

**ENVIRONMENT, CULTURE & COMMUNITIES OVERVIEW AND SCRUTINY
PANEL
SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT WORKING GROUP
ADDITIONAL INFORMATION FOLLOWING MEETING ON 4th AUGUST 2011**

**SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT
RATIONALE FOR SELECTION OF URBAN EXTENSIONS**

1 Introduction

- 1.1 Following consideration of an initial briefing report on the Site Allocations Development Plan Document (SADPD) at the first meeting of the Working Group in August, Members were invited to identify what further information they wished to consider prior to the submission of comments for consideration by the Executive and Full Council in November 2011.
- 1.2 The purpose of this report is to provide additional information on the reasons for the selection of the Broad Areas that resulted in the preferred urban extensions that were published in the Council's Preferred Option last November.

2 Background

- 2.1 Data extracted from the Strategic Housing Land Availability Assessment (SHLAA) showed that there was insufficient land to meet the Borough's housing requirement from within defined settlements including brownfield sites within and outside of settlements. It demonstrated that there was sufficient capacity from possible sites within the countryside without looking at land located within the Green Belt. A review of significant environmental constraints (the Thames Basin Heaths Special Protection Area (SPA) and areas liable to flood) meant that further land within the countryside needed to be excluded. It was then necessary to follow the locational guidance set out in the adopted Core Strategy. This approach is consistent with a policy in the South East Plan which refers to focussing development on the edge of Bracknell and if necessary looking at smaller extensions to other settlements, subject to sustainability considerations.

2.2 A major consideration is the availability of land for development. Government guidance makes it clear that there must be a reasonable prospect of being able to deliver housing on the land during the plan period if it is to be allocated. A considerable amount of land in the Borough is held by institutions and is not currently available, for example, the majority of land forming part of the Crown Estate, Wellington College, Crowthorne and the Royal Military Academy Sandhurst.

2.3 Having taken account of the above constraints, eight Broad Areas for potential growth were identified. These were based on clusters of sites that had been submitted by developers and landowners through the SHLAA. In order to create cohesive development areas they included some small parcels of intervening land that needed to be tested for availability. All were published for public consultation in the SADPD Participation Document ([Issues and Options version of SADPD \(February 2010\)](#)).

2.4 The eight Broad Areas identified were:

- South West Sandhurst
- Broadmoor
- North East Crowthorne
- West Binfield
- East Binfield
- North Warfield
- Chavey Down – Longhill Road
- East Bracknell

These are shown on the map attached as **Appendix 1**.

2.5 The comments made in response to the consultation, together with analysis of the infrastructure implications associated with each site, how they would relate to existing settlements and communities, any environmental impacts (landscape, accessibility, use of previously developed land etc), and the resultant distribution of development sites throughout the Borough, were used to inform the selection of the four urban extensions included in the [Preferred Option document](#). The consideration of sites also took account of the following sources of technical evidence:

- [Archaeological Site Assessments \(March 2010\)](#)

- [Draft Strategic Housing Market Assessment \(July 2010\)](#)
- [Draft Transport Accessibility Assessment \(November 2010\)](#)
- [Habitat Regulations Appropriate Assessment \(November 2010\)](#)
- [Infrastructure Delivery Plan \(November 2010\)](#)
- [Landscape Capacity Study \(April 2010\)](#)
- [Master Planning Support \(October 2010\)](#)
- [Phase 1 Ecological Surveys \(June 2010\)](#)
- [SHLAA Monitoring Report as at 31 March 2010](#) (November 2010)
- [Strategic Flood Risk Assessment \(August 2010\)](#)
- Draft Sustainability Appraisal (November 2010)

2.6 The main factors influencing decisions made on each site can be summarised as follows:

- Prioritising the use of previously developed land (Broad Areas 2 and 3)
- Prioritising the use of land with the best links to Bracknell, the Borough's most sustainable settlement (south parts of Broad Areas 4 and 5)
- Elimination of Broad Areas that would form extensions to less sustainable settlement or sites which performed less well against sustainability objectives (Broad Areas 1 and 7 and much of the northern parts of Broad Areas 4 and 5)
- Landscape considerations and separation between settlements (Broad Area 1, northern parts of Broad Areas 3, 4 and 5, Broad Area 6 and 7)
- Availability of sites (Broad Area 6 and 8)

2.7 The tables attached as **Appendix 2** set out the pros and cons of each of the Broad Areas. However, it is important to note that some factors must be attributed more weight in the assessment than others and some factors alone, preclude development of a site. This is the case with the availability of land which cannot be mitigated through any additional planning measures. Ownership was tested through the consultation process as in some instances the position was not clear. A summary for each Broad Area is provided below.

3 Review of the Broad Areas

Broad Area 1: South West Sandhurst

- 3.1 The Participation Document identified this site as having potential for between 900 - 1,100 dwellings. A significant proportion of this site is available, having been submitted through the SHLAA. Whilst the site comprises poorer quality agricultural land (which is a positive attribute), it is an entirely greenfield site. Significantly, the land is identified as having a high landscape character (it is in the Blackwater Valley Area of Special Landscape Importance (ASLI)) and therefore has a low capacity (in landscape terms) to accept development. The land relating to the site is also important to the visual setting of other rural land and makes an important contribution to the visual separation between Sandhurst, Crowthorne and other settlements. The site does not relate well to the existing settlement of Sandhurst, as it would elongate the settlement. Development would be isolated and difficult to integrate with the existing community. Whilst on paper the site appears to be relatively close to a railway station, access to local facilities and services is poor due to their dispersed nature and constraints imposed by the nature of the road network, poor public transport, footpaths and cycleways and the presence of a railway bridge. This Broad Area is not well connected to Bracknell Town Centre (particularly by non-car modes), and would not support its regeneration.
- 3.2 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, this site was 8th. Overall, it scored negatively on a number of important matters including the fact that the site is designated as an ASLI, adjacent to the Blackwater River corridor, lacks public transport links and any development of the site is likely to be isolated from existing communities. It also scored negatively on being a greenfield site and on access to educational facilities. It did not rank sufficiently high to warrant allocation, when compared to the other Broad Areas, and therefore did not form part of the Preferred Option.

Broad Area 2: Broadmoor

- 3.3 The Participation Document identified this site as having potential for 278 dwellings as part of a mixed use scheme. This site is partly brownfield and lies partly within the settlement – it is therefore sequentially preferable to a number of the other Broad Areas at first appearance. Its redevelopment

would assist in the delivery of a new secure hospital facility on the site, which is required as the existing one is no longer fit for purpose (partly due to the fact it is a Listed Building, and therefore improvements in terms of alterations and additions to the building are constrained). It would also retain a use that provides a significant amount of employment in the local area.

Environmentally, the site is not constrained by matters relating to flood risk and the quality of agricultural land is poor. These factors weigh in favour of the site. However, development of the site may present significant challenges in order that it does not adversely affect the features of historic interest on the site (the Historic Park and Garden and Listed Buildings). The capacity of the site is also affected by the 400m Thames Basins Heath Special Protection Area (SPA) buffer (within which no self contained residential units can be located). The site would need to provide bespoke Suitable Alternative Natural Green Space (SANG) to mitigate the impact of development upon the SPA, which would become publicly accessible land. The site relates reasonably well to the village of Crowthorne, however, links to Bracknell Town Centre are relatively poor and therefore its contribution towards the Council's objective of regenerating the Town Centre is limited.

- 3.4 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, sites, this site was 4th with a neutral score. Positive aspects related to the fact that the site comprises previously developed land. However it did score negatively on a number of factors such as the site is not well served by public transport (although there is potential for development to secure improvements). It also scored negatively as the site is designated as a Historic Park and Garden and contains a Grade II Listed Building.
- 3.5 Whilst the site did not score well in the Sustainability Appraisal, and development of the site would be difficult due to the numerous constraints, 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 Listed Buildings and the regeneration of a Historic Park and Garden in Crowthorne. Overall, the need to re-provide the hospital is a significant consideration but ways of accommodating the supporting development need to be found in order that any harm to historic assets is the minimum that can be justified in order to achieve the wider benefits.

- 3.6 At the Preferred Option Stage, in relation to the Sustainability Appraisal, the site was ranked similarly to other urban extension sites (such as Amen Corner North and Blue Mountain), and overall scored positively. The consideration of additional evidence, and provision of a concept plan enabled the scoring of the site to be refined and updated. This site formed part of the Preferred Option (Policy SA4, land at Broadmoor), for a mixed-use development including 272 residential units.

Broad Area 3: North East Crowthorne

- 3.7 The Participation Document identified this site (which included land north and south of Nine Mile Ride) as having potential for between 1,200 - 1,300 dwellings. The part of the Broad Area to the south of Nine Mile Ride is brownfield (comprising Crowthorne Business Estate and the Transport Research Laboratory) and has a higher landscape capacity for development. It is also available, and adjoins a sustainable settlement (Crowthorne).
- 3.8 The land to the north of Nine Mile Ride has a lower landscape capacity for development, with key features including natural wooded heathland. Although a large portion of land to the north of Nine Mile Ride is available, it would not adjoin a settlement boundary. Development has the potential to reduce the gap between Bracknell and Crowthorne, impacting on their separate identity. It would also have a negative impact on the gap between Crowthorne and Wokingham. It is severed from the land to the south by Nine Mile Ride. The area is relatively isolated from existing communities, and is some distance from facilities in the nearest settlements.
- 3.9 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, this site was 3rd. Positive aspects related to the fact that the site comprises a significant element of previously developed land, and its contribution towards provision of housing, and potential for facilities such as a local centre (more recently refined to be a neighbourhood centre), which would benefit the existing community. However it did score negatively on access to public transport (although there is potential for development to secure improvements). A negative score was also given in terms of access to education facilities due to a lack of information.

- 3.10 In refining the area that may potentially be suitable for allocation, as set out above, land within the Broad Area to the north of Nine Mile Ride was excluded from the Preferred Option site, and the development area focused on the brownfield part of the site, south of Nine Mile Ride (Crowthorne Business Estate and TRL). Key features in considering development of the latter are the provision of a wooded gateway to Crowthorne, the forest setting to Nine Mile Ride, and the importance of the landscape in achieving a gap between Crowthorne and Bracknell and Crowthorne and Wokingham. This part of the site also includes land within 400m of the SPA which cannot be developed for housing (land located along the south eastern edge of the site). However, by providing this land as SANG to mitigate the impact of the development upon the SPA, it is considered that potential issues of coalescence between Crowthorne and Bracknell can be reduced. Work by the Council has indicated that, in terms of traffic, the impact of a development of 1,000 dwellings, a primary school, enterprise centre and relocated depot (as proposed in the SADPD Preferred Option) would be broadly similar to that of 500,000m² of B1 office development (as existing). Given the site's location (some distance from town centres) and the current over-supply of office space, it is considered that its development for mixed uses would be preferable to re-use solely for employment.
- 3.11 The planning appeal decision into the former proposal for redevelopment of the TRL site makes it clear that the site is suitable for development in principle, but not in the form that was previously proposed. The appeal proposals were assessed against the policy framework that existed at that time. The consideration of this site through the SADPD process ensures that the site is not considered in isolation and that its relative merits are assessed against other alternative locations.
- 3.12 At the Preferred Option Stage, in relation to the Sustainability Appraisal, the site was ranked higher than the other urban extension sites (Amen Corner North, Blue Mountain and Broadmoor), and overall scored positively. The consideration of additional evidence and provision of a concept plan enabled the scoring of the site to be refined and updated. For example, further information was available in relation to education provision, which had previously been attributed a negative score. The southern part of the Broad

Area formed part of the Preferred Option (Policy SA5, land at TRL), for a mixed-use development including 1,000 residential units.

Broad Area 4: West Binfield

- 3.13 The Participation Document identified this site as having potential for between 2,000 - 2,300 dwellings. The majority of the land forming the Broad Area is available, but in more than one ownership, and comprises greenfield land. This was the largest of the Broad Areas and as such had a number of potential constraints. The potential size of a development on this site could have significant impacts on Binfield and may impact on the ability to maintain a gap between the settlements of Binfield and Bracknell, and Wokingham and Bracknell. The area plays an important role in the creation of an open rural landscape between settlements and contributes to their setting and the physical and visual gap between them. An area of land south of Blackmans Copse was identified as having a poorer landscape condition. It is well located to services including employment areas, and could potentially link to facilities provided as part of the Amen Corner South development.
- 3.14 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, this site was 2nd. Positive aspects related to its contribution towards provision of housing, being well located in terms of accessibility to essential services, being located in close proximity to existing employment areas (Western Industrial Estate and Amen Corner), and its ability to link into development planned at Amen Corner South. However certain aspects did score negatively, namely the fact that it is a greenfield site and had potential to affect the distinctiveness of the communities at Binfield. Lack of information, on how the site would address the need for education facilities, also attracted a negative score.
- 3.15 Development of the whole of the Broad Area would erode the undeveloped nature of the area, and have a severe impact upon the open rural landscape between Bracknell, Wokingham, Binfield and distant views. Work was therefore undertaken by the Council to establish whether a smaller part of the site, and therefore a much smaller scale of development could overcome concerns that were raised (particularly in relation to the impact upon gaps between settlements, and impact upon Binfield village). The southern part of

the site was identified as having a poorer landscape condition, due to its relationship with development along London Road. Furthermore, two areas of woodland (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. 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. Locating built development on the southern part of the Broad Area also acts as an urban extension to the existing built up area to the south and thereby maximises accessibility and reduces the potential impact on the existing community of Binfield. A significant reduction in the extent of the site also means that Listed Buildings can be excluded from the development area. Development of this part of the Broad Area also provides a significant opportunity to link with the planned housing and other uses at Amen Corner South (Core Strategy Policy CS4). Taking into account these considerations, there was sufficient justification to give further consideration to the area.

- 3.16 At the Preferred Option Stage, in relation to the Sustainability Appraisal, the site was ranked similarly to other urban extension sites (such as Broadmoor and Blue Mountain), and overall scored positively. The consideration of additional evidence and provision of a concept plan enabled the scoring of the site to be refined and updated. For example, the reduced scale of development, and large areas to be retained as open space, which addressed concerns at the Issues and Options stage regarding distinctiveness of the existing community, resulted in a positive score. The provision of further information in relation to education provision also resulted in the earlier negative score in respect of this factor, becoming positive. The site was included in the Preferred Option (Policy SA6, land at Amen Corner North), for 400 residential units (but was significantly reduced in scale compared to the extent of the larger Broad Area identified at the Issues and Options Stage).

Broad Area 5: East Binfield

- 3.17 The Participation Document identified this Broad Area as having potential for between 800 - 900 dwellings (it included land north and south of Forest Road). East Binfield scored negatively in the Participation stage Sustainability Appraisal. Negative scores were attributed to a number of issues due to lack of detailed information – e.g. there was no indication (at

that stage) of how any development here would address the need for education facilities. Development of the site would result in the loss of a golf course and an area north of Forest Road is designated as a River Corridor. . The potential scale of development could have significant impacts on Binfield and may impact on the ability to maintain a gap between the settlements of Binfield and Bracknell. Redevelopment of the site could also impact upon a Historic Park and Garden, which helps provide an important physical and visual open space between Binfield and Bracknell, together with a rural setting to the village. Land north of Tilehurst Lane also provides open views out to the countryside (including land forming part of the Green Belt) and a rural setting to Binfield Park, Binfield Manor (Listed Buildings) and to this part of the village. A key negative element of this site would be the loss of the Blue Mountain Golf Club.

- 3.18 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, sites, this site was 7th. Positive aspects related to its contribution towards provision of housing, and being well located in terms of accessibility to essential services and employment. However it scored negatively due to its greenfield designation, potential to affect the distinctiveness of the communities at Binfield, and loss of an existing recreational facility (the golf course). Negative scores were also given at this stage on how the site would address the need for education facilities, and impact upon Listed Buildings and a Historic Park and Garden, due to lack of information.
- 3.19 Development of the whole of the Broad Area scored negatively in relation to the Sustainability Appraisal. Work was undertaken by the Council to establish whether a smaller part of the site, involving a smaller scale of development could overcome concerns that were raised (particularly in relation to the impact upon gaps between settlements, and upon the character and setting of Binfield village). Attention was focused on reducing the amount of development that adjoined the village. It was also felt that Tilehurst Lane formed a strong green physical boundary to the village and that development further north should not be encouraged. By focusing development on land to the south of Forest Road but away from Newbold College where the Historic Park and Garden is located, it was felt that a more acceptable form of development could be achieved that formed an extension to Bracknell and maintained a green buffer to Binfield.

3.20 Whilst the loss of the golf course is a negative aspect, it was considered to be partially off-set by the provision of significant areas of open space and recreation facilities (e.g. SANG, and a football ground). A large amount of the greenspace would be publicly accessible, which is not the current position. It was also felt that some of the concerns with this site could be overcome by reducing the scale and extent of development proposed. If residential development is focused in the southern part of the Broad Area (to the north of Temple Way) it would form an urban extension to Bracknell, maximise accessibility and reduce the potential impact on the existing community of Binfield. The location of SANG and OSPV in the northern sector of the site (south of Forest Road) would assist in maintaining a buffer between Binfield and Bracknell. The site presents an opportunity to provide a new educational facility (including a secondary school) which would be suitably located to meet the need arising from both the existing population and the new development planned in the north of the Borough (i.e. Warfield SPD and other developments around Binfield).

3.21 At the Preferred Option Stage, in relation to the Sustainability Appraisal, the site was ranked similarly to other urban extension sites (such as Broadmoor and Amen Corner North), and overall scored positively. The consideration of additional evidence and provision of a concept plan enabled the scoring of sites to be refined and updated. For example, the reduced scale of development, and the large areas to be retained as open space addressed concerns at the Issues and Options stage regarding distinctiveness of the existing community. The scaling down of the development excluding the Historic Park and Garden/Listed Buildings also resulted in a positive score. Furthermore, confirmation was given that the site would provide a primary and secondary school which had previously been attributed a negative score. As the site would provide publicly accessible open space alongside a relocated football club, a positive score was attributed to recreation. As this site performed well in terms of sustainability criteria, taking account of the above considerations, the site was included in the Preferred Option (Policy SA7, land at Blue Mountain), for a mixed-use development including 400 residential units (but represented a significant decrease in the area of land compared to the Broad Area identified at the Issues and Options Stage).

Broad Area 6: North Warfield (North of the site identified in the Core Strategy)

- 3.22 The Participation Document identified this site as having potential for between 1,400 - 1,700 dwellings. It is a greenfield site with some availability. A significant level of development is already planned directly north of Bracknell at Warfield through Policy CS5 of the Core Strategy (currently being progressed through the Warfield Supplementary Planning Document - SPD). Development of this Broad Area would provide the opportunity for additional development to take place north of the SPD site, and enable it to link to facilities that would be provided as part the Warfield SPD area. The land in the western part of the Broad Area has a low landscape capacity for development, as it plays an important role in the rural setting of Newell Green and The Cut, and also contributes to the setting of the Green Belt which is located immediately north of the Broad Area. The central part of the Broad Area has a low-moderate landscape capacity as the area plays an important part in forming the distinctive character of the village and has limited scope for development.
- 3.23 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, sites, this site was 5th. The site was considered to be remote and suffer a lack of sustainable public transport, however it has the ability to link into development planned at Warfield. The site scored negatively in respect of its greenfield status and because parts of the site are within Flood Zones 2 and 3.
- 3.24 Following consultation on the SADPD Issues and Option, it became apparent that large parts of the site were not available for development, and that the resultant land would not deliver the critical mass of development required for some new facilities to be provided on site. Availability issues, together with the high landscape value of the site (providing an important setting to existing settlements and Green Belt to the north), and overall negative score in the Sustainability Appraisal, were considered to outweigh any benefits of clustering development in the north of the Borough, in conjunction with the Warfield SPD area. This site did not form part of the Preferred Option.

Broad Area 7: Chavey Down – Longhill Road, Winkfield

- 3.25 The Participation Document identified this site as having potential for between 1,300 - 1,500 dwellings. Much of this Broad Area was available for

development. In contrast to the other Broad Areas, which are extensions to the sustainable settlements in the Borough, this site involves an extension to a settlement that is currently considered unsustainable. Parts of the Broad Area have a low/moderate landscape capacity for development, as they contribute to the setting for Winkfield Row Conservation Area, the rural setting of properties along Chavey Down Road and Locks Ride, and also maintain physical and visual separation of Winkfield Row and Chavey Down Road, which would be lost if the site were developed. The remaining available land would have resulted in a reduced capacity, which would not have yielded a sufficient critical mass to secure infrastructure (i.e. on-site facilities and improvements to public transport) to facilitate the delivery of a sustainable community.

- 3.26 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, sites, this site was 6th. It scored negatively due to its remoteness, the fact that it involves development on greenfield land, contains Listed Buildings, does not relate well to Bracknell Town Centre and has poor public transport links. Due to a lack of information, it also attracted a negative score on how the need for education facilities would be addressed. Compared to, and when ranked against, the other 7 Broad Areas this site was considered less suitable and was therefore not taken forward. This site did not form part of the Preferred Option.

Broad Area 8: East Bracknell

- 3.27 The Participation Document identified this site as having potential for between 1,800 - 2,100 dwellings.
- 3.28 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, this site was 1st. This site is greenfield but in almost all other respects performed well against sustainability and accessibility criteria (given its proximity to Bracknell Town Centre and accessibility to public transport links). However, following consultation on the Participation stage of the SADPD, the Council was informed by the majority land owner (Crown Estates) that the land was not available for residential development and as such it could not be carried forward as a Preferred Option site (as it failed one of the PPS3 tests of availability, thereby precluding its allocation). This site did not form part of the Preferred Option.

4 Conclusions

- 4.1 The eight Broad Areas were assessed for the contribution they could make to meeting the housing target against standard criteria, which were weighted where appropriate. The site areas were reviewed in light of technical information and consultation responses and where it was possible the sites' performance was improved by for example locating SANGs to create buffers that would help protect the integrity of settlements. The capacity of the four best performing of the available remaining sites together was sufficient to make a significant contribution to the residual housing requirement that the SADPD seeks to allocate – they were therefore carried forward to the Preferred Options consultation. It is clear that none of the sites performed well against all the criteria, and all of the sites have disadvantages – but the sites need to be assessed on their relative merits and the most appropriate ones selected.
- 4.2 In line with Policy CS2 of the Core Strategy and with the objectives of national planning policy, the prioritisation of previously developed land was a key consideration in the selection of the preferred sites. This consideration weighs strongly in favour of the Broadmoor and North East Crowthorne/TRL, as compared to all other sites within the Borough (which are greenfield). Another factor which weighs strongly in support of Broadmoor is that development of the site would help a) facilitate the provision of a new hospital, which is required by the West London Mental Health Trust and act as a source of local employment; and b) help secure the re-use of a Listed Building which would be made redundant as a result of the hospital closure.
- 4.3 The Sustainability Appraisal is also a key tool in selecting which sites should be taken forward in the SADPD. Through assessment in the [Sustainability Appraisal](#), Broad Area 8 scored highest of the 8 potential urban extensions, followed by Areas 4, 3 and 2. All of these sites scored 0 or higher. However, as the land within Broad Area 8 is not available it cannot be allocated; but the 3 next most sustainable sites – as identified in the Participation Document – were carried forward as preferred sites. At the Preferred Options stage, with more detailed information available, the 4 identified urban extensions all scored positively in the Sustainability Appraisal.

- 4.4 All of the eight Broad Areas contain land that is either wholly or partly within 5km of the SPA, and as such would need to deliver mitigation for any potential impacts on the SPA. This is therefore not an overriding factor when considering which sites might be suitable. (This is also not unexpected: only the northernmost parts of the Borough lie outside the 5km zone, and these areas are mostly Green Belt and/or are detached from any significant settlements). Broad Areas 2 and 3 contain some land within 400m of the SPA, which affects their 'developable area' (as those parts within 400m of the SPA can not be developed for housing), however it does not preclude development of the remainder of these sites providing that adequate mitigation can be secured (as with all other sites).
- 4.5 In general, sites in the south of the Borough do not contribute well towards achieving regeneration objectives in relation to Bracknell Town Centre; however a strong theme in the responses to the Participation and Preferred Options consultations was that development should be spread throughout the Borough. The considerations discussed above which weigh in favour of the sites in Crowthorne merit their allocation, but this also ensures that the distribution of new housing over the plan period is spread more evenly throughout the Borough while being orientated to the most sustainable settlements.

Links to Relevant Background Documents

[Site Allocations Participation \(Issues and Options\) Document \(Feb 2010\)](#)

[Site Allocations Preferred Option Document \(Nov 2010\)](#)

[Site Allocations Draft Sustainability Appraisal to support the Preferred Option](#)

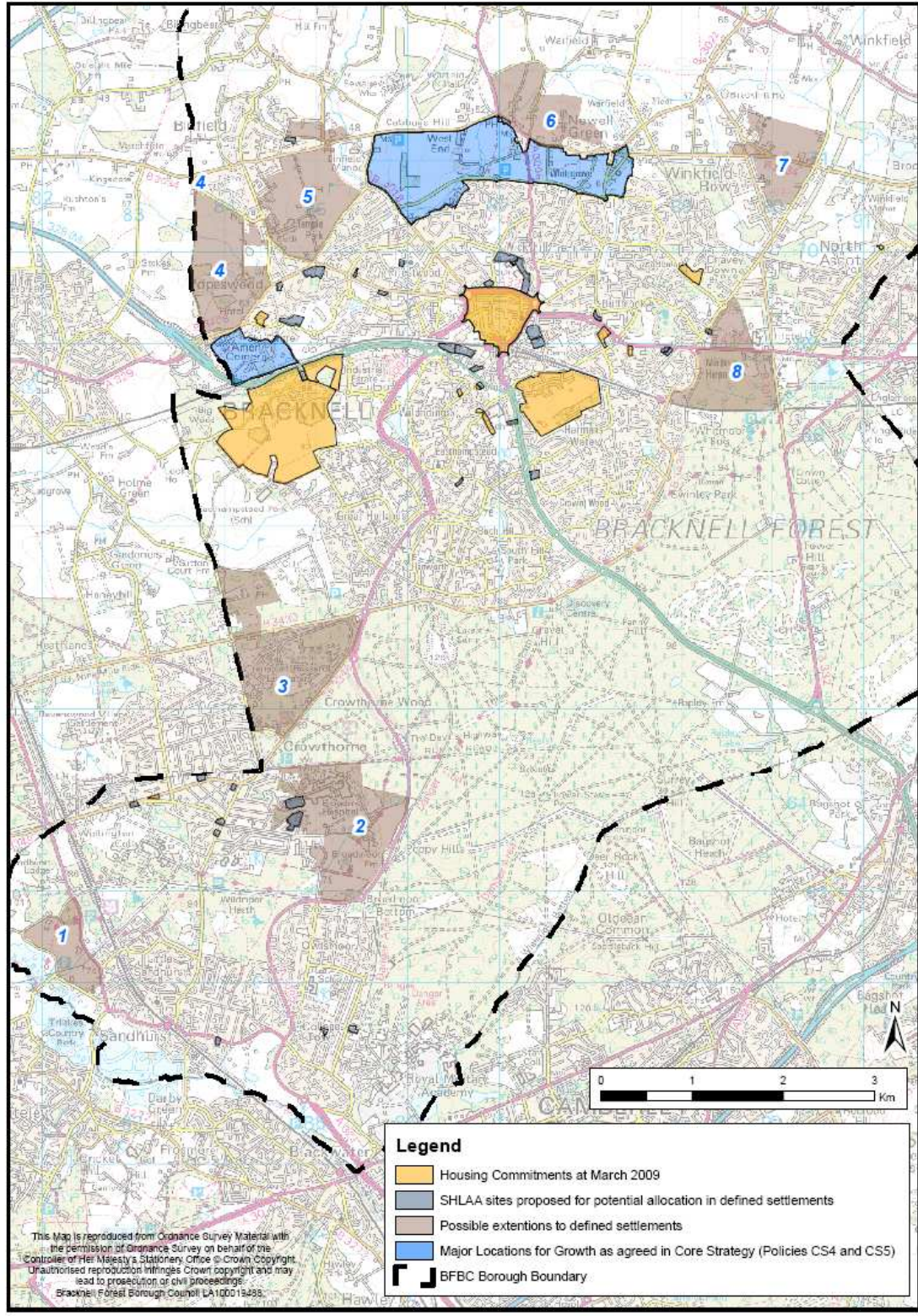
Contact for further information

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Appendix 1

Plan showing location of Broad Areas



Appendix 2

Summary of key points to be read in the context of the report

Broad Area 1 – Sandhurst		
	Advantages	Disadvantages
Characteristics	✓ Quality of agricultural land is poor	✗ Entirely greenfield
Availability	✓ A significant proportion of the site is 'available' (having been submitted to the SHLAA)	✗ Some areas in the northern and southern parts of the site have not been submitted to the SHLAA
Flood risk		✗ Part of the site lies within Flood Zone 2 and it is adjacent to Flood Zone 3
Sustainability Appraisal (SA) score		✗ Scored negatively in the Issues and Options SA (lowest of all the Broad Areas)
Proximity to SPA		✗ Entire site is within 5km of SPA
Landscape and biodiversity considerations		✗ Part of the area is identified as having high landscape value and almost all of it has high landscape sensitivity (i.e. a low capacity to accept development).
Accessibility	✓ Near railway station	✗ Existing transport network is poorly developed and access to services and facilities is limited
Relationship with existing settlement		✗ Relates poorly to Sandhurst (would elongate the settlement which makes access to services and facilities more difficult) and would be difficult to integrate with the existing community ✗ Relates poorly to Bracknell Town Centre
Impact on historic environment	✓ Not constrained by historic features (e.g. Conservation Areas, Historic Park and Gardens, or listed buildings)	
Misc.		

Broad Area 2 – Broadmoor		
	Advantages	Disadvantages
Characteristics	✓ Part of the site is brownfield ✓ Part of the site lies within the settlement ✓ Quality of agricultural land is	✗ Part of the site is greenfield

	poor	
Availability	<ul style="list-style-type: none"> ✓ Is available (was submitted to the SHLAA) ✓ 'Enabling' development which would assist in providing a new hospital on the site (as the existing is unfit for purpose) 	<ul style="list-style-type: none"> ✗ Delivery would need to be phased to take account of the hospital redevelopment
Flood risk	✓ No known issues of flood risk	
Sustainability Appraisal (SA) score	✓ Neutral score in the Issues and Options SA	
Proximity to SPA		<ul style="list-style-type: none"> ✗ Some of site is within 400m of SPA and therefore a higher standard of SANG provision would be required
Landscape and biodiversity considerations	✓ Area proposed for development has a moderate-high capacity to accept development	<ul style="list-style-type: none"> ✗ Area identified as having high landscape value
Accessibility	✓ Benefits from close proximity to a local centre and good pedestrian and cycle links	<ul style="list-style-type: none"> ✗ Lacking adequate public transport but potential for improvement
Relationship with existing settlements	✓ Relates well to Crowthorne	<ul style="list-style-type: none"> ✗ Relates poorly to Bracknell Town Centre
Impact on historic environment	✓ Could ensure a viable use for the current (listed) hospital buildings, once redundant	<ul style="list-style-type: none"> ✗ Is part of Historic Park and Garden and main building of hospital is Grade II Listed
Misc.		

Broad Area 3 – North East Crowthorne

	Advantages	Disadvantages
Characteristics	<ul style="list-style-type: none"> ✓ The majority of the site (all land to the south of Nine Mile Ride) is brownfield ✓ Quality of agricultural land is poor 	<ul style="list-style-type: none"> ✗ Part of the site is greenfield (north of Nine Mile Ride)
Availability	✓ The majority of the site is 'available' on expiration of TRL's lease in 2011 (all land south of Nine Mile Ride)	
Flood risk	✓ No known issues of flood risk	
Sustainability Appraisal (SA) score	✓ Scored positively in the Issues and Options SA	
Proximity to SPA		<ul style="list-style-type: none"> ✗ Some of site is within 400m of SPA and therefore a higher standard of SANG provision

		would be required
Landscape and biodiversity considerations	✓ The TRL / Crowthorne Business Estate part of the site has low landscape sensitivity (i.e. high capacity for development)	<ul style="list-style-type: none"> ✗ Area identified as having high landscape value ✗ May impact on ability to retain a gap between Crowthorne and Bracknell
Accessibility		✗ Lacking adequate public transport and given limitations of local highway network improvements unlikely
Relationship with existing settlements	✓ Relates well to Crowthorne	✗ Relates poorly to Bracknell Town Centre
Impact on historic environment	✓ Not constrained by historic features (e.g. Conservation Areas, Historic Park and Gardens, or listed buildings)	✗
Misc.	<ul style="list-style-type: none"> ✓ Scale of development would be sufficient to deliver education facilities and a local centre ✓ Redevelopment for housing may be preferable to re-use for employment (town centre uses) as the site is remote from town centre locations 	

Broad Area 4 – West Binfield		
	Advantages	Disadvantages
Characteristics		✗ Entirely greenfield
Availability	✓ Whole of the site is available (was submitted to the SHLAA)	
Flood risk	✓ No known issues of flood risk	
Sustainability Appraisal (SA) score	✓ Scored highly in the Issues and Options SA (2 nd)	
Proximity to SPA		✗ Majority of the site lies within 5km of SPA
Landscape and biodiversity considerations		<ul style="list-style-type: none"> ✗ Area identified as having high landscape value ✗ May impact on ability to retain a gap between Binfield and Bracknell
Accessibility	<ul style="list-style-type: none"> ✓ Potential for improvements to public transport and pedestrian and cycle links ✓ Well located to services and facilities – scores well 	

	in accessibility terms	
Relationship with existing settlements	✓ Relates well to Bracknell Town Centre (benefits from convenient access)	✗ Potential to impact on Binfield and adjacent neighbourhoods due to size of proposal (depending on the extent of the Broad Area to be developed)
Impact on historic environment		✗ Area around Popes Manor is sensitive due to historic assets
Misc.	<ul style="list-style-type: none"> ✓ Has potential to link to proposed development at Amen Corner South, including services, facilities and potential rail station ✓ Opportunity for 'gateway' development to Bracknell ✓ Close to existing employment areas 	

Broad Area 5 – East Binfield		
	Advantages	Disadvantages
Characteristics		<ul style="list-style-type: none"> ✗ Entirely greenfield ✗ Would result in the loss of a recreational facility
Availability	✓ Majority of the site is available (was submitted to the SHLAA)	
Flood risk	✓ Majority of site lies within Flood Zone 1	✗ Some parts of the site lie in Flood Zones 2 and 3 (but these are so small this would not prohibit development of the Broad Area as a whole)
Sustainability Appraisal (SA) score		✗ Scored negatively in the Issues and Options SA (although scored positively when re-assessed with further information, for the Preferred Options SA)
Proximity to SPA		✗ Majority of the site lies within 5km of SPA
Landscape and biodiversity considerations	✓ Parts of the site have a moderate-high capacity to accept development	<ul style="list-style-type: none"> ✗ Parts of the site are identified as having high landscape value ✗ May impact on ability to retain a gap between Binfield and Bracknell
Accessibility	✓ Well located to services and facilities – scores well in accessibility terms	
Relationship with existing settlements	✓ Relates well to Bracknell Town Centre (benefits	✗ Potential to impact on Binfield and adjacent neighbourhoods

	from convenient access)	due to size of proposal (depending on the extent of the Broad Area to be developed)
Impact on historic environment		✗ Listed buildings within the site, which is also adjacent to a Historic Park and Garden (Moor Close/Newbold College)
Misc.	<ul style="list-style-type: none"> ✓ Development could help address employment, health and income deprivation in neighbouring Priestwood and Garth Ward ✓ Development has the potential to provide education facilities 	

Broad Area 6 – North Warfield		
	Advantages	Disadvantages
Characteristics		✗ Entirely greenfield
Availability	✓ Parts of the site have been submitted to the SHLAA and are therefore available	✗ Some central parts of the site are not available
Flood risk		✗ Watercourses run through the site, therefore parts of it lie within Flood Zones 2 and 3, however development could be sequentially located within the site
Sustainability Appraisal (SA) score		✗ Scored negatively in the Issues and Options SA
Proximity to SPA		✗ The southern part of the site lies within 5km of SPA. That part which is outside of the 5km zone is detached from the settlement and could not appropriately be developed independently of the southern part
Landscape and biodiversity considerations		<ul style="list-style-type: none"> ✗ Parts of the site are identified as having high landscape sensitivity and low landscape capacity ✗ Provides a transitional landscape to the more rural areas to the north

Accessibility	✓ Could benefit from public transport and cycling/ pedestrian links proposed through the adjacent Warfield development	✗ Scores poorly at present as remote from public transport provision (especially lack of access to rail and bus services) and local services/ facilities
Relationship with existing settlements		✗ Potential for adverse impact on the setting of rural settlements ✗ Currently does not relate well to Bracknell Town Centre
Impact on historic environment	✓ Not constrained by historic features (e.g. Conservation Areas, Historic Park and Gardens, or listed buildings)	
Misc.	✓ Could potentially link to local services/ facilities and employment to be provided as part of the Warfield (CS5) development	

Broad Area 7 – Chavey Down / Winkfield Row		
	Advantages	Disadvantages
Characteristics		✗ Entirely greenfield
Availability	✓ A large proportion of the site is available for development	
Flood risk	✓ No known issues of flood risk	
Sustainability Appraisal (SA) score		✗ Scored negatively in the Issues and Options SA
Proximity to SPA		✗ The southern part of the site lies within 5km of SPA. That part which is outside of the 5km zone is detached from the settlement and could not appropriately be developed independently of the southern part
Landscape and biodiversity considerations		✗ Parts of the Broad Area has a low landscape capacity ✗ Provides a transitional landscape to the open countryside to the north
Accessibility		✗ Site performs poorly in relation

		to accessibility criteria (8 th out of the 8 Broad Areas): it is remote and has poor public transport links and low potential for walking and cycling
Relationship with existing settlements		<ul style="list-style-type: none"> × Is remote from, and relates poorly to, Bracknell Town Centre × Is located adjacent to a settlement which is defined as 'unsustainable'
Impact on historic environment		× Site lies adjacent to the Winkfield Conservation Area and contains some listed buildings
Misc.		

Broad Area 8 – East Bracknell		
	Advantages	Disadvantages
Characteristics	✓ Quality of agricultural land is poor	× Entirely greenfield
Availability		× A significant proportion of the site is owned by the Crown Estate who have confirmed since the Issues and Options consultation that the site is no longer available for development
Flood risk	✓ No known issues of flood risk	
Sustainability Appraisal (SA) score	✓ Scored highly in the Sustainability Appraisal (highest of all the Broad Areas)	
Proximity to SPA		× Entire site lies within 5km of SPA
Landscape and biodiversity considerations		× Site has a mix of low and moderate landscape capacity
Accessibility	<ul style="list-style-type: none"> ✓ Site is well located to local services and facilities (ranks highest of the Broad Areas in this regard) ✓ Near railway station 	
Relationship with existing settlements	✓ Site relates well to Bracknell Town Centre	
Impact on historic environment	✓ Not constrained by historic features (e.g. Conservation Areas, Historic Park and	

	Gardens, or listed buildings)	
Misc.		* Green Belt boundary runs along the eastern boundary of the site