

# Site Allocations DPD: Issues and Options Background Paper 3: Site Identification Process

PLANNING



PLACES

PEOPLE

Issues and Options –  
Background Paper  
July 2005



## **Background**

This paper contains supporting information to the Core Strategy and Site Allocations Issues and Options Paper 2005.

As part of the process prescribed by Government, the Council was required to actively seek information from a broad range of stakeholders and the local community concerning their views about how the Council should actually deliver the policy framework set out in the Core Strategy.

As part of this these stakeholders, including parts of the Borough Council itself, have suggested specific sites that they believe could be used to deliver housing and other major development needs. These sites are identified later in Tables 1 and 2.

**For clarity, the Borough Council in its role as Planning Authority is not advocating or supporting any sites at this point in the process.** Sites to help implement the Core Strategy will be identified and consulted on early in 2006.

## **What is the Site Allocations Development Plan Document?**

The Site Allocations DPD will include site specific proposals to deliver the policy framework set out in the Core Strategy, including sites identified to deliver housing and other major development needs such as employment, retail, leisure and transport. The Site Allocations Document will:

- Identify sites which meet the broad strategy for locating development set out in the Core Strategy:
- Identify the preferred type and level of development on each site
- Identify when development is planned to take place
- Identify how development will be implemented

In preparing Development Plan Documents it is important under the new planning process to ensure that landowners and developers are invited to put forward sites for consideration early in the preparation process in order that they can be subject to consideration by other stakeholders, and that they can be subject to sustainability appraisal.

## **Identification of Sites:**

Prior to the publication of Issues and Options in June, the Borough Council has undertaken a number of other consultations relating to early stages in the review of planning policies and proposals. In particular:

- Issues and Draft Spatial Strategy, summer 2003
- Core Strategy newsletter, October 2004
- Site Allocations newsletter, January 2005.

Responses to all of these consultations included the promotion of specific sites for development. The latter was sent to approximately 300 stakeholders including landowners and developers and specifically invited people to identify sites they wished to promote for future development. This sought information on sites of 0.4 hectares or above.

## Sustainability Appraisal:

As part of the preparation of the Core Strategy and Site Allocations Issues and Options paper, all sites received have been assessed through the sustainability process (see Core Strategy and Site Allocations Initial Sustainability Appraisal).

### Sites:

As a result of the above consultations details of approximately 60 sites have been received. These are listed below:

**Table 1: Sites identified by stakeholders**

Site	Parish
2 Wood Lane and north of the property, Binfield	Binfield
Amen Corner - Beehive Road/South View	Binfield
Amen Corner - North View/South View/Moor Lane	Binfield
Blue Mountain Golf Club, Wood Lane, Binfield	Binfield
Buckhurst Moors, Binfield	Binfield
Land adjoining A329 in Binfield (including Blackmans Copse)	Binfield
Land adjoining Forest Road, Binfield	Binfield
Land at Foxley Lane, Binfield	Binfield
Land at Murrell Hill Lane (including Whitehouse Farm), Binfield	Binfield
Land behind 21/23 Emmetts Park, Binfield	Binfield
Land fronting Murrell Hill, Binfield	Binfield
Murrell Hill Farm, Murrell Hill Lane, Binfield, west of Bracknell	Binfield
North of Buckhurst Moor, South of Old London Road, Binfield	Binfield
Peacock Farm – Business area	Binfield
South of London Road, Binfield	Binfield
Wyevale Garden Centre, Tilehurst Lane, Binfield	Binfield
Easthampstead Sewage Treatment Works, Old Wokingham Road	Bracknell Town
RAF Staff College 18.96ha	Bracknell Town
Land rear of Sainsbury's, Ringmead, Bracknell	Bracknell Town
RAF Staff College inc. The Paddock, Lime Walk, Covert Lane, Fox Road, Hawk Lane	Bracknell Town

Site	Parish
The Football Ground, Larges Lane, Bracknell	Bracknell Town
The Western Centre, Land between Western Road/Downmill Road, Bracknell	Bracknell Town
Broadmoor Hospital, The Terrace, Crowthorne	Crowthorne
Crowthorne Business Estate, Old Wokingham Road	Crowthorne
White Cairn, Dukes Ride, Crowthorne	Crowthorne
104-116 College Road, Sandhurst	Sandhurst
Land adjoining Church Road, High Street, Little Sandhurst	Sandhurst
Swan Lane Sandhurst Sewage Treatment Works	Sandhurst
1, 2 Brockhill Cottages, Bracknell Road, Warfield	Warfield
Fairclough Farm, Watersplash Lane, Warfield	Warfield
Land adjoining Binfield Road, opposite Jocks Lane, Binfield	Warfield
Land at Oaklands Farm, Maize Lane, Warfield	Warfield
Land between Old Priory Lane, Harvest Ride and Strawberry Hill	Warfield
Land between/at Jigs Lane North/Strawberry Hill	Warfield
Land fronting Jigs Lane North and Strawberry Hill,	Warfield
Scotlands House, Forest Road, Newell Green	Warfield
West End Farm, West End Lane, Warfield	Warfield
Land adjoining 86 Locks Ride, Winkfield	Winkfield
Land adjoining Elm Lodge/Garden Cottage, North Street, Winkfield	Winkfield
Land at east/west of Prince Albert Drive (inc Whinny Brae & Kings Yard), Ascot	Winkfield
Land at Forest Road/New Road, North Ascot (The Rough)	Winkfield
Land at The Brackens & Pinewood Lodge, Swinley Road/London Road junction, Ascot	Winkfield
Land at west of Prince Albert Drive, Ascot	Winkfield
Land between Forest Road, Locks Ride, and Chavey Down Road	Winkfield

Site	Parish
Land between The Pines & Newlands, Longhill Road, Chavey Down	Winkfield
Lavender Park Golf Course, Swinley Road	Winkfield
Whitmoor Bog sewage Treatment works, New Forest Ride	Winkfield

**Table 2: Sites identified by Borough Council Departments**

Site	Parish
Adastron House, Crowthorne Road	Bracknell Town
Bay Road	Bracknell Town
Bracknehale School	Bracknell Town
Bracknell Town Centre	Bracknell Town
Coopers Hill, Crowthorne Road North	Bracknell Town
Ethyl, Brants Bridge	Bracknell Town
Garth Hill	Bracknell Town
Horse & Groom Caravan Park	Bracknell Town
Land at Opladen Way/Bagshot Road	Bracknell Town
Met Office, Park Road	Bracknell Town
Performance Handling, Western Road	Bracknell Town
Thales, Communications House, Western Road	Bracknell Town
Land at Riverside Park between Binfield Road and Harvest Ride	Warfield
Land from Sandy Lane to Millenium Way	Warfield
Kennel Lane School	Warfield

**Next Steps:**

**For clarity, the Borough Council in its role as Planning Authority is not advocating or supporting any sites at this point in the process.** Sites to help implement the Core Strategy will be identified and consulted on early in 2006.

The responses from the consultation on the Core Strategy and Site Allocation Issues and Options will help to inform the Borough Council's decision on the best locations for future growth.

The Borough's future housing allocation is currently under review through the preparation of the South East Plan. Further consultations on housing numbers will be carried out in the autumn of 2005. This will be used to feed into both the South East Plan and the next stage of the Core Strategy and Site Allocation documents.

In January 2006, the Borough Council will publish for consultation its' preferred options for the Core Strategy and Site Allocations. This will be informed by the above and by further work on sustainability appraisal.