

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

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Foreword

This Sustainability Appraisal (SA) has examined how the different options for the Site Allocations Development Plan Document (DPD) contribute towards sustainable development. The process has made recommendations on how to improve the sustainability of the DPD, and this has enabled the plan to be amended to improve its overall sustainability. This document gives details of the process to date and indicates how the sustainability of the DPD has been enhanced.

Bracknell Forest Council acknowledges the spatial context within which the SADPD is being developed. To this end, the Council notes the legal challenge under s.113 of the Planning and Compulsory Purchase Act 2004 to the Forest Heath Core Strategy, which was adopted in May 2010 .

The challenge focused on 'policies in the Core Strategy allocating a 1,200 dwelling urban extension in north-east Newmarket on land owned by the Earl of Derby... The primary ground of the challenge was that the Core Strategy had been adopted in breach of the requirements of Directive 2001/42/EC on the assessments of the effects of certain plans and programmes on the environment ("the SEA Directive"), in particular the duty for the 'environmental report' accompanying a draft plan or programme to explain what reasonable alternatives to the proposed policies have been considered and why they have been rejected.'

http://www.landmarkchambers.co.uk/cases/cases/save_historic_newmarket_ld_v_forest_health_district_council_2011_ewhc_606_admin

Section 3 of this SA Report clearly demonstrates the result of the consideration of alternatives, in the form of the assessment of the initial options including locational and housing principles and site specific alternatives in meeting the recognised housing need.

The alternatives assessment compared various options including the comparison of strategic broad areas and smaller sites to help determine the most sustainable strategic locations across the plan area. Alternatives were assessed against the SA objectives, which are reflective of the SEA topic areas. Section 2 of this report clearly identifies the reasons for including or rejecting each alternative, and therefore why some were taken forward to form the Preferred Options.

This SA Report and the associated supporting document (Appendices 1-8) is published alongside the Site Allocations Draft Submission DPD ; and these documents are subject to a six week consultation period commencing 16th January 2012 and ending 27th February 2012. Representations regarding the soundness of the plan, the Sustainability Appraisal and the associated supporting appendices document (Appendices 1-8) will be considered by Bracknell Forest Council in order to inform the production of the Submission Site Allocations DPD and the Final SA Report.

You can make comments on this document and its appendices.

Please send representations to:

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1 Introduction

Introduction

1.1 An essential consideration when drawing up planning documents is their effect on the environment and people's quality of life, both now and in the future. To help address this, Sustainability Appraisals and Strategic Environmental Assessments are carried out alongside the preparation of these plans to make sure social, environmental and economic issues are taken into account at every stage so that sustainable development is delivered on the ground.

1.2 This document is a Sustainability Appraisal (SA) Report, incorporating the requirements of a Strategic Environmental Assessment (SEA), of the Site Allocations Development Plan Document (DPD) Draft Submission.

1.3 The SA is being conducted in line with the Communities and Local Government (CLG) Plan Making Manual (Sustainability Appraisals)⁽¹⁾ and additional guidance targeted specifically towards climate change and biodiversity. Earlier SA work and consultation responses carried out for the aborted Development Management; Housing and Commercial Policies and Sites DPD are also being taken account in the Site Allocations DPD SA Process.

Sustainable Development

1.4 Sustainable development first moved into mainstream policy making and legislation after the Rio Earth summit in 1992, having emerged as a key issue in 1987. Following the Rio Earth Summit, the UK government produced 'A Better Quality of Life, a Strategy for Sustainable Development in the UK' (1999), which described the main themes of sustainable development. These were highlighted as being:

- Maintenance of high and stable levels of economic growth and employment;
- Social progress which recognises the needs of everyone;
- Effective protection of the environment; and
- The prudent use of natural resources.

1.5 Subsequently, in March 2005 a new UK framework for sustainable development 'Securing the Future' was launched which took account of new policies since 1999, and highlighted the renewed international push for sustainable development from the World Summit on Sustainable Development in Johannesburg in 2002. Five principles of sustainable development are identified in 'Securing the Future':

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

1.6 A Council Officer and member working group drafted a local definition of sustainable development which has been adopted by Bracknell Forest Council:

1 See <http://www.pas.gov.uk/pas/core/page.do?pagelId=152450http://>

- *“Sustainable development is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Therefore sustainability is acting to create harmony between a developed economy and the environment”*

1.7 For ease of use the themes of sustainability are typically categorised under the 3 general headings of social, economic and environmental. However, in reality many of the issues overlap and do not fall distinctly into one of these categories. The Site Allocations DPD should be based on the principles of sustainable development.

The Local Development Framework

1.8 The Bracknell Forest Local Development Framework (LDF) comprises a number of individual documents called Local Development Documents (LDDs) that together will guide the future development of the Borough. The Local Development Scheme (LDS)⁽²⁾ is a three year project plan, prepared by the Council, which outlines every LDD that the Council intends to produce over the next three years, along with timetables for their preparation. It also outlines which current Local Plan Policies have been saved beyond 2007.

1.9 The LDS will include:

- Development Plan Documents (DPDs)⁽³⁾ which contain policies and proposals and are subject to external examination. DPDs therefore carry full statutory weight for determining planning applications.
- Supplementary Planning Documents (SPDs)⁽⁴⁾ which provide additional information to explain policies and proposals in more detail to assist in the preparation and determination of planning applications.

1.10 The Council has in place an adopted Core Strategy DPD (February 2008), a Statement of Community Involvement (2006) and a number of SPDs. In addition to the Site Allocations DPD the Council also intends to produce the following documents as programmed in the current LDS:

- Core Strategy DPD review
- Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD
- Warfield SPD

1.11 The Site Allocations Development Plan Document is a key means of implementing the adopted Core Strategy. It will allocate sites for housing, employment and other uses. It will also review certain designations. It is a key means of implementing the adopted Core Strategy DPD and saved policies in the Bracknell Forest Borough Local Plan. The Site Allocations DPD will also tie in with other plans such as the Sustainable Community Plan and Local Transport Plan 3. The production of the Site Allocations DPD will be informed by an iterative SA and SEA and an Equality Impact Assessment (EqIA).

2 See <http://www.bracknell-forest.gov.uk/lds>

3 See <http://www.bracknell-forest.gov.uk/dpd>

4 See <http://www.bracknell-forest.gov.uk/spd>

Aim of the Report

1.12 This SA Report documents the SA process which has been carried out for the Sustainability Appraisal and Strategic Environmental Assessment of the Site Allocations DPD Draft Submission. It applies the SA methodology that was set out and agreed through consultation in the Site Allocations DPD SA Scoping Report (January 2010) and the Local Development Framework Scoping Report (January 2010).⁽⁵⁾

1.13 The overall aims of this SA/SEA are to:

- Make the DPD as sustainable as possible by integrating sustainable development into the strategy making process, influencing all stages of plan development.
- Provide a high level of environmental protection and balance environmental, economic and social considerations in the plan's preparation.
- Consult on the SA process at various stages to allow the public and stakeholders to input into its production.
- Provide an environmental, social and economic audit at appropriate spatial and temporal levels.

Strategic Environmental Assessment and Sustainability Appraisal

1.14 Strategic Environmental Assessment (SEA) is required by European Union Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment. This Directive is often referred to as the "SEA Directive". SEA is required for DPDs.

1.15 Sustainability Appraisal (SA) is required in the UK by the Planning and Compulsory Purchase Act 2004. As there are many crossovers between SA and SEA, government guidance⁽⁶⁾ has recommended that the two processes be undertaken simultaneously. PPS12 is also specific on this issue where in paragraph 4.40 it states:

- *"Sustainability appraisal fully incorporates the requirements of the European Directive on Strategic Environmental Assessment. Provided the sustainability appraisal is carried out following the guidelines in the A Practical Guide to the Strategic Environmental Assessment Directive and the Plan-Making Manual there will be no need to carry out a separate SEA.*

Site Allocations DPD

1.16 The purpose of the Site Allocations DPD is to implement the adopted Core Strategy by delivering a responsive and flexible supply of land for housing and other land uses. In particular it is a primary means of delivering Core Strategy DPD Policy CS2 which states that the Council will allocate land for development following a specified sequence. Production of the DPD is an essential component in meeting the Council's obligation under PPS1 (para. 27) to bring forward sufficient land of a suitable quantity in appropriate locations to meet the expected needs for housing, industrial, retail and commercial development, and for leisure and recreation.

1.17 The DPD will identify sites and appropriate timing, phasing and delivery mechanisms to meet housing targets. Other matters to be addressed include consideration of any inconsistencies in the definition of settlement boundaries and employment areas, notations on

5 See <http://www.bracknell-forest.gov.uk/sa>

6 See <http://www.pas.gov.uk/pas/core/page.do?pagelD=152450http://>

school land (relating to Open Space of Public Value), town centre and local centre boundaries and the most appropriate approach to sites in institutional use in the countryside (beyond the Green Belt). The outcome of this work will result in a need to amend the Council's current Proposals Map. In addition, the DPD will also allocate land for other uses which are likely to include:

- Employment
- Retail
- Leisure / Green and Blue Infrastructure
- Education
- Mixed Use (e.g. Bracknell Town Centre)
- Other key infrastructure as required

1.18 The DPD is subject to an independent examination and will be a material consideration as part of the development plan as defined by Section 38 (6) of the Planning and Compulsory Purchase Act (2004).

1.19 The DPD will be in general conformity with national planning guidance/statements. It will demonstrate its compliance with the Core Strategy DPD and it will conform with the Sustainable Community Strategy. The production of the DPD will also be influenced by other Council, partnership and local strategies.

1.20 The intention to prepare a DPD covering the allocation of sites is highlighted in the Bracknell Forest Local Development Scheme (September 2009) which sets out the timetable for preparing documents forming part of the LDF (see above). The actual timetable can be seen at <http://www.bracknell-forest.gov.uk/sadpd>

1.21 At this stage, the general principles underlying the policies on housing delivery are not expected to change significantly and the DPD draws upon the Spatial Objectives for the Core Strategy DPD. It also takes account of national policy/guidance.

Stages of the SA Process

1.22 Government guidance on SA identifies the various stages of SA and how these relate to the different stages of preparing a Development Planning Document such as the Site Allocations DPD. The stages are shown in the table below.

Table 1 Incorporating SA within the DPD Process

DPD Stage 1: Pre-production – Evidence Gathering
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives. • A2: Collecting baseline information. • A3: Identifying sustainability issues and problems. • A4: Developing the SA framework • A5: Consulting on the scope of the SA.

DPD Stage 2: Production
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • B1: Testing the DPD objectives against the SA framework. • B2: Developing the DPD options. • B3: Predicting the effects of the DPD. • B4: Evaluating the effects of the DPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the DPDs.
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • C1: Preparing the SA Report
<p>Stage D: Consulting on the preferred options of the DPD and SA Report</p> <ul style="list-style-type: none"> • D1: Public participation on the preferred options of the DPD and the SA Report. • D2(i): Appraising significant changes. - Current Stage
DPD Stage 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations.
SPD Stage 4: Adoption and monitoring
SA stages and tasks
<ul style="list-style-type: none"> • D3: Making decisions and providing information
<p>Stage E: Monitoring the significant effects of implementing the DPD</p> <ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects.

1.23 This report is the Sustainability Appraisal Report. Three previous stages of the SA have already been completed, the outputs of which have been as follows:

- Site Allocations DPD SA Scoping Report (January 2010);
- Site Allocations DPD Participation Document (February 2010). Appendix 6 - Initial SAs of Broad Areas
- Site Allocations DPD Preferred Options (November 2010)

Limitations

1.24 Appraisal of policies is rarely straightforward and the outcome may include considerable levels of uncertainty.

1.25 The following levels of uncertainty must be taken into account when looking at the results.

- Scientific uncertainties – variability in data and collection measures will always exist to a greater or lesser degree.
- Natural variability – there is often considerable natural variability in sustainability issues, for example the weather and people’s actions.
- Lack of precision – environmental, social and economic issues can be difficult to quantify or measure with a high degree of accuracy.
- Uncertainty about exact implementation – with a ‘broad-brush’ strategy it is difficult to assess to a high degree of detail.

1.26 Research and professional judgement will help to reduce uncertainty but cannot completely eliminate it. Where there is no prospect of resolving such uncertainty in the immediate future, and if there are significant chances of damage to the environment, a precautionary approach has been taken in this appraisal. This is a standpoint which maintains there should be no delay in taking action to correct a threat of serious or irreversible damage to the environment merely because there is a lack of scientific certainty.

Consultation

1.27 There have been three formal stages of consultation and public participation so far throughout the appraisal process. Details are shown in the following table.

Table 2 Consultation on the Site Allocations DPD SA Process

Document	Consultation Period	Who was consulted?	Summary of Responses
Site Allocations DPD SA Scoping Report (January 2010)	21 January - 25 February 2010	Natural England, RSPB, BBOWT, English Heritage and the Environment Agency. The report was also made publicly available on the Council's website.	See Appendix 12 of the the Draft Sustainability Appraisal Report (Incorporating SEA) Site Allocations DPD Preferred Option.
Site Allocations DPD Participation Document (February 2010) Appendix 6 - Initial SAs of Broad Areas	February - April 2010	Natural England, RSPB, BBOWT, English Heritage and the Environment Agency. The report was also made publicly available on the Council's website.	See Summary of Responses to the SA DPD Participation Document, Section 6 - Responses to the Initial SA of Broad Areas.
Site Allocations DPD Preferred Option (November 2010)	November 2010 - January 2011	Natural England, RSPB, BBOWT, English Heritage and the Environment Agency. The report was also made publicly available on the Council's website.	See Summary of Responses to Site Allocations DPD November 2010 - January 2011. (Chapter 16- Responses to Draft Sustainability Appraisal Report (Incorporating SEA))

2 Setting the Context, Objectives and Scope of the Appraisal

Identify relevant policies, plans and programmes, and sustainability objectives (Task A1)

2.1 The LDF SA Scoping Report (January 2010) includes a wide-ranging review of the plans, policies and programmes which are likely to impact on the plans within the Local Development Framework. This LDF SA Scoping Report has been revised and was consulted upon in parallel to the Site Allocation SA Scoping Report (January 2010). Therefore, the relevant policies, plans and programmes are identified in Appendix A of the LDF SA Scoping Report.⁽⁷⁾

Collecting baseline information (Task A2)

2.2 The aim of this stage of the SA is to collect relevant social, environmental and economic baseline information and produce a characterisation of the DPD area.

2.3 A comprehensive amount of baseline data is presented in Appendix A of the LDF SA Scoping Report.⁽⁸⁾ This DPD scoping exercise has identified that this level of detail is sufficient for the Site Allocations DPD and therefore no additional baseline data is necessary to inform its production.

Identifying sustainability issues and problems (Task A3)

2.4 This task requires the identification of key sustainability issues and problems relevant to the Site Allocations DPD, based on the review of plans and programmes, and the baseline information collected as part of the previous tasks.

2.5 The Site Allocations SA Scoping Report (January 2010) identified a number of significant sustainability issues within Bracknell Forest. These are:

Social

- Housing provision for all
- Pockets of deprivation in an otherwise prosperous Borough
- Access to essential facilities

Environmental

- Protecting the landscape character of the Borough
- Biodiversity and conservation issues, especially key species and habitats
- Reduction in waste and increase in reuse/recycling/recovery
- Reduction in fossil fuels for energy use
- Air Quality
- Water usage
- Water quality

7 See <http://www.bracknell-forest.gov.uk/sa>

8 See <http://www.bracknell-forest.gov.uk/sa>

Economic

- Redevelopment of Bracknell Town Centre
- Skills shortage
- Reducing congestion and journey times

2.6 All of the identified issues above are presumed to be relevant to the Site Allocations DPD. In addition, other matters which are likely to be of relevance to the Site Allocations DPD are:

- Mitigating the impact upon the Thames Basin Heaths Special Protection Area.
- Flooding.
- Climate Change.
- Infrastructure provision.

Developing the SA framework (Task A4)

2.7 The SA framework is made up of a number of SA objectives which are then used to test the plan. SA objectives were produced as part of the LDF SA Scoping Report (January 2010), and as these are also considered relevant to the Site Allocations DPD, these have been used for this SA.

Table 3 SA Objectives

Bracknell Forest Council SA Objectives
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
SA2: To reduce the risk of flooding and harm to people, property and the environment
SA3: To protect and enhance human health and wellbeing
SA4: To reduce poverty and social exclusion
SA5: To raise educational achievement levels
SA6: To reduce and prevent crime and the fear of crime
SA7: To create and sustain vibrant ⁽⁹⁾ and locally distinctive communities
SA8: To provide accessible essential services and facilities
SA9: To make opportunities for culture, leisure and recreation readily accessible
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs
SA11: To maintain air quality and improve where possible

9 Vibrant communities are those where people are engaged in civic activities (defined by the Integrated Regional Framework for the South East)

Bracknell Forest Council SA Objectives
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts
SA13: To conserve and enhance the Borough's biodiversity
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys
SA16: To sustainably use and re-use renewable and non-renewable resources
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management
SA19: To maintain and improve soil quality
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough
SA21: To ensure high and stable levels of employment
SA22: To sustain economic growth and competitiveness of the Borough
SA23: To encourage 'smart' ⁽¹⁰⁾ economic growth
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills to find work

2.8 When carrying out an SA, the SA objectives are used to assess the plan. The appraisal is informed by the information from previous stages, notably the review of plans and programmes, and the baseline data, but is also based on the professional judgement of members of the Design, Environment and Transport team at Bracknell Forest Council.

Consulting on the scope of the SA (Task A5)

2.9 There have been two formal stages of consultation and public participation so far throughout the appraisal process as shown in the following table.

¹⁰ Smart growth describes economic growth that does not require the importing of extra labour or the use of extra land. This is achieved by such means as: encouraging more of the existing population to become economically active; increasing the skill base of the workforce; the use of technology to improve productivity; and out-sourcing jobs that do not have to be based in the area. Its also includes flexible working and working from home.

Table 4 Consultation on the Site Allocations DPD SA Process

Document	Consultation Period	Who was consulted?
Site Allocations DPD SA Scoping Report (January 2010)	21 January 2010 - 25 February 2010	Natural England, RSPB, BBOWT, English Heritage and the Environment Agency. The report was also made publicly available on the Council's website.
Site Allocations DPD Participation Document (February 2010) Appendix 6 - Initial SAs of Broad Areas	February 2010 - April 2010	Natural England, RSPB, BBOWT, English Heritage and the Environment Agency. The report was also made publicly available on the Council's website.
Site Allocations DPD Preferred Options Draft SA Report (November 2010)	November 2010 - January 2011	Natural England, RSPB, BBOWT, English Heritage and the Environment Agency. The report was also made publicly available on the Council's website.

2.10 A summary of the consultation responses relating to the first two consultations above are provided in Appendices 12 and 13 of the Draft Sustainability Appraisal (Incorporating SEA) Site Allocations DPD Preferred Option. Responses to the Preferred Options consultation can be found in the Summary of Responses to Site Allocations DPD Preferred Option.

3 Initial Issues and Options

Testing the DPD objectives against the SA Framework (Task B1)

3.1 In order to ensure that the principles of sustainability are adequately enshrined within the DPD, it is important for the Site Allocations DPD objectives to be tested for compatibility with the SA objectives. The aim of this process is to help refine the objectives of the DPD where necessary, and identify potential areas of conflict which need to be addressed.

3.2 The objectives of the Site Allocations DPD are based on the objectives of the Core Strategy DPD (adopted February 2008), to ensure consistency within the LDF. Further sub-objectives have been added specifically for the Site Allocations DPD in response to comments made during previous consultations on the Development Management: Housing and Commercial Policies and Sites DPD. The sub objectives are shown in italics in Table 5 below.

Table 5 Core Strategy Objectives (including expanded objectives specific to the Site Allocations DPD)

A	To plan for a balance of housing and employment growth.
(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.
(i)	<i>To mitigate against the impacts of 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.
(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 improve 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.

3.3 A compatibility matrix of the DPD Objectives is shown below. The key to symbols can be found at the end of the table.

Table 6 Compatibility of DPD objectives with SA objectives

SA Objectives	Core Strategy and Site Allocations DPD Objectives											
	A(i)	B	C	D	E (i)	F	G(i)	H	I	J	K	L
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	+	+	+		+		+	+			+
SA2: To reduce the risk of flooding and harm to people, property and the environment			+			+			+			+
SA3: To protect and enhance human health and wellbeing	+	+	+			+	+	+	+	+		+
SA4: To reduce poverty and social exclusion	+	+	+		+	+	+	+		+		
SA5: To raise educational achievement levels							+					
SA6: To reduce and prevent crime and the fear of crime			+			+	+					
SA7: To create and sustain vibrant and locally distinctive communities	+	+	+	+	+	+	+	+	+	+		
SA8: To provide accessible essential services and facilities	+	+	+	+	+		+	+				+
SA9: To make opportunities for culture, leisure and recreation readily accessible			+	+	+		+	+				+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs		-	+	+	+	+	+	+	+		+	+

SA Objectives	Core Strategy and Site Allocations DPD Objectives											
	A(i)	B	C	D	E (i)	F	G(i)	H	I	J	K	L
SA11: To maintain air quality and improve where possible			+	+	+	+	+	+		-	+	+
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts			+	+	+	+	+	+		-	+	+
SA13: To conserve and enhance the Borough's biodiversity	-		+	+	+	+	+	+	+	-	+	+
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	-		+	+	+	+	+	+	+	-	+	+
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+		+	+	+		+	+				+
SA16: To sustainably use and re-use renewable and non-renewable resources					+	+	+	+			+	+
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery											+	+
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management						+			+		+	+
SA19: To maintain and improve soil quality			+						+		+	
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough			+		+	+			+		+	+
SA21: To ensure high and stable levels of employment	+	+	+	+	+			+	+	+		-

SA Objectives	Core Strategy and Site Allocations DPD Objectives											
	A(i)	B	C	D	E (i)	F	G(i)	H	I	J	K	L
SA22: To sustain economic growth and competitiveness of the Borough	+	+	+	+	+			+	+	+		-
SA23: To encourage 'smart' economic growth	+	+	+	+	+		+	+		+		
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills to find work	+			+			+					

Key

+	Compatible
-	Incompatible

3.4 Where the table is left blank, these objectives are not applicable, not directly related to each other, or neutral.

3.5 The compatibility assessment has identified some inconsistencies between the two sets of objectives; in particular the plan objectives to encourage economic growth have the potential to conflict with the protection of the environment. This exercise is valuable when carrying out the appraisal as it identifies areas where objectives need to be balanced to ensure outcomes are consistent and where possible devise SADPD policies that achieve a win-win situation.

Initial Options Considered and how these were Identified (Task B2)

3.6 The SEA Directive requires that the Environmental Report (in this case the SA Report) should consider '*reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*' and it should '*give an outline of the reasons for selecting the alternatives dealt with.*'

3.7 As set out in the adopted Core Strategies, new development will be needed in Bracknell Forest to meet the borough's needs for housing, to support economic wellbeing and to provide the range of facilities needed to create sustainable communities. The purpose of the Site Allocations DPD is to allocate sites, indicate their proposed uses and identify the related infrastructure needs in accordance with the scale of development and locational priorities in the Core Strategy.

3.8 There is more than one way of meeting the needs of people who live and work in and around the Borough of Bracknell Forest, so various options were presented in the Site Allocations DPD Participation Document (February 2010).

3.9 The options for the Site Allocations DPD were guided by the following:

- **The long term vision for the Borough to 2030**, as set out in the Sustainable Community Strategy. This covers all aspects of life and contains priorities in relation to: a thriving population, a desirable place and cohesive communities. The adopted Core Strategy is the spatial expression of the Sustainable Community Strategy and the Site Allocations DPD will help deliver the shared vision.
- **The Core Strategy Objectives and Site Allocations DPD Sub-Objectives** (as outlined in table 3.1 above). These have been identified to help develop strategic policies.

3.10 The options were developed by Planning Officers within the Local Plans Team at the Council and have been chosen as realistic and achievable ways of meeting the objectives of the Core Strategy.

3.11 The table below lists the initial options that were developed.

Table 7 Initial Options Developed

Initial Options / Approaches
Development Needs
A Robust and Flexible Land Supply for Housing
Travelling Populations
Warfield Park
Employment
Employment Sites outside Settlements
Retail Centre Boundaries
Bracknell Town Centre
Crowthorne Centre
Infrastructure
School Sites
Schools outside the Settlement Boundary and the Green Belt
Locations for Housing Development
Bracknell Town Centre Housing Options
Previously Developed Land Within Settlements (Increasing the Potential)
Previously Developed Land Within Settlements (Density)
Other Land Within Defined Settlements
Broad Areas - Strategic Options

Initial Options / Approaches

Site Appraisals

Broad Areas

Broad Area 1: South West Sandhurst

Broad Area 2: Broadmoor

Broad Area 3: North East Crowthorne

Broad Area 4: West Binfield

Broad Area 5: East Binfield

Broad Area 6: North Warfield

Broad Area 7: Chavey Down/Longhill Road

Broad Area 8: East Bracknell

SHLAA Sites:

- Previously Developed Land and Buildings in Defined Settlements
- Other Land within Defined Settlements
- Rounding Off Sites

3.12 'Do nothing' or 'business as usual' scenarios were considered, where relevant. For example, a 'business as usual' option was presented for consultation at the Issues and Options stage: Option 1 for Travelling Populations was to *'rely on the application process to meet future need rather than specifically allocate additional pitches'*.

Other Options Considered and why these were Rejected

3.13 The option of 'no further development' was discounted at this stage. This was not considered realistic since the Council, through its adopted Core Strategy, is already committed to a certain level of growth. It is also clear that the government expects local planning authorities to continue to plan to meet local development needs.

Predicting and Evaluating the Effects of the Initial Options and Considering Mitigation (Tasks B3 - B5)

3.14 The purpose of these tasks is to predict and assess the effects of the Site Allocations DPD, highlight the sustainability implications of each proposal/option, suggest recommendations for improvement and to consider mitigation.

3.15 The assessment involves predicting and evaluating the significant effects of each policy against the SA objectives. Baseline information (See Appendix A of the LDF SA Scoping Report)⁽¹¹⁾ is used to inform the decisions regarding scoring, but professional judgement is also used, therefore there is some subjectivity in the assessment. Reasoning behind the scoring is given in the commentary section. Also, where mitigation is considered necessary to minimise adverse effects or maximise beneficial effects, this is suggested in the commentary column.

3.16 The methodology used to predict and assess effects is summarised in the table below. This methodology was used throughout the SA incorporating SEA process.

Table 8 Assessment Table Approach

SA Objective	Assessment of Effect	Commentary	Optimising / Mitigating
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++		
SA2: To reduce the risk of flooding and harm to people, property and the environment	+		
Etc.			

3.17 The 'assessment of effects' column is scored using the following scoring system:

Table 9 Key

Scoring	Explanation
++	Significant positive effect on the SA objective
+	Minor positive effect on the SA objective
0	Neutral
-	Minor negative effect on the SA objective
--	Significant negative effect on the SA objective
+/-	Positive and negative effects
I	Outcome dependant upon implementation
?	Impact cannot be predicted

3.18 The following table sets out the approach taken and evidence used in appraising the document against the relevant Sustainability Appraisal Objectives. This methodology of assessment was carried forward through the Preferred Option Stage and on to the appraisal of the Draft Submission Policies:

11 See <http://www.bracknell-forest.gov.uk/sa>

Table 10 Methodology of Assessment

SA Objective	Information Source	Method of assessment
SA1-Housing needs	<ul style="list-style-type: none"> • Strategic Housing Market Assessment. • Bracknell Forest Housing Market Assessment. • Professional judgement. 	<ul style="list-style-type: none"> • calculated by taking 65% of the cluster area and then multiplying by 35dph & 40dph and then rounded to the nearest 100. • For Cluster 2 the residential dwellings total is a figure promoted by the West London Mental Health Trust because the development is mixed use and also includes a relocated hospital. • SHMA- Berkshire Authorities need to 'optimise the provision of affordable housing in new development, within the constraints of development economics, grant availability and with consideration for site specific and neighbourhood' 'As the need for affordable housing will not be satisfied, authorities will need to prioritise the type of new affordable housing secured'. Highest need for social rented accommodation. Desirable accommodation for older people. Meet the needs of the ageing population. • Affordable Housing thresholds= 1 ha or more and/or 15 or more dwellings. <p>++ Sites that can provide an element of affordable housing.</p> <p>+ Sites that can not provide affordable housing but still meet the housing need.</p> <p>0 No overall impact upon this objective.</p> <p>- The site can not provide a level of housing.</p> <p>-- Development of the site would result in a net loss in housing stock.</p>
SA2- Flooding	<ul style="list-style-type: none"> • GIS Flood Mapping – Environment Agency • Strategic Flood Risk Assessment (August 2010). 	<p>Compared the sites with the relevant Flood Zone Layers. Then took a professional view.</p> <p>Looked at Climate Change Flood Maps and compared the sites. Then took a professional view.</p>

SA Objective	Information Source	Method of assessment
		<p>++ A site could have a significant positive influence upon preventing risk of flooding.</p> <p>+ A site could have a positive influence upon preventing risk of flooding</p> <p>0 No overall impact upon preventing risk of flooding.</p> <p>- A site would have a negative influence upon preventing/reducing the risk of flooding.</p> <p>-- A site would have a significant negative influence upon preventing/ reducing the risk of flooding.</p>
SA3-Health	<ul style="list-style-type: none"> • GIS • BracknellForest Borough Accessibility Strategy 2006-2011 • 2007 IMD data. 	<p>If a site fell within an area where there were known health deprivation concerns this was acknowledged.</p> <p>A site was assessed as to how close it was to existing health facilities. However a facilities' capacity to accommodate new development was not known. This is dependent upon the Primary Health Trusts input. This is why all sites were given a (I) (upon implementation)</p>
SA4-Poverty & exclusion	<ul style="list-style-type: none"> • Indices of Multiple Deprivation (CLG) 2007 • GIS • Bracknell Forest Council records 	<p>The 2007 IDP data was used to see whether there were any known deprivation concerns.</p> <p>GIS was used to see where the sites were located in terms of wards that may have been referred to in the IMD.</p>
SA5-Education	<ul style="list-style-type: none"> • GIS • The School Places Plan 2009-2014 (BracknellForest Council) 2009. • Infrastructure Delivery Plan 	<p>Used data from the School Places Plan and provided information on whether a development of a particular site could be accommodated in terms of education.</p> <p>If it was not known whether or not a development would address educational capacity then a – score was given.</p>
SA6-Crime	<ul style="list-style-type: none"> • Indices of Multiple Deprivation 2007 	<p>Professional judgement was made using known statistics.</p>

SA Objective	Information Source	Method of assessment
SA7-Community	<ul style="list-style-type: none"> • Indices of Multiple Deprivation 2007 Data • GIS mapping • Professional judgement 	<p>++ Retains the distinctiveness of existing communities and can provide beneficial community facilities.</p> <p>+ Retains the distinctiveness of existing communities.</p> <p>0 No overall effect</p> <p>- Does not retain the distinctiveness of existing communities.</p> <p>-- Significantly harms the distinctiveness of existing communities</p>
SA8- Accessible services	<ul style="list-style-type: none"> • Accession Mapping • The Draft Transport Accessibility Assessment (Nov 2010) • GIS • BracknellForest LDF- Residential Location Assessment- Broad Development Areas. 	<p>++ Extremely accessible to essential services. Can include providing additional services.</p> <p>+ Accessible to essential services</p> <p>0 No overall affect</p> <p>- Not accessible to essential services.</p> <p>-- Accessibility to essential services is considered so bad as to affect new communities.</p>
SA9-Culture, leisure, recreation	<ul style="list-style-type: none"> • GIS • PPG17 Audit (Study of open space, sports, recreational and leisure facilities) 	<p>++ Extremely accessible to Culture, leisure, recreation facilities</p> <p>+ Accessible to culture, leisure, recreation facilities</p> <p>0 No overall affect</p> <p>- Not accessible to culture, leisure, recreation facilities.</p> <p>-- Accessibility to culture, leisure, recreation facilities is considered inadequate and as such new development would put added pressure on existing communities.</p>

SA Objective	Information Source	Method of assessment
SA10-Urban renaissance	<ul style="list-style-type: none"> • Professional opinion • Changes to PPS3 (Previously Developed Land in Gardens) 	<p>++ The site would encourage the best use of land (PDL)</p> <p>+ The site is likely to encourage the best use of land (PDL)</p> <p>0 No overall impact</p> <p>- The site is unlikely to encourage the best use of land (Not PDL)</p> <p>-- The site would not encourage the best use of land (Not PDL)</p>
SA11-Air quality	<ul style="list-style-type: none"> • BFC records-Environmental Heath • Possible Air Quality Management Area Reports 	<p>Two designated AQMAs have been given one for section of Downshire/Bagshot Road, Bracknell and another at High Street/Dukes Ride Crowthorne.</p> <p>The implications of these sites is not fully known at this stage. However an Action Plan is being compiled and this will be a material consideration when submitting a formal application.</p>
SA12- Climate change	<ul style="list-style-type: none"> • Professional opinion. • Renewable potential study/Carbon Trust 	<p>Policy allows all development to take on board climate change.</p> <p>BREEAM / CSH</p> <p>Unless they are large scale sites most sites are likely to be able to accommodate themselves. 0 (No overall impact)</p> <p>Large scale sites may be able to provide larger scale heat and power schemes.</p>
SA13-Biodiversity	<ul style="list-style-type: none"> • GIS • BracknellForest Borough Proposals Map • BFC Records • Ancient Woodland • LWS • Phase 1 Ecological 	<p>++ Very positive for biodiversity = gain of species and habitats of high/county value or higher</p> <p>+ Slight positive for biodiversity = some gain of habitats and species of low/local value</p> <p>0 Neutral for biodiversity loss = no net loss of habitats or species</p>

SA Objective	Information Source	Method of assessment
	<p>Surveys (April 2010)</p> <ul style="list-style-type: none"> • Habitat Regulations Assessment (2010)- Updated October 2011. • Assessment of the preferred options using Phase 1 Habitat Survey. Did not allow for any changes to the scoring as further surveys required. There is still likely to be a negative impact upon biodiversity on all sites. • MF-Rounding Off Areas Biodiversity Assessment 	<p>- Slight negative for biodiversity = loss of some species or habitats of low/local value</p> <p>-- Very negative for biodiversity = loss of species or habitats of high/county value or higher</p> <p>I This would apply to almost every site as successful mitigation can often mean the difference between positive and negative impacts. So, monitoring measures will be needed to ensure mitigation is successful and can be put right if not.</p> <p>? This is applied where there is a lack of information about the sites, ideally impacts would be based on the phase 1 survey.</p> <p>All sites had a negative impact. Although there are some sites that could also provide a chance to improve biodiversity.</p>
SA14- Countryside, urban & historic character	<ul style="list-style-type: none"> • LDF - Strategic Housing Site Options Landscape Study (March 2010) Kirkham Landscape Planning Ltd • BracknellForest Borough Proposals Map • BFC Records • Conservation Areas • Listed Buildings • Archaeological Site Assessment (March 2010) 	<p>Professional judgement. Consideration of any designations and what harm development of sites could have upon any of these important sites and features.</p> <p>++ Enhances the Borough's characteristic countryside and historic environment in rural and urban areas.</p> <p>+ Seeks to retain the Borough's characteristic countryside and historic environment in rural and urban areas.</p> <p>0 No overall impact</p> <p>- Aversely impacts upon the Borough's characteristic countryside and historic environment in rural and urban areas.</p>

SA Objective	Information Source	Method of assessment
	<ul style="list-style-type: none"> • Archaeology GIS and Comments from Berkshire Archaeology. • ASLI/ALLI Policy Designation • Character Areas SPD 	<p>-- Aversely impacts upon the Borough's characteristic countryside and historic environment in rural and urban areas. Through an impact upon designated landscapes and monuments.</p>
SA15-Travel choice	<ul style="list-style-type: none"> • GIS • BFC Records • BracknellForest LDF- Residential Location Assessment- Broad Development Areas. • Bus Services and the 8 Broad Areas- BFC • The Draft Transport Accessibility Assessment (Nov 2010) 	<p>++ The site is located close to essential services and is well served by public transport for the car not necessarily to be the preferred mode of transport.</p> <p>+ The site is located close to essential services where public transport is considered adequate but could be improved.</p> <p>0 No overall impact</p> <p>- The site is located so that the car is l to be the preferred choice mode of transport.</p> <p>-- The site is located so that the car is highly likely to be the preferred mode of transport.</p>
SA16-Resource use	<ul style="list-style-type: none"> • GIS Mapping (Mineral consultation areas) and professional opinion. • Core Strategy Policies CS10 and CS12. 	<p>If minerals are located on the site then further work will be needed to see what outcome the location of development will have on that resource. (?)</p> <p>How the site will deal with reducing its carbon footprint and providing a level of renewable energy will be seen upon implementation of Policies CS10 and CS12 (I)</p>
SA17-Waste	<ul style="list-style-type: none"> • Waste Local Plan • GIS • EA Landfill Matrix • Contaminated Land (GIS) 	<p>If a site is located within a buffer or on top of a landfill or contaminated land it is likely more work is required (?).</p> <p>Waste management will be assessed upon the implementation of policies (I)</p>

SA Objective	Information Source	Method of assessment
SA18-Water	<ul style="list-style-type: none"> • Environment Agency • Groundwater protection areas • Blackwater Valley Watercycle study. 	<p>If the site is located within a Groundwater protection area then further work is required (?)</p> <p>If the site is not located within a Groundwater Protection Area then sites scored (0) as there would be no overall impact.</p> <p>However SuDS and surface and foul water drainage must be considered.</p>
SA19-Soil quality	<ul style="list-style-type: none"> • Agricultural Land Classification (ALC) Map- DEFRA. • Known land contamination • GIS 	<p>If the site is classified on the ALC map as being urban, non-agricultural, or poor quality agricultural land and there is no known land contamination then development will have no overall impact upon soil quality. (0)</p> <p>If the site is located within an area of high agricultural value a level 1 or 2 on the ALC Map then it is likely that there would be an impact upon most versatile agricultural land which is contrary to policy. - or --</p> <p>If a site is considered level 3 then further work is required to find out what the split would be between 3a or 3b classification. (?)</p> <p>If land is contaminated then there is the opportunity to remediate the land + or ++</p>
SA20-Energy efficiency	<ul style="list-style-type: none"> • Professional opinion. • Peter Brett Study (Draft) 	<p>++ A site would have a significant positive influence upon increasing energy efficiency and renewable energy generation.</p> <p>+ A site would have a positive influence upon increasing energy efficiency and renewable energy generation.</p> <p>0 No overall impact.</p> <p>- A site would have a negative influence upon increasing energy efficiency and renewable energy generation.</p> <p>-- A site would have a significant negative influence upon increasing energy efficiency and renewable energy generation.</p>

SA Objective	Information Source	Method of assessment
SA21-Employment	<p>Employment Land Review (Roger Tym and Partners)2009</p> <p>Recommendations:-</p> <ul style="list-style-type: none"> • The Council should continue to welcome and nurture its existing ICT Head Offices; but in providing new land it should aim for a mix of development opportunities to accommodate more diverse business occupiers. • Provide land for smaller scale office development, town centre offices and Industrial / Warehouse Development. Improvements to public transport needed. • Safeguard major existing employment areas. 	<p>++ A site could have a significant positive influence upon retaining and/or encouraging employment growth.</p> <p>+ A site could have a positive influence upon retaining and/or encouraging employment growth.</p> <p>0 No overall impact upon retaining and/or encouraging employment growth.</p> <p>- A site would have a negative influence upon retaining and/or encouraging employment growth.</p> <p>-- A site would have a significant negative influence upon retaining and/or encouraging employment growth.</p>
SA22-Economic growth	<ul style="list-style-type: none"> • Indices of Multiple Deprivation 2007 and GIS Mapping. • Professional judgement. 	<p>++ A site could have a significant positive influence upon retaining and/or encouraging economic growth.</p> <p>+ A site could have a positive influence upon retaining and/or encouraging economic growth.</p>

SA Objective	Information Source	Method of assessment
		<p>0 No overall impact upon retaining and/or encouraging economic growth.</p> <p>- A site would have a negative influence upon retaining and/or encouraging economic growth.</p> <p>-- A site would have a significant negative influence upon retaining and/or encouraging economic growth.</p>
SA23-Smart Growth	<ul style="list-style-type: none"> Indices of Multiple Deprivation 2007 and GIS Mapping 	Professional judgement
SA24-Skilled workforce	<ul style="list-style-type: none"> Professional opinion. 	Professional judgement

Development Needs and Location for Housing Options

3.19 The following table outlines the various development needs and location for housing options and how they performed when appraised. The table also shows which of the options were either disregarded altogether and which options were taken forward to form the preferred options.

Table 11

Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
<p>Options for a Robust and Flexible Supply of Housing</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Option 3 was considered to be the most sustainable as it would allow for a considered review of economic, socioeconomic and environmental changes before allocating further sites.</p> <p>For the reasons sets out below, Options 1 and 2 were not considered sustainable:</p> <ul style="list-style-type: none"> Option 1 would enable sustainability benefits resulting from the ability to plan in the long term, however it would reduce the flexibility of the plan and thereby reduce its ability to create sustainable development Option 2 would create flexibility in the plan but may lead to allocation of sites in sub-optimal locations, which would not be sustainable. 	<p>Following consultation on the Participation Document, the Coalition Government announced its intention to revoke the South East Plan (May 2010). Reference to the year 2031 was contained in the South East Plan. Concern also existed about reserve sites coming forward in an untimely manner, and due to forthcoming changes in the planning system, the use of reserve sites is not the Council's preferred approach at this stage.</p> <p>Option 3 (in view of forthcoming changes in the planning system) was considered to be the most appropriate course of action, as it allows the position to be reconsidered through a review of the Core Strategy (which is programmed to take place following examination of the SADPD – as set out in the current Local Development Scheme). The Preferred Option was progressed on this basis, i.e. 10,780 as set out in the Core Strategy (rather than 12,780 units as set out in the South East Plan).</p>

Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
<p>additional strategic sites if required, and, if necessary include a review of the Green Belt.</p>		
<p>Options for Travelling Populations</p> <p>Option 1 - Rely on the application process to meet future need rather than specifically allocate additional pitches.</p> <p>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.</p> <p>Option 3 - Invite proposals to extend existing private Gypsy, Travellers and Travelling Showpeople sites.</p> <p>Option 4 - Seek provision as a mix of the above options.</p>	<p>Option 2 was recommended as the most sustainable option as it would enable sites to be provided in the most sustainable locations, and for environmental enhancements/ infrastructure measures to be integrated with provision.</p> <p>Options 1 and 3 both had disadvantages when scored against the SA Objectives (e.g. Option 1 could result in a number of smaller sites being developed, which may not bring forward services and facilities; and Option 3 could lead to existing pressures on services and facilities being increased). However, were Options 1 and 3 subject to strict planning policy controls then a mixture of these Options, such as proposed under Option 4, could be lead to significant long term sustainability benefits.</p>	<p>None of the developers involved in the Broad Areas suggested a willingness to make provision for Gypsies and Travellers. Option 2 was therefore not considered to be deliverable.</p> <p>The revocation of Regional Spatial Strategies (announced by the Coalition Government in May 2010) will mean that Local Authorities will be responsible for determining the right level of site provision. In August 2010, the Government also announced its intention to revoke Circulars s 01/06 and 04/07, and replace them with a 'light-touch' guidance outlining the Council's Statutory Obligations.</p> <p>In the meantime, the Council has decided to work on the basis of continuing to meet the requirement put forward at the Partial Review of the South East Plan (Examination held in February 2010), which proposed an additional 15 pitches in the Borough between 2006-2016. This target is likely to be met (permission has already been granted for 14 pitches) through the planning application process, i.e. Option 1, rather than allocating additional pitches in the SADPD.</p>

Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
<p>Warfield Park Options</p> <p>Option 1 - Extend the boundaries of the site to include any of the areas of land shown on the plan attached as Appendix 4 - Warfield Park Map.</p> <p>Option 2 - Review the designation of the site aimed at protecting its existing character and appearance in the interests of intensification.</p> <p>Option 3 - Retain the existing policy approach and boundaries.</p>	<p>Option 1 was identified as having the highest potential for adverse effects when assessed against the SA Objectives. The effects of Option 2 were predicted to be less adverse, however no significant adverse effects were predicted as a result of Option 3. This was therefore the preferred Option.</p>	<p>Given the findings of the SA, and in view of the existing policy constraints on the site, the Council has decided that Option 3 is the best approach for this site.</p> <p>A number of sites adjacent to the existing park have been promoted, but did not form part of the Preferred Option (as set out in the Preferred Option Background Paper).</p>
<p>Options for Employment</p> <p>Option 1 - Maintain the existing employment areas as they are.</p> <p>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).</p>	<p>The effect of the Options against the SA Objectives was unclear at this stage and so it was not possible to identify a Preferred Option. Instead it was noted that future stages of decision making should have regard to the SA Objectives and any potential future policy approaches should be re-assessed.</p>	<p>It is important that identified employment areas and allocations for mixed use development, including employment help achieve sustainable economic growth. One way of doing this is to seek to maintain a balance between the level of housing and therefore the resident workforce and number of jobs.</p> <p>The Employment Land Review (December 2009) concluded that there was a significant oversupply of offices within the Borough, and that the defined employment areas were of reasonable quality.</p>

Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
<p>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.</p> <p>Option 4 - Release the Crowthorne Business Park for mixed use development, with an emphasis on housing 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 this document).</p> <p>Option 5 - A combination of Options 2 to 4 above.</p>		<p>Ultimately, the Preferred Option included a combination of Options 2-4 (Option 5), which were re-assessed at that stage.</p>
<p>Options for Employment sites outside settlements</p> <p>Option 1 - Give employment sites outside settlements and the Green Belt, a specific notation and policy to enable limited development to occur.</p> <p>Option 2 - Designate other significant employment sites within the Green Belt as Major Developed Sites.</p>	<p>Option 1 was considered to be the most sustainable as it would help preserve the integrity of the Green Belt. This in turn resulted in more positive effects against a number of SA Objectives, e.g. Improving efficiency in use of land, protecting and enhancing the countryside, conserve and enhance</p>	<p>Given the overall over-supply of office space within the Borough, there is no identified need for significant new employment allocations on greenfield sites. Protection of the Green Belt is a key Council planning objective, and one major site within the Green Belt is already identified within the existing Development Plan (Syngenta – BFBLP Policy GB5).</p>

Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
	<p>biodiversity, create vibrant and distinctive communities.</p>	<p>Within the Preferred Option, the Council included a designation on the Royal Military Academy (Preferred Option Policy SA11), which is located outside of a defined settlement. This site provides an important element of the nation's military training capacity. It makes a significant contribution to the local economy, and is a major local employer. It is considered important that it can continue to function effectively within the existing site. The Council therefore proposed to carry forward a limited application of Option 1.</p>
<p>Options for retail centre boundaries</p> <p>The Participation document suggested a 'proposed approach' regarding amendments to the boundaries of retail centres in the Borough. The suggested approach was assessed in the SA, along with a 'do nothing' scenario (i.e. to keep existing designations as currently shown).</p>	<p>The SA of the two options clearly showed that Option 1 is more likely to lead to positive effects compared with Option 2. It is considered more likely to promote vitality and viability of shopping areas which could have cumulative benefits for environmental and social objectives, and which could have a beneficial synergistic effect on sustainable economic growth.</p>	<p>In accordance with the findings of the SA and in conformity with new government guidance in PPS4, the 'proposed approach' suggested in the Participation document (i.e. Option 1) has been carried forward to the Preferred Option.</p>
<p>Options for Bracknell Town Centre</p> <p>The Participation document suggested a 'proposed approach' for Bracknell Town Centre, which was assessed in the SA along with a 'do nothing' scenario (i.e. to keep existing designations as currently shown).</p>	<p>The SA concluded that Option 2 is unlikely to have a significant effect on any of the SA Objectives. However, Option 1 was predicted to promote vitality and viability of shopping areas</p>	<p>In accordance with the findings of the SA and in conformity with new government guidance in PPS4, the 'proposed approach' suggested in the Participation document (i.e. Option 1) has been carried forward to the Preferred Option.</p>

Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
<p>Options for Crowthorne Centre</p> <p>The Participation document suggested a 'proposed approach' for the retail area at Crowthorne, which was assessed in the SA along with a 'do nothing' scenario (i.e. to keep existing designations as currently shown).</p>	<p>which could in turn have beneficial effects on a number of SA Objectives. Option 1 was therefore considered to be the most sustainable.</p> <p>The SA concluded that Option 2 is unlikely to have a significant effect on any of the SA Objectives. However, Option 1 was predicted to promote vitality and viability of shopping areas which could in turn have beneficial effects on a number of SA Objectives. Option 1 was therefore considered to be the most sustainable.</p>	<p>The preferred option includes elements of all the options.</p> <p>In accordance with the findings of the SA and in conformity with new government guidance in PPS4, the 'proposed approach' suggested in the Participation document (i.e. Option 1) has been carried forward to the Preferred Option.</p>
<p>Options for Infrastructure</p> <p>Option 1 - Prioritise the most important forms of infrastructure and adopt a flexible approach to other elements based on site viability.</p> <p>Option 2 - Set rigid infrastructure requirements that may make some sites unviable, particularly under current market conditions.</p>	<p>Both Option 1 and Option 2 had the potential for positive and negative significant effects when assessed against the SA Objectives. It was therefore recommended that a combination of the two Options be carried forward, with the addition of some, but not all, of the flexible types of infrastructure into the list of important types.</p>	<p>There will be a separate Infrastructure Delivery Plan, which will support the SADPD and will outline the infrastructure requirements in more detail.</p>

Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
<p>Options for OSPV on School Sites</p> <p>Option 1 - Keep the existing OSPV notation.</p> <p>Option 2 - Move the existing OSPV boundary so that it is further from school buildings to allow some development to take place. (Playing fields are protected under other legislation).</p> <p>Option 3 - Remove the OSPV notation.</p> <p>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.</p>	<p>Option 4 was considered the most sustainable: despite some predicted negative impacts, these could be mitigated through Core Strategy Policies.</p> <p>Option 3 was considered to be the least sustainable of the Options.</p>	<p>The Options consultation considered various alternatives for OSPV on school sites. However, it was ultimately revealed that the main problem related to inconsistencies, which also affected other sites. Therefore, it was considered that any change to policies that apply to OSPV on school sites (in terms of an alternative educational notation, etc) would be better dealt with, if appropriate, through policies in a subsequent DPD. This would most likely be the Core Strategy Review, which will be progressed following examination of the SADPD).</p> <p>The Proposals Map includes an ODPV notation that applies to a range of land uses both in public and private ownership, and whilst it alerts potential applicants to the need to consider Core Strategy Policy CS8, the application of the notation on the Proposals Map is not comprehensive. Policy CS8 is a Borough wide policy, and is triggered when a site includes any features set out in the definition of 'recreational facilities' irrespective of whether or not it is shown as OSPV on the Proposals Map. Due to these inconsistencies, which are causing confusion, the Council is proposing to remove the CS8 (OSPV) designation from the Proposals Map. However the Policy in the Core Strategy would continue to apply to all sites which contain features specified in the definition, which would also include certain school sites.</p>

Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
<p>Options for school sites outside of defined settlement</p> <p>Option 1 - Retain existing designations.</p> <p>Option 2 - Create a new policy designation to allow limited extensions, infilling and alteration to Local Authority Schools subject to other planning consideration.</p>	<p>Although some negative effects were predicted against Option 2, this was considered to present the greatest opportunity to generate benefits against the SA Objectives, compared to Option 1. This is therefore the preferred approach.</p>	<p>Following the consultation, it was concluded that the existing designation (Option 1) would continue to apply. The one exception is where the school buildings adjoin the settlement boundary and relate physically and visually with the existing settlement. In such cases, amended have been proposed to include the school buildings within the settlement, as was set out in the Preferred Option document.</p>
<p>Options for Bracknell Town Centre Housing</p> <p>Option 1 - Allocate additional new homes to the circa 1,000 already with planning permission.</p> <p>Option 2 - Allocate just the circa 1,000 new homes already with planning permission.</p> <p>Option 3 - Allocate less than the circa 1,000 already with planning permission.</p>	<p>The significance of the effects of each of the Options was highly dependent on deliverability. All the Options had positive and negative effects. However, overall, the allocation of a larger number of houses in the town centre was considered to be the most sustainable Option.</p>	<p>None of these options were pursued: it was not considered necessary to allocate land in the town centre in the SADPD because the site already benefits from a planning permission. This approach has consistently been applied to all sites considered in the SADPD.</p> <p>Further, no additional land in the town centre has been identified through the SADPD process as being available. However, other land outside the town centre has been promoted and has been assessed for allocation (see Preferred Option Document).</p>
<p>Options for PDL within settlements, increasing the potential</p>	<p>A number of significant, positive effects are predicted under Option 1. However Option 3 is considered the most</p>	<p>A combination of Options 2 and 3 has been incorporated in the Preferred Option.</p>

Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
<p>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.</p> <p>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.</p> <p>Option 3 - Rely on the current list of possible sites in Appendix 2 - Sites for Potential Allocation - PDL and Buildings in Defined Settlements of the SADPD Participation Document.</p>	<p>sustainable overall as it could enable the best use of sites that are currently underutilised, leading to reduced pressure on greenfield sites for housing development.</p> <p>Option 2 is likely to lead to a loss of employment land which is considered unsustainable as it could lead to an imbalance between the provision of housing and jobs.</p>	<p>In light of the Employment Land Review concluding that there was a significant oversupply of offices within the Borough, and that the defined employment areas were of reasonable quality, the Council has investigated the potential for under-used employment sites to be used for housing, and sites have been included within the Preferred Option.</p> <p>In addition to the sites listed in Appendix 2 of Participation Document, additional sites were promoted in response to the Participation consultation and through the Strategic Housing Land Availability Assessment, which were taken into consideration (as set in the Preferred Option Background Paper). Each of the submitted sites have been assessed through the SA.</p>
<p>Options for PDL within settlements, density</p> <p>Option 1 - Use our design policies and local character assessments to guide densities.</p> <p>Option 2 - Develop locally specific density policies that seek to maximise densities in particular locations.</p> <p>Option 3 - Apply a minimum density of 30dph on all new residential developments.</p>	<p>It was recommended that a combination of all three Options should be carried forward, as the most sustainable approach. By combining Options 1 and 2, development would be required to remain in keeping with the character of a particular area while ensuring that the maximum potential of sites is realised, to reduce pressure on greenfield sites.</p>	<p>In June 2010, PPS3 (Housing) was reissued, deleting the national indicative minimum density of 30 dwellings per hectare, therefore Option 3 no longer applies.</p> <p>In relation to Option 2, further consideration will be given to the need for specific density policies in connection with Development Management Policies (which will be included in a review of the Core Strategy).</p>

Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
<p>Options for other land within settlements</p> <p>Option 1 - Reduce the amount of open space sought within new developments and promote the development of existing open space in built up areas.</p> <p>Option 2 - Reduce the amount of open space sought within new developments but protect existing open spaces in built up areas.</p> <p>Option 3 - Continue with our current standard of provision of open space and protect existing open spaces in built up areas.</p>	<p>Option 3 provides the most sustainable of the three Options, as it performs best against the SA Objectives.</p> <p>Option 1 is considered to be the least sustainable; and Option 2 is also predicted to have negative impacts against a number of the SA Objectives (although the significance of these is lower compared with Option 1).</p>	<p>Option 1 has primarily been taken forward in the consideration of sites at the Preferred Option stage. The Council's design policies and the Character Areas Assessment SPD have influenced the capacity assessments carried out in connection with sites in the Preferred Option.</p>
<p>Broad Area Strategic Options</p> <p>Option 1 - Concentrate new housing development within a planned arc of development to the north of Bracknell based in Locations 4, 5 and 6 in Appendix 6 of the</p>	<p>The SA of the Strategic Options for the development of the Broad Areas highlighted a number of positive effects for both Option 1 and Option 2. However, a greater number of</p>	<p>In relation to Options 1 and 2, whilst a reduction in open space standards might help to increase the capacity of sites and might not prejudice the appearance of schemes (with careful design), open space is also important for leisure and recreational reasons, and helps to improve the quality of life for people who work and live in the Borough. Together with the findings of the SA, this led the Council to decide to continue to apply the existing standards of provision for Preferred Option sites (Option 3).</p>
<p>In light of the lower number of units being planned, following the revocation of the South East Plan (10,780 units in the Core Strategy rather than 12,780 as South East Plan), it is not proposed to pursue the concept of a 'Northern Arc' development. The sustainability effects of each of the preferred</p>		

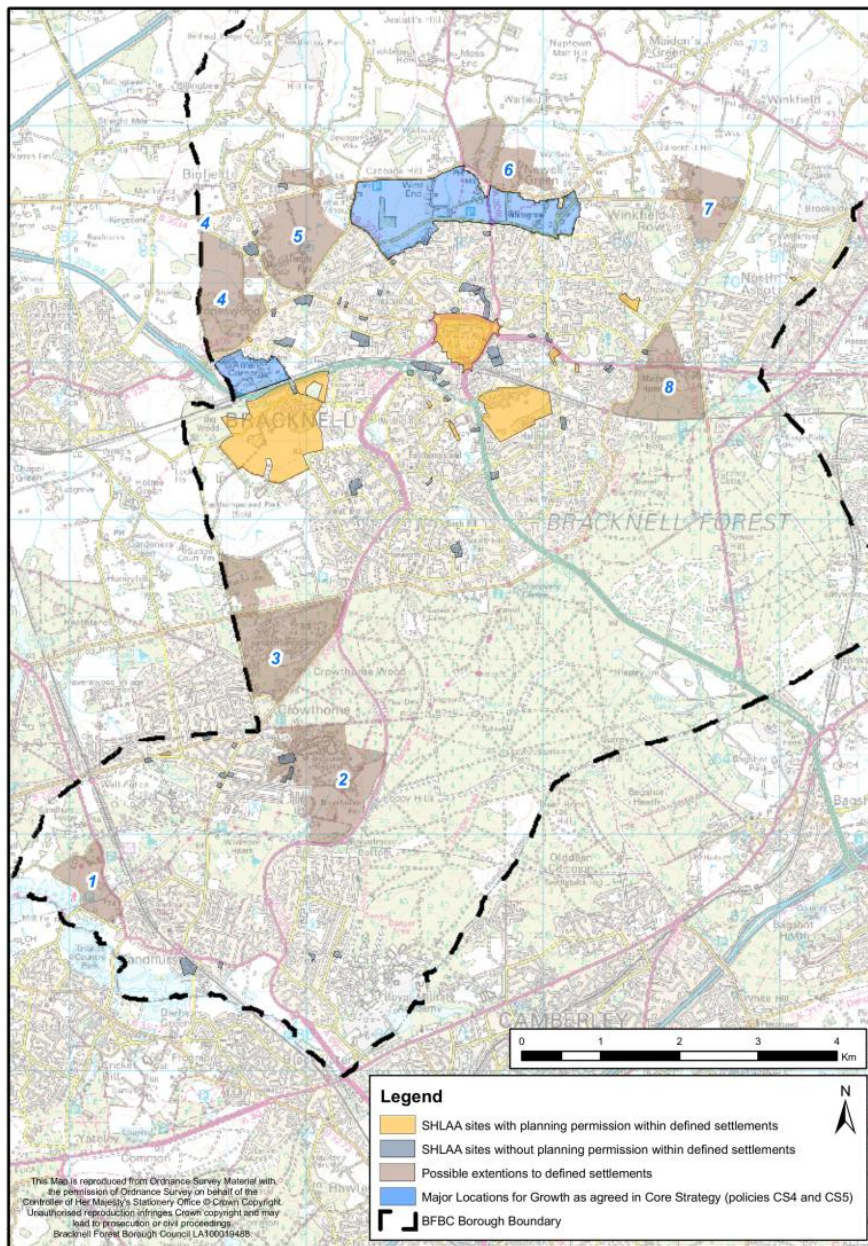
Options within the SADPD Participation Document	Sustainability Appraisal outcome	Option Taken forward into Preferred Option
<p>Participation Document and the major development areas identified in the Core Strategy.</p> <p>Option 2 - Spread development more evenly across the Borough with priorities based on the relative merits of individual sites.</p>	<p>significant positive effects were highlighted for Option 3.</p>	<p>sites, and the cumulative effects of spreading development more evenly throughout the Borough, have been assessed in the Preferred Options SA.</p>

Site Specific Options Appraisal

3.20 This section appraises the Brood Areas and other policy approaches consulted on at the Issues and Options stage as set out in the Participation Document.

3.21 The appraisal is not intended to be a detailed project-level assessment of each site, such as that provided by an Environmental Impact Assessment, but is a strategic level assessment providing a broad comparison of the proposed sites to inform strategic policy. As a result the appraisal does not consider the detailed implementation of planning permissions, such as type of building construction and design of development, which will also impact on the sustainability of the final developments.

Map 1 Key Map to show possible Broad Locations identified in the SADPD Participation document.



3.22 The following tables include the summaries of the site specific appraisal results.

Summary of Broad Area 1 South West Sandhurst

3.23 The site is not considered to be previously developed land and is therefore greenfield. This resulted in a significant negative score (--) when assessed against SA objective 10 (Urban renaissance and land use efficiency).

3.24 The site has a landscape designation as an Area of Landscape Importance. The site is also adjacent to a River Corridor (Blackwater Valley). Any development on land designated as such would have an adverse impact upon the character and appearance of the area and would therefore result in a negative score against SA Objective 14 (Countryside and historic environment).

3.25 The site is located close to a designated Biodiversity Opportunity Area (BOA) and development could threaten the value of such an area. Any development of the site is likely to result in a minor negative score against SA Objective 13 (Biodiversity), as there would be some loss of habitat.

3.26 The site lacks adequate public transport and therefore any development of the site is likely to result in the car being the preferred mode of transport. The site could provide investment to secure public transport improvements; however there are highway limitations in the area that would hinder any improvements.

3.27 At the issues and options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (Education).

Summary of Broad Area 2- Broadmoor

3.28 Although the site is considered to be previously developed land a Phase 1 Habitat Survey highlighted that the site is likely to be of County level biodiversity value. Looking at the broad area it could not be confirmed at the Issues and Options stage that there would not be an impact upon biodiversity. As a result the site scored a significant negative score (-) against SA objective 13 (Conserve and enhance biodiversity). However further survey work may allow for any issues to be mitigated.

3.29 The site would provide significantly less housing than other broad areas and this was reflected in the lesser positive (+) and not a significant positive (++) score against SA Objective 1 (Housing need). The site is not considered to be well served by public transport and therefore the car is likely to be the preferred mode of transport, unless development can secure improvements. This is reflected in the negative score provided against SA Objective 15 (Travel Choice).

3.30 There is a Grade II listed building on site with associated historic gardens. As it can not be guaranteed that the building and historic garden would be unaffected this site scored as significantly negative (-) against SA objective 14 (Countryside and Historic).

3.31 At the issues and options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (Education).

3.32 The site does have good links with local recreational sites and this is reflected in the positive score against SA Objective 9 (Recreation). The site could potentially provide facilities and infrastructure that could benefit existing communities. This is reflected in the positive score against SA Objective 7 (Communities).

Summary of Broad Area 3- North East Crowthorne

3.33 Although the site would involve the development of previously developed land the site has been shown by a Phase 1 habitat survey to provide valuable habitat with areas of the site qualifying as Local Wildlife Site status. Looking at the broad area it could not be confirmed at the Issues and Options stage that there would not be an impact upon biodiversity. As a result the site scored a significant negative score (--) against the biodiversity SA objective 13. Further survey work may allow for any issues to be mitigated.

3.34 The site is also considered badly positioned in terms of the existing public transport links and pedestrian walking distance of essential facilities; and therefore scores negatively against SA objectives 8 (Accessibility to essential services) and 15 (Travel choice). This could be mitigated however at this stage the preferred mode of transport is likely to be the car.

3.35 At the issues and options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (Education).

3.36 The site could provide significant numbers of housing and facilities such as a local centre that could benefit the existing community along Old Wokingham Road.

Summary of Broad Area 4- West Binfield

3.37 The site could support a significant number of houses, is well located in terms of accessibility to essential services and is considered to have moderate capacity for development without affecting the character and appearance of the area. Therefore this has positive outcomes when considering SA objectives 1 (Housing), 8 (Accessibility to essential facilities) and 14 (Countryside and historic).

3.38 The site is located close to existing employment areas (the Western Industrial Estate and Amen Corner) thus scoring positively against SA objectives 21 (Employment) and 22 (Economic growth). The site could also benefit from investment via an already earmarked development at Amen Corner.

3.39 There are Local Wildlife Sites within the broad area. It is not known at this stage whether development of the site would not have an adverse impact upon the biodiversity value of the site. For this reason this site could have a significant negative impact upon SA Objective 13 (Conserve and enhance biodiversity).

3.40 At the issues and options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (Education).

3.41 There is also some concern that the site could affect the distinctiveness of the communities at Binfield thus being raised as an issue against SA objective 7 (Communities). This could be addressed by applying open space buffers.

Summary of Broad Area 5- East Binfield

3.42 The site is considered well located to access essential services and existing employment areas, thus scoring positively against SA objectives 8 (Accessibility to essential services), 21 (Employment) and 22 (Economic Growth). The site also has moderate/high capacity for development and this has been raised against SA objective 14 (Countryside and historic), although there are listed buildings on the site and with no confirmation that they will be retained or unaffected a negative score has been provided against this SA objective. The site is also designated as River Corridor.

3.43 Development of the site would result in loss of a recreational facility in the form of the golf course and this provides a negative outcome against SA objective 9 (Recreation). The site is considered to be greenfield and not previously developed land and therefore scores negatively against SA objective 10 (Urban renaissance and land use efficiency).

3.44 At the issues and options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (Education).

Summary of Broad Area 6- North Warfield

3.45 The site was considered to be remote and suffer a lack of suitable public transport provision; and would normally score negatively against SA objective 8 (Accessibility to essential facilities) and SA Objective 15 (Travel choice). However as the site is located close to a site already earmarked for development in the Core Strategy (Land north of Whitegrove and Quelm Park). Development of this site in conjunction with the earmarked site could allow for infrastructure investment. This investment could establish an improved bus service along with a new local centre with associated facilities serving both the sites.

3.46 When developed in conjunction with the Core Strategy site new employment sites could be provided to the benefit of the local area and borough as a whole. As a result the site scored positively against SA objectives 21 (Employment) and 22 (Economic Growth).

3.47 The site is considered to be greenfield and not previously developed land and scores negatively against SA objective 10 (Countryside and Historic). There are also listed buildings within the site and without any confirmation that they will be unaffected the site also scores negatively against SA objective 10.

3.48 Parts of the site are located within Flood Zones 2 and 3. This could result in inappropriate development being located within a flood plain. This could be mitigated but without any detail present at the Issues and Options stage it has not been demonstrated that there would not be any conflict. Therefore for this reason the site scores negatively against SA Objective 2 (Reduce the risk of flooding).

3.49 It is likely that development of the site would result in a loss of habitat and therefore an adverse effect upon biodiversity. This resulted in a negative score against SA objective 13 (Conserve and enhance biodiversity).

3.50 At the issues and options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (Education).

Summary of Broad Area 7- Chavey Down/Long Hill Road

3.51 The site can provide a significant number of homes of which a number could be affordable. Therefore this site was given a significant positive score (++) against SA Objective 1 (Housing Need). The site had good access to open space and recreational facilities and therefore scored positively against SA objective 9 (Recreation).

3.52 The site is considered to be greenfield and therefore not previously developed land. This provided a negative score against SA Objective 10 (Urban renaissance and efficiency in land use).

3.53 Listed buildings are located within the site and as there is no detail confirming that they will be unaffected by development the site scored negatively against SA objective 14 (Countryside and Historic), although the site was considered to have landscape capacity for development.

3.54 The site was considered to be remote and have poor public transport links and as such this was raised against SA objective 8. However due to the size of the site and the potential numbers of houses that could be accommodated, development of this site could allow for investment into infrastructure such as improved public transport. The site could also provide a new local centre that would provide essential facilities that the area currently lacks. As such the site scored both negatively and positively against SA objective 8 (Accessibility to essential services). Although there is the potential for investment, the site was considered remote enough to encourage the car to be the preferred mode of transport. As such the site scored negatively against SA Objective 15 (Travel choice).

3.55 The site would result in a loss a habitat and therefore scored negatively against SA objective 13 (Conserve and enhance biodiversity).

3.56 At the issues and options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (Education).

Summary of Broad Area 8- East Bracknell

3.57 The site is considered well located to serve essential facilities in the area with there being a local centre at Martins Heron. There is a lack of buses serving the site. However the site is located close to a railway station that provides a link with Bracknell Town Centre. For these reasons the site scored positively against SA Objective 8 (Accessibility to essential services).

3.58 The site contains an old landfill and with development of the site comes the opportunity to remediate the land and therefore improve the soil quality. For this reason the site was given a significant positive score (++) against SA Objective 19 (Maintain or improve soil quality).

3.59 The site is considered to be greenfield and therefore not previously developed land. This provided a negative score against SA objective 10 (Urban renaissance and efficiency in land use).

3.60 At the issues and options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (Education).

Previously Developed Land and Buildings in the defined settlements

3.61 The majority of the sites defined by this designation did not result in any negative and/or positive scoring against SA Objectives 2, 3, 4, 5, 6, 11, 12, 17, 18, 19, 23 and 24. The reason being either a site may not have an overall impact, may need further work to be carried out or the score may depend heavily upon implementation. The exception to this being the Peacock Bungalow site that is located within close proximity to where a new primary school is to be built and therefore educational provision would be in place for this site.

3.62 All sites could provide a level of housing to meet the need. However some sites were given negative scores (-) as they did not meet with the threshold for affordable housing (25 or more dwellings or over 1 hectare in area). *N.B Please note the Council has subsequently adopted a threshold of 15 or more dwellings or over 1ha in area for affordable housing provision.*

3.63 Sites such as Garth Hill School, Commercial Centre Building, Albert Road Car Park and the Iron Duke were considered accessible to essential services and were also considered well located not to necessarily encourage the car to be the preferred mode of transport. Therefore these sites scored positively against SA Objectives 8 and 15.

3.64 Land at School Hill was the only site to result in a significant negative score against both SA Objective 13- Biodiversity and SA Objective 14- Countryside and Historic. The reason being that the site is considered to be of Biodiversity value and that the site is also designated as Historic Gardens. These concerns could be mitigated. However at this stage no design details were present.

Other land within defined settlements

3.65 The majority of the sites did not result in any positive and/or negative scores against SA Objectives 2, 3, 4, 5, 6, 11, 12, 17, 18, 19, 23 and 24. The reason being either a site may not have an overall impact, may need further work to be carried out or may depend upon implementation. The exception to this being Bay Drive where this site resulted in a significant negative score against SA Objective 2- Flooding, as the site is located within a recognised flood zone. This could potentially be mitigated against however no detail was present at time the appraisal was carried out.

3.66 Three of the four sites could provide affordable housing on site. However Land North of Cain Road, Binfield did not meet with the affordable housing threshold and therefore resulted in a minor negative score.

3.67 Three of the four sites were considered to be accessible to essential services with 'Land South of Cricket Field Grove' considered to score both positively and negatively as there is a need for improvements.

3.68 The Football Ground, Land South of Cricket Field Grove and Land North of Cain Road all scored negatively when assessed against SA Objective 10- Urban Renaissance. The reason being that they were all considered to be Greenfield sites. However Land South of Cricket Field Grove is also designated as Open Space of Public Value and Historic Gardens and therefore does not necessarily represent the best use of land. This is also the reason why Land South of Cricket Field Grove resulted in a significant negative score (--) against SA14- Countryside and Historic.

3.69 All four of the sites are considered to have biodiversity implications. However Land South of Cricket Field Grove is considered to be of high biodiversity value and therefore results in a significant negative score (--).

3.70 Three of the four sites scored positively against SA Objective 15- Travel Choice, as they are positioned so that they may not necessarily encourage the use of the car as the preferred mode of transport. However Land South of Cricket Field Grove resulted in a minor negative score as it is not located as to be served by public transport. This could be mitigated against.

Rounding off sites

3.71 The majority of the sites did not result in any positive and/or negative scores against SA Objectives 2, 3, 4, 5, 6, 11, 12, 17, 18, 19, 23 and 24. The reason being either a site may not have an overall impact, may need further work to be carried out or may depend upon implementation. The exception to this being Land at Lodge Farm where the site resulted in a minor negative score against SA Objective 2- Flooding as part of the site falls within a recognised flood zone.

3.72 'Land at North Lodge Farm' and 'White Gates, Mushroom Castle Lane' could both provide affordable housing and therefore scored positively against SA Objective 1- Housing Need. However 'White Cairn' and 'Land South of the Limes' did not meet the affordable housing threshold and as such resulted in a minor negative score.

3.73 Land South of the Limes and Land at North Lodge Farm, if developed, could have an adverse impact upon the distinctiveness of the existing communities. For this reason the sites resulted in a minor negative score (-) against SA Objective 7- Community.

3.74 White Cairn scored positively while Land South of the Limes and Land at North Lodge Farm both had no overall impact when assessed against SA Objective 8- Accessible services. White Gates, Mushroom Castle Lane resulted in a minor negative score (-) as the site is not well served by public transport.

3.75 Land South of the Limes, Land at North Lodge Farm and White Gates, Mushroom Castle Lane all resulted in a minor negative score (-) against SA objective 14- Countryside and Historic. The reason being that development of the sites is likely to have an adverse impact upon the character and appearance of the area. White Cairn although designated as Open Space of Public Value is considered to be in a location where development could assimilate into Dukes Ride without harming the overall character and appearance of the area.

3.76 Land South of the Limes, Land at North Lodge Farm and White Gates, Mushroom Castle Lane all resulted in a minor negative score (-) against SA objective 15- Travel Choice. The reason being that the three sites are considered to be relatively remote and therefore it is likely that the car may be the preferred mode of transport. As White Cairn is located on a high street close to public transport this site scored positively (+) against this SA Objective.

3.77 The full appraisal tables, presenting the testing of all objectives against each site at the issues and options stage, can be found in Appendices 2- 6 of the Draft Sustainability Appraisal Report (Incorporating SEA) Site Allocations DPD Preferred Option.

3.78 Some general points coming out of the appraisal, which relate to all of the sites, include:

- For every site, crime reduction and prevention (objective 6) will be dependant upon implementation, and the extent to which the development takes account of the principles of 'designing out' crime.
- The effects of each individual site upon climate change (objective 12) and energy efficiency (objective 20) are unclear at this level. In most cases, increasing development within the

Borough will inevitably lead to increased CO2 emissions through domestic energy use, increased transportation etc, although this can be minimised by incorporating adaptation measures at the implementation stage. Therefore these objectives are mainly relevant to the Core Strategy.

- The sustainable use and re-use of natural resources (objective 16) is dependant upon implementation, and the practises which are used in the design and construction of houses and employment sites. For example, a sustainable site will achieve a Very Good 'Eco-homes' rating and encourage sustainable construction methods, such as the use of recycled and recyclable materials and the conservation of energy and water.
- Addressing the issue of waste and recycling (objective 17) is again dependant upon implementation. For example, the provision of recycling sites through agreements with the developer and the design of properties to include space for recycling containers.
- Any development within the Borough is likely to negatively impact on water use (objective 18). This is because higher population levels will lead to increased pressure on scarce water resources. It is predicted that in the future climate change is likely to put even more pressure on water supplies. This objective can be most effectively addressed at the implementation stage by the inclusion of water conservation devices as part of the development. On the other hand, water quality can be affected by the specific location of sites. For example, if development is located in a river corridor it can impact on the ecology of the area and potentially lead to a decline in quality of the water course.
- The majority of economic and employment related objectives have both benefits and disbenefits. The provision of any new housing could be argued to add to the local labour force and support economic development, therefore increasing employment opportunities in the Borough. However, this may not target areas where there is a specific problem.

3.79 The sustainability of a site is dependant upon all of the factors encompassed by the sustainability appraisal objectives. A site could have some very positive aspects and some very negative aspects; therefore in order to evaluate the overall sustainability of a site these aspects must be amalgamated. This also enables comparisons to be made between sites and makes any choices about which are chosen and which are rejected very explicit (task B4).

3.80 One method of doing this is to score the positive scores as 'plus' numbers and the negative scores as 'minus' numbers; the overall sustainability of the site is the sum of all numbers.

3.81 However, not all of these objectives have equal weighting in spatial planning at a local level. In order to ensure that the significant sustainability issues are given due regard, the objectives have been categorised as high, medium or low priority. This was carried out by assessing the significance of the objective on a local level, having consideration to key sustainability issues, the baseline data, targets and trends, and responses from the public consultation on Issues and Options. An assessment was also made of the deliverability of each objective at a site-specific level; for example the impact of flooding is very reliant upon the location of the site, whereas the objective to address the waste hierarchy is most deliverable at a project level. The overall significance of the objective has been made based on its importance and deliverability. This can be found in the Table 12.

Table 12 Importance and Deliverability of Sustainability Objectives

KEY: High = H, Medium = M, Low = L			
Sustainability Objectives	Local Importance	Deliverability	Overall
1. To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	H	M	M
2. To reduce the risk of flooding and harm to people, property and the environment	M	H	H
3. To protect and enhance human health and wellbeing	M	M / L	M
4. To reduce poverty and social exclusion	L	L	L
5. To raise educational achievement levels	M	M	M
6. To reduce and prevent crime and the fear of crime	M	L	L
7. To create and sustain vibrant and locally distinctive communities	M	M	M
8. To provide accessible essential services and facilities	H	H	H
9. To make opportunities for culture, leisure and recreation readily accessible	H	H	H
10. To improve urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	H	H	H
11. To maintain air quality and improve where possible	M	M	M
12. To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for impacts	H	M	M
13. To conserve and enhance the Borough's biodiversity and maximise opportunities for building in biodiversity features	H	H	H
14. To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	H	H	H
15. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	H	H	H

16. To sustainably use and re-use renewable and non-renewable resources	H	L	L
17. To address the waste hierarchy by: minimising waste as a priority, re-use, then recycling, composting or energy recovery	M	L	L
18. To maintain and improve water quality in the Borough's water courses and to achieve sustainable water resource management	M	M	M
19. To maintain and improve soil quality	L	M	L
20. To increase energy efficiency and the proportion of energy generated from renewable sources	H	L	M
21. To ensure high and stable levels of employment	H	M	M
22. To sustain economic growth and competitiveness of the Borough	H	M	M
23. To encourage 'smart' economic growth	H	L	M
24. To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire skills to find work	H	L	L

3.82 In order to give the relevant weighting to the objective, the following scoring system has been used.

Table 13 Scoring of Objectives

	++	+	0	-	--
Objective of high significance	6	3	0	-3	-6
Objective of medium significance	4	2	0	-2	-4
Objective of low significance	2	1	0	-1	-2

Table 14 Issues and Options Site Scores

Site	Score
SHLAA Ref: 228, Albert Road Car Park, Bracknell	29
SHLAA Ref: 215 Depot (Commercial Centre)	25
SHLAA Ref: 46, Garth Hill School	20
SHLAA Ref: 286, The Iron Duke, Crowthorne	19
SHLAA Ref: 15, Adastron House, Crowthorne Road, Bracknell	19
SHLAA Ref: 137, Sandbanks, Longhill Road	16
SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	16
SHLAA Ref: 95, Land at Battlebridge House, Warfield	16
SHLAA Ref: 123, Farley Hall, Bracknell	16
Broad Area 8: East Bracknell	16
SHLAA Ref: 106, Peacock Bungalow, Peacock Lane, Bracknell	15
SHLAA Ref: 17, Bay Drive, Bullbrook	14
SHLAA Ref: 19, The Football Ground, Larges Lane, Bracknell	11
SHLAA Ref: 34, White Cairns, Dukes Ride, Crowthorne	10
Broad Area 4: West Binfield	8
SHLAA Ref: 194, Land North of Cain Road	6
Broad Area 3: Land at TRL	2
Broad Area 2: Broadmoor	0
SHLAA Ref: 207, Land at North Lodge Farm	1
Broad Area 6: North Warfield	-1
Broad Area 7: Chavey Down Longhill Road	-1
SHLAA Ref: 251, White Gates, Mushroom Castle Lane	-5
SHLAA Ref: 165, Land South of the Limes	-7
SHLAA Ref: 76, Land South of Cricket Field Grove, Crowthorne	-7
SHLAA Ref: 113, Land at School Hill, Crowthorne	-7
Broad Area 5: East Binfield	-8

Site	Score
Broad Area 1: South West Sandhurst	-14

Preferred Options Considered and how these were Identified (Task B2)

3.83 The majority of sites that were assessed under 'previously developed land and buildings in the defined settlement', 'other land within defined settlement' and 'rounding off sites' scored positively in the SA. For a variety of reasons, which included the findings of the SA, all sites which scored positively when weighted were taken forward to the Preferred Options consultation.⁽¹²⁾

3.84 Two sites which did not score positively when weighted were also taken forward to the Preferred Options document - Land at School Hill, Crowthorne and Land South of Cricket Field Grove, Crowthorne. Whilst these sites scored negatively (principally against criteria relating to the historic environment and biodiversity, due to their location within the Broadmoor Historic Park and Garden and their proximity to the Thames Basin Heaths (SPA), it was noted that there is potential for these concerns to be mitigated which would improve their SA scores. Given this, together with their location within the settlement (and hence sequential preference according to Policy CS2 of the Core Strategy), the sites were taken forward to the Preferred Option stage. Further information can be found within Chapter 2 of the SADPD Background Paper, which considers the selection of specific sites for housing.

3.85 With regard to the Strategic Sites (Broad Areas 4,3,2 & 5) were taken forward to form part of the Preferred Options.

3.86 The following summaries explain how the 4 sites were selected and how the remaining sites were not taken forward to the Preferred Options.

Broad Area 1: South West Sandhurst

3.87 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 the site is 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.

3.88 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, this site ranked 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.

12 The site at 24-30 Sandhurst Road, Crowthorne scored positively in the Issues and Options SA and was taken forward in the Preferred Options document under Policy SA2: Other land within defined settlements. However, further work indicated that the capacity of the site should be reduced to less than 10 dwellings, i.e. below the threshold for allocation in the SADPD. It was therefore subsequently excluded from the Draft Submission SADPD.

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

3.89 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.

3.90 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.

3.91 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.

Broad Area 3: North East Crowthorne

3.92 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).

3.93 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.

3.94 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, this site ranked 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.

3.95 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.

3.96 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.

Broad Area 4: West Binfield

3.97 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.

3.98 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, this site ranked 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.

3.99 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.

3.100 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.

Broad Area 5: East Binfield

3.101 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.

3.102 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, sites, this site ranked 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.

3.103 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.

3.104 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).

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

3.105 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.

3.106 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. This site did not form part of the Preferred Option.

Broad Area 7: Chavey Down – Longhill Road, Winkfield

3.107 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.

3.108 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

3.109 The Participation Document identified this site as having potential for between 1,800 - 2,100 dwellings.

3.110 In terms of the Sustainability Appraisal, in relation to the other 7 Broad Areas, this site ranked 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.

Conclusions

3.111 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.

3.112 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.

3.113 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.

3.114 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).

3.115 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 consultation 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.

4 Preferred Option

4.1 Table 15 below lists the policies that formed the basis of the Preferred Option.

Table 15 Preferred Options

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

4.2 The preferred option policies were based on the findings of this Sustainability Appraisal (Incorporating SEA) and other background work which supports the Preferred Option consultation document. The policies were devised to meet with the aim and objective of the Site Allocations DPD to meet the recognised housing need and evaluate existing and new allocations.

Predicting and Evaluating the Effects of the Preferred Options and Considering Mitigation (Tasks B3 - B5)

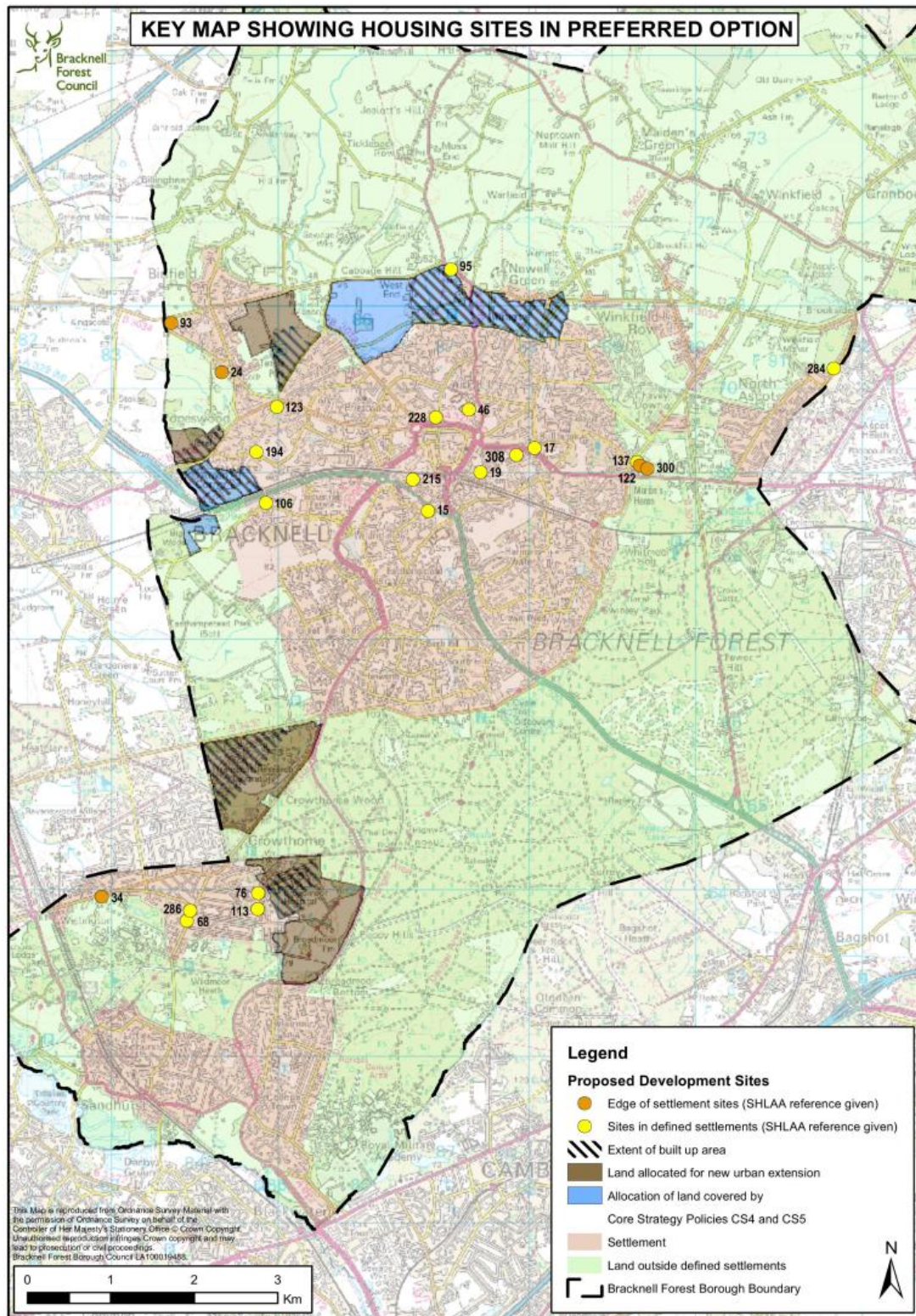
4.3 The Preferred Option summary tables setting out the Sustainability Appraisal results for Policies SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA10, SA11, SA12 and SA13 can be found in Appendices 7, 8, 9, 10 and 11 of the Draft Sustainability Appraisal Report (Incorporating SEA) Site Allocations DPD Preferred Option.

4.4 Policies SA8 (Land at Amen Corner) and SA9 (Land at Warfield) have not been appraised as they represent sites that have already been appraised and are outlined as development sites within the adopted Core Strategy (February 2008).

4.5 Please note that sites set out previously in the Issues and Option Stage under designations such as 'Previously Developed Land and Buildings in Defined Settlements', 'Other Land within Defined Settlements' and 'Rounding Off Sites' may now have been considered under a new designation at the preferred option stage. The reason being that the Coalition Government (in June 2010) reissued PPS3 which removed back gardens from the definition of previously developed land.

4.6 The following map shows the location of the Preferred Option housing/mixed-use sites:

Map 2 Key map showing location of housing sites within Preferred Option



Summary of Preferred Option Policy SA1- Previously Developed Land in Defined Settlements

4.7 The majority of the sites appraised did not score positively and/or negatively against SA Objectives 2, 3, 4, 5, 6, 11, 12, 17, 18, 19, 23 and 24. The reason being either a site may not have an overall impact, may need further work to be carried out or its score may depend heavily upon implementation. An exception to this being Peacock Bungalow where the site scored positively against SA Objective 5- Education. The reason being the site is located close to Jennett's Park where a new primary school is to be built therefore benefiting this site.

4.8 All sites could provide a level of housing to meet the need. However some sites were given negative scores (-) as they did not meet with the threshold for affordable housing (25 or more dwellings or over 1 hectare in area). N.B The Council has subsequently adopted a threshold of 15 or more dwellings or over 1ha in area for affordable housing provision.

4.9 All the sites were considered to result in a loss of biodiversity; however further survey work and associated mitigation could potentially address any concerns.

4.10 All the sites scored positively against SA Objectives 7- 'Community', 8- 'Accessible Services' and 9- 'Culture, Leisure and Recreation'. The exceptions being 'Garth Hill School', 'The Depot (Commercial Centre)', 'Albert Road Car Park', the 'Iron Duke' and 'Land North of Eastern Road and South of London Road' that resulted in a significant positive score against SA Objective 8- Accessible Services. The reason being that the sites are located close to existing services and existing public transport provision. This is also reflected in the positive scoring of the majority of the sites against SA objective 15- Travel Choice.

4.11 All the preferred option sites designated under 'Previously Developed Land in Defined Settlements' were considered to be sustainable. However there are some concerns raised for example 'Garth Hill School' where the site is designated as Open Space of Public Value and 'Farley Hall' and the 'Iron Duke' having biodiversity and character concerns. However these could be mitigated.

Summary of Preferred Option Policy SA2- Other Land within Defined Settlements

4.12 The majority of the sites appraised under this designation did not score positively and/or negatively against SA Objectives 2, 3, 4, 5, 6, 11, 12, 17, 18, 19, 23 and 24. The reason being either a site may not have an overall impact, may need further work to be carried out or the score may depend heavily upon implementation. The exceptions to this being 'Bay Road' and '152 New Road' where these sites result in a significant negative score against SA Objective 2- Flooding. The reason being that significant areas of these sites are located within flood zones recognised by the Council's Strategic Flood Risk Assessment. These concerns may be mitigated; however without any detail this could not be confirmed at this stage.

4.13 All sites could provide a level of housing to meet the need. However some sites were given negative scores (-) as they did not meet with the threshold for affordable housing (25 or more dwellings or over 1 hectare in area).

4.14 The majority of the sites within this designation scored positively against SA Objective 8- Accessibility to Services, except for 'Land at Cricket Field Grove', 'Land at School Hill' and '152 New Road, Ascot'. The reason being that the sites are located where they are not easily assessable to essential services. Improvements to public transport and cycle/pedestrian links may improve this; however the detail is not present at this stage.

4.15 The results against SA Objective 8 are also reflected in the scoring of the sites against SA Objective 15- Travel Choice where sites 'Land at Cricket Field Grove', 'Land at School Hill' and '152 New Road, Ascot' were considered to be located where the preferred mode of transport is likely to be the car and as such scored negatively (-). However the remainder of the sites are considered to be located where it is likely the preferred mode of transport is not going to be the car and as such scored positively (+). N.B The Council has subsequently adopted a threshold of 15 or more dwellings or over 1ha in area for affordable housing provision.

4.16 All the sites were considered to result in a loss of biodiversity and further survey work and associated mitigation could potentially address any concerns. However Land at 'Cricket Field Grove' and 'Land at School Hill' resulted in significant negative scoring as these sites were considered to be of a higher biodiversity value than the remainder of the sites. Again further survey work and associated mitigation could address these concerns.

4.17 The majority of the sites score negatively against SA Objective 14- Countryside and Historic. 'Bay Drive' is located close to a Grade II Listed Building and with no detail present that the setting of this listed building would not be adversely affected scored negatively (-). The 'Football Ground' is currently designated as an Open Space of Public Value and the loss of this designation could have a negative effect upon this SA Objective. '24-30 Sandhurst Road' has protected trees on site and with no confirmation that they will be retained this site could have a negative effect upon this SA Objective. Both 'Land at Cricket Field Grove' and 'School Hill' within a designated Historic Park and Garden associated with Broadmoor Hospital (Grade II Listed Building). Land at Cricket Field Grove is also designated as Open Space of Public Value. Without the necessary detail it has not

been confirmed that development on these two sites would not adversely affect the historic character of the area. Therefore 'Land at Cricket Field Grove' and 'School Hill' resulted in a significant negative scoring (--).

Summary of Preferred Option Policy SA3- Edge of Settlement Sites

The majority of the sites appraised under this designation did not score positively and/or negatively against SA Objectives 2, 3, 4, 5, 6, 7, 11, 12, 17, 18, 19, 23 and 24. The reason being either a site may not have an overall impact, may need further work to be carried out or its scores may depend heavily upon implementation. The exception to this being 'Land at the Junction of Forest Road and Foxley Lane, Binfield' where development of the site is a good example of where the distinctiveness of the existing community could be retained due to site boundaries of Forest Road and Foxley Lane forming a very logical 'rounding off to the settlement'. As such this site resulted in a positive scoring (+) instead of a no overall impact that the remainder of the other sites were scored as (0). This does not mean that the other sites would not retain the distinctiveness of the existing communities, just that the individual site was a good example of retaining the distinctiveness.

All sites could provide a level of housing to meet the need. However some sites were given negative scores (-) as they did not meet with the threshold for affordable housing (25 or more dwellings or over 1 hectare in area). N.B The Council has subsequently adopted a threshold of 15 or more dwellings or over 1ha in area for affordable housing provision.

All the sites were considered to be located as to be accessible to essential services and subsequently scored positively (+) against SA Objective 8- Accessible services. However when assessed against SA Objective 15- Travel Choice 'Land East of Murrell Lane, South of Foxley Lane' and 'Land at the Junction of Forest Road & Foxley Lane' were not considered to score positively as they require improvements to public transport links. However they were considered to have no overall impact as if developed in combination with Land at Amen Corner the overall development could provide the opportunity to address these concerns.

All the sites scored negatively (-) against SA Objective 10- Urban Renaissance as none of the sites were considered to be previously developed land and therefore not the best use of land. However Core Strategy Policy CS2 sets out Locational Principles and 3rd in the hierarchy is 'development on other land within defined settlements' and 4th is 'extensions to defined settlements'. The sites were recognised as not being the best use of land as there are other alternatives that need to be considered first.

Development on all the sites were considered to have a negative impact upon biodiversity and therefore the sites resulted in negative scores against SA Objective 13- Biodiversity. An exception to this is 'Land at the Junction of Forest Road & Foxley Lane, Binfield' where the biodiversity value of the site is considered to be higher than the remainder of the sites. As such the site resulted in a significant negative score (--). Further survey work and associated mitigation could address the concerns.

When appraised against SA Objective 14- Countryside and Historic 'Land East of Murrell Lane, South of Foxley Lane' and 'Land at the junction of Forest Road & Foxley Lane' both resulted in negative scores as the sites contain protected trees. With there being no confirmation that the protected trees would be retained and not harmed in any way a negative score was provided (-). However development on the remaining sites is unlikely to have an adverse affect upon the character of the area.

All the sites scored positively (+) against SA Objective 21- Employment, as they are located as to serve existing employment areas.

Summary of Preferred Option Policy SA4- Land at Broadmoor, Crowthorne

4.18 This policy can provide a level of affordable housing however the numbers have been reduced from that of the original Issues and Options Broad Area. This is therefore reflected in the minor positive scoring (+) against SA Objective 1- Housing Need.

4.19 This policy confirms that sufficient contributions will be provided to go towards primary and secondary school places. For this reason this policy scores positively (+) against SA Objective 5- Education.

4.20 This policy provides confirmation on a concept plan that housing would be located close to existing residential areas. There would also be large areas of public open space and SANG providing a buffer that is considered to retain the distinctiveness of the existing community. As such the policy resulted in a positive score (+) against SA Objective 7- Community.

4.21 This policy provides improvements to highway capacity, signalisation and pedestrian and cycle provisions. These improvements seek to encourage sustainable transport and for this reason this policy is considered to score positively (+) against SA Objective 8- Accessible services.

4.22 This policy confirms that the existing public rights of way will be enhanced, an area of 4.5ha will be designated as open space and a conservation management plan will be drawn up maintaining the heritage of the site. As such this policy results in a significant positive score (++) against SA Objective 9- Culture, Leisure and Recreation.

4.23 This policy confirms that the Listed Building and Hospital use will be retained on site. For this reason the site scores positively (+) against SA Objective 10- Urban Renaissance.

4.24 This policy provides no confirmation of how the original issues and options biodiversity concerns will be addressed. This is therefore reflected in the significant negative scoring (--) against SA Objective 13- Biodiversity. However further surveys and associated mitigation could address the concerns.

4.25 This policy provides improvements to highway capacity, signalisation and pedestrian and cycle provisions. These improvements could allow the car not to be the preferred mode of transport. For this reason this policy scores positively (+) against SA Objective 15- Travel Choice.

4.26 This policy enables for the hospital use to remain. As the hospital is a major employer in the local area this resulted in a positive score against SA Objective 21- Employment.

Summary of Preferred Option Policy SA5- Land at Transport Research Laboratory, Crowthorne

4.27 This policy can provide a significant level of affordable housing. This is reflected in the significant positive scoring (++) against SA Objective 1- Housing Need.

4.28 This policy confirms that a primary school will be provided on site and that contributions will be made to provide the needed improvements at Easthampstead Park School. For this reason this policy scores positively (+) against SA Objective 5- Education.

4.29 This policy confirms that an area of housing will surround the proposed new local centre. This housing could support the local centre to the benefit of community. These community benefits extend towards Wokingham Borough on the opposite side of Old Wokingham Road. SANG and Public Open Space Buffers retain the distinctiveness of the existing community. For these reasons this policy resulted in a significant positive score (++) against SA Objective 7- Community.

4.30 This policy seeks to make highway, pedestrian and cycle and public transport improvements. There is also a proposed local centre that could provide community facilities. As such this policy is considered to score positively (+) against SA Objective- 8 Accessible services.

4.31 This policy confirms that open space provision in excess of 8ha will be provided on site. This would provide open space that wasn't previously available to the public. There would also be a green route along Nine Mile Ride. For this reason this policy results in a significant positive score (++) against SA Objective 9- Culture, Leisure and Recreation.

4.32 This policy seeks to provide a new local centre, a primary school, care home, housing and employment all on what is considered to be previously developed land. For this reason this is considered to be the best use of land and as such this policy results in a significant positive score (++) against SA Objective 10- Urban Renaissance.

4.33 This policy provides no confirmation how the original issues and options biodiversity concerns will be addressed. This is therefore reflected in the significant negative scoring (--) against SA Objective 13- Biodiversity. However further surveys and associated mitigation could address the concerns.

4.34 This policy demonstrates using a concept plan that areas originally considered to have landscape capacity to development are the areas where development will be concentrated. The majority of the site where there is low landscape capacity for development will be the location of SANG and public open space. For these reasons this policy results in a positive score (+) against SA Objective 14- Countryside & Historic.

4.35 This policy seeks to provide improvements to highway capacity, bus links to the Town Centre and to the cycle and pedestrian network. For these reasons the site results in a positive score against SA Objective 15-Travel Choice as the site is close to essential services and will be well served by public transport.

4.36 This policy confirms that the employment area mentioned in the Employment Land Review will be retained and improved. This includes retaining the Enterprise Centre. For this reason the policy results in a significant positive score (++) when assessed against SA Objective 21- Employment.

4.37 For the same reasons as stated above this policy is considered to score positively against SA Objective 22- Economic Growth.

Summary of Preferred Option Policy SA6- Amen Corner North, Binfield

4.38 This policy can provide a level of affordable housing however the numbers have been reduced from that of the original Issues and Option Broad Area. This is therefore reflected in the minor positive scoring (+) against SA Objective 1- Housing Need.

4.39 This policy seeks to provide a bespoke on site Children's Centre for early years as previously mentioned as an infrastructure requirement. The policy also confirms that contributions would be made to a new primary school at Amen Corner or a primary school at Land at Blue Mountain. Contributions would also be made for a new secondary school on Land at Blue Mountain. For these reasons this policy results in a positive score (+) against SA Objective 5- Education as it is likely that adequate educational provisions would be in place to serve the new dwellings.

4.40 The associated concept plan shows large areas to be retained as open space and/or SANG provision. This addresses previous concerns at the Issues and Options stage regarding the distinctiveness of the existing community. The open space provision provides a buffer between this site and the existing Binfield village. For these reasons this policy is considered to result in a positive score (+) when assessed against SA Objective 7- Community.

4.41 This policy seeks to improve highway capacity, provide a direct bus service with the Town Centre and improve the cycle and pedestrian network. As such this policy resulted in a positive score (+) when assessed against SA Objective 8- Accessible services. This is also reflected in the positive score (+) when assessed against SA Objective 15- Travel Choice.

4.42 This policy allows for large areas of open space to be made publicly available as a recreational provision. For this reason this policy scores positively (+) against SA Objective 9- Culture, Leisure and Recreation.

4.43 It is likely that this policy will allow for there to be some loss of biodiversity. For this reason this policy resulted in a negative score (-) against SA Objective 13- Biodiversity. However ecological surveys may allow any concerns to be mitigated.

4.44 This policy provides a site that is well located as to serve existing employment areas being Amen Corner and Western Industrial Estate. For this reason this policy resulted in a positive score (+) against SA Objective 21- Employment. This was also reflected in the positive score (+) given when assessed against SA Objective 22- Economic Growth.

Summary of Preferred Option Policy SA7- Land at Blue Mountain, Binfield

4.45 This policy can provide a level of affordable housing however the numbers have been reduced from that of the original Issues and Option Broad Area. This is therefore reflected in the minor positive scoring (+) against SA Objective 1- Housing Need.

4.46 This policy confirms the on-site provision of both a primary and secondary school. For this reason this policy resulted in a significant positive score (++) against SA Objective 5- Education as adequate educational provisions would be provided to serve the new residents.

4.47 The concept plan shows large areas of open land that would be retained and as such provide a buffer to retain the distinctiveness of the existing community of Binfield village. The existing community could benefit from additional football pitches and other community facilities. For these reasons this policy resulted in a positive score (+) when assessed against SA Objective 7- Community.

4.48 The policies seek a direct bus link with the Town Centre, improvements to highway capacity and pedestrian and cycle networks. For these reasons this policy scored positively (+) when assessed against SA Objective 8- Accessible services. This is also reflected in the positive score (+) when assessed against SA Objective 15- Travel Choice.

4.49 This policy will provide public open space provision not previously available to the public alongside a relocated football club. For these reasons this policy is considered to score positively (+) when assessed against SA Objective 9- Culture, Leisure and Recreation.

4.50 This policy provides a site that is well located as to serve existing employment areas at Amen Corner and Western Industrial Estate. For this reason this policy resulted in a positive score (+) against SA Objective 21- Employment. This was also reflected in the positive score (+) given when assessed against SA Objective 22- Economic Growth.

4.51 The following table shows the individual site scores when weighting methodology has been applied:-

Table 16 Site Scores

Site	Score
Policy SA5: Land at Transport Research Laboratory, Crowthorne	35
SHLAA Ref: 228, Albert Road Car Park, Bracknell	29
SHLAA Ref: 215, The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell	25
Policy SA4: Land at Broadmoor, Crowthorne	21
SHLAA Ref: 46, Garth Hill School, Bracknell	20
SHLAA Ref: (New Site) Land North of Eastern Road and South of London Road, Bracknell	20
Policy SA6: Amen Corner North	20
Policy SA7: Land at Blue Mountain, Binfield	20
SHLAA Ref: 286, Iron Duke, Crowthorne	19
SHLAA Ref: 95, Land at Battlebridge House	16
SHLAA Ref: 123, Farley Hall, Bracknell	16
SHLAA Ref: 106, Peacock Bungalow, Peacock Land, Bracknell	15
SHLAA Ref: 19, The Football Ground. Larges Lane, Bracknell	11
SHLAA Ref: 137, Sandbanks, Longhill Road, Winkfield	10
SHLAA Ref: 15, Adastron House, Crowthorne Road, Bracknell	10
SHLAA Ref: 122 + 300, Dolyir & Palm Hills	10
SHLAA Ref: 17, Bay Drive, Bullbrook, Bracknell	8
SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	7
SHLAA Ref: 34, White Cairn, Dukes Ride, Crowthorne	7
SHLAA Ref: 194, Land North of Cain Road	6
SHLAA Ref: 24, Land East of Murrell Lane, South of Foxley Lane, Binfield	6
SHLAA Ref: 93, Land at the junction of Forest Road & Foxley Lane, Binfield	5
SHLAA Ref: 113, Land at School Hill, Crowthorne	-7

Site	Score
SHLAA Ref: 76, Land at Cricket Field Grove	-11
SHLAA Ref: 284, 152 New Road, Ascot	-16

Summary of Preferred Option Policy SA10- Phasing and Delivery

4.52 This policy would allow the housing need to be addressed whilst ensuring that adequate infrastructure is in place to support it. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 1- Housing need.

4.53 This policy would allow a phased approach that could allow sufficient mitigation to be in place should there being any concerns regarding flood risk. For this reason this policy scored positively (+) when assessed against SA Objective 2- Flooding.

4.54 This policy provides the opportunity for adequate health provisions such as GP surgeries and dentists to be in place in-order to serve the new residents. For this reason this policy resulted in a positive score (+) when assessed against SA Objective 3- Health.

4.55 This policy would allow for educational provisions to be in place so as to serve the new communities. As such this policy scored positively (+) against SA Objective 5- Education.

4.56 This policy would allow for important support mechanisms to be in place in-order to create and maintain vibrant and locally distinctive communities. As such this policy scored positively (+) when assessed against SA Objective 7- Communities.

4.57 This policy would allow for essential infrastructure and community facilities to be in place to serve the new communities and avoid pressure on existing communities. As such this policy scored positively (+) against SA Objective 8- Accessible services.

4.58 This policy could allow new areas of open space and recreational land to be of sufficient quality to serve new residents. As such this policy scored positively (+) when assessed against SA Objective 9- Culture, Leisure and Recreation.

4.59 Releasing housing sites in a phased manner could allow for the best use of land. The location principles set out under Core Strategy Policy CS2 could be followed in sequence. As such this policy scored positively (+) when assessed against SA Objective 10- Urban renaissance.

4.60 A phased delivery could allow development to respond to any Air Quality Management Area (AQMA) designations there may be and for the work to be carried out in-order to provide adequate mitigation. As such this policy scored positively (+) against SA Objective 11- Air Quality.

4.61 A phased delivery could address any climate change concerns that might arise as a result of implementing development. As such this policy scored positively (+) when assessed against SA Objective 12- Climate change.

4.62 A phased delivery would allow development time to assimilate into its surroundings allowing landscaping to establish. As such this policy scored positively (+) when assessed against SA Objective 14- Countryside and Historic.

4.63 A phased delivery would allow for any transport infrastructure improvements to be put in place to support the new communities. As such this policy resulted in a positive (+) score when assessed against SA Objective 15- Travel Choice.

4.64 A phased delivery could allow adequate time to implement waste management therefore addressing the waste hierarchy. As such this policy scored positively (+) when assessed against SA Objective 17- Waste.

4.65 A phased delivery could allow the opportunity to monitor water demand and respond to any climatic effects that may or may not affect the supply of water. Water quality could also be monitored and responded to if need be. As such this policy scored positively (+) when assessed against SA Objective 18- Water.

4.66 Lastly, a phased approach to delivery could provide the opportunity to react to any land contamination and remediate where necessary. As such this policy scored positively (+) when assessed against SA Objective 19- Soil Quality.

Summary of Preferred Option Policy SA11- Royal Military Academy

4.67 Policy SA11 did not score positively and/or negatively against SA Objectives 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20 & 23. The reason being either the policy may not have an overall impact, may need further work to be carried out or the score may depend heavily upon implementation.

4.68 The presence of the RMA in Sandhurst forms part of the local distinctiveness of the area. To acknowledge the site as a designation could sustain the distinctiveness of the existing community. As such this policy results in a positive score (+) when assessed against SA Objective 7- Community.

4.69 It is likely that further development although limited could have an impact upon biodiversity. However the wording in the policy seeks to preserve the existing biodiversity. This in conjunction with existing Core Strategy Policy, allows this policy to be scored positively (+) against SA objective 13- Biodiversity.

4.70 This policy seeks to limit development within the RMA so that it does not impact upon the historic setting of the Grade II listed buildings and associated surrounds. As such this policy results in a positive score (+) when assessed against SA Objective 14- Countryside and Historic.

4.71 Acknowledging the RMA as a policy designation would seek to retain the use of site and therefore retain an existing employer in the area. As such this policy resulted in a positive score (+) when assessed against both SA Objective 21- Employment and SA Objective 22- Economic Growth.

4.72 Lastly this policy provides an opportunity for the site to develop the specialised skills associated with the academy to the benefit of the borough. As such this policy resulted in a positive score (+) when assessed against SA Objective 24- Skilled Workforce.

Summary of Preferred Option Policy SA12- Bracknell Town Centre

4.73 This policy could provide the mechanism to deliver significant numbers of housing within a sustainable location and a significant number of these could be affordable. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 1- Housing need.

4.74 This policy would provide the opportunity to locate residents within an area considered accessible to health provision. As such this policy resulted in a positive score (+) when assessed against SA Objective 3- Health.

4.75 This policy could contribute to an increase in the vitality and viability of centres which could have indirect cumulative benefits for reducing overall levels of poverty and social exclusion. As such this policy resulted in a positive score (+) when assessed against SA Objective 4- Poverty and Social Exclusion.

4.76 There are sufficient educational facilities to support the intended residential development within the Town Centre. As such this policy resulted in a positive score (+) when assessed against SA Objective 5- Education.

4.77 Maintaining a focus of mixed use development (including residential) in the Town Centre could increase the vitality and viability of the centre. This could have a positive effect upon any crime concerns. As such this policy resulted in a positive score (+) when assessed against SA Objective 6- Crime.

4.78 This policy could encourage the mixed use regeneration of the Town Centre therefore providing the opportunity to improve the local distinctiveness of the community. As such this policy resulted in a significant positive score (++) when assessed against SA Objective-7 Communities.

4.79 A mixed use approach to regenerating the Town Centre would increase accessibility to essential services. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 8- Accessible services.

4.80 A mixed use regeneration of the Town Centre could increase accessibility to culture, leisure and recreation facilities. As such this policy resulted in a positive score (+) when assessed against SA Objective 9- Culture, Leisure and Recreation.

4.81 Providing a mixed use regeneration of the Town Centre is considered to be the best use of land. As such this policy resulted in a positive score (+) when assessed against SA Objective 10- Urban renaissance.

4.82 A mixed use regeneration of the Town Centre could provide the opportunity to discourage the use of the car and provide a Town Centre renewable energy generation scheme such as Combined Heat and Power (CHP). As such this policy resulted in a significant positive score (++) when assessed against SA Objective 12- Climate change. This is also reflected in the positive score (+) given against SA Objective 20- Energy efficiency.

4.83 This policy could provide the opportunity to enhance the biodiversity value of the Town Centre. As such this policy resulted in a positive score (+) when assessed against SA Objective 13- Biodiversity.

4.84 This policy could provide the opportunity to enhance the townscape character. As such this policy resulted in a significant positive score (++) against SA Objective 14- Countryside and Historic.

4.85 This policy encourages a mixed use regeneration of the Town Centre in a location that is already considered sustainable. Therefore the preferred choice of transport is not necessarily going to be the car. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 15- Travel choice.

4.86 A regeneration of the Town Centre could provide the opportunity to encompass energy efficiency and renewable energy generation at the design stages of the Development Management process. A rejuvenated Town Centre could respond positively to SA Objective 16- Resources use and this is reflected in the positive scoring (+).

4.87 This policy could provide the opportunity to apply sustainable water resource management to the Town Centre. As such this policy resulted in a positive score (+) when assessed against SA Objective 18- Water.

4.88 A mixed use regeneration of the Town Centre could allow for an increase in employment levels. As such this policy resulted in a positive score (+) against SA Objective 21- Employment and SA Objective 22- Economic Growth.

Summary of Preferred Option Policy SA13- The Peel Centre

4.89 Policy SA13 did not score positively and/or negatively against SA Objectives 1, 2, 3, 4, 5, 6, 9, 11, 13, 14, 16, 17, 18, 19, 20, 23 & 24. The reason being either the policy may not have an overall impact, may need further work to be carried out or may depend upon implementation.

4.90 The Peel Centre supports the primary shopping area of the Town Centre. This policy allows for the distinctive retail warehouse area to be retained to the benefit of the Town Centre community. As such this policy resulted in a positive score (+) when assessed against SA Objective 7- Community.

4.91 To retain the retail warehouse area in such a location would provide essential services and facilities on the edge of the Town Centre to the benefit of existing and future residents. As such this policy resulted in a positive score (+) when assessed against SA Objective 8- Accessible services.

4.92 Designating this area to remain as retail warehousing could be considered to represent the best use of land. As such this policy resulted in a positive score (+) when assessed against SA Objective 10- Urban renaissance.

4.93 This policy would retain the retail warehouse use in a sustainable location. As such this policy resulted in a positive score (+) when assessed against SA Objective 12- Climate change and SA Objective 15- Travel choice.

4.94 Designating the Peel Centre as a retail warehouse area could both retain and/or increase employment levels in the borough. As such this policy resulted in a positive score (+) when assessed against SA Objective 21- Employment. This reason is also reflected in the positive score (+) given against SA Objective 22- Economic Growth.

Proposed Mitigation Measures

4.95 The final columns of the full appraisal tables in appendices 7 - 11 suggest mitigation for each preferred option / site. This may be further developed later in the SA process and following consultation.

Uncertainties and Risks

- Appraisals can only be based on baseline information available at the current time.
- The Council is often reliant on other organisations to provide baseline information and it is therefore not always up to date or complete.
- The appraisals are based on professional judgement. Consultation helps to confirm appraisal results.

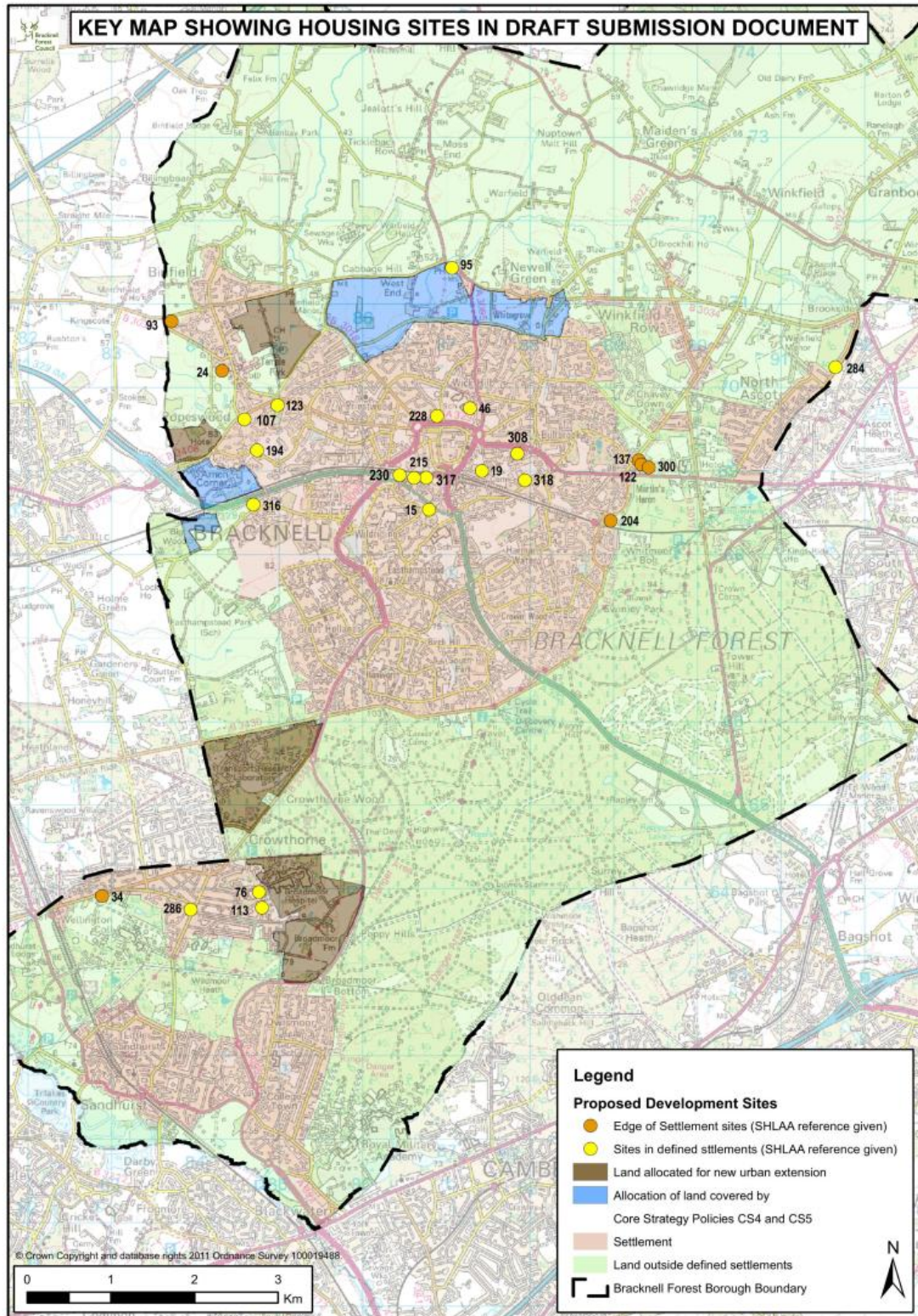
5 Draft Submission Policies

5.1 Table 17 below lists the Policies in the Draft Submission Site Allocations DPD.

Table 17 Draft Submission Policies

Preferred Options
Policy SA 1 Previously Developed Land in Defined Settlements
Policy SA 2 Other Land within Defined Settlements
Policy SA 3 Edge of Settlement Sites
Policy SA 4 Land at Broadmoor, Crowthorne
Policy SA 5 Land at Transport Research Laboratory, Crowthorne
Policy SA 6 Amen Corner North, Binfield
Policy SA 7 Land at Blue Mountain, Binfield
Policy SA 8 Land at Amen Corner
Policy SA 9 Land at Warfield
Policy SA 10 Royal Military Academy Sandhurst
Policy SA 11 Bracknell Town Centre
Policy SA 12 The Peel Centre
Policy SA13 Proposal Map Changes

Map 3 Key map showing location of housing sites within Draft Submission



Appraising Significant Changes to the Site Allocations Preferred Options (Task D2 (i)) and predicting the effects

5.2 Following consultation on the Preferred Option (November 2010 - January 2011) comments were received on the Draft Sustainability Appraisal (Incorporating SEA) Site Allocations DPD Preferred Option. SEA Preferred Option Report. These comments and the responses including any actions can be found in Summary of Responses to Site Allocations DPD November 2010 - January 2011 (Chapter 16- Responses to Draft Sustainability Appraisal Report (Incorporating SEA)).

5.3 During the preparation of the draft submission DPD the policy approaches may simply be refined into a policy providing greater clarity on how it may be delivered. However, it may be that the submission document includes a combination of policy approaches or strategies that were not included in the Preferred Options document, and therefore were not appraised.

5.4 Between the Preferred Options stage and Submission, the Sustainability Appraisal is required to appraise any significant changes or differences to the policy arising from consultation at the Preferred Options stage. This also includes any changes to the overall methodology approach in appraising policies that may have arisen as new evidence comes to light. As the process is iterative it is not uncommon for new evidence to influence methodology and therefore change the way certain SA Objectives are appraised.

5.5 As a result of the iterative process the methodology for appraising the SA Objective 1- Housing and SA Objective 5- Education was altered. This is not considered to prejudice how the Preferred Option Policies were developed.

5.6 SA Objective 1- Housing: Following consultation on the Preferred Option the original approach in scoring changed in that sites that could provide housing with an element of affordable housing would provide a significant positive score (++) and sites that could not provide affordable housing ,yet met the need for housing would provide a minor positive score (+). Prior to this sites were provided a significant positive if they could provide affordable housing and a negative score if they could not. Overall this change in approach did not alter the outcome of site selection.

5.7 SA Objective 5 -Education: Following consultation on the Preferred Option the original approach to assessing the smaller sites was altered so that the majority of the sites had no overall impact (0) upon this SA Objective as it is the Local Education Authority's duty to provide school places. There would either be sufficient capacity or contributions would be sought in order to provide school places provision. Prior to this the sites scored (?) as the opinion was that further work would be required to see whether there was sufficient capacity. With the larger urban extension sites for example Policy SA4- Land at Broadmoor they originally scored positively as the the Preferred option policies address original concerns regarding education capacity. However the sites should have at the Issues and Option stage scored (0) as it is the Local Education Authority's duty to provide school places this would then have continued through to the Preferred Option scoring. Thats is why now the larger urban extension sites as well as the smaller sites all score (0). Overall this change in approach did not alter the outcome of site selection.

5.8 Many of the submission policies were closely based upon the policy approaches proposed during the Preferred Options stage. Table 15 shows how the policies at the Preferred Options stage relate to those in the Submission document, and where significant changes arise.

5.9 Table 16 shows the results of any appraisal work that may have taken place as a result of any significant changes to the policies.

5.10 Please note that even if there are no significant changes in policy approach between the Preferred Option stage and the Draft Submission stage the Draft Submission Policies have been appraised as new evidence can come to light and comments received during the Preferred Option consultation need to be taken into consideration.

Table 18 Amendments to policies following consultation of the Preferred Options

Preferred Options	Notes	Draft Submission Version
<p>Policy SA1 - previously developed land within defined settlement</p>	<p>Peacock Bungalow no longer included in Policy as it now has planning permission.</p> <p>Two additional sites have been added to Policy SA1 (land at Old Bracknell Lane West and Chiltern House/Redwood Building). The additional sites relate to removal of employment designation and allocation for housing. They were included in the Preferred Option document (section 3.2 and associated Proposals Map changes, appendix 7).</p> <p><u>SA Notes: Additional sites have been appraised. This appraisal work encompasses any previous appraisal work carried out at the preferred option stage when considering the removal of the of employment designation. Additional site appraisal is shown in summary and full appraisal tables that have been carried out to reflect up to date evidence. Any significant effects will be considered alongside any others that arise from the appraisal of the Draft Submission Policies and the assessment of the cumulative effects will take this into account.</u></p> <p>There have also been some changes to the capacities of the sites contained in the policies, as a result of availability of land and further information.</p> <p><u>SA Notes: Changes to site capacity are not considered significant enough to require revised appraisal work to be carried out when compared with the preferred option appraisals.</u></p> <p>The site schedule related to Land at School Hill, Crowthorne now states that no development will be allowed within the Special Protection Area (SPA) 400m buffer. This was raised as a concern at the Preferred Option Stage. However this statement</p>	<p>Policy SA1 amended according to reflect updated list of sites.</p>

Preferred Options	Notes	Draft Submission Version
	<p>was set out in the appraisal schedules and should have been a consideration. <u>SA Note: Core Strategy Policy CS14 would not allow for development to be located within 400m of the SPA. Therefore as there was policy to prevent this from happening prior to the creation of this policy it is considered that there would be no significant effect. Although the scores have been amended to reflect this error.</u></p>	
<p>Policy SA2 - other land within defined settlement</p>	<p>Bay Drive is no longer included in the Policy SA2 as it now has planning permission.</p> <p>24-30 Sandhurst Lane is no longer included as it is considered to be a small site (less than 10 units), and therefore would not form part of the Strategic Housing Land Availability Assessment, and so would not be included for allocation.</p> <p><u>SA Notes: The removal of sites from policies does not require further appraisal work to take place.</u></p> <p>As the Sandbanks site adjoins an edge of settlement site, this now forms part of Policy SA3 (with Dolyhir) in order to form a comprehensive development site.</p> <p><u>SA Notes: Sandbanks will now be considered under Policy SA3.</u></p> <p>Two additional sites have been added to Policy SA2 (Land north of Peacock Lane and Popeswood Garage). The land north of Peacock Lane was previously allocated for employment development as part of the JennettsPark development and is now being promoted for housing. It is considered appropriate to include this site as the principle of its development has already been established through the planning process for Jennetts Park.</p> <p>The Popeswood Garage site was identified at the Issues and Options Stage. It was not contained in the Preferred Option as the availability of the site was unclear. It is now confirmed as available.</p> <p><u>SA Notes: Additional sites have been appraised. This appraisal work encompasses any previous appraisal work carried out at the preferred option stage. Additional site appraisal is shown in summary and full appraisal tables that have been carried out to reflect up to date evidence.</u></p>	<p>Policy SA2 amended according to reflect updated list of sites.</p>

Preferred Options	Notes	Draft Submission Version
	<p><u>Any significant effects will be considered alongside any others that arise from the appraisal of the Draft Submission Policies and the assessment of the cumulative effects will take this into account.</u></p> <p>There have also been some changes to the capacities of the sites contained in the policies, as a result of availability of land and further information.</p> <p><u>SA Notes: Changes to site capacity are not considered significant enough to require revised appraisal work to be carried out when compared with the preferred option appraisals.</u></p> <p>The site schedule related to Land at Cricket Field Grove, Crowthorne now states that no development will be allowed within the Special Protection Area (SPA) 400m buffer. This was raised as a concern at the Preferred Option Stage. However this statement was set out in the appraisal schedules and should have been a consideration. <u>SA Note: Core Strategy Policy CS14 would not allow for development to be located within 400m of the SPA. Therefore as there was policy to prevent this from happening prior to the creation of this policy it is considered that there would be no significant effect. Although the scores have been amended to reflect this error.</u></p>	
Policy SA3 - Edge of settlement sites	<p>As the Sandbanks site adjoins an edge of settlement site, this now forms part of Policy SA3 (with Dolyhir) in order to form a comprehensive development site.</p> <p><u>SA Notes: The preferred option appraisal for Dolyhir will need to be revisited so as to incorporate the inclusion of the adjacent site Sandbanks.</u></p> <p>There is one additional site (Bog Lane). This formed part of Broad Area identified at the Issues and Options Stage.</p> <p><u>SA Notes: Any additional sites will be appraised and the results will be shown in the summary and full appraisal tables.</u></p>	Policy SA3 amended according to reflect updated list of sites.

Preferred Options	Notes	Draft Submission Version
	<p>There have also been some changes to the capacities of the sites contained in the policies, as a result of availability of land, further information, and additional landscape evidence.</p> <p><u>SA Notes: Changes to site capacity are not considered significant enough as to require revised appraisal work to be carried out when compared with the preferred option appraisals.</u></p>	
<p>Policy SA4 - Land at Broadmoor</p>	<p>The policy has been amended so that there is a figure for residential units (210) and a figure for retirement apartments (60). The total figure is 8 less than at the Preferred Option stage. <u>SA Notes: This amendment is not considered significant to warrant any further appraisal work.</u></p> <p>The policy now mentions a care home/nursing home. <u>SA Notes: This was mentioned in the supporting text. The care/nursing home was a consideration at the Preferred Option appraisal stage and therefore does not require any further appraisal work.</u></p> <p>An amendment to the Infrastructure requirements provides what was the 'individual highway mitigation measures' within the term 'comprehensive package of on and off site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport'. <u>SA Notes: It is considered that the overall outcome of this change will be the same as at the preferred option stage and therefore no significant effects need to be appraised.</u></p> <p>New infrastructure element stating 'on-site in-kind provision of a waste recycling facility'. <u>SA Notes: This was not part of the original Preferred Option policy however it was a requirement of the Infrastructure Delivery Plan (IDP). The Infrastructure listed in the policy is not an exhausted list</u></p>	<p>Policy SA4 - Land at Broadmoor</p>

Preferred Options	Notes	Draft Submission Version
	<p><u>and therefore a waste recycling facility would have been a requirement. As such the outcome is the same and therefore no further appraisal work is required.</u></p> <p>Amendment to policy to include 'Off-site In-kind provision or financial contributions towards a multi-functional community hub'. <u>SA Notes: This was not part of the original Preferred Option policy however it was a requirement of the Infrastructure Delivery Plan (IDP). The Infrastructure listed in the policy is not an exhausted list and therefore financial contributions towards a multi-functional community hub would have been a requirement. As such the outcome is the same and therefore no further appraisal work is required.</u></p> <p>On-site open space and suitable Alternative Natural Greenspace (SANG) is now part of the comprehensive mixed-use development and not just Infrastructure. <u>SA Notes: This approach is not considered significant enough as to warrant additional appraisal work as the end result would be the same.</u></p> <p>An amendment to include 'a comprehensive package of on-site, in-kind Open Space of Public Value (OSPV), to include re-provision of lost OSPV (and at Cricket Field Grove), in accordance with standards.' <u>SA Notes: This was mentioned in the Preferred Option policy and was an area that scored negatively at the Draft SA/SEA stage. This needs to be re-appraised.</u></p>	
Policy SA5 - Land at Transport Research Laboratory, Crowthorne	No changes to what will be required in the policy just how the policy is set out. <u>SA Notes: Not further appraisal work required.</u>	Policy SA5 - Land at Transport Research Laboratory, Crowthorne
Policy SA6 - Amen	No changes to what will be required in the policy just that how the policy is set out. <u>SA Notes: Not further appraisal work required.</u>	Policy SA6 - Amen Corner North

Preferred Options	Notes	Draft Submission Version
Corner North		
Policy SA7 - Land at Blue Mountain	No changes to what will be required in the policy just that how the policy is set out. <u>SA Notes: Not further appraisal work required.</u>	Policy SA7 - Land at Blue Mountain
Policy SA8 - Amen Corner South	<p>There have been changes to the wording of policy SA8 since the Preferred Option stage. This policy was not originally appraised during this SEA process as the Amen Corner South site was originally appraised when policy CS4 of the adopted Core Strategy was carried out. The site was also appraised during the creation and subsequent adoption of the Amen Corner SPD.</p> <p>Any changes that have taken place are not considered significantly different to that of policy CS4 of the adopted Core Strategy and principles established in the adopted Amen Corner SPD. For this reason no further appraisal work was carried out on the draft submission policy.</p>	Policy SA8- Amen Corner South
Policy SA9 - Warfield	<p>There have been changes to the wording of policy SA9 since the Preferred Option stage. This policy was not originally appraised during this SEA process as the Warfield site was originally appraised when policy CS5 of the adopted Core Strategy was carried out. The site was also appraised during the creation of the Warfield Draft SPD which is scheduled to be adopted in January 2012.</p> <p>Any changes that have taken place are not considered significantly different to that of policy CS5 of the adopted Core Strategy and principles established in the adopted Warfield SPD. For this reason no further appraisal work was carried out on the draft submission policy.</p>	Policy SA9 - Warfield
Policy SA10 - Phasing and Delivery (Policy Removed)	Policy is now removed from the Draft Submission Document. <u>SA Notes: The likely implications of removing such a policy have been addressed in section 6.2</u>	Policy SA10 no longer exists.
Policy SA11 - Royal	Point (i) of the Policy has been amended to reflect comments from English Heritage.	Now Policy SA10. This policy has

Preferred Options	Notes	Draft Submission Version
Military Academy	<p><u>Preferred Option text:</u> 'The site's heritage assets are sustained and, where possible, enhanced and the setting of any heritage assets, either within or adjoining the site are not harmed'</p> <p><u>Draft Submission text:</u> 'The site's heritage assets are sustained and, where possible, enhanced and the setting of any heritage assets, either within or outside the site, are safeguarded from harm and, where possible, enhanced or changed to better reveal the significance of the heritage asset;'</p> <p><u>SA Notes: The revised policy is an improvement on that of the Preferred Option wording. However the outcome will be the same and therefore the scoring of ++ at the Preferred Option Stage will be the same.</u></p>	amended to take into account English Heritage's comments.
Policy SA12 - Bracknell Town Centre	<p>First sentence of second paragraph amended as follows:</p> <p><u>Preferred Option text:</u> Any proposals must accord with the principles, development zones and schedules set out in the adopted masterplan, or any subsequently agreed framework and strategies. Any proposals must contain measures to mitigate the impact of development.</p> <p><u>Draft Submission text:</u> Any proposals must accord with the principles, development zones and schedules set out in the adopted masterplan, or any subsequently agreed amendments, agreed framework and strategies. Any proposals must contain measures to mitigate the impact of development.</p> <p><u>SA Notes: The change to the wording of this policy is not considered significant enough to require reappraising.</u></p>	Now Policy SA11 - Bracknell Town Centre
Policy SA13 - The Peel Centre	No changes to what will be required in the policy just that how the policy is set out. SA Notes: Not further appraisal work required.	Now Policy SA12- The Peel Centre

Table 19 Appraisal results of any significant changes to policies

Policy	Summary of Predicted Significant Effects	Mitigation	Monitoring
SA1	No Significant effects to appraise.	N/A	N/A
SA2	No Significant effects to appraise.	N/A	N/A

Policy	Summary of Predicted Significant Effects	Mitigation	Monitoring
SA3	No Significant effects to appraise.	N/A	N/A
SA4	No Significant effects to appraise.	N/A	N/A
SA5	No Significant effects to appraise.	N/A	N/A
SA6	No Significant effects to appraise.	N/A	N/A
SA7	No Significant effects to appraise.	N/A	N/A
SA8	The policy has not been appraised for the reasons given in Table 16.	N/A	N/A
SA9	No Significant effects to appraise.	N/A	N/A
SA10 (Removed)	<u>Policy has been removed.</u>	N/A	N/A
SA10	No Significant effects to appraise.	N/A	N/A
SA11	No Significant effects to appraise.	N/A	N/A
SA12	No Significant effects to appraise.	N/A	N/A

Removal of Policies

5.11 In addition to appraising the significant effects arising from consultation on the existing policies, an appraisal should also be made of any effects arising from removal of policies from the plan.

5.12 Following the Preferred Options consultation Policy SA10 has been removed and will no longer form part of the Draft Submission Policies.

5.13 Policy SA10 was removed from the SADPD following the Preferred Option (November 2010) consultation. The policies within the DPD, and the wider LDF, are designed to be read and considered together. Within the DPD itself, it was considered more appropriate for the phasing and delivery of housing sites to be included within the DPD alongside the appropriate policies. It was considered unnecessary for this information to be repeated in a separate policy. This was to enable greater clarity for developers, through specifying which housing sites would be available for development at different dates, as opposed to providing general housing figures. This may better encourage the successful delivery of the housing sites. The SA of the individual policies already included detail of phasing, the essence of which has been repeated in Policy SA10. There was no need for any additional appraisal work for this SA report.

Draft Submission Site Allocation Policies

5.14 The following tables show the summary Sustainability Appraisal results for the Draft Submission Policies SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA10, SA11, SA12 and SA13. These tables include the appraisal of the new policy SA13. The tables take into account any

amendments to policies as a result of the preferred option consultation. The full appraisal tables can be located in the Sustainability Appraisal (Incorporating SEA) Appendices, Draft Submission Site Allocation Development Plan Document

5.15 Policies SA8 (Land at Amen Corner) and SA9 (Land at Warfield) have not been appraised as they represent sites that have already been appraised and are identified as development sites within the adopted Core Strategy (February 2008).

5.16 The methodology used to predict and assess effects is summarised in the table below.

Table 20 Assessment Table Approach

SA Objective	Assessment of Effect	Commentary	Optimising / Mitigating
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++		
SA2: To reduce the risk of flooding and harm to people, property and the environment	+		
Etc.			

5.17 The 'assessment of effects' column is scored using the following scoring system:

Table 21 Key

Scoring	Explanation
++	Very positive effect on the SA objective
+	Minor positive effect on the SA objective
0	Neutral
-	Minor negative effect on the SA objective
--	Very negative effect on the SA objective
+/-	Positive and negative effects
I	Outcome dependant upon implementation
?	Impact cannot be predicted

Table 22 Sustainability Appraisal of Policy SA1 Previously Developed Land in Defined Settlements- Summary

Sustainability Objectives	SHLAA Ref: 15 Adastron House, Cowmore Road, Bracknell	SHLAA Ref: 46, Garth Hill School, Bracknell	SHLAA Ref: 95, Land at Battle Bridge	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 215, The Depot (Commercial Centre) Old Bracknell Lane West, Bracknell	SHLAA Ref: 228, Albert Road Car Park, Bracknell	SHLAA Ref: 286, Iron Duke, Cowmore	SHLAA Ref: 308, Land North of Eastern Road and South of London Road	SHLAA Ref: 230 & 317, Land at Old Bracknell Lane West, Bracknell	SHLAA Ref: 318, Chiltern House and Redwood Building, Broad Lane, Bracknell	SHLAA Ref: 113, Land at School Hill
SA1- Housing Need	++	++	+	++	++	++	++	++	++	++	++
SA2- Flooding	0	0	0	0	0	0	0	0	0	0	0
SA3- Health	I	I	I	I	I	I	I	I	I	I	I
SA4- Poverty & Exclusion	0	I	0	0	?	?	?	?	?	0	I
SA5- Education	0	0	0	0	0	0	0	0	0	0	0
SA6- Crime	?	?	0	0	0	0	0	0	?	0	?
SA7- Community	+	+	+	+	+	+	+	+	+	+	+

Sustainability Objectives	SHLAA Ref: 15 Adastron House, Cowframe Road, Bracknell	SHLAA Ref: 46, Garth Hill School, Bracknell	SHLAA Ref: 95, Land at Battle Bridge	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 215, The Depot (Cammæd Centre) Old Bracknell Lane West, Bracknell	SHLAA Ref: 228, Albert Road Car Park, Bracknell	SHLAA Ref: 286, Iron Duke, Cowframe	SHLAA Ref: 308, Land North of Eastern Road and South of London Road	SHLAA Ref: 230 & 317, Land at Old Bracknell Lane West, Bracknell	SHLAA Ref: 318, Chiltern House and Redwood Building, Broad Lane, Bracknell	SHLAA Ref: 113, Land at School Hill
SA8- Accessible services	++	++	+	+	++	++	+	++	++	++	+/-
SA9- Culture, Leisure, Recreation	+	+	+	+	+	+	+	+	+	+	+/-
SA10- Urban renaissance	+	+/-	+	+	+	+	+	+	+	+	--
SA11- Air quality	?	?	?	?	?	?	?	?	?	?	?
SA12- Climate change	0	0	0	0	0	0	0	0	0	0	0
SA13- Biodiversity	-	-	-	-	-/+	-/+	-	-/+	-/+	-/+	-

Sustainability Objectives	SHLAA Ref: 15 Adastron House, Cowframe Road, Bracknell	SHLAA Ref: 46, Garth Hill School, Bracknell	SHLAA Ref: 95, Land at Battle Bridge	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 215, The Depot (Cammæd Centre) Old Bracknell Lane West, Bracknell	SHLAA Ref: 228, Albert Road Car Park, Bracknell	SHLAA Ref: 286, Iron Duke, Cowframe	SHLAA Ref: 308, Land North of Eastern Road and South of London Road	SHLAA Ref: 230 & 317, Land at Old Bracknell Lane West, Bracknell	SHLAA Ref: 318, Chiltern House and Redwood Building, Broad Lane, Bracknell	SHLAA Ref: 113, Land at School Hill
SA14- Countryside, urban & historic character	0	-	0	-	0	0	--	0	0	0	--
SA15- Travel choice	++	++	+	+	++	++	+	++	++	+	+/-
SA16- Resource use	+	+	+	?	?	+	+	?	?	+	+
SA17- Waste	I	I	I	I	I	I	I	?	I	I	I
SA18- Water	0	0	0	0	0	0	0	0	0	0	0
SA19- Soil quality	0	0	0	0	?	?	0	?	0	?	0

Sustainability Objectives	SHLAA Ref: 15 Adastron House, Cowframe Road, Bracknell	SHLAA Ref: 46, Garth Hill School, Bracknell	SHLAA Ref: 95, Land at Battle Bridge	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 215, The Depot (Cammæd Centre) Old Bracknell Lane West, Bracknell	SHLAA Ref: 228, Albert Road Car Park, Bracknell	SHLAA Ref: 286, Iron Duke, Cowframe	SHLAA Ref: 308, Land North of Eastern Road and South of London Road	SHLAA Ref: 230 & 317, Land at Old Bracknell Lane West, Bracknell	SHLAA Ref: 318, Chiltern House and Redwood Building, Broad Lane, Bracknell	SHLAA Ref: 113, Land at School Hill
SA20- Energy	+	+	+	+	+	+	+	+	+	+	+
SA21- Employment	+	+	+	+	+	+	+	+	+	+	+
SA22- Economic growth	+	+	+	+	+	+	+	+	+	+	+
SA23- Smart growth											
SA24- Skilled Workforce	?	?	?	?	?	?	?	?	?	?	?

Summary of Policy SA1- Previously Developed Land within Defined Settlements

SHLAA Ref: 15, Adastron House

5.18 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.19 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.20 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities.

5.21 When assessed against SA Objective 8 (Accessible Services) the site resulted in a significant positive score (++) , as the site is accessible to services within Bracknell Town Centre.

5.22 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.23 The site is considered to be previously developed land and therefore the first choice of land for development. For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).

5.24 When assessing the site against SA Objective 15 (Travel Choice) the site scored a significant positive score (++) due to its public transport, pedestrian and cycle links. The site is located within walking distance of Bracknell Railway Station and the main Bus Station. Therefore it was considered likely that the car may not be the preferred mode of transport.

5.25 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.26 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites in and around the Town Centre.

SHLAA Ref: 46, Garth Hill School

5.27 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.28 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.29 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities.

5.30 When assessed against SA Objective 8 (Accessible Services) the site resulted in a significant positive score (++) as the site is accessible to services within Bracknell Town Centre, and public transport facilities.

5.31 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.32 The site is considered to be previously developed land and therefore the first choice of land for development, however redevelopment of the site would also result in the loss of open space. For this reason the site would have both a positive and negative effect (+/-) against SA Objective 10 (Urban Renaissance), and a negative score (-) in relation to SA Objective 14 (Countryside and Historic).

5.33 When assessing the site against SA Objective 15 (Travel Choice) the site scored a significant positive score (++) due to its public transport, pedestrian and cycle links. The site is located within walking distance of Bracknell Railway Station and the main Bus Station. Therefore it was considered likely that the car may not be the preferred mode of transport.

5.34 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.35 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites in and around the Town Centre.

SHLAA Ref: 95, Land at Battle Bridge House

5.36 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.37 This site when assessed against SA Objective 1 (Housing) scored positively (+) as it would contribute towards the supply of housing. However unlike other sites it did not score a significant positive score as the site would not meet with the affordable housing threshold of 15 net additional dwellings.

5.38 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities. This site could also benefit from new facilities introduced as a result of the Warfield SPD site.

5.39 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+). Whilst the site is not considered to be accessible to services as it is fairly isolated, when assessed in conjunction with new development planned at the Warfield SPD site, this site would benefit from new facilities and/or improved infrastructure.

5.40 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.41 The site is considered to be previously developed land and therefore the first choice of land for development. For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).

5.42 When assessing the site against SA Objective 15 (Travel Choice) the site scored positively (+). Whilst the site is not considered to have good public transport links, when assessed in conjunction with new development planned at the Warfield SPD site, it would benefit improved infrastructure.

5.43 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.44 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites in and around Bracknell and Binfield, and has the potential to benefit from new facilities planned within the Warfield SPD area.

SHLAA Ref: 123, Farley Hall

5.45 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal; see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.46 This site when assessed against SA Objective 1 (Housing) and therefore could provide a net increase of 15+ dwellings an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.47 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities.

5.48 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+), as the site is accessible to services within the locality.

5.49 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.50 The site is considered to be previously developed land and therefore the first choice of land for development. For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).

5.51 The site scored negatively (-) in relation to SA Objective 13 (Biodiversity) and 14 (Countryside and Historic) due to the potential for impact upon protected trees and ancient woodland.

5.52 When assessing the site against SA Objective 15 (Travel Choice) the site scored a positively score (+) due to its public transport, pedestrian and cycle links with the town centre.

5.53 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.54 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites in and around the Town Centre.

SHLAA Ref: 215, The Depot

5.55 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.56 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.57 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities. The development would provide a small community within close proximity of Bracknell Town Centre.

5.58 When assessed against SA Objective 8 (Accessible Services) the site resulted in a significant positive score (++) . The site is well located for access to the facilities that Bracknell Town Centre has to offer via foot or cycle.

5.59 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.60 The site is considered to be previously developed land and therefore the first choice of land for development. For this reason the site scored positively against SA Objective 10 (Urban Renaissance).

5.61 When assessing the site against SA Objective 15 (Travel Choice) the site scored a significant positive score (++) due to its public transport, pedestrian and cycle links. The site is located within walking distance of Bracknell Railway Station and the main Bus Station. Therefore it was considered likely that the car may not be the preferred mode of transport.

5.62 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy). The depot is proposed to be re-provided at the Transport Research Laboratory site in Crowthorne.

5.63 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites. Whilst the site would result in the loss of employment land, the Employment Land Review has concluded that there is a significant over-supply of offices in the Borough and that the defined employment areas were of reasonable quality, and suggests that the town of Bracknell has a weak identity as an office location.

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SHLAA Ref: 228, Albert Road Car Park

5.64 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.65 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.66 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities. The development would provide a small community within close proximity of Bracknell Town Centre.

5.67 When assessed against SA Objective 8 (Accessible Services) the site resulted in a significant positive score (++) . The site is well located so as to access the facilities that Bracknell Town Centre has to offer via foot or cycle.

5.68 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.69 The site is considered to be previously developed land and therefore the first choice of land for development. For this reason the site scored positively against SA Objective 10 (Urban Renaissance).

5.70 When assessing the site against SA Objective 15 (Travel Choice) the site scored a significant positive score (++) due to its public transport, pedestrian and cycle links. The site is located within walking distance of Bracknell Railway Station and the main Bus Station. Therefore it was considered likely that the car may not be the preferred mode of transport.

5.71 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.72 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites and Bracknell Town Centre.

SHLAA Ref: 286, The Iron Duke

5.73 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.74 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.75 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities. The development would provide a small community within close proximity of Bracknell Town Centre.

5.76 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+). The site is well located so as to access the facilities within Crowthorne.

5.77 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.78 The site is considered to be previously developed land and therefore the first choice of land for development. For this reason the site scored positively against SA Objective 10 (Urban Renaissance).

5.79 The site scored negatively (-) in relation to SA Objective 13 (Biodiversity) and a significant negative score (--) in relation to SA Objective 14 (Countryside and Historic) because of potential impact upon protected trees, and because the site is located within a Conservation Area.

5.80 When assessing the site against SA Objective 15 (Travel Choice) the site scored significant positively (+) due to being within walking distance of Crowthorne centre.

5.81 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.82 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites.

SHLAA Ref: 308 Land to north of Eastern Road and South of London Road, Bracknell

5.83 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.84 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.85 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of the existing community. The site was considered well related to the existing built form and would infill an existing residential frontage.

5.86 When assessed against SA Objective 8 (Accessible Services) the site resulted in a significant positive score (++) . The site is well located for access to the facilities that Bracknell Town Centre has to offer via foot, cycle or bus.

5.87 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.88 The site is considered to be previously developed land and therefore the best use of land for residential development. For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).

5.89 When assessing the site against SA Objective 15 (Travel Choice) the site scored significantly positive (++) due to its public transport, pedestrian and cycle links. Therefore it is likely that the car may not be the preferred mode of transport.

5.90 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.91 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites. Whilst the site would result in the loss of employment land, the Employment Land Review has concluded that there is a significant over-supply of offices in the borough.

SHLAA Ref: 230, Land at Old Bracknell Lane West

5.92 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.93 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++).

5.94 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities. The development would provide a small community within close proximity of Bracknell Town Centre.

5.95 When assessed against SA Objective 8 (Accessible Services) the site resulted in a significant positive score (++) . The site is well located so as to access the facilities that Bracknell Town Centre has to offer via foot or cycle.

5.96 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.97 The site is considered to be previously developed land and therefore the first choice of land for development. For this reason the site scored positively against SA Objective 10 (Urban Renaissance).

5.98 When assessing the site against SA Objective 15 (Travel Choice) the site scored a significant positive score (++) due to its public transport, pedestrian and cycle links. The site is located within walking distance of Bracknell Railway Station and the main Bus Station. Therefore it was considered likely that the car may not be the preferred mode of transport.

5.99 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to off set energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.100 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites. Whilst the site would result in the loss of employment land, the Employment Land Review has concluded that there is a significant over-supply of offices in the Borough and that the defined employment areas were of reasonable quality, and suggests that the town of Bracknell has a weak identity as an office location.

SHLAA Ref: 318, Chiltern House/Redwood Building

5.101 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.102 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.103 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of the existing community. The site was considered well related to the existing built form and would infill an existing residential frontage.

5.104 When assessed against SA Objective 8 (Accessible Services) the site resulted in a significant positive score (++)

The site is well located for access to the facilities that Bracknell Town Centre has to offer via foot, cycle or bus.

5.105 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.106 The site is considered to be previously developed land and therefore the best use of land for residential development. For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).

5.107 When assessing the site against SA Objective 15 (Travel Choice) the site scored positively (+) due to its public transport, pedestrian and cycle links. The only reason why the site did not result in a significantly positive score is that the railway station is a significant walk from the site. However it is likely that the car may not be the preferred mode of transport.

5.108 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.109 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites. Whilst the site would result in the loss of employment land, the Employment Land Review has concluded that there is a significant over-supply of offices in the Borough and that the defined employment areas were of reasonable quality, and suggests that the town of Bracknell has a weak identity as an office location.

SHLAA Ref: 113, School Hill

5.110 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.111 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.112 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities. The development would provide a small community within close proximity of Bracknell Town Centre.

5.113 When assessed against SA Objective 8 (Accessible Services) the site resulted in a mixed positive and negative score (+/-). Whilst the site is well located so as to access the facilities within Crowthorne, accessibility to public transport and non-car modes is poor.

5.114 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively and negatively (+/-). The site was considered to be located close to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities. However development of the site would result in the loss of recreational open space.

5.115 Whilst located within a defined settlement, the site is considered to be greenfield land. The site is also located within a Historic Park and Garden and would result in the loss of existing open space. For this reason the site scored negatively (-) against SA Objective 10 (Urban Renaissance) and SA Objective 14 (Countryside, urban & historic character).

5.116 The site scored negatively (-) in relation to SA Objective 13 (Biodiversity) as there is likely to be an adverse effect upon biodiversity.

5.117 When assessing the site against SA Objective 15 (Travel Choice) the site scored positively and negatively (+/-) due to being within walking distance of Crowthorne centre but accessibility to public transport and non-car modes being poor.

5.118 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.119 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites.

5.120 The sites development is also part of the West London Mental Health Trust's business plan for the reprovision of Broadmoor hospital. The reprovision of the hospital is essential to enable this major employer to stay in the area.

5.121

Table 23 Sustainability Appraisal of Policy SA 2 Other Land within Defined Settlements

Sustainability Objectives	SHLAA Ref: 19 The Football Ground Larges Lane, Bracknell	SHLAA Ref: 76, Land at Cricket Field Grove	SHLAA Ref: 194, Land North of Cain Road, Binfield	SHLAA Ref: 284, 152 New Road, Ascot	SHLAA Ref: 316 Land North of Peacock Lane, Bracknell	SHLAA Ref: 107, Popeswood Garage, Hilcrest and Sundial Cottage, London Road, Binfield.
SA1- Housing Need	++	++	++	+	++	+
SA2- Flooding	0	0	0	--	0	0
SA3- Health	I	I	I	I	I	I
SA4- Poverty & Exclusion	?	I	0	0	0	?
SA5- Education	0	0	0	0	0	0
SA6- Crime	?	?	0	0	0	0
SA7- Community	+	+	+	+	+	+
SA8- Accessible services	++	+/-	+	-	+	+
SA9- Culture, Leisure, Recreation	+/-	+/-	+	+	+	+
SA10- Urban renaissance	-	--	-	-	-	+/-
SA11- Air quality	?	?	?	?	?	?
SA12- Climate change	0	0	0	0	0	0

Sustainability Objectives	SHLAA Ref: 19 The Football Ground Larges Lane, Bracknell	SHLAA Ref: 76, Land at Cricket Field Grove	SHLAA Ref: 194, Land North of Cain Road, Binfield	SHLAA Ref: 284, 152 New Road, Ascot	SHLAA Ref: 316 Land North of Peacock Lane, Bracknell	SHLAA Ref: 107, Popeswood Garage, Hilcrest and Sundial Cottage, London Road, Binfield.
SA13- Biodiversity	-	-	-	-	+/-	-
SA14- Countryside, urban & historic character	-	--	0	-	-	+
SA15- Travel choice	++	+/-	+	-	+/-	+
SA16- Resource use	+	+	!	?	+	?
SA17- Waste	!	!	?	!	!	!
SA18- Water	0	0	0	0	0	0
SA19- Soil quality	0	0	0	?	0	0
SA20- Energy	+	+	+	+	+	+
SA21- Employment	+	+	+	0	+	+
SA22- Economic growth	+	+	+	0	+	+
SA23- Smart growth	!	!	!	!	!	!
SA24- Skilled Workforce	?	?	?	?	?	?

Summary of Policy SA2- Other Land within Defined Settlements

SHLAA Ref: 19, The Football Ground

5.122 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.123 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.124 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities.

5.125 When assessed against SA Objective 8 (Accessible Services) the site resulted in a significant positive score (++) , as the site is accessible to services within Bracknell Town Centre, and public transport facilities.

5.126 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities. However as the site would lose a football club facility this was considered to have a negative score against this SA Objective. Overall the site was considered to score (+/-). N.B Please note that it is the intention to relocate Bracknell Football Club to Blue Mountain under Policy SA7.

5.127 Whilst located within a defined settlement, the site is considered to be greenfield land, and would also result in the loss of open space. For this reason the site would have a negative score (-) against SA Objective 10 (Urban Renaissance), and a negative score (-) in relation to SA Objective 14 (Countryside and Historic).

5.128 When assessing the site against SA Objective 15 (Travel Choice) the site scored a significant positive score (++) due to its public transport, pedestrian and cycle links. The site is located within walking distance of Bracknell Railway Station and the main Bus Station. Therefore it was considered likely that the car may not be the preferred mode of transport.

5.129 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.130 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites in and around the Town Centre.

SHLAA Ref: 76,Cricket Field Grove

5.131 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site both positively and negatively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.132 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.133 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities. The development would provide a small community within close proximity of Bracknell Town Centre.

5.134 When assessed against SA Objective 8 (Accessible Services) the site resulted in a mixed positive and negative score (+/-). Whilst the site is well located so as to access the facilities within Crowthorne, accessibility to public transport and non-car modes is poor.

5.135 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities. However overall the site scored positively and negatively (+/-) as the site would lose an open space recreational facility.

5.136 Whilst located within a defined settlement, the site is considered to be greenfield land. The site is also located within a HistoricPark and Garden and would result in the loss of existing open space. For this reason the site scored negatively (--) against SA Objective 10 (Urban Renaissance).

5.137 The site scored negatively (-) in relation to SA Objective 13 (Biodiversity) as there is likely to be an adverse effect upon biodiversity.

5.138 The site scored significantly negative (--) in relation to SA Objective 14 (Countryside and Historic) because of potential impact upon protected trees, and because the site is within a HistoricPark and Garden. There was a concern that recreational open space would be lost.

5.139 When assessing the site against SA Objective 15 (Travel Choice) the site scored positively and negatively (+/-) due to being within walking distance of Crowthorne centre but accessibility to public transport and non-car modes being poor.

5.140 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to off set energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.141 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites.

5.142 The sites development is also part of the West London Mental Health Trust's business plan for the reprovion of Broadmoor hospital. The reprovion of the hospital is essential to enable this major employer to stay in the area.

SHLAA Ref: 194, Land north of Cain Road

5.143 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.144 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.145 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of the existing community. The site was considered well related to the existing built form and would infill an existing residential frontage.

5.146 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+). The site is well located as to access the facilities that Bracknell Town Centre has to offer via foot, cycle or bus. The site is also close to the new development planned development at the Amen Corner SPD site, so this site would benefit from new facilities and/or improved infrastructure.

5.147 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.148 Whilst this site is within a defined settlement, it is a greenfield site and so scored negatively (-) against SA Objective 10 (Urban Renaissance).

5.149 When assessing the site against SA Objective 15 (Travel Choice) the site scored positively (+) due to its public transport, pedestrian and cycle links with Bracknell Town Centre. The site is also close to the planned development at the Amen Corner SPD site, so this site would benefit from new facilities and/or improved infrastructure.

5.150 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.151 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites. Whilst the site would result in the loss of employment land, the Employment Land Review has concluded that there is a significant over-supply of offices in the Borough and that the defined employment areas were of reasonable quality, and suggests that the town of Bracknell has a weak identity as an office location.

SHLAA Ref: 284, 152 New Road

5.152 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored negatively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.153 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.154 When assessed against SA Objective 2 (Flooding) the site scored negatively (- -) as part of the site contains flood zones 2 and 3. The developable area may be located outside of the flood zones. However access to the site is located within the flood zones.

5.155 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of the existing community. The site was considered well related to the existing built form and would infill an existing residential frontage.

5.156 When assessed against SA Objective 8 (Accessible Services) the site resulted in a negative score (-), as the site is not within walking distance of a town centre, and has limited access to facilities and public transport.

5.157 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.158 Whilst this site is within a defined settlement, it is a greenfield site and so scored negatively (-) against SA Objective 10 (Urban Renaissance).

5.159 The site also scored negatively (-) in relation to SA Objective 13 (Biodiversity) and 14 (Countryside and Historic) due to the potential for impact upon protected trees

5.160 When assessing the site against SA Objective 15 (Travel Choice) the site scored negatively (-) as the site is not within walking distance of a town centre, and has limited access to facilities and public transport.

5.161 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

SHLAA Ref: 316, Land north of Peacock Lane

5.162 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.163 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.164 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of any existing communities. The development would add to an existing community that is currently expanding at Jennetts Park.

5.165 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+). The site is considered accessible to essential services by bus, cycle and foot. There is a community centre and primary school at Jennetts Park. It is also the intention to provide shops within the newly created estate.

5.166 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.167 Whilst this site is within a defined settlement, it is a greenfield site and so scored negatively (-) against SA Objective 10 (Urban Renaissance).

5.168 When assessing the site against SA Objective 15 (Travel Choice) the site scored positively and negatively (+/-). Although the site has good links with the Town Centre by bus there are currently no shops within walking distance of the site. Therefore as it stands the car may be used for the purpose of shopping.

5.169 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to off set energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.170 When assessing the site against SA Objective 21 (Employment) the site scored positively (+/-), and against SA Objective 22 (Economic Growth) the site scored positively (+), as major employment sites would be easily accessible from the site. New housing would provide the opportunity to support the borough's employment and economic growth. The existing site has permission for mixed uses as part of the wider Jennetts Park redevelopment, including commercial uses (B1, B2, B8 and hotel, including provision for small business units), although this area does not form part of a protected employment area. The Employment Land Review sets out that there is an oversupply of offices within the Borough, and however that future demand is likely to be predominately for small and medium units. Therefore, it is considered that the 0.5ha area of land, in accordance with the adopted masterplan (land parcel C4) should be retained for small business units use, and has been excluded from the developable area.

SHLAA Ref: 107, Popeswood Garage

5.171 This site is located within a defined settlement, therefore the principle of development is accepted. Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.172 This site when assessed against SA Objective 1 (Housing) scored positively (+) as it would contribute towards the supply of housing. However unlike other sites it did not score a significant positive score as the site would not meet with the affordable housing threshold of 15 net additional dwellings.

5.173 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of the existing community. The site was considered well related to the existing built form and would infill an existing residential frontage.

5.174 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+), as the site is accessible to essential services.

5.175 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site was considered likely to have a positive effect (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.176 The site is within a defined settlement. It includes areas of previously developed land and greenfield land. For this reason the site scored positively and negatively (+/-) against SA Objective 10 (Urban Renaissance).

5.177 When assessing the site against SA Objective 15 (Travel Choice) the site scored positively (+) due to its public transport, pedestrian and cycle links with Bracknell Town Centre. The site is also close to the new development planned development at the Amen Corner SPD site, so this site would benefit from new facilities and/or improved infrastructure.

5.178 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.179 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites in and around the Town Centre.

Table 24 Sustainability Appraisal of Policy SA 3 Edge of Settlement Sites

Sustainability Objectives	SHLAA Ref: 34 White Cairn, Dukes Ride, Crowthorne	SHLAA Ref: 24 Land East of Murrell Lane, South of Foxley Lane, Binfield	SHLAA Ref: 93, Land at the junction of Forest Road & Foxley Lane, Binfield	SHLAA Ref: 122 + 300, Dolyir, Fern Bungalow & Palm Hills + 137 Sandbanks	SHLAA Ref: 204, Land at Bog Lane, Bracknell
SA1- Housing Need	++	++	++	++	++
SA2- Flooding	0	0	0	0	?
SA3- Health					
SA4- Poverty & Exclusion	0	0	0	0	?
SA5- Education	0	0	0	0	0
SA6- Crime	0	0	0	0	0
SA7- Community	+	+	+	+	+
SA8- Accessible services	+	+	+	+	+
SA9- Culture, Leisure, Recreation	+	+	+	+	+
SA10- Urban renaissance	-	-	-	-	-
SA11- Air quality	?	?	?	?	?
SA12- Climate change	0	0	0	0	+/-
SA13- Biodiversity	-	-	-	-	-

Sustainability Objectives	SHLAA Ref: 34 White Cairn, Dukes Ride, Crowthorne	SHLAA Ref: 24 Land East of Murrell Lane, South of Foxley Lane, Binfield	SHLAA Ref: 93, Land at the junction of Forest Road & Foxley Lane, Binfield	SHLAA Ref: 122 + 300, Dolyir, Fern Bungalow & Palm Hills + 137 Sandbanks	SHLAA Ref: 204, Land at Bog Lane, Bracknell
SA14- Countryside, urban & historic character	0	-	-	0	+
SA15- Travel choice	+	+	+	+	+
SA16- Resource use	?	+	+	+	?
SA17- Waste				/?	
SA18- Water	0	?	?	?	0
SA19- Soil quality	0	?	?	?	0
SA20- Energy	+	+	+	+	+
SA21- Employment	+	+	+	+	+
SA22- Economic growth	+	+	+	+	+
SA23- Smart growth					
SA24- Skilled Workforce	?	?	?	?	?

Summary of Policy SA3- Edge of Settlement Sites

SHLAA Ref: 34 White Cairn, Dukes Ride, Crowthorne

5.180 This is located in an edge of settlement location (outside of a defined settlement). Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.181 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.182 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of the existing community, given that there is an existing building on the site. The site was considered well related to the existing built form and settlement boundary.

5.183 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+), as the site is within walking distance of a number of facilities and Crowthorne train station.

5.184 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.185 As this is a greenfield site, it scored negatively (-) against SA Objective 10 (Urban Renaissance).

5.186 When assessing the site against SA Objective 15 (Travel Choice) the site was given a positive score (+), due to its proximity to Crowthorne train station.

5.187 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.188 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites (Wellington Business Estate).

SHLAA Ref: 24, Land East of Foxley Lane, Binfield

5.189 This is located in an edge of settlement location (outside of a defined settlement). Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.190 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.191 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of the existing community. The site is considered well related to the existing built form and settlement boundary, and is contained by existing residential development on three sides (to the north, east and west).

5.192 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+), as the site is within walking distance of a number of facilities within Binfield Village, and has access to a bus services which serves Bracknell Town Centre.

5.193 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.194 As this is a greenfield site, it scored negatively (-) against SA Objective 10 (Urban Renaissance).

5.195 The site also scored negatively (-) in relation to SA Objective 13 (Biodiversity) and 14 (Countryside and Historic) due to the potential for impact upon protected trees, and being located (currently) within the countryside.

5.196 When assessing the site against SA Objective 15 (Travel Choice) the site scored positively (+). The site is served by a bus to and from the Tesco at Warfield and Binfield local centre is within walking distance of the site.

5.197 Further improvements to public transport and infrastructure could be supported by the Amen Corner North site (Policy SA6).

5.198 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.199 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites within Binfield Parish around Bracknell Town Centre.

SHLAA Ref: 93, Land at junction of Forest Road and Foxley Lane, Binfield

5.200 This is located in an edge of settlement location (outside of a defined settlement). Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.201 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.202 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of the existing community. The site is considered well related to the existing built form and settlement boundary, and is contained by existing residential development to the east south and north west.

5.203 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+), as the site is within walking distance of a number of facilities within Binfield Village, and has access to a bus service which serves Bracknell Town Centre.

5.204 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.205 As this is a greenfield site, it scored negatively (-) against SA Objective 10 (Urban Renaissance).

5.206 The site also scored negatively (-) in relation to SA Objective 13 (Biodiversity) and 14 (Countryside and Historic) due to the potential for impact upon protected trees, and being located (currently) within the countryside.

5.207 When assessing the site against SA Objective 15 (Travel Choice) the site scored positively (+). The site is served by a bus to and from the Tesco at Warfield and Binfield local centre is within walking distance of the site.

5.208 Further improvements to public transport and infrastructure could be supported by the Amen Corner North site (Policy SA6).

5.209 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.210 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites within Binfield Parish around Bracknell Town Centre.

SHLAA Ref: 122. 300 + 137, Dolyir, Fern Bungalow, Palm Hills & Sandbanks

5.211 This is located in an edge of settlement location (outside of a defined settlement). Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.212 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.213 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of the existing community. The site is considered well related to the existing built form and settlement boundary.

5.214 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+), as the site is within close proximity to Martin's Heron with access to shops and a train station.

5.215 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.216 As this is a greenfield site, it scored negatively (-) against SA Objective 10 (Urban Renaissance).

5.217 The site also scored negatively (-) in relation to SA Objective 13 (Biodiversity) and 14 (Countryside and Historic) due to the potential for impact upon protected trees, and being located (currently) within the countryside.

5.218 When assessing the site against SA Objective 15 (Travel Choice) the site scored positively (+). The site is served by buses and is within close proximity of a train station.

5.219 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.220 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored (+). New housing would provide the opportunity to support the borough's employment and economic growth as the site is located close to existing employment sites in and around Bracknell Town Centre.

SHLAA Ref: Land at Bog Lane, Bracknell

5.221 This is located in a edge of settlement location (outside of a defined settlement). Overall, this site scored positively in relation to the Sustainability Appraisal (SA) Objectives. The following provides a summary of the results of the Sustainability Appraisal, see Appendices to Draft Submission Sustainability Appraisal for full appraisal tables.

5.222 This site when assessed against SA Objective 1 (Housing) could provide a net increase of 15+ dwellings and therefore an element of affordable housing could be provided. Therefore the site resulted in a significant positive score. (++)

5.223 When assessed against SA Objective 7 (Community) this site scored positively (+) as development of the site is not likely to adversely affect the distinctiveness of the existing community. The site was also considered well related to the existing built form.

5.224 When assessed against SA Objective 8 (Accessible Services) the site resulted in a positive score (+). The site is considered accessible to essential services by cycle and foot. The site is also located close to Martin Herons Railway Station. However a significant positive score was not given as there are currently no buses that serve the site.

5.225 When assessed against SA Objective 9 (Culture, Leisure and Recreation) the site scored positively (+) due to its close proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands, open and built sports facilities.

5.226 Three quarters of the site is considered to be greenfield and therefore not previously developed land. As this is not considered the best use of land the site scored a minor negative score (-) against SA Objective 10 (Urban Renaissance).

5.227 When assessed against SA Objective 13 (Biodiversity) the site were given a minor negative score (-) as the site contains Broadleaf Woodland that is potentially of value to protected species. A significant negative score was not given as the site has not been designated as habitat of county level or above.

5.228 A Landscape Assessment categorised the site as having moderate/high capacity for development, as long as tree cover remains on site. For this reason the site scored positively (+) against SA Objective 14 (Countryside and Historic).

5.229 The site has good pedestrian links with the Martins Heron local centre and railway station along with cycle links with Bracknell Town Centre. For this reason the site was given a minor positive score (+) against SA Objective 15 (Travel Choice). However the site was not given a significant positive score as there is a lack of buses serving the site.

5.230 Any development of the site would have to comply with best practice Code for Sustainable Homes (CfSH) and/or Building Research Establishment Environmental Assessment Methodology (BREEAM). It would also have to offset energy demand through the implementation of on-site renewable energy generation. For this reason this site scored positively (+) against SA Objective 20 (Energy).

5.231 When assessing the site against SA Objectives 21 (Employment) and 22 (Economic Growth) the site scored positively (+), as major employment sites would be easily accessible from the site. New housing would provide the opportunity to support the borough's employment and economic growth.

Table 25 Sustainability Appraisal of Policies SA4, SA5, SA6 and SA7- Summary

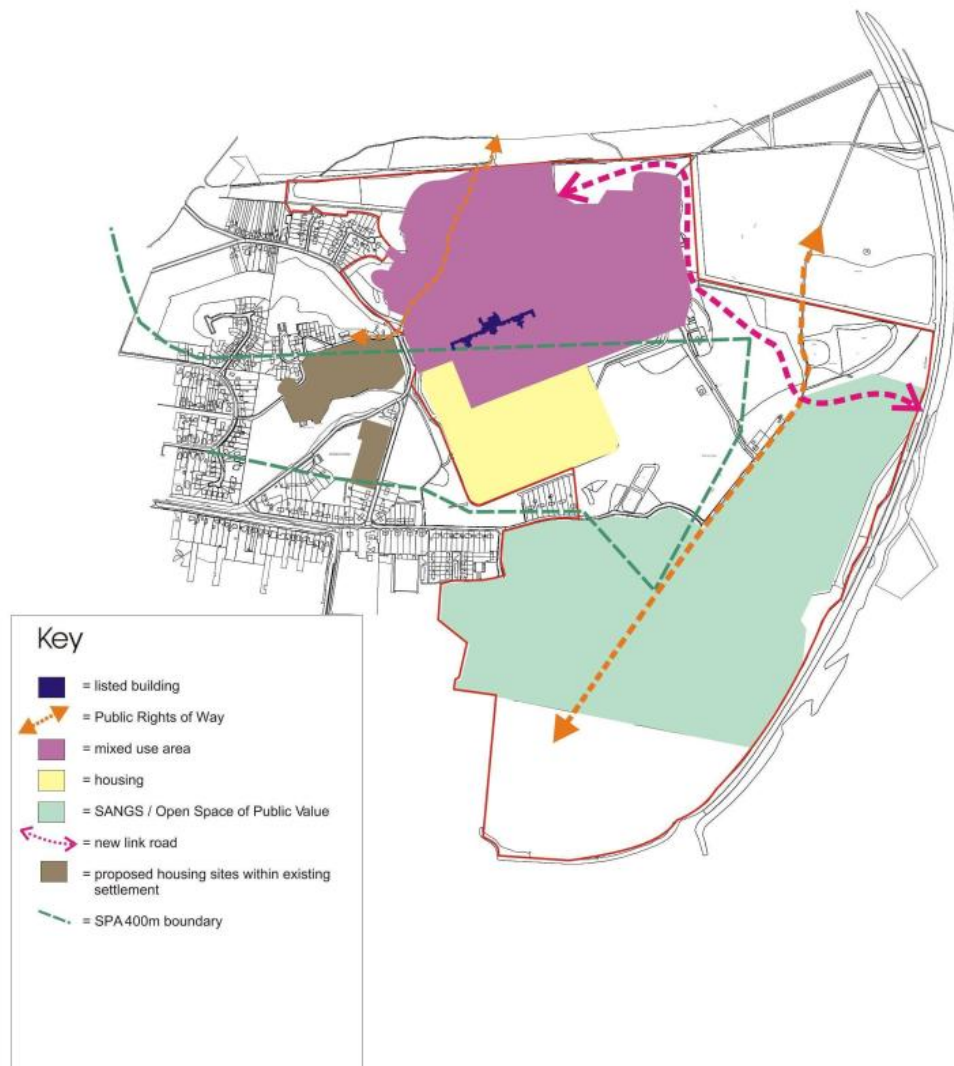
Sustainability Objectives	Policy SA4, Land at Broadmoor, Crowthorne	Policy SA5, Land at Transport Research Laboratory, Crowthorne	Policy SA6, Amen Corner North, Binfield	Policy SA7, Land at Blue Mountain, Binfield
SA1- Housing Need	++	++	++	++
SA2- Flooding	0	0	0	0
SA3- Health	I	I	I	I
SA4- Poverty & Exclusion	I	0	0	+
SA5- Education	0	0	0	+
SA6- Crime	0	0	0	0
SA7- Community	+	++	+	+
SA8- Accessible services	+	+	+	+
SA9- Culture, Leisure, Recreation	++	++	++	+

Sustainability Objectives	Policy SA4, Land at Broadmoor, Crowthorne	Policy SA5, Land at Transport Research Laboratory, Crowthorne	Policy SA6, Amen Corner North, Binfield	Policy SA7, Land at Blue Mountain, Binfield
SA10- Urban renaissance	+	++	-/+	-
SA11- Air quality	?	?	?	?
SA12- Climate change	+	+	+	+
SA13- Biodiversity	--	--	-	-
SA14- Countryside, urban & historic character	-	+	0	-
SA15- Travel choice	+	+	+	+
SA16- Resource use	?	?	?	?
SA17- Waste	+	+	+	+
SA18- Water	?	0	0	?
SA19- Soil quality	0	?	?	?
SA20- Energy	+	+	+	+
SA21- Employment	+	++	+	++
SA22- Economic growth	0	+	+	+
SA23- Smart growth				
SA24- Skilled Workforce	?	?	?	?

5.232 Policies SA4, SA5, SA6 and SA7 did not score positively and/or negatively against SA Objectives 2, 3, 4 (except SA7),5, 6, 11, 16, 18, 19, 23 and 24. The reason being either a site may not have an overall impact, may need further work to be carried out or may depend upon implementation.

Summary of Policy SA4- Land at Broadmoor

Map 4 Draft Submission Concept Plan for Broadmoor.



5.233 This site resulted in a significant positive score (++) as development of this site could provide both a level of housing to meet the housing need and also provide affordable housing.

5.234 The concept plan indicates that housing would be located close to existing residential areas. There would also be large areas of public open space and SANG providing a buffer that is considered to retain the distinctiveness of the existing community. As such the policy resulted in a positive score (+) against SA Objective 7- Community.

5.235 This policy seeks a '*comprehensive package of on-and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport*'. These measures seek to encourage sustainable transport and for this reason this policy is considered to score positively (+) against SA Objective 8- Accessible services.

5.236 This policy confirms that the existing public rights of way will be enhanced, an area of 4.5ha will be designated as open space and a conservation management plan will be drawn up maintaining the heritage of the site. As such this policy results in a significant positive score (++) against SA Objective 9- Culture, Leisure and Recreation.

5.237 This policy confirms that the Listed Building and Hospital use will be retained on site. The site is also considered to be previously developed land. For these reasons the site scores positively (+) against SA Objective 10- Urban Renaissance.

5.238 Concerns regarding the site's biodiversity and how development could potentially adversely affect it are still valid. This is reflected in the significant negative scoring (--) against SA Objective 13- Biodiversity. However, further surveys and associated mitigation could address the concerns.

5.239 There is a Grade II listed building on site with associated Historic Park and Gardens. This policy requires an application to be supported by a conservation management plan for safeguarding and maintaining the site's historic heritage assets. The policy also seeks to re-provide open space lost through development. However it is likely that there will still be harm to the historic assets. Therefore the policy scores negatively (-) when assessed against SA objective 14 (Countryside and Historic).

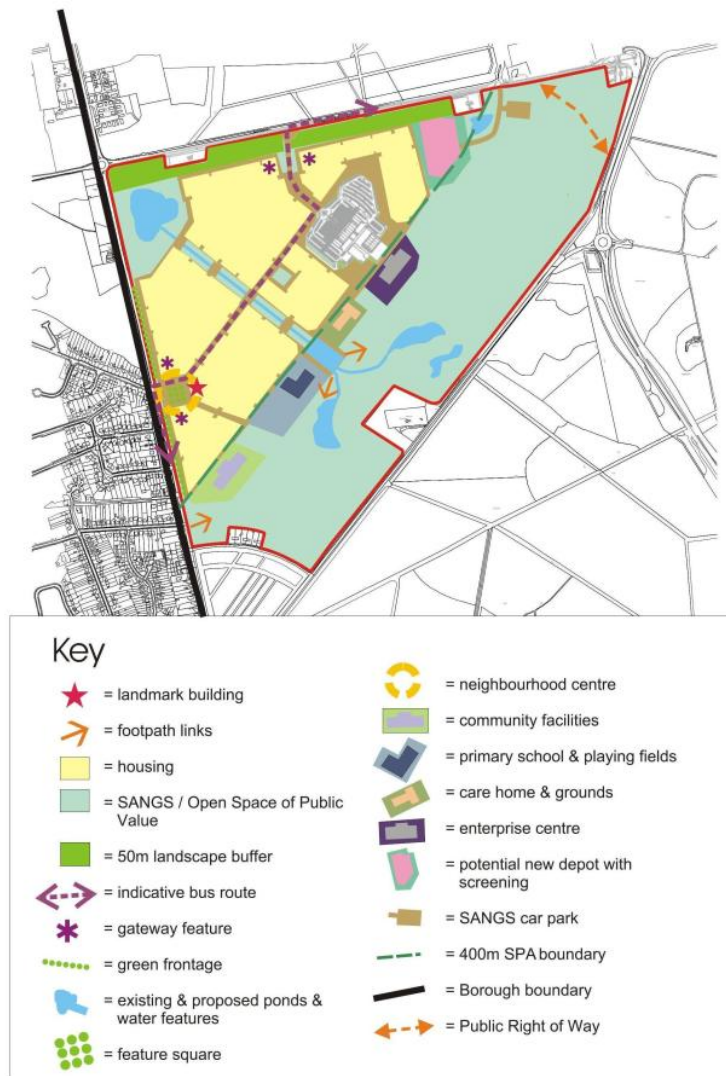
5.240 This policy seeks a '*comprehensive package of on-and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport*'. It is considered likely that the car may not to be the preferred mode of transport. For this reason this policy scores positively (+) against SA Objective 15- Travel Choice.

5.241 The site's development is also part of the West London Mental Health Trust's business plan for the re-provision of Broadmoor hospital. The re-provision of the hospital is essential to enable this major employer to stay in the area. This policy allows for the hospital use to potentially remain. As the hospital is a major employer in the local area this resulted in a positive score against SA Objective 21- Employment.

5.242 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 278 residential units.

Summary of Policy SA5- Land at Transport Research Laboratory, Crowthorne

Map 5 Draft Submission Concept Plan for TRL.



5.243 This site resulted in a significant positive score (++) as development of this site could provide both a level of housing to meet the housing need and also provide affordable housing.

5.244 This policy confirms that an area of housing will surround the proposed new neighbourhood centre. This housing could support the local centre to the benefit of community. These community benefits extend towards Wokingham Borough on the opposite side of Old Wokingham Road. SANG and Public Open Space Buffers retain the distinctiveness of the existing community. For these reasons this policy resulted in a significant positive score (++) against SA Objective 7- Community.

5.245 This policy seeks a 'comprehensive package of on-and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport'. There is also a proposed local centre that could provide community facilities. As such this policy is considered to score positively (+) against SA Objective- 8 Accessible services.

5.246 This policy confirms that open space provision in excess of 8ha will be provided on site. This would provide open space that wasn't previously available to the public. There would also be a green route along Nine Mile Ride. For this reason this policy results in a significant positive score (++) against SA Objective 9- Culture, Leisure and Recreation.

5.247 This policy seeks to provide a new neighbourhood centre, a primary school, care home, housing and employment all on what is considered to be previously developed land. For this reason this is considered to be the best use of land and as such this policy results in a significant positive score (++) against SA Objective 10- Urban Renaissance.

5.248 Concerns regarding the site's biodiversity and how development could potentially adversely affect it are still valid. This is reflected in the significant negative scoring (-) against SA Objective 13- Biodiversity. However further surveys and associated mitigation could address the concerns.

5.249 This policy demonstrates using a concept plan that areas originally considered to have landscape capacity for development are the areas where development will be concentrated. The majority of the site where there is low landscape capacity for development will be the location of SANG and public open space. For these reasons this policy results in a positive score (+) against SA Objective 14- Countryside & Historic.

5.250 This policy seeks a '*comprehensive package of on-and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport*'. For this reason the site results in a positive score against SA Objective 15-Travel Choice as it is considered that there are realistic alternatives to the car will be the preferred mode of transport.

5.251 This policy confirms that the employment area mentioned in the Employment Land Review will be retained and improved. This includes retaining the Enterprise Centre. For this reason the policy results in a significant positive score (++) when assessed against SA Objective 21- Employment.

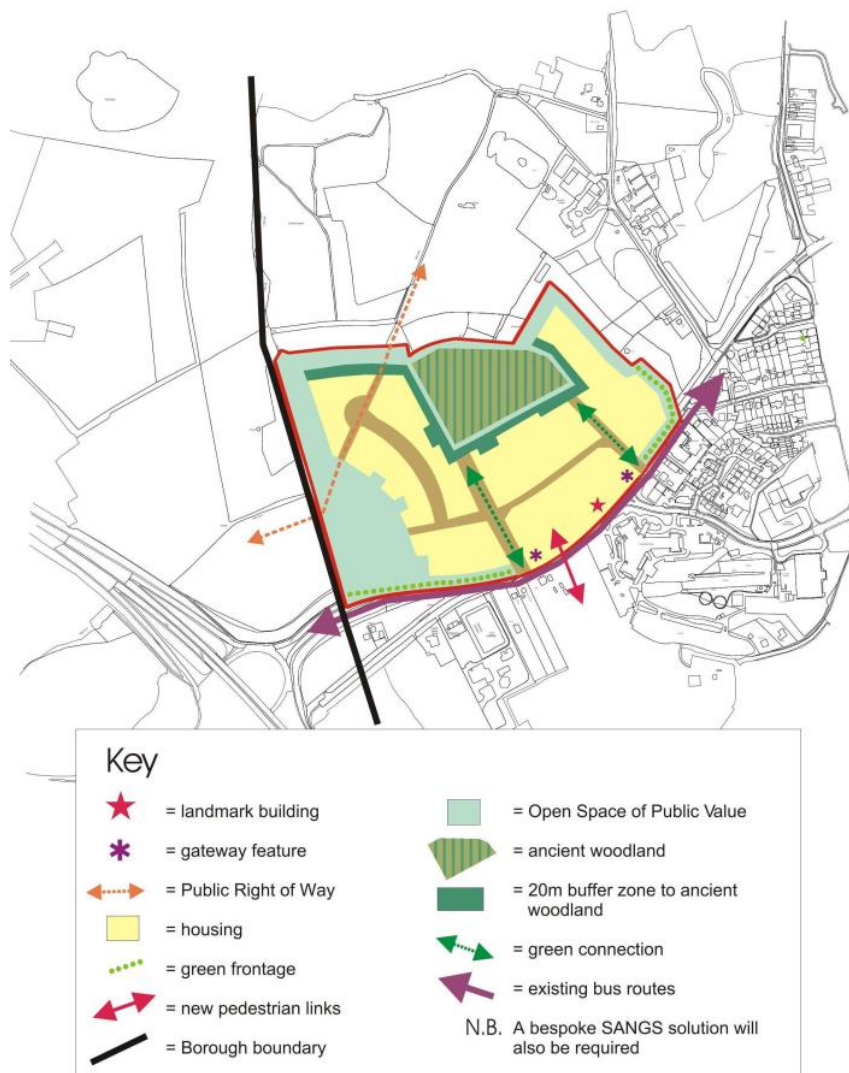
5.252 For the same reasons as stated above this policy is considered to score positively against SA Objective 22- Economic Growth.

5.253 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.

5.254 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.

Summary of Policy SA6- land at Amen Corner North, Crowthorne

Map 6 Draft Submission Concept Plan for Amen Corner North.



5.255 This site resulted in a significant positive score (++) as development of this site could provide both a level of housing to meet the housing need and also provide affordable housing.

5.256 This policy seeks to provide a bespoke on site Children's Centre for early years as an infrastructure requirement. The policy also confirms that contributions would be made to a new primary school at Amen Corner or a primary school at Land at Blue Mountain. Contributions would also be made for a new secondary school on Land at Blue Mountain. For these reasons this policy results in a positive score (0) against SA Objective 5- Education as the site can accommodate itself.

5.257 The associated concept plan shows large areas to be retained as open space and/or SANG provision. This addresses previous concerns at the Issues and Options stage regarding the distinctiveness of the existing community. The open space provision provides a buffer between this site and the existing Binfield village. For these reasons this policy is considered to result in a positive score (+) when assessed against SA Objective 7- Community.

5.258 This policy seeks to improve highway capacity, provide a direct bus service with the Town Centre and improve the cycle and pedestrian network. As such this policy resulted in a positive score (+) when assessed against SA Objective 8- Accessible services. This is also reflected in the positive score (+) when assessed against SA Objective 15- Travel Choice.

5.259 This policy confirms that the Local Wildlife Sites will be retained and that public accessible open space will be provided (SANG). It also provides protection and enhancement of Public Rights of Way. For this reason this policy scores significantly positive (++) against SA Objective 9- Culture, Leisure and Recreation.

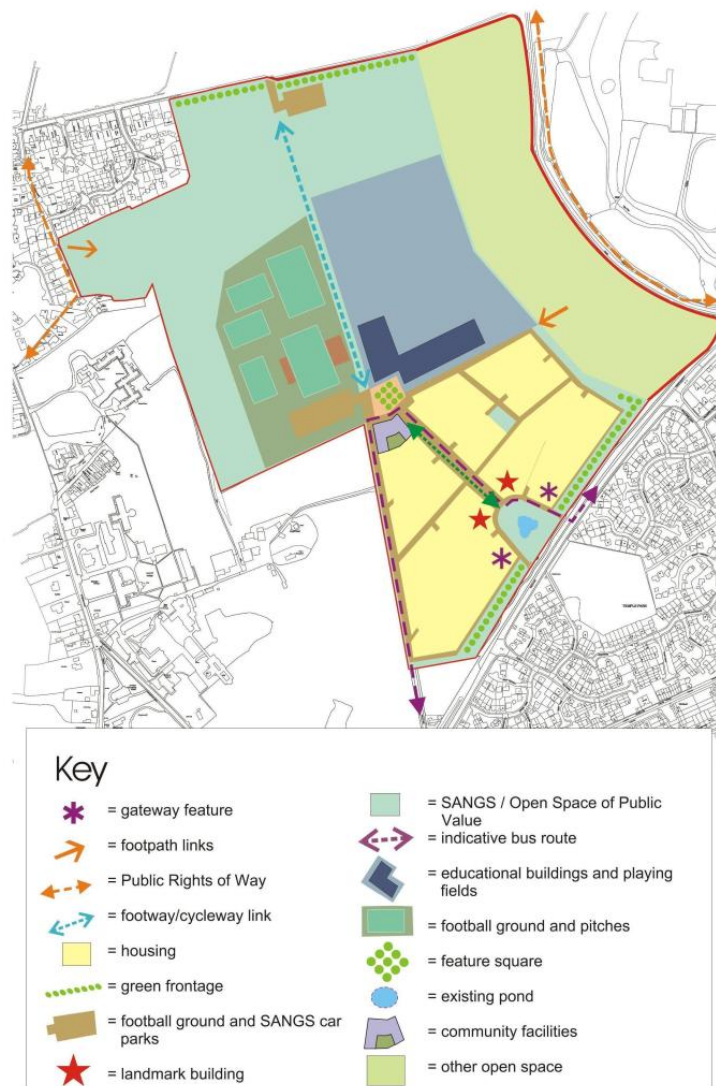
5.260 It is likely that this policy will allow for there to be some loss of biodiversity. For this reason this policy resulted in a negative score (-) against SA Objective 13- Biodiversity. However ecological surveys may allow any concerns to be mitigated.

5.261 This policy provides a site that is well located to serve existing employment areas being Amen Corner and Western Industrial Estate. For this reason this policy resulted in a positive score (+) against SA Objective 21- Employment. This was also reflected in the positive score (+) given when assessed against SA Objective 22- Economic Growth.

5.262 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 (having been significantly reduced in scale compared to the extent of the larger Broad Area identified at the Issues and Options Stage).

Summary of Policy SA7- Land at Blue Mountain, Binfield

Map 7 Draft Submission Concept Plan for Blue Mountain.



5.263 This site resulted in a significant positive score (++) as development of this site could provide both a level of housing to meet the housing need and also provide affordable housing.

5.264 This policy confirms the on-site provision of both a primary and secondary school and therefore could accommodate itself. However the policy would enable the site to provide Special Educational Needs provision and therefore for this reason the policy resulted in a positive score (+) against SA Objective 5- Education.

5.265 The concept plan shows large areas of open land that would be retained and as such provide a buffer to retain the distinctiveness of the existing community of Binfield village. The existing community could benefit from a local centre and relocated football club. For these reasons this policy resulted in a positive score (+) when assessed against SA Objective 7- Community.

5.266 This policy seeks improvements to highway capacity and pedestrian and cycle networks. For this reason this policy scored positively (+) when assessed against SA Objective 8- Accessible services. This is also reflected in the positive score (+) when assessed against SA Objective 15- Travel Choice.

5.267 This policy will provide public open space not previously available to the public alongside a relocated football club. For these reasons and balanced against the loss of the existing golf course, this policy is considered to score positively (+) when assessed against SA Objective 9- Culture, Leisure and Recreation.

5.268 This policy provides a site that is well located to serve existing employment areas Amen Corner and Western Industrial Estate. For this reason this policy resulted in a significant positive score (++) against SA Objective 21- Employment. This was also reflected in the positive score (+) given when assessed against SA Objective 22- Economic Growth.

5.269 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. Furthermore, confirmation was given that the site would provide primary and secondary schools and a Special Educational Needs facility which improved the previous negative score to a positive score for education. As the site would provide publicly accessible open space alongside a relocated football club, a positive score (+) was attributed to recreation. This was not given a significant positive score (++) score as the benefits are balanced by the loss of the existing golf course which covers a large area of the site. 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).

5.270 Tables 26 and 27 show how the submission policy sites scored when the weighting methodology was applied.

Table 26 Strategic Site Scores

Site	Score
Policy SA5: Land at Transport Research Laboratory, Crowthorne	34
Policy SA6: Amen Corner North	24
Policy SA7: Land at Blue Mountain, Binfield	20
Policy SA4: Land at Broadmoor, Crowthorne	19

Table 27 Smaller Site Scores

Site	Score
SHLAA Ref: 215, The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell	33
SHLAA Ref: 228, Albert Road Car Park, Bracknell	31
SHLAA Ref: Land North of Eastern Road and South of London Road, Bracknell	31
SHLAA Ref: 15, Adastron House, Crowthorne Road, Bracknell	31
SHLAA Ref: 230 & 317, Land at Old Bracknell Lane West, Bracknell	30
SHLAA Ref: 318, Chiltern House and Redwood Building, Broad Lane, Bracknell	28
SHLAA Ref: 46, Garth Hill School, Bracknell	25
SHLAA Ref: 95, Land at Battlebridge	23
SHLAA Ref: 123, Farley Hall, Bracknell	21
SHLAA Ref: 204, Land at Bog Lane, Bracknell	20
SHLAA Ref: 286, Iron Duke, Crowthorne	19
SHLAA Ref: 122 + 300, Dolyir, Palm Hills & Sandbanks	18
SHLAA Ref: 107, Popeswood Garage, Hilcrest and Sundial Cottage, London Road, Binfield.	17
SHLAA Ref: 34, White Cairn, Dukes Ride, Crowthorne	17
SHLAA Ref: 93, Land at the junction of Forest Road & Foxley Lane, Binfield	15
SHLAA Ref: 24, Land East of Murrell Lane, South of Foxley Lane, Binfield	15

Site	Score
SHLAA Ref: 316 Land North of Peacock Lane, Bracknell	13
SHLAA Ref: 194, Land North of Cain Road, Binfield	12
SHLAA Ref: 19, The Football Ground. Larges Lane, Bracknell	10
SHLAA Ref: 113, Land at School Hill, Crowthorne	1
SHLAA Ref: 76, Land at Cricket Field Grove	-2
SHLAA Ref: 284, 152 New Road, Ascot	-9

5.271 Table 28 shows the scores for sites that are not to be allocated but are considered to have potential for the future.

5.272 The majority of the sites mentioned in the above table scored positively and therefore could be considered sustainable locations. The exceptions being 'Land at Cricket Field Grove' and '152 New Road, Ascot'. However as mentioned in the appraisal summaries and the full appraisal tables concerns raised could be down to a lack of detail and with suitable mitigation could be overcome.

5.273 The following table shows how the the preferred option policies SA10 through to and including SA13 have scored against the 24 SA objectives.

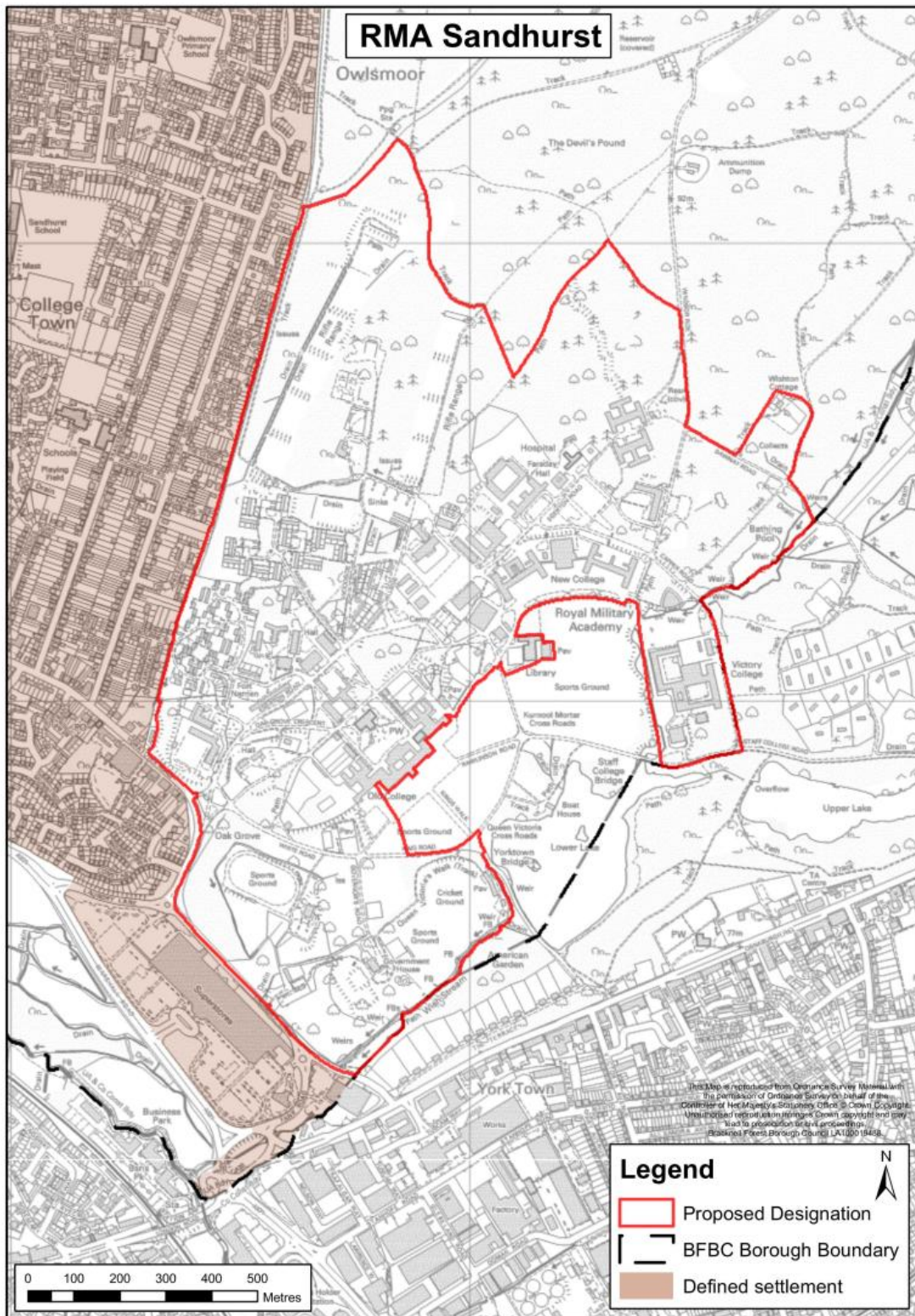
Table 28 Sustainability Appraisal of Policies SA10, SA11, SA12 & SA13.

Sustainability Objectives	SA10- Royal Military Academy	SA11- Bracknell Town Centre	SA12- The Peel Centre	SA13- Proposals Map
SA1- Housing Need	0	++	0	++
SA2- Flooding	0	0	0	+/-
SA3- Health	0	++	0	+/-
SA4- Poverty & Exclusion	0	+	0	+
SA5- Education	0	0	0	+
SA6- Crime	0	+	0	0
SA7- Community	+	++	+	+
SA8- Accessible services	0	++	++	+
SA9- Culture, Leisure, Recreation	0	+	0	-
SA10- Urban renaissance	0	++	+	-
SA11- Air quality	?	?	?	-
SA12- Climate change	0	++	+	-
SA13- Biodiversity	-	-	0	+/-
SA14- Countryside, urban & historic character	++	+/-	0	++
SA15- Travel choice	0	++	++	+
SA16- Resource use	0	+		0
SA17- Waste	0			0
SA18- Water	0	+	0	0
SA19- Soil quality	0	0	0	+
SA20- Energy	0	+		0
SA21- Employment	++	++	+	0
SA22- Economic growth	+	++	+	++

Sustainability Objectives	SA10- Royal Military Academy	SA11- Bracknell Town Centre	SA12- The Peel Centre	SA13- Proposals Map
SA23- Smart growth				0
SA24- Skilled Workforce	+			0

Summary of Policy SA10- Royal Military Academy, Sandhurst

Map 8 Map to show extent of RMA Allocation.



5.274 Policy SA11 did not score positively and/or negatively against SA Objectives 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20 & 23. The reason being either the policy may not have an overall impact, may need further work to be carried out or its score may depend heavily upon implementation.

5.275 The presence of the RMA in Sandhurst forms part of the local distinctiveness of the area. To acknowledge the site as a designation could sustain the distinctiveness of the existing community. As such this policy results in a positive score (+) when assessed against SA Objective 7- Community.

5.276 It is likely that further development although limited could have an impact upon biodiversity and although the wording in the policy seeks to preserve the existing biodiversity of the SPA development it is likely to have a negative impact (-) against SA objective 13- Biodiversity because it is likely to have a negative impact on other habitats.

5.277 This policy seeks to limit development within the RMA so that it does not impact upon the historic setting of the Grade II listed buildings and associated surrounds. As such this policy results in a significant positive score (++) when assessed against SA Objective 14- Countryside and Historic.

5.278 Acknowledging the RMA as a policy designation would seek to retain the use of site and therefore retain an existing employer in the area. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 21- Employment and a positive score (+) when assessed against SA Objective 22- Economic Growth.

5.279 Lastly this policy provides an opportunity for the site to develop the specialised skills associated with the academy to the benefit of the borough. As such this policy resulted in a positive score (+) when assessed against SA Objective 24- Skilled Workforce.

Summary of Policy SA11- Town Centre

5.280 This policy could provide the mechanism to deliver significant numbers of housing within a sustainable location and a significant number of these could be affordable. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 1- Housing need.

5.281 This policy would provide the opportunity to locate residents within an area considered accessible to health care facilities of which the regeneration of the town centre involves the health space development. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 3- Health.

5.282 This policy could contribute to an increase in the vitality and viability of centres which could have indirect cumulative benefits for reducing overall levels of poverty and social exclusion. As such this policy resulted in a positive score (+) when assessed against SA Objective 4- Poverty and Social Exclusion.

5.283 There are sufficient educational facilities to support the intended residential development within the Town Centre. As such this policy resulted in a neutral score (0) when assessed against SA Objective 5- Education.

5.284 Maintaining a focus of mixed use development (including residential) on the Town Centre could increase the vitality and viability of the centre. This could have a positive affect upon any crime concerns. As such this policy resulted in a positive score (+) when assessed against SA Objective 6- Crime.

5.285 This policy could encourage the mixed use regeneration of the Town Centre therefore providing the opportunity to improve the local distinctiveness of the community. As such this policy resulted in a significant positive score (++) when assessed against SA Objective- 7 Communities.

5.286 A mixed use approach to regenerating the Town Centre could increase accessibility to essential services. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 8- Accessible services.

5.287 A mixed use regeneration of the Town Centre could increase accessibility to culture, leisure and recreation facilities. As such this policy resulted in a positive score (+) when assessed against SA Objective 9- Culture, Leisure and Recreation.

5.288 Providing a mixed use regeneration of the Town Centre is considered to be the best use of land. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 10- Urban renaissance for improving the attraction of the Borough's most sustainable location.

5.289 A mixed use regeneration of the Town Centre could provide the opportunity to discourage the use of the car and provide a Town Centre renewable energy generation scheme such as Combined Heat and Power (CHP). As such this policy resulted in a significant positive score (++) when assessed against SA Objective 12- Climate change. This is also reflected in the positive score (+) given against SA Objective 20- Energy efficiency.

5.290 This policy could possibly result in a negative impact upon biodiversity (-) and therefore SA Objective 13- Biodiversity. Buildings with the Town Centre could be home to bats and birds. Demolition works could have an impact.

5.291 This policy could provide the opportunity to enhance the townscape character however there is no way of confirming that Listed Buildings and their settings would not be threatened. As such this policy resulted in a positive and negative score (+/-) against SA Objective 14- Countryside and Historic.

5.292 This policy encourages a mixed use regeneration of the Town Centre in a location that is already considered sustainable as there are close links to both Bracknell bus and rail stations. Therefore the preferred mode of transport is not necessarily going to be the car. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 15- Travel choice.

5.293 A regeneration of the Town Centre could provide the opportunity to encompass energy efficiency and renewable energy generation at the design stages of the Development Management process. A rejuvenated Town Centre could respond positively to SA Objective 16- Resources use and this is reflected in the positive scoring (+).

5.294 This policy could provide the opportunity to apply sustainable water resource management to the Town Centre. As such this policy resulted in a positive score (+) when assessed against SA Objective 18- Water.

5.295 A mixed use regeneration of the Town Centre could allow for an increase in employment levels in a sustainable location and would also help to improve Bracknell's image as an office location to support future economic growth. As such this policy resulted in a significant positive score (++) against SA Objective 21- Employment and SA Objective 22- Economic Growth.

Summary of Policy SA12- The Peel Centre

5.296 Policy SA13 did not score positively and/or negatively against SA Objectives 1, 2, 3, 4, 5, 6, 9, 11, 13, 14, 16, 17, 18, 19, 20, 23 & 24. The reason being either the policy may not have an overall impact, may need further work to be carried out or may depend upon implementation.

5.297 The Peel Centre supports the primary shopping area of the Town Centre. This policy allows for the distinctive retail warehouse area to be retained to the benefit of the Town Centre community. As such this policy resulted in a positive score (+) when assessed against SA Objective 7- Community.

5.298 To retain the retail warehouse area in such a location would provide essential services and facilities on the edge of the Town Centre to the benefit of existing and future residents. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 8- Accessible services.

5.299 Designating this area to remain as retail warehousing could be considered to represent the best use of land. As such this policy resulted in a positive score (+) when assessed against SA Objective 10- Urban renaissance.

5.300 This policy would retain the retail warehouse use within a sustainable location where there are close links to both Bracknell bus and rail stations. As such this policy resulted in a significant positive score (++) when assessed against SA Objective 15- Travel choice.

5.301 Designating the Peel Centre as a retail warehouse area could both retain and/or increase employment levels in the borough. As such this policy resulted in a positive score (+) when assessed against SA Objective 21- Employment. This reason is also reflected in the positive score (+) given against SA Objective 22- Economic Growth.

Summary of Policy SA13- Changes to the Proposals Map

5.302 The assessment of this policy highlights predicted significant positive effects against objectives 1 and 14, which seek to provide housing and protect and enhance the Borough's characteristic countryside and its historic environment in urban and rural areas. The policy seeks to enable the provision of housing close to or within existing settlements through a revision of the settlement boundaries. This should help to meet local housing needs in sustainable locations. Policies in the Core Strategy (February 2008) will guide the type and quality of homes to be constructed. The policy will enable the provision of housing, whilst limiting new development to that which will be appropriate, to retain the rural character of the area.

5.303 The inclusion of conservation area designations on the proposals map should enable the improved implementation of policies in the Core Strategy (February 2008) that seeks to protect their character and integrity when developing designated sites. Significant positive effects are also predicted against SA objective 22, which seeks to sustain economic growth and the competitiveness of the Borough. The Employment Land Review (2009) concluded that there was a significant over-supply of offices in the Borough and that the defined employment areas were of a reasonable quality. Changes to the employment areas within settlement boundaries will result from a focus of new employment in existing areas, which could enable these areas to become more competitive. The policy will allow flexibility in the delivery of development in the retail sector, to respond to changes in national policy as well as seek to improve the competitiveness of Bracknell Town Centre. Policy SA13 also addresses the potential for amendments to Bracknell Town Centre.

5.304 Both positive and negative effects are predicted against SA objectives 2, 3 and 13, which seek to reduce the risk of flooding; protect and enhance health and wellbeing; and conserve and enhance biodiversity respectively. The adjustment of the settlement boundary may ensure that growth is controlled, to minimise the loss of important habitats in rural areas from new development. However, the policy could increase the density of development as well as the development of existing rural areas on the edges of settlements, reducing the potential for wildlife habitats, both on greenfield sites and previously developed land in urban areas. Similarly, the adjustment of the settlement boundary could lead to an increase in the amount of greenfield land developed, which could increase the risk of flooding. However, Core Strategy policies (February 2008) and national policies should reduce this effect. The policy could lead to a loss of areas of recreational land close to residential areas, which could have some negative effects on wellbeing. However, an increase in residential areas close to existing settlements could increase the proportion of the population able to access health and wellbeing services more easily, leading to positive effects.

5.305 No other potentially significant effects were predicted.

Proposed Mitigation Measures

5.306 The final columns of the full appraisal tables in appendices 2 - 8 suggest mitigation for each Draft Submission Policy. Any mitigation will be achieved and monitored through the monitoring schedule that can be found in Section 8.

Uncertainties and Risks

- Appraisals can only be based on baseline information available at the current time.
- The Council is often reliant on other organisations to provide baseline information and it is therefore not always up to date or complete.
- The appraisals are based on professional judgement. Consultation helps to confirm appraisal results.

6 Unallocated Sites

Unallocated Sites- Omission Sites

6.1 A number of sites have been promoted for development, through responses to the Preferred Option and through SHLAA, which are not included for allocation within the Site Allocations Document. A number of these sites were also promoted at the Issues and Option (Participation Consultation) during February-April 2010.

6.2 Those that do not adjoin a settlement boundary are effectively isolated sites within the countryside and some others are located within the Green Belt. The SHLAA has been used to identify sufficient sites within the defined settlements, on the edge of settlements and through urban extensions to sustainable settlements. It is not proposed to make any changes to the Green Belt boundary (which would require a review of the Council's adopted Core Strategy) or allocate any isolated countryside sites, as there are sufficient sites within the defined settlement and edge of settlement locations to meet the Borough's housing requirement.

6.3 The rationale for excluding such sites at the time of the Preferred Option consultation was set out in the [Preferred Option Background Paper](#). The rationale for exclusion/omission of sites from the Site Allocations Submission Document (promoted at the Preferred Option stage and through SHLAA) is set out in the Draft Submission Site Allocations Development Plan Document Background Paper.

6.4 All the omission sites have been appraised. This may involve re-appraising sites that were originally appraised at the Issues and Options Stage. However the re-appraisal work will take into account new evidence and methodology used to assess the Draft Submission Policies. This provides an equal platform to compare all the omissions sites.

6.5 This rationale for excluding sites has taken account of the following Sustainability Appraisal results.

Table 29 Sustainability Appraisal of Omissions Sites

Sustainability Objectives	SHLAA Ref: 90, Land North of Tilehurst Lane, Binfield	SHLAA Ref: 130, The Hideout, Old Wokingham Road, Cowthorne	SHLAA Ref: 165, Land South of the Limes, Warfield	SHLAA Ref: 207, Land at North Lodge Farm	SHLAA Ref: 243, Longport Warfield Park	SHLAA Ref: 246, Warfield Park	SHLAA Ref: 247, Warfield Park	SHLAA Ref: 251, White Gates, Muthorn Castle Lane	SHLAA Ref: 292, Chavey Down/Downhill Road	SHLAA Ref: 311, The Barn, Foxley Lane, Binfield	SHLAA Ref: 312, Brookfield Farm, Bracknell Road, Warfield	SHLAA Ref: Beaufort Park, Nine Mile Ride
SA1- Housing Need	++	++	++	++	+	+	+	++	++	+	++	++
SA2- Flooding	0	?	0	-	0	0	0	0	0	0	--	0
SA3- Health	I	I	I	I	I	I	I	I	I	I	I	I
SA4- Poverty & Exclusion	0	0	0	0	0	?	0	0	0	0	0	0
SA5- Education	0	0	0	0	0	0	0	0	0	0	0	0
SA6- Crime	0	?	0	0	0	0	0	0	0	0	0	I
SA7- Community	-	0	-	-	+	-	-	0	-	-	-	-
SA8- Accessible services	+	-	0	0	+	+	+	-	-	+	0	-

Sustainability Objectives	SHLAA Ref: 90, Land North of Tilehurst Lane, Binfield	SHLAA Ref: 130, The Hideout, Old Wokingham Road, Cowhome	SHLAA Ref: 165, Land South of the Limes, Warfield	SHLAA Ref: 207, Land at North Lodge Farm	SHLAA Ref: 243 Longcroft Warfield Park	SHLAA Ref: 246, Warfield Park	SHLAA Ref: 247, Warfield Park	SHLAA Ref: 251 White Gates, Misham Castle Lane	SHLAA Ref: 292, Chavey Down/Downhill Road	SHLAA Ref: 311, The Barn, Foxley Lane, Binfield	SHLAA Ref: 312, Bookfield Farm, Bracknal Road, Warfield	SHLAA Ref: Beaufort Park, Nine Mile Ride
SA9- Culture, Leisure, Recreation	+	+	+	+	+	+	+	+	+	+	+	+
SA10- Urban renaissance	-	-	-	-	-	-	-	-	-	-	+/-	--
SA11- Air quality	?	?	?	?	?	?	?	?	?	?	?	?
SA12- Climate change	0	0	0	0	0	0	0	0	0	0	0	0
SA13- Biodiversity	-	--	-	-	-	--	-	-	-	-	-	-
SA14- Countryside, urban & historic character	-	-	-	-	-	--	--	-	-	-	--	--
SA15- Travel choice	+	-	-	-	--	--	--	-	-	0	-	-

Sustainability Objectives	SHLAA Ref: 90, Land North of Tilehurst Lane, Binfield	SHLAA Ref: 130, The Hideout, Old Wokingham Road, Cowhome	SHLAA Ref: 165, Land South of the Limes, Warfield	SHLAA Ref: 207, Land at North Lodge Farm	SHLAA Ref: 243 Longcroft Warfield Park	SHLAA Ref: 246, Warfield Park	SHLAA Ref: 247, Warfield Park	SHLAA Ref: 251 White Gates, Misham Castle Lane	SHLAA Ref: 292, Chavey Down/ Longhill Road	SHLAA Ref: 311, The Barn, Foxley Lane, Binfield	SHLAA Ref: 312, Bookfield Farm, Bracknal Road, Warfield	SHLAA Ref: Beaufort Park, Nine Mile Ride
SA16- Resource use	+	+	?	+	+	+	+	+	?	+	+	?
SA17- Waste	I	I	I	I/?	?	?	I	I	I	I	I	I
SA18- Water	?	0	0	0	0	0	0	0	0	0	0	0
SA19- Soil quality	?	0	?	?	?	?	0	?	?	?	?	0
SA20- Energy	+	+	+	+	+	+	+	+	+	+	+	+
SA21- Employment	+	+	+	+	+	+	+	0	+	+	+	+
SA22- Economic growth	+	+	+	+	+	+	+	+	+	+	+	+
SA23- Smart growth	I	I	I	I	I	I	I	I	I	I	I	I
SA24- Skilled Workforce	?	?	?	?	?	?	?	?	?	?	?	?

SHLAA Ref: 90 Land North of Tilehurst Lane, Binfield

6.6 Overall this site scored neutral in relation to Sustainability Appraisal Objectives.

6.7 The Sustainability Appraisal gave a negative score in relation to being a greenfield site, impact upon the character of the area (due to this site extending the settlement north where there is very little development), potential for impact upon the setting of adjacent Listed Buildings, and potential for impact upon biodiversity and the presence of protected trees. (Although it is acknowledged as with other sites that development could be required to retained protected trees and be accompanied by ecological and tree surveys).

6.8 This site scored positively in relation to its potential to provide housing and accessibility to services and facilities within Binfield.

SHLAA Ref: 130 The Hideout, Old Wokingham Road

6.9 Overall this site scored negatively in relation to Sustainability Appraisal Objectives.

6.10 The Sustainability Appraisal gave a negative score in relation to being a greenfield site, poor accessibility to services and facilities, potential for loss of existing valued landscape character in terms of visual and physical impact upon separation of settlements, loss of trees/impact upon biodiversity (as the site is heavily treed).

6.11 This site scored positively in relation to its potential to provide housing.

SHLAA Ref: 165 Land South of the Limes

6.12 Overall this site scored negatively in relation to Sustainability Appraisal Objectives.

6.13 The Sustainability Appraisal gave a negative score in relation to being a greenfield site and poor links to public transport. The site also scored negatively in relation to impact upon the character of the area (in terms of narrowing the gaps between existing settlements and forming an extension south of the natural southern boundary of existing development), and potential impact upon biodiversity. (Although it is acknowledged as with other sites that development could be required to be accompanied by ecological surveys).

6.14 This site scored positively in relation to its potential to provide housing.

SHLAA Ref: 207 Land at North Lodge Farm, Warfield

6.15 Overall this site scored negatively in relation to Sustainability Appraisal Objectives.

6.16 The Sustainability Appraisal gave a negative score in relation to poor links to public transport. The site also scored negatively in relation to impact upon the character of the area (in terms of narrowing the gaps between existing settlements, extending existing ribbon development west of The Limes, which is important in maintaining the rural character of the open countryside), and potential impact upon biodiversity and loss of trees/hedgerows. (Although it is acknowledged as with other sites that development could be required to retain trees and be accompanied by ecological and tree surveys).

6.17 The site also scored negatively in relation to part of the site being within Flood Zone 2 and 3. However, it is acknowledged that the developable area could be reduced to exclude the floodable part of the site.

6.18 This site scored positively in relation to its potential to provide housing and being a previously developed site (albeit located outside of a defined settlement).

SHLAA Ref: 243, 246 & 247 WarfieldPark Extension

6.19 Overall these sites scored negatively in relation to Sustainability Appraisal Objectives.

6.20 The sites scored negatively in relation to being greenfield sites, poor public transport choice, potential for negative impact upon biodiversity (due to the presence of (protected) trees) and designation of parts of the site within Local Wildlife Sites and River Corridor Areas, and eroding the physical and visual separation between existing areas.

SHLAA Ref: 251 White Gates, Mushroom Castle Lane

6.21 Overall this site scored negatively in relation to Sustainability Appraisal Objectives.

6.22 The Sustainability Appraisal gave a negative score in relation to it being a greenfield site, poor accessibility to services and facilities and poor links to public transport. The site also scored negatively in relation to impact upon the character of the area (in relation to erosion of the traditional linear settlement pattern, and increasing built form of the village), and potential impact upon biodiversity/loss of trees. (Although it is acknowledged as with other sites that development could be required to retain existing trees and be accompanied by ecological and tree surveys).

6.23 This site scored positively in relation to its potential to provide housing.

SHLAA Ref: 292 Chavey Down Longhill Road

6.24 Overall this site scored negatively in relation to Sustainability Appraisal Objectives.

6.25 The Sustainability Appraisal gave a negative score in relation to being a greenfield site, poor accessibility to services and facilities and poor links to public transport. The site also scored negatively in relation to impact upon the character of the area (in relation to erosion of the traditional linear settlement pattern, loss of separation between settlements and loss of a rural setting to existing properties. The site also has the potential to impact upon adjoining Green Belt to the east. The site also scored negatively in relation to potential impact upon biodiversity and protected trees. (Although it is acknowledged as with other sites that development could be required to retain existing trees and be accompanied by ecological and tree surveys).

6.26 This site scored positively in relation to its potential to provide housing.

SHLAA Ref: The Barn, Foxley Lane, Binfield

6.27 Overall this site scored neutral in relation to Sustainability Appraisal Objectives.

6.28 The Sustainability Appraisal gave a negative score in relation to being a greenfield site and impact upon the existing open rural landscape. The site also scored negatively in relation to potential impact upon biodiversity and trees. (Although it is acknowledged as with other sites that development could be required to retain existing trees and be accompanied by ecological and tree surveys).

6.29 This site scored positively in relation to its potential to provide housing and accessibility to services and facilities within Binfield.

SHLAA Ref: 312 Brookfield Farm, Bracknell Road, Warfield

6.30 Overall this site scored negatively in relation to Sustainability Appraisal Objectives.

6.31 The Sustainability Appraisal gave a negative score in relation to being partly a greenfield site and impact upon the rural character of the open landscape. The site scored negatively in relation to potential impact upon biodiversity and protected trees. (Although it is acknowledged as with other sites that development could be required to retain existing trees and be accompanied by ecological and tree surveys).

6.32 The site also scored negatively in relation to part of the site being within Flood Zone 2 and 3. However, it is acknowledged that the developable area could be reduced to exclude the floodable part of the site.

SHLAA Ref: BeaufortParkNine Mile Road, Bracknell

6.33 Overall this site scored negatively in relation to Sustainability Appraisal Objectives.

6.34 The Sustainability Appraisal gave a negative score in relation to being a greenfield site and impact upon the gap between Crowthorne, Bracknell and Wokingham and loss of woodland setting. The site scored negatively in relation to potential impact upon biodiversity and protected trees, (Although it is acknowledged as with other sites that development could be required to retain existing trees and be accompanied by ecological and tree surveys). The site also scored negatively as the site is not considered adequately accessible to essential services.

Table 30 Omission Site Scores

Site	Score
SHLAA Ref: 90, Land North of Tilehurst Lane, Binfield	9
SHLAA Ref: 311, The Barn, Foxley Lane, Binfield	4
SHLAA Ref: 243 Longcroft- Warfield Park	2
SHLAA Ref: 207, Land at North Lodge Farm	0
SHLAA Ref: 165, Land South of the Limes, Warfield	- 1
SHLAA Ref: 251 White Gates, Mushroom Castle Lane	- 3
SHLAA Ref: 130, The Hideout, Old Wokingham Road, Crowthorne	- 4
SHLAA Ref: 292, Chavey Down Down/ Longhill Road	- 4
SHLAA Ref: 247, Warfield Park	- 5
SHLAA Ref: 312, Brookfield Farm, Bracknell Road, Warfield	- 6
SHLAA Ref: 246, Warfield Park	- 8

Site	Score
SHLAA Ref: Beaufort Park, Nine Mile Ride	- 10

Unallocated Sites- Sites with Potential

6.35 Listed below are the sites that were submitted either as a response to the Site Allocations Preferred Option consultation or through SHLAA (published August 2011). Whilst the initial assessments of these sites indicated that they have potential to be considered as suitable sites, at this stage they are not included for allocation. It was considered inappropriate to include sites which had not been subject to consultation at either the Issues and Options or Preferred Option stages. These sites may have potential to be brought forward if needed to provide a robust and flexible supply, but are not firm proposals within the Draft Submission SADPD. The sites were included in the latest SHLAA Monitoring Report (published August 2011).

Table 31 Sustainability Appraisal of Sites with Potential

Sustainability Objectives	SHLAA Ref: 319, Binfield Nursery	SHLAA Ref: 320, Downside, Wildridings	SHLAA Ref: 302, Land South of Dukes Ride, Crowthorne	SHLAA Ref: Land West of Alford Close, Sandhurst
SA1- Housing Need	++	++	+	++
SA2- Flooding	0	0	0	-
SA3- Health				
SA4- Poverty & Exclusion	?	?	?	0
SA5- Education	0	0	0	0
SA6- Crime	0		?	0
SA7- Community	+	+	+	+/-
SA8- Accessible services	+	++	+/-	++
SA9- Culture, Leisure, Recreation	+	+	+	+
SA10- Urban renaissance	-/+	+	-	-
SA11- Air quality	?	?	?	?

Sustainability Objectives	SHLAA Ref: 319, Binfield Nursery	SHLAA Ref: 320, Downside, Wildridings	SHLAA Ref: 302, Land South of Dukes Ride, Crowthorne	SHLAA Ref: Land West of Alford Close, Sandhurst
SA12- Climate change	0	0	0	0
SA13- Biodiversity	-	-/+	-	--
SA14- Countryside, urban & historic character	--	0	0	-
SA15- Travel choice	+	++	+	++
SA16- Resource use	+	?	?	?
SA17- Waste				
SA18- Water	?	0	0	0
SA19- Soil quality	?	?	0	0
SA20- Energy	+	+	+	+
SA21- Employment	+	+	+	+
SA22- Economic growth	+	+	+	+
SA23- Smart growth				
SA24- Skilled Workforce	?	?	?	?

Table 32 Sites with Potential- Scores

Site	Score
SHLAA Ref: 320, Downside, Wildridings	30
SHLAA Ref: 319, Binfield Nursery	13
SHLAA Ref: 302, Land South of Dukes Ride, Crowthorne	11

Site	Score
SHLAA Ref: Land West of Alford Close, Sandhurst	10

Binfield Nursery

6.36 Overall, this site scored positively in relation to the Sustainability Appraisal Objectives, due to its provision of housing, use of previously developed land, accessibility to services and facilities within Bracknell Town Centre and good links to public transport (including bus and train station within Bracknell).

6.37 The Sustainability Appraisal gave a negative score in relation to biodiversity, the presence of trees (although not protected) and because the site falls within the curtilage of a Listed Building (Binfield House) and contains a listed wall (kitchen garden- listed as curtilage structure). As a result, the extent of the developable area has been reduced to exclude areas containing trees (as these provide a setting to the Listed Building) and exclude development from within the walled garden area. The profile of the site requires development to have regard to the setting of the Listed Building and curtilage wall, retain important trees, and be accompanied by appropriate tree and ecological surveys

Downside, Wildridings Road, Bracknell

6.38 Overall, this site scored positively in relation to the Sustainability Appraisal Objectives, due to its provision of housing, use of previously developed land, accessibility to services and facilities within Bracknell Town Centre and good links to public transport (including bus and train station within Bracknell).

Land South of Dukes Ride, Crowthorne

6.39 Overall, this site scored positively in relation to the Sustainability Appraisal Objectives, due to its provision of housing. The Sustainability Appraisal gave a negative score in relation to this being a greenfield site. However, the site forms an extension to a sustainable settlement, and so would accord with the locational principles set out in Core Strategy Policy CS2.

6.40 The site also scored positively in relation to its accessibility to services and facilities around the Crowthorne Station area (shops and train station).

6.41 The Sustainability Appraisal gave a negative score in relation to potential loss of trees/biodiversity habitat (trees are not protected). As a result, the developable area has been reduced to take account of these issues, and the profile of the site requires development to retain important trees along existing boundaries.

Land West of Alford Close

6.42 Overall, this site scored positively in relation to the Sustainability Appraisal Objectives, due to its provision of housing. The Sustainability Appraisal gave a negative score in relation to this being a greenfield site. However, the site forms an extension to a sustainable settlement, and so would accord with the locational principles set out in Core Strategy Policy CS2.

6.43 The site also scored positively in relation to its accessibility to services and facilities around the Sandhurst station area (shops and train station).

6.44 The Sustainability Appraisal gave a negative score in relation to part of the site being within Flood Zones 2 and 3. As a result, the developable area was reduced to exclude the floodable area. The profile of the site requires no development to be located within the Flood Zones.

6.45 The Sustainability Appraisal also gave negative scores in relation to potential loss of trees/biodiversity habitat, and because the site is partly within an Area of Special Landscape Importance. Additional landscape work has been undertaken which has clarified which parts of the site are most suitable to accommodate development in relation to impact upon landscape character, and the development area has been determined in light of these comments. The profile of the site requires development to retain protected trees and be accompanied by appropriate tree and ecological surveys.

7 Cumulative, Synergistic and Indirect Effects

Cumulative, Synergistic and Indirect Effects

7.1 An important component of predicting and evaluating the impacts of policies within the plan is to consider the likelihood of cumulative, synergistic and indirect effects of policy implementation. Examples of synergistic and indirect effects can include loss of tranquillity, changes in the landscape, economic decline and climate change. These effects are very hard to deal with on a project-by-project basis through EIA; it is at the SA level that they are most effectively identified and addressed.

7.2 The results of the detailed assessment of the policies are presented in Appendices 2-8. The assessments focused primarily on direct and indirect (secondary) effects, acting in isolation. As required by the SEA Regulations, cumulative, synergistic and indirect effects have also been recorded and analysed during the appraisal. More details about the methodology utilised can be found in section 3. Table 33 summarises the results of this analysis.

Table 33 Cumulative, Synergistic and Indirect Effects

Policy	Effect	SA Objective(s)	Causes	Significance
Beneficial				
SA1, SA5, SA4, SA10, SA13	Cumulative effect on efficient use of land	10, 14	A locational focus on key settlements for development should encourage maximisation of the development potential within the existing urban envelope and reduce pressure on greenfield development. This could generate benefits to soil quality, through the reuse of previously contaminated land requiring remediation.	Locational focus is likely to bring overall benefits in the short to medium term and possibly into the longer term.
All	Cumulative effect on economic prosperity	10, 21, 22	The priority for the use of previously developed land and development close to settlements should enable the focus of investment within the settlements and contribute to their enhanced vitality and viability. The provision of housing for the local area will enable the	Beneficial effects in the longer term.

Policy	Effect	SA Objective(s)	Causes	Significance
			<p>increase of a local workforce, which may attract investors. Some sites will reinforce the provision of employment opportunities, such as the Enterprise Centre to be provided as part of SA5. Some housing sites are on existing employment sites which will result in the loss of employment.</p>	
<p>SA1, SA2, SA4, SA5, SA6, SA7, SA11, SA13</p>	<p>Synergistic and cumulative effect on accessibility to community facilities and services including the town centre as well as open space, leading to benefits such as health improvements.</p>	<p>8, 9</p>	<p>Site allocations seek to ensure that development is located in proximity to parks and gardens, play areas, natural and semi-natural green spaces, urban woodlands as well as more formal sports centres. Some sites will enable the increased provision of open space or formal community facilities. This could have beneficial effects on the wellbeing and health of the community, both in the long term through a potential increase in both passive and formal physical activity, as well as a potential for an increase in community interaction and cohesion. Further benefits could result through an increase in walking and cycling and natural surveillance, which could reduce the fear of crime.</p>	<p>Multiple beneficial effects once the policies are enacted, with full benefits that can be enjoyed by residents.</p>

Policy	Effect	SA Objective(s)	Causes	Significance
SA1, SA11, SA12	Cumulative effect to enact a shift to more sustainable modes of transport	15	The focus of development close to public transport routes could encourage a shift to more sustainable modes of transport. This could have cumulative effects on health through an improvement in air quality (indirect effects); alongside an increase in walking and cycling as a mode of transport (direct effect through informal physical activity). Additionally, an increase in the use of public transport could increase community cohesion through increased interaction.	Overall benefits of the implementation of this policy are likely to be more prominent in the longer term.
SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA11, SA13	Cumulative effect on meeting housing needs	1	The allocation policies seek to ensure that the site allocations include all types and sizes of housing including affordable housing. Further, the majority of sites to be allocated are of a sufficient scale to meet the affordable housing threshold required by Council policy...	Benefits likely to increase over time as more development proposals are realised which also include a proportion of affordable housing.
Adverse				
All	Cumulative effect on local air quality	11	An increase in overall housing levels, will lead to an increase in population, which will increase overall levels of travel, either by public transport or private car, which will increase overall air pollution levels over time. However, the significance of this increase may be reduced through the locational strategy to focus development close to	Significant adverse effects in the short to medium term, many of which can be mitigated if appropriately managed. Long term effects over time as housing sites are delivered.

Policy	Effect	SA Objective(s)	Causes	Significance
			existing settlements. The transport improvement measures to be provided in association with the development sites will improve journey times, congestion and air quality. Background growth in traffic from journeys through the borough will increase which may cause increased air pollution. Further, in order to achieve development, prolonged construction works will be required throughout the plan area. This is likely to create dust from construction, and may result in increased traffic congestion with an adverse effect on air quality.	
All	Cumulative effect of increasing development on the potential to increase flood risk.	2	The policy may result in an increase in impermeable surfacing that may have the potential to increase risk of localised flooding. Site specific assessments have highlighted potential risks. Synergistic negative effects could result although effective mitigation through implementation of other LDF policies and the recommendations set out in the SFRA may be implemented. Measures required will be maintaining appropriate flood zones and providing Sustainable Drainage Systems (SuDS) and other measures.	Potential long-term adverse effects unless mitigated in accordance with the SFRA
All	Cumulative effect on biodiversity	13	Although the policies seek to develop previously developed land as a priority, new development	Potential long term negative effects through an overall loss of land to development.

Policy	Effect	SA Objective(s)	Causes	Significance
			<p>may lead to the development of sites that are important for biodiversity, both previously developed or greenfield. Further, the Thames Basin Heaths Avoidance and Mitigation SPD will be considered in the implementation of policy which will ensure the integrity of the SPA is not harmed by development. Development will be required, where appropriate to provide biodiversity compensation measures. However, some negative effects are likely on overall biodiversity over time.</p>	
SA2, SA3,	Cumulative effect on countryside and open space	9, 10, 14	<p>Development of greenfield sites in some cases could lead to the loss of countryside, some open space for recreation as well as negatively affecting landscape quality. This could have negative effects on the health and wellbeing of the community as well as leading to a loss of visual character. However development will be required to provide new open space and Suitable Alternative Natural Greenspaces (SANGs) for recreational purposes.</p>	Potential long term negative effects through an overall loss of land to development.

7.3 As Table 33 illustrates the SADPD performs well in terms of cumulative, synergistic and indirect effects relating to:

- Efficient use of land;
- Economic prosperity;
- Accessibility to community facilities and improvement in community health and well being;

- Shift to more sustainable modes of transport; and
- Meeting housing needs.

7.4 There are also a number of negative effects highlighted by the assessment. These include:

- Local air quality;
- Biodiversity;
- Countryside and open space; and
- Flood risk.

7.5 The assessment serves to highlight the need for those elements that are expected to result in negative effects to be addressed more overtly as part of the LDF process, supported by mitigation as appropriate, as well as enhancement of positive effects where possible.

8 Implementation

Proposals for Monitoring the Significant Effects of the Plan (Task B6)

Monitoring

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

8.2 The delivery of housing against the housing trajectory and the broad phasing identified will be monitored each year through the commitments process and using the indicators set out in the schedule below. Depending on the results of monitoring it may be necessary to adjust the phasing of sites. The Council is also committed to a review of the Core Strategy which will enable adjustments to delivery to take place.

Monitoring Schedule

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

8.4 Monitoring against the items in the following schedule will be included in the annual monitoring report.

Table 34

Core Strategy Objective A	To plan for a balance of housing and employment growth	
SADPD sub objective A(i)	To ensure an adequate supply of land to deliver the community's needs based on the Core Strategy Housing target.	
		Targets
Core Strategy Indicators	Delivery of this Objective will be monitored through the relevant Core Strategy Indicators for Core Strategy Objective A as set out in the adjacent column (AMR indicator references are used).	Cor H1 & H2 – Housing trajectory Cor H3 – Previously Developed Land Loc H2a – Dwelling types/size

			<p>Loc H2b Settlement boundaries</p> <p>Cor BD1 – Employment floorspace stock</p> <p>Cor BD3 – Employment Land Available</p> <p>Cor BD4 – Completed Floorspace</p>
	Site	Indicators	Targets
Site Specific Indicators	All Urban Extensions	SA1 - Housing delivery in line with individual phasing plans	Meet or fall within 10% of the annual completions projections
		Affordable Housing	Delivery in line with relevant policy at time of planning permission. Monitor through AMR/Core Strategy indicator Cor H5.
Site Specific Indicators	Land at Broadmoor Crowthorne	Provision of of a small research park	Completion of development in line with agreed phasing plan and conditions of planning permission.
	Land at Transport Research Laboratory, Crowthorne	Provision of an Enterprise Centre	Completion of development in line with agreed phasing plan and conditions of planning permission.
	Land at Amen Corner (south), Binfield	Delivery of employment floorspace	Delivery in line with any agreed phasing plan and conditions of any planning permissions.
Core Strategy Objective E	To promote a transport system which enables access to services, by a choice of transport modes.		
SADPD Sub Objective E(i)	To mitigate against the impacts of development on the operation of the Strategic Road Network (with particular emphasis on Junction 10 of the M4 and Junction 3 of the M3) and on local roads.		

	Site	Indicator	Target
Site Specific Indicators	All Urban Extensions	Junction / highway improvements	Junction improvements delivered in line with the Infrastructure Delivery Plan, the transport assessments and modelling submitted with planning applications and with the requirements of any planning permission.
Core Strategy Objective G	To support and facilitate essential community facilities and infrastructure in accessible locations.		
SADPD Sub Objective G(i)	To co-ordinate new developments with the provision of infrastructure so that it is available at appropriate points in the development process. This should be based on the preparation of an Infrastructure Delivery Plan.		
	Site	Indicator	Target
Site Specific Indicators	All Urban Extensions	Delivery of social, community and green Infrastructure	Delivery in line with the agreed Infrastructure Delivery Plan and details in planning permissions.

9 Conclusions and Future Tasks

Draft Submission Policies SEA Conclusion

9.1 The evolving, iterative nature of the SA has enabled the integration of the core principles of sustainable development into the SADPD. Taken together with the policies of the Core Strategy and national planning policy it is considered that the policies in the SADPD will help to lead to sustainable development over the plan period. On balance, it is considered that the SADPD policies should lead to the creation of sustainable communities, with the predicted, positive effects of the policies, outweighing the predicted negative effects.

9.2 The DPD is likely to deliver significant benefits for sustainable development, particularly in relation to:

- Efficient use of land;
- Economic prosperity;
- Accessibility to community facilities and improvement in community health and well being;
- Shift to more sustainable modes of transport; and
- Meeting housing needs.

9.3 Mitigation of predicted negative effects, such as local air quality, biodiversity, countryside and open space and flood risk, can be achieved through the effective implementation of measures included within supporting documents to the LDF, such as the the Core Strategy, Thames Basin Heaths Avoidance and Mitigation Strategy, Strategic Flood Risk Assessment and the Air Quality Action Plan.

9.4 Having carried out a thorough appraisal of all the DPD policies including an changes that may have taken place as a result of public consultation at the preferred option stage, it has been concluded that the Draft Submission Policies SA1-SA13 have been heavily and beneficially influenced by the iterative SEA process. The SA Report has been written in a way that makes it clear how SEA has influenced the preparation of Site Allocations Draft Submission DPD.

The Habitat Regulations Appropriate Assessment Conclusion

9.5 The Habitats Regulations Appropriate Assessment has made the following conclusions;

- Avoidance and mitigation measures have been proposed which has lead the Council to conclude that there will be no significant adverse effects upon the integrity of the Thames Basin Heaths SPA as a result of the developments within the SADPD.
- These avoidance and mitigation measures are summarised in Table 5.8 of the HRA and include:
 - No net increase in residential development permitted within 400m of the SPA. Residential developments within 400m of the SPA were excluded early in the SADPD process. Non residential development (e.g. Royal Military Academy, Sandhurst and nursing homes) are to be considered on a case by case basis. Where avoidance and mitigation measures are found to be required, these must be agreed with the Council and Natural England.

- All net increase in residential development between 400m and 5km of the SPA is required to make a contribution towards Strategic Access Management and Monitoring (SAMM).
- Where there is a net increase in residential development of less than 109 dwellings, a contribution must be made towards the Council's existing / strategic SANGs, as set out in Appendix 4.
- Where there is a net increase in residential development of 109 dwellings or above, a bespoke SANG must be provided. These sites have been identified and named within this document. See Appendices 4 and 5. Any changes to these areas will need to be in accordance with the Habitats Regulations and Council policy and agreed with Natural England.
- SANGs must be provided in advance of occupation of the development, managed in perpetuity and meet Natural England's Quality Guidance.
- A policy framework in the SADPD and Core Strategy DPD to deliver measures to avoid or mitigate the potential adverse effects of air pollution from increased vehicle emissions on the integrity of the SPA.
- For the Land at TRL and Land at Broadmoor an air quality assessment must be carried out as part of an HRA at the planning application stage. Any measures proposed to avoid or mitigate the effects of air pollution on the SPA must be agreed with the Council and Natural England and satisfy the Habitats Regulations.
- A HRA will be required for all development within 400 metres of the SPA to determine whether it could result in noise effects on breeding birds and / or lighting effects on the nocturnal feeding of nightjars. No proposal which has the potential to affect the integrity of the SPA due to noise or lighting impacts will be approved. Where avoidance and mitigation measures are found to be required, these must be agreed with the Council and Natural England.
- A HRA will be required for all development within 400 metres of the SPA to determine whether it would result in an adverse effect or alteration of the hydrological regime to the wet areas of the SPA. No proposal which has the potential to affect the integrity of the SPA due to hydrological impacts will be approved. Where avoidance and mitigation measures are found to be required, these must be agreed with the Council and Natural England.

9.6 The Council will continue to work with Natural England and other stakeholders to ensure that a package of measures is secured which ensures no adverse effect on the integrity of the Thames Basin Heaths SPA. These mitigation measures will be implemented through:

- The determination and monitoring of planning applications.
- Conditions, Section 106 Agreements or other agreements unless other legal measures to secure contributions or works are put in place.

Future Tasks

9.7 The table below lists the various outputs of the SA process and shows what stages have been completed and when.

SA Output	Provisional timetable (at January 2012)
Sustainability Appraisal Scoping Report	January 2010
Site Allocations DPD Participation document (Section 6 and Appendix 6)	February 2010
Draft Sustainability Appraisal Report (Preferred Options)	November 2010
Sustainability Appraisal Report (Draft Submission)	Summer 2012

As can be seen from the table above, this report is the SA report of the Site Allocations DPD Draft Submission, which is the subject of a period of consultation. The next stage will be to prepare a SA Report for the Submission DPD. This report will accompany the Site Allocations Submission DPD at examination.

Quality Assurance

9.8 A quality assurance checklist is provided in Appendix 1 of this document. It is based on figure 14 of the ODPM SA guidance ⁽¹³⁾. It is designed to signpost the requirements of the SEA Directive through references to specific part of the SA Report, or other documents.

13 ODPM (2005) Sustainability Appraisal Spatial Strategies and Local Development Documents

Abbreviations

ALLI - Area of Local Landscape Importance

AMR - Annual Monitoring Report

ASLI - Area of Special Landscape Importance

BAP - Biodiversity Action Plan

BFBLP - Bracknell Forest Borough Local Plan

BFC - Bracknell Forest Council

BOA - Biodiversity Opportunity Area

BREEAM- Building Research Establishment Environmental Assessment Methodology

COS- Code for Sustainable Homes

CHP- Combined Heat and Power

CS - Core Strategy

DCLG - Department of Communities and Local Government

DPD - Development Plan Document

DPH - Dwellings per Hectare

EIA - Environmental Impact Assessment

ELR - Employment Land Review

FRA - Flood Risk Assessment

GOSE - Government Office for the South East

GTAA - Gypsy and Traveller Accommodation Assessment

IDP - Infrastructure Delivery Plan

LDF - Local Development Framework

LPA - Local Planning Authority

LTP - Local Transport Plan

LWS - Local Wildlife Site

NHS - National Health Service

ODPM - Office for Deputy Prime Minister

ONS - Office for National Statistics

OSPV - Open Space of Public Value

PDL - Previously Developed Land

PPG - Planning Policy Guidance Note

PPS - Planning Policy Statement

RSS - Regional Spatial Strategy

SA - Sustainability Appraisal

SADPD - Site Allocations Development Plan Document

SANG - Suitable Alternative Natural Greenspace

SDL - Strategic Development Location

SEA - Strategic Environmental Assessment

SEEPB - South East England Partnership Board

SEERA - South East England Regional Assembly

SEN - Special Education Needs

SEP - South East Plan

SFRA - Strategic Flood Risk Assessment

SHLAA - Strategic Housing Land Availability Assessment

SHMA - Strategic Housing Market Assessment

SI - Statutory Instrument

SPA - Special Protection Area

SPD - Supplementary Planning Document

SRN - Strategic Road Network

SSSI - Site of Special Scientific Interest

STW - Sewage Treatment Works

SUDS - Sustainable Urban Drainage Systems

TBHSPA - Thames Basins Heaths Special Protection Area

TPO - Tree Preservation Order

TRL - Transport Research Laboratory

WBC - Wokingham Borough Council

Glossary

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

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

Area Action Plan (AAP)– a type of Development Plan Document used to provide a planning framework for areas of change and areas of conservation.

Areas of Landscape Importance - Includes Areas of Special Landscape Importance - ASLI (The Blackwater Valley and Windsor Great Park) and Areas of Local Landscape Importance - ALLI (Cabbage Hill and Land south of Forest Road, west of Chavey Down Road and West of Warfield Park.

Biodiversity Action Plan (BAP)– Translates the targets in the UK Biodiversity Action Plan into action on the ground.

Biodiversity Opportunity Areas (BOAs) - are the regional priority areas of opportunity for restoration and creation of BAP habitats. They are a spatial representation of BAP targets and are areas of opportunity, not constraint.

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

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

Conservation Areas - areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance. Areas within the Borough include Warfield, Easthampstead, Winkfield Village, Winkfield Row and Church Street, Crowthorne

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

Deliverable Sites - those which are:

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

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

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

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

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

Green Belt - An area of open land around certain cities and built up areas with strict planning controls in order, in particular to check further growth of a large built up area.

Greenfield Site – Land which has not been previously developed.

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

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

Local Development Documents (LDD) – The documents which (taken as a whole) set out the Council's policies relating to the development and use of land in the borough.

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

Local Development Scheme (LDS) – The Council's three year programme for preparing Local Development Documents, setting out timescales and key dates for each Document.

Local Nature Reserves (LNRs) - contain habitats of local significance and can provide access to the countryside and assist in environmental education.

Local Wildlife Sites (LWS) - define those areas which have been identified as having nature conservation interest according to criteria produced by the Berkshire Nature Conservation Forum.

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

Open Space of Public Value (OSPV)

Planning Policy Guidance Notes (PPGs) – Guidance produced by the government on planning matters. These are gradually being replaced with Planning Policy Statements.

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

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

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

Regional Spatial Strategy (RSS) – The broad spatial strategy for the region and forming part of the statutory development plan (now revoked)

Saved Policies – Policies within local plans and Structure Plans which are saved for a time period until replaced by more up to date planning documents or changes in local or national circumstances make a policy redundant.

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

Sites of Special Scientific Interest (SSSI) - areas of special interest by reason of their flora, fauna or geological or physiological features. SSSIs enjoy statutory protection from works likely to have an adverse impact on their special interest.

Statement of Community Involvement (SCI) – The SCI sets out who will be consulted and when and how they can get involved in the local planning process.

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

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

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

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

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

The Sustainable Community Plan – a Plan produced in partnership with the public, private and community sectors and led by the Local Strategic Partnership.

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Nepali

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

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