2) these should be extensions to existing settlements and inevitably in some cases these will form part of a gap between the settlement being extended and another.

The proposed concept plan includes the provision of a strong tree screen along the boundary with Nine Mile Ride and the northern part of Old Wokingham Road. It also avoids development in the north east corner of the site at the closest point to the built-up area of Bracknell to maintain separation between the two settlements.

What does the relocation of the Council Depot to the TRL site involve?

The plan would be to relocate the existing depot use i.e. refuse collection, street cleansing, landscape and possibly the highway maintenance function including the salt barn.

Refuse and recycling trucks (12 vehicles) would be parked overnight. They would leave at about 7 am and return by 4pm. No refuse would be kept on site overnight.

There would be about 20 other vehicles used for street cleansing, landscape or refuse, mostly smaller sized pick up type vehicles.

There would be a parking area for the trucks and staff cars, an administrative office, and some covered parking/workshop/storage areas. Specific details will depend on requirements at the time.

2.3 Amen Corner North, Binfield

What about local transport impacts?

In order to ensure that the new development causes no significant adverse impact on the local transport network the following measures are proposed:

- Highway improvements to increase junction capacity on the B3408 and the capacity of Coppid Beech roundabout and contributions towards improvements to junctions along the A329 and A322 and to junction 10 of the M4.
- Protection of sensitive roads to the north and east of the site.
- Direct bus access to Bracknell Town Centre with all properties sited within 400m walking distance of a bus stop.
- An improved pedestrian and cycle crossing point to the B3408 to link with the southern Amen Corner site and Bracknell Town Centre. Improved pedestrian and cycle access to Binfield.

Transport modelling has been carried out to ensure that the proposed measures will effectively alleviate the additional impacts caused by the proposed development.

Where will children living in the new homes go to school?

The education department has advised that children of primary school age who live on the development will go to one of two new primary schools proposed at either Amen Corner South or the Blue Mountain site. Secondary school provision will be at a new secondary school proposed at the Blue Mountain site.

What about the gap between Binfield and Wokingham / Bracknell?

The scale of the housing requirement and lack of availability of suitable previously developed sites, means that there is a need to allocate greenfield sites. In accordance with our locational policy (Core Strategy Policy CS2) these will be extensions to existing settlements. It is inevitable that in some cases this land helps provide a gap between the settlement being extended and another settlement.

The proposal involves locating development on the southern part of the site, adjacent to London Road. It will therefore link to the built up area of Bracknell at Amen Corner. Undeveloped land will remain to the north and the west to help ensure a significant gap between the settlements of Bracknell, Binfield and Wokingham. Some land within the gap will be allocated as public open space and mitigation land to avoid adverse impacts on the Special Protection Area to the south of the Borough. This means that significant areas of the gap will be retained as open space in perpetuity and its amenity value will be enhanced by making it available for informal recreation purposes..

Won't wildlife and nature interests be harmed?

A Phase 1 Habitat Survey has been carried out of the entire broad area identified at the Options stage and previously consulted on. This did not identify any over-riding nature conservation interests that would prevent the site being developed. It does identify parts of the site that should be kept free of development. These include two Local

Wildlife Sites that mainly comprise ancient woodland. The Phase 1 survey also indicates that further studies should be carried out to ensure that proper account is taken of nature conservation as the design of any development is worked up in more detail, including accurate plotting of recent badger activity.



2.4 Land at Blue Mountain, Binfield

What about local transport impacts?

In order to ensure that the new development causes no significant adverse impact on the local transport network the following measures are proposed:

- Highway improvements to increase junction capacity on the B3408 and the capacity of Coppid Beech roundabout and contributions towards improvements to junctions along the A329 and A322 and to junction 10 of the M4 and A329(M).
- Protection of sensitive roads to the north, east and west of the site.
- Direct bus access to Bracknell Town Centre and wider area (including the planned major development area at Warfield).
- All properties are to be sited within 400m walking distance of a bus stop and consideration is to be given to the potential for bus-only routes.
- Improved pedestrian and cycle crossing facilities on the B3408 to link with the existing network and Bracknell Town Centre.
- Improved pedestrian and cycle crossing facilities on Temple Way to link to the existing network.
- Pedestrian and cycle improvements to link the site to Binfield and improvements to Beehive Road to link the development to employment areas and Cain Road.

Transport modelling has been carried out to ensure that the proposed measures will effectively alleviate the additional impacts caused by the proposed development.

Where will children living in the new homes go to school?

The Preferred Option includes a range of educational provision on this site to include a new primary school, a new secondary school and a new Special Educational Needs facility.

What about the gap between Binfield and Bracknell?

The scale of the housing requirement and lack of availability of suitable previously developed sites, means that there is a need to allocate greenfield sites. In accordance with our locational policy (Core Strategy Policy CS2) these will be extensions to existing settlements. It is inevitable that in some cases this land helps provide a gap between the settlement being extended and another settlement. While the Council does have planning policies to protect defined gaps the SADPD will provide new policies and will form a new part of the planning policy framework. This means that the potential development of this site is not being considered in isolation against existing policy, but in relation to the relative merits of developing it compared to alternative locations.

In order to preserve the separate identity of Binfield the development has been focussed on the southern part of the site where it will link to the existing built up area of Bracknell. The northern part of the site will be allocated as public open space (to include mitigation land to avoid adverse impacts on the Special Protection Area to the south of the Borough). This will ensure that an undeveloped gap remains between Binfield and Bracknell. It will also ensure that the undeveloped area is accessible to the public for informal recreation use.

What about the loss of the Golf Course?

The development will result in the loss of the golf course as a recreational resource. This will be to some extent be balanced by the provision of significant areas of open space for informal recreation which will be publicly accessible to all, which the existing golf course is not. The proposals include a new location for Bracknell Town Football Club and opportunities will be sought to gain maximum community benefit from the facilities this will provide.

What is Proposed for Bracknell Town Football Club?

The agents acting for Bracknell Town FC have advised that the proposed relocation of Bracknell Town FC would involve provision in the area marked for that use on our Concept plans of the following facilities (which include provision for community use):

- Community provision for training coaching and playing for the club's eleven junior teams, community coaching for eighteen schools, youth team football and ladies' and men's football.
- A main grass pitch with covered terracing and a stand on one side to seat 500.
- The ground would provide changing rooms, medical and fitness rooms, a club cafe / bar and function room.
- The ground would be built in accordance with the standards for the Conference South Football League and sufficient to accommodate the club through two levels of promotion to the Conference South League.
- An all-weather training pitch (100m x 64m) suitable for tennis, netball, basketball and hockey as well as football.
- The Football Association has indicated support for the provision of community changing rooms adjacent to the main facility for all community social and educational requirements.

2.5 Warfield

What's happening at Warfield?

Land at Warfield (previously known as 'Land North of Whitegrove and Quelm Park) is identified in the Core Strategy for a comprehensive mixed use development including around 2,200 new homes. This remains an important part of the Council's planned housing provision. The Council is working to prepare a Supplementary Planning Document (SPD) to guide the future development of the site. The draft SPD will include a masterplan showing how the development will be planned. It will ensure that



higher land at Cabbage Hill is kept free of development and include proposals for a local centre, new primary schools and other infrastructure. The draft SPD is due to be approved for consultation by the Executive in November and be consulted on during December and January (for an extended period as it includes the Christmas holidays). Following the consultation, it is likely to be adopted in the summer of 2011. More information is on this web link:

<http://www.bracknell-forest.gov.uk/environment/env-planning-and-development/env-planning-policy/env-supplementary-planning-documents/env-whitegrove-quelm/env-warfield-spd-stages.htm>

G:\POLICY\Local Plan Team\LDF\Site Allocations DPD 2009\Preferred Option\Consultation on Preferred Option\SADPD Preferred Options Q&A(1).doc

Appendix 24: Article in Town and Country (Winter 2010)

Building on your comments for new neighbourhoods

Residents and other groups are being asked for their views on the next stage in deciding where new neighbourhoods should be built in Bracknell Forest.

The council's executive agreed to gather opinions on a refined plan called the 'preferred option' in October, which takes into account public comments from a consultation held in the spring.

The preferred option also takes on board the results of various studies that have been completed since the last consultation. It is based on a reduction of 2,000 in the council's housing allocation, following the Government's decision to revoke the South East Plan.

Four of the broad areas consulted on earlier this year have been removed for the period up until 2026. These are:

- south west Sandhurst;
- north Warfield;
- Chavey Down/Longhill Road;
- east Bracknell.

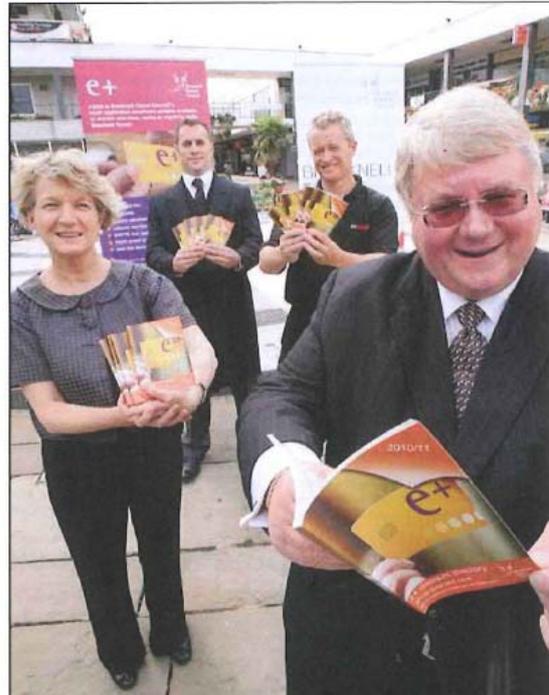
Apart from a number of small sites in existing neighbourhoods and on the edge of existing settlements, development is now focused on four sites:

- Broadmoor;
- the former TRL site in Crowthorne;
- land north of Amen Corner, Binfield;
- land at Blue Mountain golf course, Binfield.

In addition to housing, new facilities are proposed consisting of schools, including a secondary school at the Blue Mountain site; new local centres to provide for residents every day needs and new public green space for all residents.

Following comments made at the earlier consultation, the document also looks at the possibility of using existing employment sites for housing. Other proposals relate to retail centre boundaries and designations on school sites.

The consultation runs from Monday, November 8, to Friday, December 17, 2010. Copies of the preferred options document are available at local libraries, parish and town council offices and at the council's offices at Time Square and Easthampstead House. The document is also available to view at <http://consult.bracknell-forest.gov.uk>. Exhibitions will be held in Binfield and Crowthorne, details of venues and times are available at www.bracknell-forest.gov.uk/sadpd



RFQ: Mr. Job Search is working

Appendix 25: Press releases: 13 September, 8 November and 9 December



NEWS STATEMENT

ST 1145

13 September 2010

Draft

SADPD

Bev Hindle/ Max Baker, said: " The council is grateful for all the comments put forward earlier this year by residents, neighbourhood groups and other stakeholders in relation to possible future housing allocation sites in Bracknell Forest.

"We have used these comments, as well as various reports, studies and government guidance, to pull together a new 'preferred option' - which will be looked at by the council's executive in October.

"We have also explored the possibility of using existing employment sites for housing, an idea supported by residents during the preliminary consultation.

"The council has looked at many possibilities for sites, but the ones outlined in the 'preferred option' document have been chosen based on a number of factors including accessibility, land ownership, drainage, wildlife information and the ability to have the necessary infrastructure put in place.

"There will be a further opportunity for residents to have their say this autumn should the executive agree the 'preferred option' for public consultation."

ENDS

**For further information please contact:
Alana Razzell, senior communications officer
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Fax: 01344 352324
Mob/out of hours: 01344 786500
Email: alana.razzell@bracknell-forest.gov.uk**



NEWS RELEASE

PR 2193

08 November 2010

For Immediate Release

Growing Places - have your say on potential future neighbourhoods

Bracknell Forest residents and community groups are encouraged to tell the borough council what they think about sites for four future new neighbourhoods.

A borough-wide consultation starts today (Monday, November 8) on a draft plan called the 'preferred option', which sets out four proposed areas for possible future communities and a number of smaller housing sites.

The preferred option takes into account thousands of comments from residents, community groups and other organisations from an earlier options consultation in the spring.

The preferred option also takes on board the results of various studies like a strategic flood risk assessment and a landscape capacity study, which have been completed since the last consultation.

The revised plan is based on a reduction of 2,000 in the council's housing allocation following the Coalition Government's decision to revoke the South East Plan.

In the preferred option, four of the potential areas consulted on earlier this year have been removed for the period to 2026. These are:

- South west Sandhurst;
- north Warfield;
- Chavey Down / Longhill Road;
- east Bracknell.

Apart from a number of smaller sites in existing neighbourhoods and on the edge of existing settlements, development earmarked in the preferred option is focused on four sites:

- Broadmoor in Crowthorne;
- the former TRL site in Crowthorne;
- land north of Amen Corner, Binfield;
- land at Blue Mountain golf course, Binfield.

In addition to housing, new facilities are proposed consisting of schools, including a secondary school at the Blue Mountain site; new local centres to provide for residents' every day needs and major areas of new public green space for all residents.

Following comments made at the earlier consultation, the document identifies opportunities to use existing employment sites for housing. Other proposals relate to retail centre boundaries and the open space of public value designation.

The consultation will run until 5pm on Friday, December 17, 2010. Exhibitions to help residents understand the plans and to enable them to ask planning officers questions will be held at the following places and times:

- Binfield Primary School on Wednesday, November 17, from 6pm to 9pm
- Binfield Parish Council on Thursday, November 18, from 2pm to 5pm
- Binfield Parish Council on Saturday, November 20, from 10am to 1pm
- Crowthorne Baptist Church on Tuesday, November 23, from 10am to 1pm
- Crowthorne Baptist Church on Saturday, November 27, from 10am to 1pm
- Morgan Recreation Centre on Thursday, December 2, from 6pm to 9pm.

Comments or suggestions on the draft plan can be submitted via the planning consultation portal at:

<http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdp>

For anyone who doesn't have access to the internet, information and questionnaires can also be found at the council's Time Square offices in Market Street or by visiting one of the exhibitions.

ENDS

Notes for editors

Further information is available at www.bracknell-forest.gov.uk/sadpd

For further information please contact:
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Email: alana.razzell@bracknell-forest.gov.uk



NEWS RELEASE

PR 2219

09 December 2010

Draft

Consultation period on potential new neighbourhoods extended

Bracknell Forest residents and community groups now have extra time to tell the borough council what they think about sites for four future new neighbourhoods.

A borough-wide consultation, which started on Monday, November 8, on a draft plan called the 'preferred option', has been extended until 5pm on Monday, January 17, 2011.

The preferred option sets out four proposed areas for possible future communities and a number of smaller housing sites. It also takes into account thousands of comments from residents, community groups and other organisations from an earlier options consultation in the spring.

The consultation was due to finish on Friday, December 17, but has been extended by a month so residents and community groups have as much time as possible to submit comments.

Cllr Mrs Mary Ballin, executive member for planning, transport and economic development, said: "Residents' feedback is extremely important in helping us shape the future of Bracknell Forest. The consultation has been extended by a month. If you have views and haven't yet submitted them, please let us know your thoughts by submitting a consultation response form before January 17."

Public exhibitions were held in Binfield and Crowthorne during November and December to help residents understand the plans and ask questions. A summary of the main issues raised at these events is being compiled, but they cannot be treated as official responses. It is therefore important that residents submit individual comments via any of the following means:

- council's planning consultation portal <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdpo>
- email to development.plan@bracknell-forest.gov.uk
- completing a paper copy of a consultation response form and returning it to
the spatial policy team at Environment, Culture and Communities,
Bracknell Forest Council Time Square, Market Street, Bracknell, RG12
1JD

Information and questionnaires can also be found at the council's offices at Time Square and Easthampstead House.

Visit www.bracknell-forest.gov.uk/sadpd for more information.

ENDS

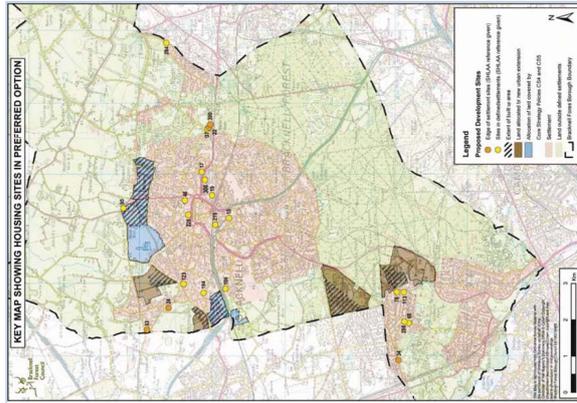
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Appendix 26: 'Growing Places' leaflet (Preferred Options stage summary leaflet)

Bracknell Forest Council

Growing Places

Site Allocations DPD Preferred Option



The quickest way to make your comments is to use our online planning consultation pages www.bracknell-forest.gov.uk/development-plan. For further information on the consultation, please telephone the Council's Spatial Policy Section on 01344 352000 or email development.plan@bracknell-forest.gov.uk

Thank you for helping us to plan the future of Bracknell Forest.

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



What do we mean by Preferred Option?

Earlier this year we consulted on options for accommodating the Borough's development from more than 1,200 individuals or organisations. Since then we have considered your views and suggestions and have taken account of new information, including technical studies, submitted by the Council. We have now prepared our preferred policies and proposals. We have not yet finalised them as we want to give you another opportunity to tell us what you think. We will stop identifying sites for housing as not helpful as the Government has made it clear that we should continue to plan for our future needs.

What is the Sites Allocations Development Plan Document?

The Council has set out a vision for how the Borough will change over the next 15 years in the Sites Allocations Development Plan Document (SADPD) translates the Core Strategy Vision and principles into specific proposals which are needed to sustain the community and economy. The SADPD also sets out the location of new homes and infrastructure providers (such as gas and water companies) about which sites should be developed to help meet our future needs. The important issues we must consider, as the most

Doesn't the change in government and the economic downturn mean we don't need to plan for more homes?

No. The Government has made it clear that we should continue to prepare plans for the future and have a list of sites to provide a short and long-term supply of land for housing. The Council is now responsible for establishing the level of housing to be built to meet local needs, but the number chosen must be justified. This means we need to take account of population and household projections. Factors affecting the number of homes we need include the continuing decrease in the average size of households due to high levels of divorce and separation and people generally living longer in their own homes.

The economic downturn has resulted in a decrease in the build rate of new homes, but there remains a need for new homes particularly as we are planning for the period to 2026. It is likely that economic circumstances will change in this period and the housing market will improve. In the meantime the need for housing continues.

How many homes are we planning for?

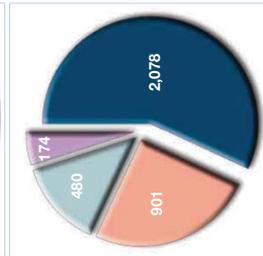
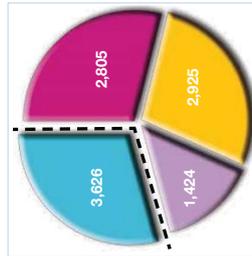
The target is 10,780 new homes to be built between 2006 and 2026. This is based on the number in our adopted Core Strategy and fits well with the government's household projections (these forecast an increase of around 11,000 households in the Borough during the plan period). After we adopted our Core Strategy, the regional plan was approved which required an additional 2,000 new homes to be built in the Borough. Our last consultation therefore sought your views on where we should allocate land for 12,780 new homes. As the regional plan has been revoked we have reverted to planning for 10,780 houses. This number was rigorously assessed through the preparation of the Core Strategy and found to be appropriate. Some of the 10,780 have already been built and we know where some of the others will go, as the tables below show. This results in a need to allocate land for some 3,626 dwellings through the SADPD.

Progress made so far in finding sites to meet the housing target

1,424	Homes completed between 2006 and 2010
2,805	Homes with planning permission, including 1,000 in Bracknell town centre (excludes small sites comprising 102 units and sites at Brants Bridge comprising 178 units)
2,925	Homes planned at Amen Corner and at Warfield
3,626	Remaining to be found
10,780	Total

Where we are proposing to build the rest

480	Small windfall allowance (50 units per year 2011-2026)
174	Homes on small sites on the edge of settlements
901	Homes on land in existing settlements (previously developed land and others)
2,078	Homes on extensions to Bracknell or other larger settlements
Total 3,633	Homes on possible sites



How do we decide where development should be built?

A study called a Strategic Housing Land Availability Assessment is used to identify all potential sites that are available for development in the Borough. These are then tested to see which ones are most suitable for development and best fit the Council's 'vision' for the future of the Borough. We also use the priority sequence of locations for new development set out in the Core Strategy Policy CS2:

- 1 Bracknell Town Centre;
- 2 Previously developed land and buildings in defined settlements;
- 3 Other land within defined settlements where this does not conflict with other policies;
- 4 Extensions to defined settlements with good public transport links to the rest of the urban area or with firm proposals to provide such links.

Other things that we consider when selecting sites for allocation include:

- Capacity to link to existing settlements and create sustainable communities;
- Availability of the land for development;
- Feedback from previous consultations;
- Capacity of the landscape to absorb development;
- Accessibility to services and facilities;
- Local and strategic transport issues;
- Heritage value (listed buildings / conservation areas / archaeology / historic parks and gardens);
- Ecology;
- Flood risk.

It is also necessary to assess sites against a set of social, economic and environmental criteria through a process known as Sustainability Appraisal.

Which sites are our 'preferred' sites?

A number of sites have been identified within defined settlements. However, the capacity of these sites is not sufficient to meet the remaining requirements. It has therefore been necessary to identify edge of settlement sites and new urban extensions to Bracknell and Crowthorne. All the proposed sites are shown on the Key Map overleaf. Separate information sheets have been prepared with more detail on the proposed new urban extensions.

Why don't we just re-use empty office buildings for housing?

We have investigated the potential for using office sites for housing. We are proposing to allow housing on some employment sites including the Crowthorne Business Park, and parts of Old Bracknell Lane West and the Eastern Industrial Area in Bracknell. However there are reasons why we cannot identify further vacant office sites for housing:

- Where they form important parts of existing employment areas;
- Where the owners are not interested in using them for housing (we can only identify sites for housing that are genuinely available);
- Where they are poorly located for residential use;
- Where they are in areas liable to flood.

It is important that we keep some employment land to maintain a strong local economy and to keep a balance between the local workforce and the number of jobs available.

How do you find out more and make your views known?

More information is in our Preferred Option document which is being published for consultation from Monday 8 November until 5.00pm on Friday 17 December.

You can look at copies of the document in public libraries, in the Council Offices at Time Square and Easthamstead House, and in Town/Parish Council Offices. You can also find it with other supporting documents on line at <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdpo>. We will be holding exhibitions at the following venues:

Crowthorne

Crowthorne Baptist Church, High Street
Tuesday 23 November, 10am-1pm
Crowthorne Baptist Church, High Street
Saturday 27 November, 10am-1pm
The Morgan Centre, Wellington Road
Thursday 2 December, 6-9pm

Binfield

Binfield Primary School, Binfield Road
Wednesday 17 November, 6-9pm
Binfield Parish Council Offices, Binfield Road
Thursday 18 November, 2-5pm
Binfield Parish Council Offices, Binfield Road
Saturday 20 November, 10am-1pm

Appendix 27: Poster advertising SADPD Preferred Option consultation

New neighbourhoods in Bracknell Forest - have your say



Our borough is growing, so Bracknell Forest Council needs to find sites for potential new neighbourhoods. Four possible major sites, based on land availability, residents' feedback and other surveys, have been identified as:

- Broadmoor Hospital site, Crowthorne;
- former TRL site in Crowthorne;
- land north of Amen Corner, Binfield;
- land at Blue Mountain Golf Course, Binfield.

The council needs to hear your views on these ideas and proposals for smaller sites and other policies. The consultation is running until 5pm on Monday, December 17, 2010.

Consultation information can be found at: www.bracknell-forest.gov.uk/sadpd or at the council's Time Square offices.

Drop-in exhibitions to help you understand the documents and ask questions will be held at:

- Binfield Primary School on Wednesday, November 17 from 6pm to 9pm.
- Binfield Parish Council offices on Thursday, November 18 from 2pm to 5pm.
- Binfield Parish Council on Saturday, November 20 from 10am to 1pm.
- Crowthorne Baptist Church on Tuesday, November 23 from 10am to 1pm.
- Crowthorne Baptist Church on Saturday, November 27 from 10am to 1pm.
- Morgan Recreation Centre on Thursday, December 2 from 6pm to 9pm.

Appendix 28: Summary of feedback from SADPD Preferred Options exhibitions

Feedback from SADPD Exhibitions – Preferred Option (Nov-Dec 2010)

<p>Binfield Binfield Primary School Wednesday 17 November 2010 6pm-9pm</p>	<p><u>General</u></p> <ul style="list-style-type: none"> • Once policies have been set, they should not be changed e.g. gap between Bracknell and Binfield • What was the justification for dropping the 4 areas and keeping 2 in Binfield • Road network cannot cope with additional traffic and the improvements suggested will not be sufficient • Bracknell Town Centre is totally inadequate • There should be housing in Bracknell Town Centre • Cynicism regarding whether the Town Centre redevelopment will take place • Long history of developers failing to deliver infrastructure • Need to re-assess plans in view of the economic downturn • The empty office blocks should be used for housing • 10,780 homes is not based on up to date evidence • Why do we need additional housing, area already cramped/congested • What evidence has the Council got to refute the suggestion that it is encouraging ghost towns • Other areas around the Borough including Winkfield and SW Sandhurst appear to have been dropped for political reasons • Cynicism regarding the process and procedures and whether they are democratic • The scale of development proposed will swamp the existing community • Want accessible health facilities • An elderly persons' care village should be incorporated in the plans • Want some assurance that there won't be high density flats • TRL is a good site for housing • What about all the other housing sites that have not yet been completed • Too much information – technical and complicated. • Confusion regarding two associated consultations – the Preferred Option and Draft Sustainability Appraisal
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	<ul style="list-style-type: none"> • Decision making process is not democratic • Relationship with employment uses - should be looking at vacant office sites • Pointless process – comments are not taken into consideration, it is a fait accompli • Wanted to know what (planning) issues can/cannot be taken into consideration • Already lots of housing being built which is unoccupied i.e. Jennetts Park, why do we need more • Maps misleading – don't know all sites • What is the phasing of the developments – when will they start being built (if the document is adopted)? • Promised infrastructure will not be delivered <p><u>General – Binfield</u></p> <ul style="list-style-type: none"> • The Council's claims that it is not developer led are wrong as these plans include everything that the developers want, and are based on developer sites that have been submitted through SHLAA – the mix of uses at Blue Mountain reflects what was on Luff's plans • Fear that Binfield will soon be joined to Wokingham • Loss of gaps, too much development and encroachment of Binfield Village • Loss of village character/identity • Cumulative impact of developments around Binfield not properly considered • There doesn't appear to be joined up thinking, cross boundary working with Wokingham Borough <ul style="list-style-type: none"> ○ How will the A329M cope with both developments? ○ What are the intended highway improvements? • 2 incidents of land shown for development not being available by owners • The Binfield area has a lot of clay in the ground therefore how will this be addressed when building new homes? • What about the water courses? • It would be better to add more housing to the larger sites than allocate small sites as well
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	<p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • How will the existing roads cope with the additional demand? • Can development provide improvements to the highway network? • The current public transport provision is inadequate. How can this be improved? • Can contributions towards improved bus service be sought via the planning process? • How can the utility companies respond to the increase in demand? • How can we guarantee that sufficient health care provisions are in place? • Want evidence that it is possible to extend the doctors' surgery in Binfield • Public transport to/from Binfield is poor • Binfield has few facilities • Will there be a new access onto Temple Way and will it be subject to traffic calming measures? <p><u>Blue Mountain (Policy SA7)</u></p> <ul style="list-style-type: none"> • Part of the Blue Mountain site is in the flood plain • People already have access through the Blue Mountain site and use the conference facilities • Concerned about the scale of educational facilities proposed • Do not want vehicular access from Wood Lane onto Forest Road • Want the Council's interest in the Blue Mountain site explained • Open space is too small to provide an effective gap between Binfield and Bracknell • Blue Mountain was left undeveloped to buffer impact of Temple Park estate, therefore making that development more acceptable – when will it stop?! • Will the Public Rights of Way across the site be preserved? <ul style="list-style-type: none"> • Football site <ul style="list-style-type: none"> ○ There is already a football club in Binfield – don't want another one ○ A football ground should not be regarded as a leisure facility due to its limited appeal
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	<ul style="list-style-type: none"> o A football ground is no compensation for the loss of the golf course o Do not want a football ground – noise, lighting, traffic o Why does Bracknell Town Football Club need a new site? o What is happening to the current site? o How big will the stadium be? o Where will the access points be? o How will we deal with the traffic? o Will there be sufficient parking? o Like a lot of other clubs it will expand to the detriment of the area. o If the football stadium does not come forward, will it be replaced by housing? <ul style="list-style-type: none"> • Loss of golf course <ul style="list-style-type: none"> o The development proposed at Blue Mountain will destroy views across the site o Why can't the Council develop Downshire golf course o Wrong to argue that the open space would compensate for the loss of the golf course o Golf course is a local landmark that would be lost o It's a very important local amenity • School <ul style="list-style-type: none"> o Why do we need new education facilities, and why do they need to be here? o There is no need for a secondary school as there is plenty of capacity in Bracknell Schools o Build the school on the Downshire Golf Course instead o Why can't the secondary school be on a different site o How will we manage the intake? o Will development be phased and how can we control this? o Will the school serve just new residents and if not how can this be controlled? o Where will the playing fields go? o Will the playing fields compromise some of the SANG area?
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	<ul style="list-style-type: none"> o Secondary School should be in Winkfield or on the Warfield site. o The school should be delivered before the housing. o There won't be enough money to build the school. <p><u>Amen Corner North (Policy SA6)</u></p> <ul style="list-style-type: none"> o More homes should be put on Amen Corner North and then Blue Mountain wouldn't need to be built on. o The roads are already gridlocked – this will only make matters worse. o That's my land shaded for housing, I didn't give permission! <p><u>Small sites (site 24 & 93) (Policy SA3)</u></p> <ul style="list-style-type: none"> • Flooding issues • Protected trees • Impact upon residential amenities • Previous appeal decisions – why is the situation different now • There are TPOs on the trees on the Murrell Hill Lane/Foxley Lane site. • How can Foxley Lane cope with the development of both small sites? • How will development on the Forest Road/Foxley Lane site access the highway network? • If these sites weren't suitable before why are they suitable now?
<p>Binfield Binfield Parish Council Offices Thursday 18 November 2010 2pm-5pm</p>	<p><u>General</u></p> <ul style="list-style-type: none"> • What was the justification for dropping the 4 areas and keeping 2 in Binfield • Bracknell Town Centre is totally inadequate • There should be housing in Bracknell Town Centre • Cynicism regarding whether the Town Centre redevelopment will take place • Need to re-assess plans in view of the economic downturn • The empty office blocks should be used for housing • How much of the allocation is previously developed land – should be 60%

	<ul style="list-style-type: none"> • Why do we need additional housing, area already cramped/congested • Growth should be directed to other parts of the country • What evidence has the Council got to refute the suggestion that it is encouraging ghost towns • Cynicism regarding the process and procedures and whether they are democratic • Need affordable housing • Might as well take down all the signs for Binfield – it will all be Bracknell • Not clear how the findings of the employment land review have informed the process and where will people from the new developments work? • Its not consultation, its prescription • Concerned about changes to school catchment areas • Need housing for the older generation • Where will the people come from to occupy these developments • Where are the people coming from who are moving into Jennetts Park and Staff College • Why are we encouraging more people to move to the area? • Too much information – technical and complicated. • Confusion regarding two associated consultations – the Preferred Option and Draft Sustainability Appraisal • Pointless process – comments are not taken into consideration, its a fait accompli • Already lots of housing being built which is unoccupied i.e. Jennetts Park, why do we need more • What is the phasing of the developments – when will they start being built (if the document is adopted)? <p><u>General – Binfield</u></p> <ul style="list-style-type: none"> • The Council's claims that it is not developer led are wrong as these plans include everything that the developers want, and are based on developer sites that have been submitted through SHLAA – the mix of uses at Blue Mountain reflects what was on Luff's plans • Fear that Binfield will soon be joined to Wokingham
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	<ul style="list-style-type: none"> • Binfield village will just become another suburb of Bracknell • Loss of village character/identity • Concern about risk of flooding due to presence of clay <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • Long history of developers failing to deliver infrastructure e.g. Temple Park • Road network cannot cope with additional traffic and the improvements suggested will not be sufficient • Can development provide improvements to the highway network • The current public transport provision is inadequate. How can this be improved? • Public transport to/from Binfield is poor • How will the road network deal with both the proposed development in Binfield and that already earmarked in Wokingham? <p><u>Blue Mountain (Policy SA7)</u></p> <ul style="list-style-type: none"> • Concerned about the scale of educational facilities proposed • Want the Council's interest in the Blue Mountain site explained • Open space is too small to provide an effective gap between Binfield and Bracknell • An agreement signed in association with the Temple Park development was suppose to secure the site as a buffer between the 2 settlements forever • Will the Public Rights of Way (incl Wood Lane) across the site be preserved – popular paths and should have been shown on the plan • There may be great crested newts on the site <ul style="list-style-type: none"> • Football Ground <ul style="list-style-type: none"> ○ A football ground should not be regarded as a leisure facility due to its limited appeal ○ Do not want a football ground – noise, lighting, traffic ○ Main driver seems to be making lots of money out of the redevelopment of its current site
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	<ul style="list-style-type: none"> o Concern about the size of the stadium o Will result in a large increase in traffic o Will there be sufficient parking? o The football ground would be better located at Amen Corner South, near the other leisure facilities o Can see the benefits of locating the football ground on this site as would be located where the already floodlit driving range is. o Why have Bracknell FC so close to Binfield FC? o Need to understand the cultural issues around moving Bracknell Town FC into Binfield <ul style="list-style-type: none"> • Loss of golf course <ul style="list-style-type: none"> o The development proposed at Blue Mountain will destroy views across the site o Wrong to argue that the open space would compensate for the loss of the golf course o It's a very important local amenity • School <ul style="list-style-type: none"> o Why do we need new education facilities, and why do they need to be here? o Secondary school should be on a different site – Amen Corner North or Warfield o What area will the school serve? <p><u>Amen Corner North (Policy SA6)</u></p> <ul style="list-style-type: none"> o More homes should be put on Amen Corner North and then Blue Mountain wouldn't need to be built on. o There's a badger set on the site and rare birds o Gap between this site and Wokingham is insignificant o Some people accepted that the development of Amen Corner North makes sense. <p><u>Transport Research Laboratory (Policy SA5)</u></p> <ul style="list-style-type: none"> • TRL is a good site for housing
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	<ul style="list-style-type: none"> • Sensible to demolish offices on the site and use it for housing • Need to think carefully about footpath links <p><u>Broadmoor (Policy SA4)</u></p> <ul style="list-style-type: none"> • Concerned about how the site might be accessed • Wants to make sure that existing footpaths are taken into account and enhanced – esp links from Crowthorne to Sandhurst <p><u>Small sites (Policy SA1)</u></p> <ul style="list-style-type: none"> • Concerned about any potential loss of trees on the Farley Hall site and the type of development that might be proposed
<p>Binfield Binfield Parish Council Offices Saturday 20 November 10am-1pm</p>	<p><u>General</u></p> <ul style="list-style-type: none"> • Why does Bracknell need more housing when housing in existing developments is still unoccupied? • Statistics justifying additional housing don't stack up • Concerned about these proposals plus the Impact of Wokingham's proposals in terms of traffic and resulting pollution • Use all the empty office blocks for housing • Process is undemocratic - political boundary redefined in Binfield so that Binfield now comes under the jurisdiction of Maidenhead MP who does not care about Binfield. This is why Bracknell is stitching up Binfield because the Bracknell MP doesn't need their votes now. • Warfield should not be in the SADPD, It is not a preferred option • If more development was proposed for the Warfield site, particularly Cabbage Hill, less housing would be needed in Binfield. • New housing does not provide enough parking. Residents should be made to use their garages and developers should provide more storage within houses

	<ul style="list-style-type: none"> • Why is housing not being spread more evenly - nothing proposed for the Sandhurst area <p><u>General – Binfield</u></p> <ul style="list-style-type: none"> • Loss of village character/identity • Want to keep a buffer/gap between Binfield and Bracknell, do not want to be part of Bracknell • Binfield already has a football club - Binfield Football Club are a better team • No real joined up thinking with Wokingham Borough's housing proposals • Children should not have to go to St Crispin SS; majority of the school journeys made by car and are adding to traffic congestion • Many residents too frightened to cycle on roads around Binfield • Temple Park lacks a heart as it does not have shops and facilities. Do not make the same mistake again. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • Binfield used as a rat run to the M4 • How will increased demand for utilities be met • Existing heath facilities are over subscribed. What new facilities will be provided? • Flooding issues in north Binfield • Make sure provision is made for large enough domestic bin storage areas • How will the utility companies respond to the increase in residents? <p><u>Blue Mountain Site (Policy SA7)</u></p> <ul style="list-style-type: none"> • Blue Mountain Golf Course provides a buffer between Binfield and Temple Park • Questioned type of housing proposed at Blue Mountain. What does 'executive' housing mean? • Land should be used efficiently to keep more areas undeveloped, therefore smaller homes and family accommodation should be provided in preference to large executive homes
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	<ul style="list-style-type: none"> • Don't want affordable housing • Badgers use Blue Mountain for foraging. • Comments made that Golf Course not really that accessible to the public as a lot of the area is fenced off • The Council promised Temple Park residents that Blue Mountain Golf Course would always provide open space and a visual amenity – this should not be lost. The Council is going back on a promise, why should residents believe anything the Council says now? <p><u>Football Site</u></p> <ul style="list-style-type: none"> • The relocation of Bracknell Football Club to Binfield is not supported. Binfield already has a football club. • What other options have been looked at for the location of Bracknell Football Club and who is putting this forward as an option? • The levels and land are not suitable for a football pitch • Bracknell Football Club should relocate within Bracknell. <p><u>Amen Corner North (Policy SA6)</u></p> <ul style="list-style-type: none"> • Individual property shown within the area proposed for housing without owner's permission • A few people were satisfied with the proposal. • Concerns regarding traffic especially in combination with development in Wokingham Borough. <p><u>Amen Corner South (Policy SA8 & Amen Corner SPD)</u></p> <ul style="list-style-type: none"> ▪ More houses should be put on Amen Corner, reducing the need for more sites in Binfield <p><u>Edge of settlement sites (Policy SA3)</u></p> <ul style="list-style-type: none"> • Site 93 considered to be a more obvious rounding off site with access onto Forest Road
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<p>Crowthorne Crowthorne Baptist Church, High Street 23rd November 2010 10am-1pm</p>	<ul style="list-style-type: none"> • The capacity of site 24 was questioned as was the position of the access <p><u>General</u></p> <ul style="list-style-type: none"> • What is the phasing of the developments – when will they start being built (if the document is adopted)? • How will phasing be managed? • Don't want anymore housing - why is the Council progressing this document? Government says these issues should be dealt with at a local level. • Why is more housing being planned when existing developments are unoccupied i.e Jennett's Park. • New housing never has sufficient infrastructure – i.e. school on Jennett's Park. • Why is more housing being planned when the Town Centre is not being redeveloped? • When will Town Centre redevelopment take place, already been waiting 20-30 years. • What is happening on Warfield – Warfield SPD, when will consultation take place, when/where will houses be built? • Plans do not contain sufficient detail. • Plans misleading, as do not show all the housing sites <p><u>General –Crowthorne</u></p> <ul style="list-style-type: none"> • Crowthorne is a village - its character will be destroyed with further expansion. • The High Street is very difficult to negotiate and parking is a real problem. • Object to the scale of development. • Lots of empty property in the area - why isn't the Council using the Empty Homes Act to make developers occupy them (example, flats above Lidl in Crowthorne High Street and large vacant houses). • Impact upon the SPA/SSSI – developments are too close to these areas.
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	<ul style="list-style-type: none"> • The area would cease to be a village if developments take place. • Cross-boundary issues with Wokingham Borough. Doesn't appear to be any dialogue between the two authorities regarding the location of housing. • Concerned about the disruption, traffic and noise that will come from construction traffic. • Loss of gap between Crowthorne and Bracknell -will merge built up areas (coupled with Wokingham development). • Will need extra parking in Crowthorne. The existing lack of parking will be made worse by the new developments – new residents will have at least 2 cars per household. • Should be either site, not both • Would like to see on street parking in the High Street – outside the shops. • Will there be any social housing • Don't want social housing in the area. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • Existing road network is already at capacity. How will it cope with extra traffic generated by urban extensions? • Increased congestion around Bracknell, Crowthorne, A329, Bracknell Road, Crowthorne Bypass and Peacock Lane. • Need new roads not just road improvements. • Need for street lighting along Nine Mile Ride (to east of junction with Old Wokingham Road) • Existing bus links are poor. • There are existing parking problems in Wellington Road, Cambridge Road and other roads in the Broadmoor Estate. • Upper Broadmoor Road is already restricted by parked cars – could be problems with access for emergency vehicles.
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	<ul style="list-style-type: none"> • Need to widen Nine Mile Ride and put in proper cycle and pedestrian paths – overhanging trees make it dark and result in drivers driving near the middle of the road. • Putting in signals will cause more congestion than constructing roundabouts. • Will additional health facilities be provided? Hospitals are too far away. • Local doctors already at capacity – difficult to get an appointment. • There are flooding problems on this site and on surrounding roads such as Bracknell Road. • Existing schools have no spare capacity. • Should be thinking about new schools rather than accepting contributions/extensions to existing schools which are already strained. • People don't want to go to Easthampstead Park School • Parents can still choose a secondary schools so parents will want to send their children to Edgbarrow - won't be able to cope • Crowthorne residents who live in Wokingham B are concerned that pupils from the new developments will fill up Edgbarrow School resulting in a lack of places at Edgbarrow for their children - need to clarify what will happen about this issue. • Need to look at feasibility of installing sprinkler systems to all properties. • Junction of Easthampstead Road and Old Wokingham Rd should be redesigned with the oak tree retained in the centre of a new roundabout. <p><u>TRL Site (Policy SA5)</u></p> <ul style="list-style-type: none"> • When will the houses be built? • What is going to happen to the TRL track?. • Why is the Council Depot relocating.? • What uses are proposed at the relocated Depot? • Flooding issues (including Hatch Ride).
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	<ul style="list-style-type: none"> • Need more employment in Crowthorne, not loss of employment opportunities. • Where will people living on the new developments work as employment land is being built upon? • Why have the Council ignored the TRL appeal decision? • Why can't most of the traffic be directed towards Bracknell rather than towards Crowthorne? • Why can't an access road go through the SANG and out onto Bracknell Road? • What services/facilities will there be in the proposed local centre? Will there be a doctors surgery? • What proportion of the housing will be affordable housing? • The triangle south of Brookers Row is SPA and therefore the housing should be 400m from this. • Need a high level of on-site parking at TRL • Exit from Hatch Ride onto Old Wokingham Rd is very difficult, especially for turning right • The site should be developed to form an extension to Bracknell rather than Crowthorne <p><u>Broadmoor (Policy SA4)</u></p> <ul style="list-style-type: none"> • How will local schools cope with additional pupils from the Broadmoor development. • What are the timescales for the Broadmoor development? • Will there be a new link road from Foresters Way – what traffic will be able to use this? • What are the access arrangements for the housing site? • Existing road network and links onto High Street will not cope with additional dwellings from Broadmoor. • Concept plan misleading as does not show additional 120 houses at Cricket Field Grove and School Hill. • Why is housing proposed at Broadmoor?
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	<ul style="list-style-type: none"> • Heritage issues – impact upon Listed Building, Park and Garden. What comments have English Heritage made • Loss of Broadmoor Farm. <p><u>Small Sites (Policy SA2)</u></p> <ul style="list-style-type: none"> • Why are sites Site 76 & 113 not included within the overall Broadmoor site. • Cricket Field Grove (site 76) used by Rugby Club. Will it be relocated? • The façade of the Iron Duke (site 286) should be retained and the rear of the building redeveloped to provide low cost housing close to the village centre
<p>Crowthorne Crowthorne Baptist Church, High Street 27th November 2010 10am-1pm</p>	<p><u>General</u></p> <ul style="list-style-type: none"> • Don't want anymore housing and can't understand why it is needed • Local people should be left to decide these issues • Why is more housing being planned when there are empty houses in the Borough • Don't need anymore sites as they are still building at Jennetts Park • Promised infrastructure is never delivered with new housing e.g. school at Jennett's Park • Do not like design of the new housing at Jennett's Park • The redevelopment of Bracknell Town Centre is critical to this process – currently go to Wokingham, Reading or Camberley • Want low cost homes – not 'affordable housing'. What about self build? • Should be converting all the empty office blocks into flats • Plans are misleading as those that have been published do not show the proposals in Wokingham Borough • No evidence that Bracknell Forest is working with Wokingham on these proposals • Localism is now the policy so why promote these developments when local people don't want

	<p>them</p> <ul style="list-style-type: none"> • What is the point in responding when the decision has already been made • Should have SA response forms available • Consideration should be given to wider impacts of extreme weather events such as flooding or snow which cause traffic chaos in Crowthorne because not everyone living in Crowthorne works in Crowthorne. More people = more out commuters = more traffic problems in extreme weather events. <p><u>General – Crowthorne</u></p> <ul style="list-style-type: none"> • Crowthorne is a village and its character will be destroyed by further expansion. • Object to the scale of development proposed for Crowthorne. • Concerned about the impact of proposed development on the SSSIs • Loss of gap between Crowthorne and Bracknell and Wokingham – built up areas will merge • Already a lack of parking in Crowthorne and these proposals will make it worse as future occupiers of the new developments will have cars. Should be one or the other of the sites not both <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • Site should not be considered until the infrastructure is in place • Bus service is poor and its too dangerous to cycle • Existing road network is already congested and cannot cope with further traffic from the developments proposed e.g. Crowthorne Bypass, Old Wokingham Road, High Street and Nine Mile Ride • Concerned about increase in traffic through Crowthorne as a result of the new roundabout at Jennetts Park and the proposed development in Wokingham Borough.
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	<ul style="list-style-type: none"> • Development of the scale proposed needs to be accompanied by new roads such as dual carriageways • Need to widen existing roads and put in proper cycle and pedestrian paths • Listed improvements to the transport network are vague and meaningless – there's insufficient information to comment on • Need additional health facilities. Not happy about a centralised facility in Bracknell – too remote. • Lack of capacity improvements identified to roads • Concerned about health facilities due to the demise of PCTs – need some certainty that improvements will happen • There's no spare capacity in the existing schools • What will happen to children who live in Wokingham but who go to school in Bracknell Forest – Edgbarrow Secondary School • All new homes should have green roofs • Need allotments • Brookers Corner and Broadmoor Road are too narrow to deal with the additional traffic that would be generated from the Broadmoor development • There are flooding issues on Bracknell Road where it runs alongside TRL • Wildmoor Heath School has no room to expand <p><u>TRL (Policy SA5)</u></p> <ul style="list-style-type: none"> • When will the houses be built? • Would prefer some employment to be retained – need jobs for new residents in Crowthorne • It is unacceptable that the Council is proposing development on a site that it fought an appeal over.
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	<ul style="list-style-type: none"> • The main access must be onto Nine Mile Ride • Do not need another local centre on Old Wokingham Road – there's already a local centre in Greenwood Road • Old Wokingham Road cannot take anymore traffic – junctions are inadequate • Development proposed will prejudice the gap between Bracknell and Crowthorne • Do not want development to relate to properties on Old Wokingham Road • A green boundary needs to be retained along Old Wokingham Road and Nine Mile Ride • What proportion of the housing will be affordable housing? • Exit from Hatch Ride onto Old Wokingham Rd is very difficult, especially if turning right • The site should be developed to link to Bracknell rather than Crowthorne • The site has flooding issues • TRL should not cause surface water flooding • Needs to be a commitment by the Council to retain the gap • Owners of properties along Old Wokingham Road do not want large roundabouts in front of their properties – need to consult on access details • TRL site was meant to provide a gap between Crowthorne and Bracknell • A new health facility should form part of proposed local centre • Why did the Council spend so much money on the appeal? <p><u>Broadmoor (Policy SA4)</u></p> <ul style="list-style-type: none"> • All traffic from the site needs to be directed to a new access onto the bypass • Roads around the Estate are already congested due to parking • Upper Broadmoor Road and Lower Broadmoor Road are inadequate as access points • The schools in the area are already full
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	<ul style="list-style-type: none"> • What are the timescales for the Broadmoor development. • Should not be proposing housing on the site – nobody will buy houses so close to the hospital • Concerned about what will happen to the historic gardens • Concerned about impact on heritage issues • Concerned about access to the surrounding land • It will be too expensive to relocate the playing field from Cricket Field grove to the open space as it is not flat and is boggy <p><u>Small Sites</u></p> <ul style="list-style-type: none"> • Concerned about the density of development on Cricket Field Grove (site 76) and the ability to re-locate the playing field (see above) • Concerned about traffic in the vicinity of the Broadmoor sites • How will Cricket Field Grove and School Hill be accessed • What is going to happen to the houses that are boarded up around the Broadmoor Estate? • Where is the Broadmoor nursery going to go? • Concerned about the relationship of development at the Iron Duke (Site 286) to residential properties in the cul de sac to the rear • What is going to happen at the Iron Duke (Site 286) • Why aren't the smaller sites on the display boards
<p>Crowthorne Crowthorne Parish Council Office 2nd December 2010 6pm - 9pm</p>	<p><u>General</u></p> <ul style="list-style-type: none"> • Why are opinions being sought now when they were ignored following the first round of consultation? • Seems to be a 'developer-led' process, rather than a 'plan-led' system.

	<ul style="list-style-type: none"> • The Infrastructure Delivery Plan and other supporting information should be better signposted – including references in the leaflet /site sheets • Too many complex documents have been produced • The consultation period is too short • The road map with improvements should be placed on the website • There are no page numbers in the SA Appendices document • Response forms should be handed to everybody who attends an exhibition • Pleased to see planners engaging with local residents • Don't need the scale of housing suggested for the Borough • Stop immigration and re-direct growth elsewhere • Should be using empty offices for housing • It would be preferable to develop a new town rather than develop sites around existing settlements • Quality of life is being destroyed • Don't like the appearance of Jennetts Park and the houses are badly constructed <p><u>General – Crowthorne</u></p> <ul style="list-style-type: none"> • If development is needed, the local community should be involved in formulating plans • Need to be clearer about level of development proposed in Crowthorne • The traffic in the High Street is already bad • Why hasn't the Council done anything about the completion of flats over Lidl. Concerned about an advert and its relationship with the flats • Density needs to reflect existing densities and design needs to reflect existing Victorian character
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	<ul style="list-style-type: none"> • Distinctive village character will be destroyed • The area does not need the houses proposed • Would rather have small in-fill development than large strategic sites • Further development will increase dangerous levels of nitrogen dioxide • Will housing that is suitable for 'first-time buyers' and the elderly, be provided? • Points made about Crowthorne were not accurately recorded at the May workshop held with Sandhurst and Crowthorne <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • What will the £1 million earmarked for Crowthorne High Street in the IDP be spent on? • Why have the plans been advanced without being sure that transport improvements will mitigate impact? • The infrastructure improvements required will be so expensive that it will make sites unviable. Expect developers to negotiate fewer highway improvements so that housing can be delivered • What can be done to improve the capacity of the surrounding roads? They're too narrow with constraints, e.g. trees and private property limit improvements that can be made • Existing bus services are poor • Where are the children going to go to school? • The proposed improvements to the highway network will not make any difference. • There don't seem to be any traffic calming measures proposed for some of the roads in Wokingham Without – they are used as rat runs and this problem will increase with further development • How will additional health provision be made • Additional health provision should be local – not in Bracknell
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	<p><u>TRL (Policy SA5)</u></p> <ul style="list-style-type: none"> • The roundabout being built on the A329(M) for Jennett's Park will create a cut through to Crowthorne down Old Wokingham Road (west of TRL site) – it will be busy and dangerous • Old Wokingham Road is not a suitable location for a new local centre as it is too busy • Do not want roundabouts along Old Wokingham Road • Development should be re-positioned so that it relates to land to the north of the site. The local centre would be better located along Nine Mile Ride. • Should form an urban extension to Bracknell not Crowthorne • Must retain a gap between Bracknell and Crowthorne • The site should be developed as an extension to Crowthorne not Bracknell • The site is not suitable for 1,000 dwellings - 600 would be more appropriate • The re-location of the Depot to this site will lead to many truck movements during unsociable hours – will cause a nuisance to local residents. • Concerns raised at the Urban Design workshop, run by Urban Initiatives, were supposedly recorded but were not included in the report. It is claimed that there was 'a general consensus' that the TRL development should be integrated into the grain of Wokingham Without – not true • Traffic problems at Brookers Corner identified • Provision should be made for two community minibuses to be accommodated securely within the development, as happens now • Will developers be able to build more than 1000 homes on TRL? • Schools in the area do not have any spare capacity, for example, Easthampstead Park. • Do not want development to relate to properties on Old Wokingham Road • Do not want new roundabouts on Old Wokingham Road • A strong green boundary needs to be retained along Old Wokingham Road and Nine Mile Ride
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	<ul style="list-style-type: none"> • Would prefer offices at TRL – less traffic generation • Appeal proposal was better • Why did the Council spend so much money on the appeal and then give in <p><u>Broadmoor (Policy SA4)</u></p> <ul style="list-style-type: none"> • The existing roads providing access are inadequate and unable to cope with any more traffic. • Has not been proved that 278 homes can be accommodated in such a limited area • What's going to happen to the listed building? • How have English Heritage been engaged in the process • The farm should be re-used as a community / children's farm • Will the existing walls be retained? • Will the new walls/fencing be built around the new hospital • There are parking/highway issues around Wildmoor Heath School • The original staff cottages are located where there are already flooding concerns. Water drains down from Broadmoor and collects in the gardens of the cottages on Lower Broadmoor Road. • There is insufficient capacity in the existing primary school on Lower Broadmoor Road. • Value of properties along Lower Broadmoor will decrease as a result of the proposal. • Lower Broadmoor Road will not be safe for people to walk up and down due to traffic • A road for staff access will cross open space, farmland and the Devils Highway • How will the open space be laid out <p><u>Small Sites</u></p> <ul style="list-style-type: none"> • Why aren't the SHLAA sites shown on the policy display boards?
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Appendix 29: Letter to residents located close to four new urban extension sites advising of Preferred Options consultation

Insert address

22 November 2010

Dear Sir/Madam,

Consultation on Major Development Proposals Close to Your Property

I am writing to let you know that Bracknell Forest Council is consulting on a draft planning policy document that includes proposals for major new housing development close to your property. The draft document is part of the Bracknell Forest Borough Local Development Framework and is called the Site Allocations Development Plan Document, Preferred Option (November 2010)

The consultation period runs from Monday 8 November until 5pm on Friday 17 December 2010.

The Preferred Option Document puts forward the Council's preferred policies and proposals for accommodating growth up to 2026. In addition to proposing some smaller sites within existing settlements and on the edge of settlements, four new urban extensions are proposed to the settlements of Bracknell and Crowthorne.

You may already be aware of the Site Allocations Development Plan Document, or have received notification from us previously. However, we are now writing to you as we have identified your property as being within the vicinity of one of the four new urban extension sites we have identified in our Preferred Option. These are:

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

An important consideration will be the need for supporting infrastructure such as educational, recreational and community facilities. An Infrastructure Delivery Plan has been prepared alongside the Preferred Option Document and will identify, as far as possible, the infrastructure needs associated with the development of the sites being considered for allocation.

If you wish to comment on the Preferred Option Document, the quickest way is to respond on-line by using our planning consultation portal page: <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdpo>
The response form, together with a summary leaflet and supporting evidence (including the Strategic Flood Risk Assessment and Landscape Capacity Study) can be downloaded from here by clicking onto the 'supporting documents' tab.

An associated consultation is being carried out on the Draft Sustainability Appraisal of the Preferred Option which assesses the proposals against a set of social, economic and environmental criteria. This will take place at the same time as the Preferred Option consultation and can be accessed via <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdposa>

The Council is holding public exhibitions in Crowthorne and Binfield where planning officers will be available to explain the issues in more detail. Dates and venues of these are listed below.

We look forward to receiving your response. If you require further information on these documents or any other aspect of the consultation, please do not hesitate to get in touch with a member of the Development Plan Team, call 01344-352000 or email development.plan@bracknell-forest.gov.uk.

Yours faithfully

Max Baker
(Head of Spatial Policy)

List of public exhibitions

Venue	Date	Time
Binfield CE Primary School, Benetfield Road	Wednesday, November 17	6pm - 9pm
Binfield Parish Council Office, Benetfield Road	Thursday, November 18	2pm - 5pm
Binfield Parish Council Office, Benetfield Road	Saturday, November 20	10am - 1pm
Crowthorne Baptist Church, High Street	Tuesday, November 23	10am - 1pm
Crowthorne Baptist Church, High Street	Saturday, November 27	10am - 1pm
Crowthorne Parish Council Office, Morgan Centre, Wellington Road	Thursday, December 2	6pm - 9pm

Appendix 30: SADPD Preferred Options Response Form



Site Allocations Development Plan Document Preferred Option Response Form

Bracknell Forest Borough Local Development Framework
<http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdpo>
November 2010

Site Allocations Development Plan Document Preferred Option Response Form

Contact Details

Please provide your name and address below. It would also help if you could provide us with your email address and telephone number:

If you are an agent representing a client(s) or you are making representations on behalf of another third-party organisation please supply the name(s) and address(es) of those for whom you are acting:

Please indicate whether you would like to be kept informed of any future consultations relating to the Site Allocations Development Plan Document:

(please tick one answer)

Yes

No

<http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdp>

Response Form Guidance

This consultation runs from **Monday 8th November and Friday 17th December 2010**. Various supporting documents are also being made available for comment. All can be viewed at the Council Offices at Time Square and Easthampstead House; local libraries; and at Town/Parish Council offices. It is also available on-line at <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdpo>

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

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

You can make your comments in a number of ways. The quickest is electronically, either by:

- The following link to comment on the document using our planning consultation portal pages: (<http://consult.bracknell-forest.gov.uk/portal>) then click on 'Participation Document' and click to add comments to the questions throughout the document.
- Email your comments direct to us at development.plan@bracknell-forest.gov.uk

Once you have completed all, or part, of this questionnaire, please email it to development.plan@bracknell-forest.gov.uk or post it to:

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

All representations received will be summarised and published on our web site after the consultation period, please check <http://www.bracknell-forest.gov.uk/sadpd> for updates.

Your views will help to inform the choices we need to make about where future development in Bracknell Forest should go.

Further Information

If you have any queries please contact the Development Plans Team using the e-mail or postal addresses above, or by phone on: 01344 352000. More information on the Local Development Framework is on our website at <http://www.bracknell-forest.gov.uk/ldf>

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

Comments on Site Allocations Development Plan Document Preferred Option

If you wish to comment on more than one section, page, paragraph or Policy, please add additional sheets. Each comment should begin with the section, paragraph or Policy that it relates to.

Does your comment relate to:

(please tick one answer)

Section

Paragraph

Policy

If your comment relates to a specific section, paragraph or Policy, please enter details below (e.g. paragraph 1.2, Policy SA1):

<http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdpd>

Please enter your comments:

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

Comments on the Background Papers/Supporting Evidence

Please note that the Site Allocations *Draft Sustainability Appraisal (& Strategic Environmental Assessment)*, is the subject of a separate consultation. You can make you comments online <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdposa>, or by completing the response form associated with that document. The form is available as a supporting document at <http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdposa>.

If you wish to attach additional sheets, please make sure they are referenced with the document title, page and paragraph that the comments relate to.

Do you have any comments on the background papers or supporting evidence?
(please tick one answer)

Yes No

Which of the documents do your comments relate to?
(please tick all that apply)

- Preferred Options Background Paper
- Habitat Regulations Appropriate Assessment
- Summary of responses to SADPD Participation Document
- Strategic Flood Risk Assessment
- Employment Land Review
- Strategic Housing Land Availability Monitoring Report 2010
- Landscape Capacity Study
- Draft Strategic Housing Market Assessment
- Phase 1 Ecological Surveys
- Master Planning Support
- Infrastructure Delivery Plan
- Retail Study
- Transport Accessibility Assessment
- Archaeological Site Assessment

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

If your comment relates to a specific section, page or paragraph, please enter details below (e.g. page 2, paragraph 1.2):

Please enter your comments:

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

Equality Monitoring

We wish to make sure we treat everyone fairly. Please complete these questions which will help us to see if there are differences between the views of different residents. All the information you give will be completely confidential and be used to improve the delivery of the Council's services.

Question 1. Are you?
(please tick one answer)

- Male
- Female

Question 2. Are you?
(please tick one answer)

- Under 18
- 19-25
- 26-45
- 46-60
- 61-80
- 81+

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

Question 3. To which of these groups do you consider you belong?

- White
- British*
- Irish*
- Gypsy/Irish Traveller/Show People/Circus*
- Any other White background*
- Mixed
- White & Black Caribbean*
- White & Asian*
- White & Black African*
- Any other Mixed background*
- Asian
- Indian*
- Pakistani*
- Bangladeshi*
- Nepali*
- Any other Asian background*
- Black or Black British
- Caribbean*
- African*
- Any other Black background*
- Chinese or other Ethnic group
- Chinese*
- Filipino*
- Any other Ethnic group*

If you ticked any Other background/group, please give details below:

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

Question 4. Do you have any long-standing illness, disability or infirmity? (Long-standing means anything that has troubled you over a period of time, or that is likely to affect you over a period of time).

(please tick one answer)

Yes *(Please go to Q.5)*

No *(Please go to Q.6)*

Question 5. Does this illness or disability limit your activities in any way?

(please tick one answer)

Yes

No

Question 6. How would you describe your religion/belief?

(please tick one answer)

Christian *(all Christian denominations)*

Buddhist

Hindu

Muslim

Sikh

Jewish

Other *(please specify below)*

If you ticked Other in Question 6, please give details:

Question 7. Are you?

(please tick one answer)

Heterosexual/Straight

Gay man

Lesbian/gay woman

Bisexual

Prefer not to say

<http://consult.bracknell-forest.gov.uk/portal/planning/siteallocations/sadpdp>

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

Nepali

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

Tagalog

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

Urdu

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

Polish

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

Portuguese

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

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

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Appendix 31: Town and Country Articles Spring & Summer 2011

Article in Town & Country (Spring 2011)

Call the council 01344 352000

News

5

Online guide to disabled access

Disabled residents, workers and visitors to Bracknell Forest can get information about access to borough venues at the click of mouse, thanks to The DisabledGo Bracknell Forest online guide.

It can be found at www.disabledgo.com/en/org/bracknell-forest. It's free to use and online visitors do not have to register any details.

The guide, which was launched last month, is produced by DisabledGo, a national charity and the biggest source of personally surveyed access guides in the UK.

The guide offers detailed and up-to-date access information to 500+ borough venues including shops, restaurants, hotels, pubs, leisure centres, libraries, parks and countryside. Representatives from DisabledGo visited all the venues to survey them, with the help of local residents.

DisabledGo developed the guide for the Bracknell Forest Partnership, and funding was provided by Bracknell Forest Council, Thames Valley Police, Bracknell Forest Homes, Royal Berkshire Fire and Rescue Service,



The DisabledGo guide is launched in Bracknell Forest.

Sandhurst and Bracknell Town Councils and Crowthorne and Warfield Parish Councils.

Cllr Paul Bettison, leader of Bracknell Forest Council, said: "The guide represents a really positive development for people with disabilities in the borough. We will make sure that as many people with disabilities as possible are aware of

the guide, make use of it and tell us how they think it can be improved further in the future."

For further information contact Abby Thomas, head of community engagement and equality at Bracknell Forest Council on 01355 352000 or email abby.thomas@bracknell-forest.gov.uk

Celebrating 20 years of emergency response



Forestcare staff Michelle Gregory, Paul Rogers, Ruth Whatley, Mike Porter and Tracey Simpson, celebrate two decades of helping the community.

Bracknell Forest Council's emergency control centre is celebrating two decades of success in 2011 as Forestcare turns 20.

Forestcare is a dedicated service which has helped thousands of elderly and vulnerable people during the last 20 years. The staff work tirelessly to create a safer community and support those in need. Yet in the past two decades, the staff have also dealt with some amusing calls. Perhaps the most unusual was from a family tortoise which accidentally pressed a Lifeline button, monitored by the centre, and staff tried to understand what was wrong but could only decipher the pet's heavy breathing!

Forestcare mainly deals with serious emergency situations – when someone pulls their Lifeline emergency cord or presses their pendant because they have fallen or feel unwell.

Contractor to carry out essential gas works in Crowthorne

Southern Gas Networks (SGN) needs to replace the gas main in Crowthorne High Street before the end of March 2012.

This work is a safety priority and must be completed under health and safety legislation to ensure the pipe continues to pose no risk for the foreseeable future for residents, businesses and visitors to the area.

The work, which will be carried out by SGN and its contractors, is likely to take 20 weeks to complete. The council and SGN are working closely together to find a suitable time to minimise disruption to the community.

A public meeting will be held for residents and

businesses in the next few months.

Cllr Mrs Mary Ballin, executive member for planning, transport and economic development, said: "While we cannot stop utility companies from carrying out essential maintenance we can tell them when the work must be done.

"We are trying our best to mitigate the impact by asking residents what time of year they'd prefer the work to be carried out."

For times and information about the planned public meeting visit www.bracknell-forest.gov.uk or watch out for updates at www.facebook.com/bracknellforest

News in brief

Take a few minutes to help shape the borough's future

All residential households in the UK are taking part in a census on March 27.

The census, which is held every 10 years, provides an excellent source of information about the population. It allows central and local government, health authorities and many other organisations to look at housing, education, health and transport needs for the years to come.

The census statistics also feed into the allocation of funding for local councils and play a major part in identifying need for local services in communities, so it's crucial the population estimate is as accurate as possible.

The questionnaire envelope is sent to every home in the country and is easily recognisable by its purple 2011 Census logo. It can be completed in printed form or online. Your individual internet code is on the front of the questionnaire.

More information about the 2011 Census can be found at www.census.gov.uk

New neighbourhoods draw comments in consultation

More than 670 residents, businesses, community groups and other organisations made comments in response to the council's latest consultation on where potential future new neighbourhoods could be built.

These comments will be analysed by the council and considered by the decision-making executive in July 2011 before a further period of consultation.

Further information can be found at www.bracknell-forest.gov.uk/sadpd

Waste and recycling contract to save council £400,000

The council has awarded one of its most important contracts - household waste and recycling collections - to SITA UK, saving council taxpayers around £400,000 over the next few years.

SITA UK, which already holds the contract for collecting recycling and waste in the borough, will continue to provide a like-for-like service.

Residents will not see changes to the way their waste is collected except that garden waste and other recycling will be collected at the same time in dual purpose vehicles - one of the main money saving moves.

Some residents may have their collection day changed to accommodate housing growth in the borough, but they will be informed in advance.

News in brief

Check your bus pass

All bus passes issued by Bracknell Forest Council in 2008 are due to expire in 2012. They will expire on a monthly basis from January 1, 2012. If you currently hold a bus pass, please check its expiry date, which is shown in a box in the middle of the card.

Please let us know if your personal details change. You can do this by coming along to council office reception areas at Time Square or Easthampstead House, or to one of our libraries or leisure centres, with proof of your name and address so we can change your records and arrange for your new card to be sent to the correct address.

More details on how your bus pass will be renewed will appear in the next issue of *Town & Country*. We are also planning to place notices at leisure centres, libraries and at Bracknell bus station.

Competition winners

Congratulations to the winners of competitions featured in the Spring edition of *Town and Country*.

Emma Dixon from Bracknell won a £25 iTunes voucher in the democracy quiz.

Mrs U Marenko, from Bracknell, Angela Montgomery, from College Town, and Mrs D Excell, from Bracknell, each won a family ticket to Coral Reef Waterworld in the Coral Reef toddler pool competition.

Younger readers can be in with a chance of winning a family ticket to the fantastic Look Out Discovery Centre by entering our colouring competition on page 2.

Follow us and become a fan

If you're a fan of Facebook or a Twitter follower why not sign up to Bracknell Forest Council's social media pages?

By joining the council's pages you'll be able to keep up to date with everything council-related, ranging from school and road closures to details of open days and free events for families.

To join up visit www.facebook.com/bracknellforestcouncil and www.twitter.com/bracknellforest

Super loos in Bracknell town centre

Two sets of public toilets in Bracknell town centre have flushed out the old and rolled in the new during a revamp.

Toilet facilities at Bracknell bus station and the Brooke House toilets by The Bull pub, on High Street, were given a thorough makeover - the first full revamp of the toilets in more than 10 years.

As well as making the toilets more pleasant for visitors, the work also had an environmentally friendly twist, as most of the panels and new doors were made from recycled plastic.

Pushing forward cycling improvements

Pedaling around Bracknell Forest has become even easier thanks to the newly launched Blue Route cycle corridor, which links The Look Out Discovery Centre and Coral Reef Waterworld to Lily Hill Park.

The Blue Route takes cyclists on a mostly traffic-free path from south Bracknell to north and follows hot on the heels of the Red Route, which was launched in 2010.

Recent surveys show 58 per cent more people are using the cycle paths along the Red Route (which links Coral Reef and The Look Out to Bracknell town centre), compared with just a year ago.

Bracknell Forest is now also part of the national cycle journey planner, a national website that allows cyclists to find a route between two locations.

The journey planner can be found at: www.transportdirect.info

Further information on cycling in Bracknell Forest can be found at: www.bracknell-forest.gov.uk/env-cyclists



Phillip Burke, travel plan co-ordinator, congratulates Mark Lenney, a consultant at Cable and Wireless, who is the lucky winner of Bracknell Forest Council's Bike to Work competition.

Celebrating success for councillor learning



Cllr Rory Love, chairman of South East Employers, presents the Member Development Charter Plus award to Cllr Ian Leake (immediate past Mayor).

Bracknell Forest Council has become the first local authority in the South East to achieve the South East Employer Member Development Charter Plus.

The charter provides a structured framework designed to enhance councillors' learning and give support to their role.

The challenging four-year programme allows councillors to develop and gain new skills and to access a variety of learning styles which help them contribute effectively to delivering the council's plans for the community.

Cllr Paul Bettison, leader of Bracknell Forest Council, said: "At a time when the pace of change in local government seems unrelenting, it is important that elected members are given the best possible support within the resources at their disposal to enable them to be effective champions for the community."

Meeting the borough's development needs

Hundreds of responses were sent to a public consultation on the council's proposals for sites to meet the borough's future development needs in December and January.

The council received responses from more than 730 individuals and groups on the main development sites document. The sites were selected following analysis of responses to an options consultation held in spring 2010 and further technical work and sustainability assessment.

More than 190 comments were received on the specific document for the Warfield development area, which is already identified in the council's adopted core strategy.

Between them, these consultations produced more than 3,300 individual comments which have all been summarised and will be analysed and considered in preparing the next version of the document. This will also be shaped by further transport and viability information.

The council's Executive is set to look at the next version of the document in September and a consultation will run in November 2011 if it is agreed.

This will lead to its submission to the Secretary of State in April 2012, which will trigger a formal examination of the plan by an independent inspector before the council can finally adopt the plan towards the end of 2012.

If you have any queries about the site allocations process call the development plan team on 01344 352000 or email development.plan@bracknell-forest.gov.uk

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

Nepali

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Tagalog

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Urdu

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Polish

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