

ANNEX 1

1.0 Sustainability Appraisal of Examination Changes

- 1.1 At the time of Submission of the DPD and SA to the Secretary of State, the Council was satisfied that the requirements of the SEA Regulations had been met.
- 1.2 Paragraph 3.5.8 of the Sustainability Appraisal guidance (November 2005) states that relevant SA information will need to be made available in relation to any proposed changes to a DPD following the submission of the DPD for examination, where such changes may have significant sustainability effects. If such SA is required, a further period of public consultation may need to be carried out prior to completing the examination of the DPD, having regard to the consultation requirements of the SEA Directive.
- 1.3 Section 2.9 of the Final SA Report (Bracknell Forest Borough Council, October 2006) sets out the criteria used in evaluating the significance of sustainability effects. This identifies that planning authorities may need to consider the probability, duration, frequency and reversibility of the effects, including cumulative, secondary and synergistic effects. The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) should also be considered, in particular the value and vulnerability of certain areas. This is based upon baseline data where possible, but the assessment of significance does rely to some extent upon professional judgement.
- 1.4 In the light of the above, the Environmental Policy Officer at Bracknell Forest Borough Council, who produced the SA Reports, has reviewed the changes within the attached document.
- 1.5 Having reviewed all changes, the conclusion has been reached that only three have any potential for any effects on the sustainability objectives as set out in the Final SA Report. Further assessment of the significance of these is below.
- 1.6 Change 8 includes the addition of the word 'avoid' into Objective I in order to seek to avoid harm in the first instance. The original text of the Final SA Report defines mitigation as "a hierarchy approach, with the emphasis being on the avoidance of adverse effects as an initial approach" (section 2.10). As the SA was carried out with this definition in mind, the addition of the word 'avoid' would not result in any change in the assessment, therefore there is no likelihood that this will result in significant sustainability effects.
- 1.7 Changes 28 and E7 include reference to green infrastructure. This is not an amendment to policy but refers to the fact that this issue will be addressed through subsequent LDDs. Therefore, this would not result in any significant sustainability effects arising from the implementation of the Core Strategy DPD.

- 1.8 Change 44 removes some of the supporting text relating to the expansion of a specific employment site, Syngenta. This does not change Policy CS19 and the SA carried out as detailed within the Final SA Report would not differ. The proposed change to policy CS19 is to provide clarity of wording. As a result there are no significant sustainability effects arising from the changes to this policy.
- 1.9 **To conclude, none of the proposed changes would result in significant sustainability effects, therefore further Sustainability Appraisal during the Examination period is not necessary to meet the requirements of government guidance and the SEA Directive.**

ANNEX 2

Table 1: Core Strategy Development Plan Document – Required Changes First Section

Ch.No.	Page	Para/ Policy/ Reference	Submission Core Strategy & Policies DPD text (Changes <u>underlined</u> or struck through)	Minor Changes to clarify, correct and update with reason for Change; Implications for Evidence Base	Changes necessary to make plan sound under Test indicated
1	1	Para 1	“The Bracknell Forest Borough Core Strategy sets out a planning framework for guiding the location and level of development in the Borough for the next 20 years up to 2026. ”	Editorial change to ensure consistency regarding the timescale covered by the Core Strategy	
2	3	Para 5	“The Council has carried out a Sustainability Appraisal, <u>incorporating the requirements for a Strategic Environmental Assessment</u> , for each stage during the preparation of the Core Strategy.”		Test 4B To clarify that SEA is an entity and requirement in its own right
3	4	Para 9	“Other regional policy documents are also relevant including the Regional Economic Strategy, <u>produced by the South East England Development Agency (SEEDA), and the Regional Housing Strategy produced by the South East England Regional Assembly (SEERA).</u> Further details on these documents can be obtained through the South East England Regional Assembly at http://www.southeast-ra.gov.uk their web sites at: SEERA – www.southeast-ra.gov.uk SEEDA – www.seeda.co.uk	Editorial change to correct a factual error regarding the body responsible for the preparation of the Regional Economic Strategy	
4	5	New para after Para 15	“ <u>Specifically the Council is actively involved in cross-boundary partnerships, for example:</u> <ul style="list-style-type: none"> • <u>Pan-Berkshire Joint working – close working between all Berkshire Unitaries at member and officer levels including delivery of the Joint Minerals and Waste LDF, Berkshire Housing Market Assessment, Gypsies, Travellers and Travelling Showpeople’s Accommodation Needs</u> 		Tests 4 and 6 To provide further examples and information regarding current and emerging cross boundary issues

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			<p><u>Assessment and the Berkshire Strategic Transport Forum.</u></p> <ul style="list-style-type: none"> • <u>Blackwater Valley Partnership – close working between Blackwater Valley authorities and counties on countryside management, planning policy, transport implementation and Thames Basin Heaths impact management.</u> • <u>Thames Basin Heaths Partnership – joint working between the affected authorities, SEERA, GOSE and Natural England to protect the heaths from the potential impacts of development.”</u> 		
IR1	6	Para 16	‘ <u>The location of the Borough in the South East Region and in the Western Corridor and Blackwater Valley Sub-region</u> is shown on Map 1.’		Test 4C To make clear Borough’s place in the sub-region in the text of the document as well as Map 1.
5	8	Para 25	“...land to the west of Bracknell and to the north of Whitegrove and Quelm Park <u>has</u> have been proposed for such expansions.”	Correction of a grammatical error	
6	8	Para 29	“...The smaller town, village and neighbourhood centres will be maintained and enhanced to provide <u>play</u> a valuable role in providing local services...”	Improve readability	
7	9	Para 33	“The Core Strategy policies <u>are consistent with, and</u> will each contribute in some way to meeting all <u>the</u> spatial objectives; however the key policies for each objective are indicated below.”	Clarification of text	
8	9	Objective I	“To maintain and improve the built and natural environment, and to <u>avoid or</u> mitigate the effects of new development upon the natural and historic		Tests 4B and 6 To reflect national policy(to seek to avoid

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			environment”		harm in the first instance) and to be consistent with changed para 148
E1	9	Objective I	“KEY DELIVERY POLICIES: CS1/CS6/CS7/CS9/CS14 ”	To correct an omission	
9	10	Key Diagram	The Development Area relating to land north of Whitegrove and Quelm Park shows a different boundary to the Proposals Map. The boundary on the Key Diagram to the east of the Area should be the same as that on the Proposals Map. This means that the eastern boundary is located at the watercourse i.e. The Cut (The Bullbrook).	Correction	Test 6
IR2	10	Key diagram	Delete boundary line around CS4 and CS5.		Tests 4B and 6 To be consistent with PPS12
E2	10	Key Diagram	To add in the part of the defined settlement of Crowthorne that lies within Wokingham Borough, and to show the edges of Wokingham urban area.		Tests 4 and 6 To make the CS clear
IR3	10	Key Diagram	Add in Yateley urban area.		
IR4	10	Key Diagram	Local Gap 4 (Bracknell-North Ascot) should be struck from the Key Diagram. The Strategic Gaps should be amended to show a continuous Strategic Gap straddling the boundary between BFBC and Wokingham BC alongside the boundary to the west of Binfield, Amen Corner and Bracknell (Gaps 2 and 3); a Strategic Gap should be indicated between Crowthorne and Bracknell (Gap 5) but not east of Broadmoor; and a Strategic Gap between Sandhurst and Yateley (Gap 7) straddling the boundary with Hart DC. Retain the Strategic Gap as currently shown between Sandhurst and Crowthorne (Gap 6).		Tests 4 and 6 No robust evidence base to support Local Gaps 2 and 4; cross boundary issues need to be shown.

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IR5	10	Key Diagram	Label all settlements on Key Diagram (to accord with change 16)		Test 6
IR6	10	Key Diagram	Show Binfield and Bracknell as contiguous with no break to the south of the triangle formed by St Marks Road, Popeswood Road and London Road.		Test 7
IR7	10	Key Diagram	Delete Local Gaps 2, 4 from Key Diagram		Test 4,6,7
10	11	Para 34	"Policies in the Core Strategy establish the overall strategy for the development and use of land in the Borough over the next twenty years up to 2026. "	To ensure consistency regarding the timescale covered by the Core Strategy	
11	11	Para 37	"Policies in the Core Strategy should be read in conjunction with policies in other documents which form part of the Development Plan for the Borough as set out below. In addition..."	Clarification of text	
12	11	Para 38	"The regional, sub-regional and local policies which guide spatial planning are referred to collectively as the Development Plan. <u>Up to date information on the status of the documents that together comprise the Development Plan is available on the Council's website or from the Development Plans Team (contact information given at the front of this document).</u> In Bracknell Forest this consists of: <ul style="list-style-type: none"> • Regional Planning Guidance Note 9 (RPG9) to be replaced by the RSS • Regional Spatial Strategy (RSS) the emerging South East Plan • Bracknell Forest Borough Local Development Framework Development Plan 	Clarification of text and to update document	

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			<p>Documents (DPD's) – to replace Local Plan policies</p> <ul style="list-style-type: none"> • The Berkshire Structure Plan 2001-2016 – to be replaced by the RSS • Minerals and Waste Development Plan Documents – to replace both the minerals and waste local plans 		
13	11	New heading and para after para 41	<p>“Review</p> <p><u>In addition to monitoring of targets to indicate when policies need review, a review of the Core Strategy in part or as a whole may also be triggered by a range of other factors including significant changes to national planning policy guidance, and/or regional planning policy.”</u></p>		Tests 4 and 9 To include additional indication of the changes in circumstances that may trigger a review of the Strategy in whole or in part or some other action

Table 2: Core Strategy Development Plan Document – Required Changes Sustainable Growth

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E3	13	Additional Paragraph after 51	<p><u>“In terms of future healthcare provision, the Borough Council is aware of reorganisation proposals for East Berkshire by Heatherwood and Wexham Park Hospitals Trust and the Primary Care Trust (PCT). The reorganisation focuses on making the best use of existing NHS sites as well as providing new facilities in areas of major development (e.g. the town centre, Whitegrove and Quelm Park). The Council will work in partnership with the Hospitals Trust and the PCT to ensure that the improvement of existing facilities and the location of any new facilities</u></p>		Test 9 To not hinder the PCT in their reorganisation plans

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			(i.e. the healthplex, health centres and surgeries) respond to the needs of the community.”		
14	13	Policy CS1	<p>“Development will be permitted which:</p> <p>i. makes efficient use of land, buildings and infrastructure;</p> <p>ii. is located so to reduce the need to travel; and</p> <p>iii. promotes a mix of uses; and</p> <p>iv. conserves the use of resources including water and energy through a reduction in their use; and</p> <p><u>v. supports the economic well being of the population; and</u></p> <p>protects and enhances:</p> <p>v. the economic well being of the population; and</p> <p>vi. the health...”</p>		<p>Tests 6 and 9</p> <p>To clarify that employment uses could potentially expand on existing sites if an appropriate scheme comes forward</p>
E4	13	Additional bullet point to Paragraph 54	<ul style="list-style-type: none"> “Further policy within a subsequent Development Plan Document on the measures and criteria <u>necessary to enable biodiversity to be protected and enhanced.</u>” 		<p>Test 4</p> <p>To ensure that considerations relating to biodiversity are adequately addressed in more detailed Development Plan Documents</p>
15	13	Paragraph 55	“...A significant part of this strategy is determining the location of future development over the next twenty years <u>up to 2026.</u> ”	Editorial change to ensure consistency regarding the timescale covered by the Core Strategy	
16	14	Paragraph 57 – add additional sentence to the end	<p>“Existing settlements as identified on the Key Diagram are:</p> <p>Bracknell/Binfield</p> <p>Crowthorne</p> <p>Hayley Green</p> <p>Newell Green</p>		<p>Test 6</p> <p>To make the CS clear by specifically naming the defined settlements shown on the Key Diagram</p>

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			North Ascot Sandhurst Warfield Street Winkfield: Chavey Down/Long Hill Road Chavey Down/North Road Winkfield Row”		
17	14	Paragraph 59	“Sites to meet the vision set out in this document will be specifically <u>allocated through identified in a Site Allocations in subsequent Development Plan Documents</u> in line with the policy below, <u>any saved Local Plan policies</u> , and the outcomes of Sustainability Appraisal. In order to ensure that this vision is met, the development of sites which do not meet this policy will be resisted.”		Test 6 To draw attention to the fact that Syngenta is identified as a Major Developed Site in the Green Belt in the adopted Bracknell Forest Borough Local Plan
E5	14	Additional sentence after first sentence of paragraph 59 (see suggested change 17)	“...Sites will include, but not be limited to, existing <u>Major Developed Sites and Major Employment Sites outside defined settlements as currently identified in the approved Local Plan....</u> ”		Test 6 To clarify the status of existing Major Developed Sites and Major Employment Sites Outside Defined Settlements as “Allocated Sites” within the provisions of this policy
18	14	Policy CS2	“ The Council will <u>allocate identify land for development in the sequence set out below:...</u> ”	To clarify that the purpose of Policy CS2 is the allocation of appropriate sites	
19	14	Policy CS2 – add additional statement to the end	“ <u>Development will be permitted which is consistent with the character, accessibility and provisions of infrastructure and services within that settlement.</u> ”		Test 7 To clarify that there are differences between the character, size and accessibility of settlements
20	14	Paragraph 61	“This policy will be implemented through:	Editorial change to use the	

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			<ul style="list-style-type: none"> Subsequent policies and guidance in further Local Development Plan Documents; The determination..." 	correct term set out in guidance and legislation	
21	14	Paragraph 65 – add additional sentence to the end	<u>"In December 2006 the Borough Council issued an outline planning permission for the mixed use redevelopment of the whole of the Town Centre area, consistent with the approved Bracknell Town Centre Masterplan. This permission indicates that about 1,000 dwellings and a mix of employment, retail, health and leisure facilities will be provided."</u>	To update the document & provide additional details in respect of what is planned or in place for Bracknell Town Centre	
22	15	Paragraph 72	"The broad areas of land in each case will be identified on a Proposals Map in accordance with more detailed proposals to be set out in a Site Allocations <u>subsequent</u> Development Plan Documents and Area Action Plans."	To ensure that the Core Strategy will not become outdated as a result of changes to the Local Development Scheme	
23	15	Paragraph 72 – add additional sentence to the end	<u>"Policy CS15 'Overall Housing Provision' identifies the number of houses that the Borough must plan for up until 2026. Supporting paragraphs 162 – 164 identify the role of these sites in meeting this requirement. This identifies that about 725 homes will be provided at Amen Corner and about 2,200 homes will be provided at land north of Whitegrove and Quelm Park."</u>		Test 6 To cross reference to Policy CS15 and supporting text which sets out the proposed level of housing for land at Amen Corner and land north of Whitegrove and Quelm Park
24	15	New paragraph after paragraph 72	<u>"The purpose of the following policies CS4 and CS5 is to signpost a mix of uses which would be appropriate on these sites. The Council has identified an indication of the number of dwellings which would be appropriate on each of these sites, based on the work identified in paragraph 70. Policy CS15 sets out the Borough's housing allocation up to 2026 in paragraphs 162 to 164. The type and level of</u>		Test 6 To clarify that the purpose of these strategic level policies is to signpost the mix of uses which would be appropriate on land at Amen Corner and land north of Whitegrove and Quelm Park

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			<p><u>other uses, including employment will be determined through the preparation of further Local Development Documents, incorporating stakeholder engagement and further evidence gathering including further employment viability work and sustainability appraisal. It is possible that such employment uses may cover a range of employment types including office, light industrial, retail and leisure. Notwithstanding the outcome of the preparation of future Local Development Documents, it is envisaged that the employment uses at land North of Whitegrove are likely to be small-scale, meeting local business needs, whilst at Amen Corner, subject to the issues identified above, there may be opportunity for a level of free standing employment use.</u></p>		
E6	15	Change to proposed additional paragraph after paragraph 72 (Change 24)	<p><u>“The purpose of the following policies CS4 and CS5 is to signpost a mix of uses which would be appropriate on these sites. The Council has identified an indication of the number of dwellings which would be appropriate on each of these sites, based on the work identified in paragraph 70. Policy CS15 sets out the Borough’s housing allocation up to 2026 in paragraphs 162 to 164. The type and level of other uses, including employment will be determined through the preparation of further Local Development Documents, Area Action Plans incorporating stakeholder engagement and further evidence gathering including further employment viability work and sustainability appraisal. It is possible that such employment uses may cover a range of employment types including office, light industrial, retail and leisure. Notwithstanding the outcome of the preparation of future Local Development Documents, Area Action Plans it is envisaged that the</u></p>		<p>Test 6 To clarify that uses will be determined specifically though Area Action Plans, and to prevent overly restricting the type of employment uses that may be appropriate</p>

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			<u>employment uses at land North of Whitegrove are likely to be small-scale, meeting local business needs, whilst at Amen Corner, subject to the issues identified above, there may be opportunity for a level of free standing employment use."</u>		
IR8	16	Policy CS4 Paragraph 73 iv	The protection of the <u>Strategic Gap</u> between Binfield/ <u>Bracknell</u> and Wokingham		Tests 6 and 7 No evidence base for Local gap & to have consistency.
25	16	Paragraph 74	"This policy will be implemented through: <ul style="list-style-type: none"> Subsequent policies and guidance in <u>further Local Development Documents a Site Allocations Development Plan Document and an Amen Corner Area Action Plan</u>; The determination..." 	Editorial change to ensure that the Core Strategy will not become outdated as a result of changes to the Local Development Scheme	
26	16	Policy CS5 – last part	"... Development will be detailed through further policies and delivered during the period 2016 to 2026 unless monitoring indicates otherwise. "		Test 6 To ensure consistency between Policy CS15 and paragraph 164 regarding the timescale for delivery of land north of Whitegrove and Quelm Park
27	16	Paragraph 76	"This policy will be implemented through: <ul style="list-style-type: none"> Subsequent policies and guidance in <u>further Local Development Documents a Site Allocations Development Plan Document and an Area Action Plan</u>; The determination..." 	Editorial change to ensure that the Core Strategy will not become outdated as a result of changes to the Local Development Scheme	

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Table 3: Core Strategy Development Plan Document – Required Changes Quality Of Life

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E7	17	Paragraph 85	<p>"This policy will be implemented through:</p> <ul style="list-style-type: none"> • An emerging Supplementary Planning Document; • <u>Subsequent policies and guidance in further Local Development Documents;</u>" 	Editorial change to ensure that the Core Strategy does not become outdated as a result of any future changes to the Local Development Scheme	
28	18	New paragraph after paragraph 88	<p><u>"Development which makes a contribution towards Green Infrastructure can achieve the design criteria of building on rural character, enhancing the landscape, promoting biodiversity and aiding movement. This is in addition to a range of wider benefits, for example improving health. Networks of good quality, accessible linear routes and connected landscapes are often referred to as Green Infrastructure. These networks can include natural and managed green areas in both urban and rural settings. Strategic connection of open green areas, which provide multiple benefits for people and wildlife, are a component of good design."</u></p>		Tests 4 and 7 To include reference to green infrastructure in the Core Strategy
E8	18	Additional text to the end of the new paragraph proposed to follow paragraph 88 (see suggested change 28)	<p><u>"...The Council will seek opportunities to secure green infrastructure through the development of policies and proposals in subsequent Local Development Documents and through the determination of planning applications."</u></p>		Tests 4 and 7 To ensure that considerations relating to biodiversity are adequately addressed in more detailed Development Plan Documents
E9	18	Paragraph 93	<p>"This policy will be implemented through:</p> <ul style="list-style-type: none"> • <u>subsequent policies and guidance in further Local Development Documents;</u> 	To reinforce paragraph 88 which states that "Detailed design policies and guidance will then be	

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			<ul style="list-style-type: none"> the determination..." 	developed over time..."	
29	19	Paragraph 97	<p>“...The Council will seek to remedy deficiencies, and satisfy demand created by occupants of new development, by the provision of additional facilities. <u>In some instances these facilities are also likely to bring benefits to the wider local population. ...</u>”</p>		Test 4B To clarify that the policy is not expecting developers to remedy existing deficiencies in service provision
IR9	21	Paragraph 119	Local Gaps Bracknell and Binfield		Test 7 No evidence base to support these gaps.

Deleted: Binfield and Wokingham
Bracknell and Ascot

Table 4: Core Strategy Development Plan Document – Required Changes Environment

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30	21	Policy CS9	<p>The Council will protect land outside settlements <u>for its own sake, and in particular will; particularly from development that would adversely affect the character, appearance or function of the land; and</u></p> <p>i. Protect land outside settlements from development that would adversely affect the character, appearance or function of the land and;</p> <p>ii. Protect the defined gaps within or adjoining the Borough from development that would harm the physical and visual separation of settlements either within or adjoining the Borough; <u>or</u></p> <p>iii. Maintain the Green Belt boundary within Bracknell Forest and protect the Green Belt from inappropriate development.</p>	To clarify the general and specific elements of the policy	

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E10	21	Additional bullet point to paragraph 111	<ul style="list-style-type: none"> <u>Subsequent policies and guidance in further Local Development Documents</u> 		Tests 6 and 8 To clarify that this policy will be implemented through further documents and provide consistency with the text in paragraphs 107 and 114
31	21	114	<p>“Those instances where national guidance expects Development Plans to define specific policies for development control include:</p> <ul style="list-style-type: none"> residential development within <i>Green Belt</i> villages; re-use and change of use of buildings in the <i>Green Belt</i>; limited expansion and alterations to existing dwellings; and major developed sites within the <i>Green Belt</i> (<u>ie. Syngenta</u>). <p>Such policies will also be detailed in the Development Management DPD, allocations and detailed guidance will be detailed in subsequent Local Development Documents.”</p>		Test 6 To make explicit that a specific development control policy will be developed for the Syngenta site.
32	22	Paragraph 115a – add additional sentence to the end	<p>“The Council will also expect developers to use the <u>Building Regulations and the Code for Sustainable Homes to demonstrate achieving reductions in carbon emissions.</u>”</p>	To update the plan to clarify that Building Regulations, the Code for Sustainable Homes and the planning system will all play a part in achieving a reduction in carbon emissions	
33	24	Paragraph 127	<p>“The Core Strategy has a timescale of 20 years <u>up to 2026.</u>”</p>	Editorial change to ensure consistency regarding the timescale covered by the Core	

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				Strategy	
34	26	Paragraph 144	"If an adverse impact is likely, and no mitigation is proposed to remove this impact, the plan or project must be refused <u>subject to the exception tests set out in Regulation 49 of the Habitats Regulations</u> . The legal framework leaves no opportunity to balance the protection of the SPA with other material considerations. "		Tests 4B and 6 To reference the further exception tests which are the final stages of the flow-chart and relate to Regulation 49 of the Habitats Regulations
E11	26	Further change to paragraph 144; read in conjunction with change number 34	" If an adverse impact is likely it cannot be ascertained that there would be no adverse effect on the integrity of the SPA, and no mitigation... "		Test 6 To strengthen the text in the interests of clarity
35	27	Paragraph 148	"...If a significant impact cannot be precluded a detailed project-level Appropriate Assessment must ensure no adverse effect. <u>Within this zone a significant adverse effect can only be avoided or mitigated in exceptional circumstances, therefore</u> There will be a general presumption against new residential development within 400 metres of the SPA boundary which is identified as having a significant adverse effect. "		Test 4B To make the plan clear
E12	27	Paragraph 155 – additional bullet point	"This policy will be implemented through: <ul style="list-style-type: none"> The determination and monitoring of planning applications and appeals; <u>Subsequent policies and guidance in further Local Development Documents.</u>" 		Test 8 To make the plan clear that this policy will be implemented through further documents

Table 5: Core Strategy Development Plan Document – Required Changes Somewhere To Live

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36	29	Paragraph 165	"...Sites will be identified and phased in <u>subsequent a Site Allocations Development Plan Documents</u> to ensure delivery meets the allocation."	To ensure that the Core Strategy will not become outdated as a result of changes to the Local Development Scheme	
E13	29	Amend last sentence of Paragraph 166	"...For these reasons, in the event that the housing allocation for the Borough is significantly altered through the regional planning process, a fundamental review of the Core Strategy and/or the Site Allocations Development Plan Documents <u>other Local Development Documents</u> will be triggered <u>as appropriate</u> ."	To ensure that the Core Strategy does not become outdated as a result of any future changes to the Local Development Scheme	
37	29	Policy CS15, paragraph 168	"Deliverable and developable in order to achieve delivery, sustainable and viable sites will be allocated and phased in subsequent a Site Allocations Development Plan Documents to meet this provision in accordance with the sequential order in CS2."	To update the document to reflect wording of PPS3 and to ensure that the Core Strategy will not become outdated as a result of changes to the Local Development Scheme	
E14	29	Paragraph 171	"...Other household needs include various vulnerable groups requiring supported accommodation, black and minority ethnic groups, and <u>travelling populations gypsies and travellers</u> . Household sizes to address these needs range from 1-bed to 4/5 bed properties, and the types and style of accommodation will include a diverse mix of flats, houses, and bungalows, and park homes . There will also need to be a mix of tenures including market housing units for sale, <u>low cost market housing</u> , and affordable rented and shared ownership housing units for those households in some form of housing need (see Policy CS17 on Affordable Housing)."	To ensure consistency with other changes to Policy CS18 and for clarity.	

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38	30	Paragraph 175	"..many local people have difficulty in gaining access to suitable accommodation which is on the open market, <u>particularly first time buyers.</u> "	To highlight the difficulties experienced by first time buyers in accessing the open housing market	
39	32	Heading	"Gypsies and Travellers Travelling Populations"	To take account of the Consultation Document on the review of Circular 22/91, Travelling Showpeople, and the need to undertake accommodation needs assessments for travelling populations	
40	32	Paragraph 184	"Within Bracknell Forest there is one Local Authority managed Gypsy and Traveller site with 13 pitches and several two authorised private sites each with one pitch. <u>There is one Travelling Showmen's site with planning permissions for 17 permanent and 12 seasonally (winter quarters) restricted mobile homes/caravans.</u> The Borough recognises the need to identify and understand more about the needs of Gypsies and Travellers <u>travelling populations</u> in the Supporting People Strategy 2005/6-2009/10, which also sets out the benefits of partnership working with other services in the provision of any additional sites or resettlements."	To take account of the Consultation Document on the review of Circular 22/91, Travelling Showpeople, and the need to undertake accommodation needs assessments for travelling populations	
41	32	Paragraph 185	"The framework for providing accommodation for gypsies and travellers <u>travelling populations</u> is provided in national and regional guidance ¹³ . National guidance indicates that the Core Strategy should set out the criteria for the location of gypsy and traveller sites <u>for travelling populations</u> , and issues of sustainability against which sites should be considered."	To take account of the Consultation Document on the review of Circular 22/91, Travelling Showpeople, and the need to undertake accommodation needs assessments for travelling populations	
42	32	Paragraph	"In response to the Housing Act 2004, Bracknell Forest	To take account of the	

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		186	Borough Council as a member of the Association of Councils of the Thames Valley Region (ACTVaR) – the sub-regional government association for Berkshire, Oxfordshire and Buckinghamshire has commissioned consultants to carry out an assessments of the accommodation and support needs of Gypsies and Travellers <u>travelling populations</u> in the area. The results of this study <u>these studies</u> (due late 2006), and the Housing Market Assessment will be used along with the following policy to inform any need for, and any subsequent locations of additional gypsy and traveller sites for <u>travelling populations</u> either through the determination of planning applications and/or the identification of sites in the Site Allocations <u>DPD</u> subsequent Local Development Documents.”	Consultation Document on the review of Circular 22/91, Travelling Showpeople, and the need to undertake accommodation needs assessments for travelling populations	
43	32	Policy CS18 and consequential change to title of Policy CS18 on the Contents page	<p>“POLICY CS18 – Gypsies and Travellers <u>Travelling Populations</u></p> <p>188 Where the Council is satisfied that there is an identified need for the provision of pitches for gypsies, and travellers <u>and travelling showpeople</u>, new sites will be considered or allocated to meet this need provided that:...”</p>	To take account of the Consultation Document on the review of Circular 22/91, Travelling Showpeople, and the need to undertake accommodation needs assessments for travelling populations	
<u>62</u>	<u>32</u>	<u>Paragraph 190</u>	<u>“This policy will be implemented through:... Partnership working with Gypsy and Traveller groups <u>travelling populations, other local authorities and the Supporting People Team.</u>”</u>	<u>Consequential change</u>	

Table 6: Core Strategy Development Plan Document – Required Changes Somewhere to Work and Shop

Ch.No.	Page	Para/ Policy/ Reference	Submission Core Strategy & Policies DPD text (Changes <u>underlined</u> or struck through)	Minor changes to clarify, correct and update with reason for Change; Implications for Evidence Base	Change necessary to make plan sound under Test indicated
E15	33	Paragraph 195	<p>“There are other major employment sites <u>major employment areas</u> outside of settlements which also play an important role in providing accommodation for employers: i) <u>Major Employment Sites outside defined settlements</u> ii) <u>Major Developed Sites in the Green Belt</u>”</p> <p>Consequential change to Glossary – see change E26</p>		Test 6 To provide clarity between definitions
44	33	Paragraph 199	<p>“...The Council supports appropriate redevelopment and limited infilling at this site; however, expansion of the employment site is not supported due to its Green Belt location.”</p>		Tests 6,9 To clarify the approach to development on the Syngenta Major Developed Site in the Green Belt and for flexibility
E16	34	Paragraph 201	<p>“Employment generating development is defined as uses within use classes B1, B2 and B8, together with any sui generis uses that share a significant number of characteristics with those uses. Employment development will only be permitted within settlements or within defined employment areas. Retail development does not fall within the scope of this policy. Small business units are units smaller than 500m² GEA.”</p>		Test 6 To provide consistency between text and policy
E17	34	Policy CS19 Paragraph 204	<p>“<u>Change of use, r</u>Redevelopment and limited infilling will be permitted in the recognised major employment sites <u>Major Employment Sites outside defined settlements and in the Green Belt.</u> Redevelopment and limited infilling will be permitted in Major Developed Sites in the Green Belt.”</p>		Test 6 To provide clarity between definitions
45	34	Policy CS19 Paragraph 205	<p>“<u>Small business units (500 m² or less GEA) and non-office employment uses (of any size) will be protected.</u> Planning permission for loss of such”</p>		Test 4B To remove any conflict with PPG2 and to remove an

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			premises or uses will only be granted if exceptional circumstances can be proven the proposal does not conflict with other elements of this Strategy.”		unintentional restrictive barrier to development.
46	34	Paragraph 206	<p>“This policy will be implemented through:</p> <ul style="list-style-type: none"> the preparation and implementation of Local Development Documents such as a Site Allocations Development Plan Document and Area Action Plans <u>Subsequent policies and guidance in further Local Development Documents;</u> The determination...” 	To ensure that the Core Strategy will not become outdated as a result of changes to the Local Development Scheme	
47	34	Paragraph 207	“...Demand to meet the 20-year period <u>up to 2026</u> for the Core Strategy...”	Editorial change to ensure consistency regarding the timescale covered by the Core Strategy	
E18	35	Policy CS20 Paragraph 210	“ Development proposals for business, industry, distribution and storage uses will be permitted within the defined and major employment areas. ”		Test 6 To provide consistency between text and policy
E19	35	Policy CS20 Paragraph 211	“ Development within defined and major employment areas for non-employment use will only be permitted after a supportive examination of the relevant circumstances,... ”		Test 6 To provide consistency between text and policy
48	35	Policy CS20 Paragraph 212	“... Planning applications for large employment developments (involving a net increase of at least 2,500 square metres GEA) will also be required to be accompanied by an Employment Impact Statement Assessment demonstrating:... ”	To correct a typographical error	
E20	35	Policy CS20 Paragraph 213	“... will be permitted in appropriate locations within defined and major employment areas. ”		Test 6 To provide consistency between text and policy
49	35	Paragraph 214	<p>“This policy will be implemented through:</p> <ul style="list-style-type: none"> the preparation and implementation of Local Development Documents such as a Site 	Editorial change to ensure that the Core Strategy will not become outdated as a result of	

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			Allocations Development Plan Document and Area Action Plans Subsequent policies and guidance in further Local Development Documents; • The determination...”	changes to the Local Development Scheme	
50	35	Additional sentence at the end of Paragraph 215	“... <u>The specific allocation of centres in subsequent Development Plan Documents will allow further definition of their future role.</u> ”		Test 6 To clarify that the role of other centres will be further defined in subsequent Development Plan Documents
51	35	Paragraph 218	“Crowthorne and Sandhurst (West of Swan Lane) centres will contain comparison shopping of a scale appropriate to their role as small town centres, and convenience shopping to serve their local area.”		Test 6 To clarify the part of Sandhurst which comprises a larger centre
52	36	New paragraph after paragraph 219	“ <u>Smaller centres (Village and neighbourhood centres and local parades) will be specifically defined in a subsequent Development Plan Document and are listed below:</u> <u>Village and neighbourhood centres:</u> <u>Terrace Road South, Binfield</u> <u>Bullbrook</u> <u>Crown Wood</u> <u>Easthampstead</u> <u>Great Hollands</u> <u>Hanworth</u> <u>Harmans Water</u> <u>Priestwood</u> <u>Wildridings</u> <u>Whitegrove</u> <u>Forest Park</u> <u>Martins Heron</u> <u>Birch Hill</u> ”		Test 6 To provide clarity and transparency by listing smaller centres

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			Local Parades: <u>Station Parade, Dukes Ride, Crowthorne Yorktown Road, College Town, Sandhurst Yorktown Road (East of Swan Lane) Sandhurst Old Mills Parade, High Street, Sandhurst Yeovil Road, Sandhurst Fernbank Road, Ascot New Road, Ascot Warren Row, Ascot</u>		
E21	36	New sub - heading before heading to paragraph 220	<u>Retail Development</u> Need 220 When determining...."	Editorial change for clarity and legibility	
<u>IR14</u>	36	Paragraph 224	"Retail development will demonstrate that: i it is appropriate in scale and function to its location; and, ii the development is justified in the form proposed to meet an identified need; and iii ii the development will not have an unacceptable adverse impact on the viability and vitality of any other town centre <u>whether inside or outside the Borough</u> , either alone or cumulatively with other proposals and recent developments; and iv iii the development is accessible by all forms of transport and will not result in congestion; and v iv there would be no unacceptable adverse environmental impacts caused by the development and/or its subsequent operation.		Test 4B For the avoidance of doubt and to improve clarity
IR10	37	CS22 iv	iv. the development is accessible by v <u>a choice of means of transport</u> and will not result in congestion; and		Test 4B

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transport

Ch.No.	Page	Para/ Policy/ Reference	Submission Core Strategy & Policies DPD text (Changes <u>underlined</u> or struck-through)	Minor changes to clarify, correct and update with reason for Change; Implications for Evidence Base	Change necessary to make plan sound under Test indicated
53	36	Policy CS21: Paragraph 226	“ <u>Planning applications involving the loss by redevelopment or change of use of retail units that perform an important community role will only be allowed if they do not conflict with other elements of this strategy in exceptional circumstances and where an equivalent or better replacement facility has been secured.</u> ”		Test 4B To remove conflict with PPG2 and to clarify the level of protection intended for such uses.
54	36	Paragraph 227	“This policy will be implemented through: <ul style="list-style-type: none"> the preparation and implementation of Local Development Documents such as a Site Allocations Development Plan Document and Area Action Plans <u>Subsequent policies and guidance in further Local Development Documents;</u> The determination...” 	To ensure that the Core Strategy will not become outdated as a result of changes to the Local Development Scheme	
IR11	37	Paragraph 228	Delete last sentence of paragraph 228 which says <i>For example, whilst the...are being made out of town</i>		Test 9
64	37	Paragraph 230	“Out of centre retail development will generally be inappropriate in the Borough. Retail studies indicate that growth in comparison retail expenditure during the plan period can be accommodated within existing centres. <u>Retail studies have given an indication of the level of development which might need to be accommodated during the period to 2016.</u> The Bracknell town centre regeneration scheme puts this into practice and allocates development sites. <u>Additional retail capacity studies will be undertaken for the period beyond 2016 focussing on the allocation of retail sites within existing centres.</u> Retail development elsewhere will therefore be constrained.”	Editorial change to correct text	
IR12	38	Para 235	<u>Bracknell is identified in the South East Plan as a second tier regional transport hub and as such</u>		Test 4A To make the plan clear.

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			<u>will be a focus for transport investment in the regional context.</u> At the local level the Bracknell Forest Local Transport Plan 2006-2011 sets the context for the development of, and the improvement to, transport in Bracknell Forest over the next 5 years.		

Table 7: Core Strategy Development Plan Document – Required Changes Transport

Ch.No.	Page	Para/ Policy/ Reference	Submission Core Strategy & Policies DPD text (Changes <u>underlined</u> or struck through)	Minor changes to clarify, correct and update with reason for Change; Implications for Evidence Base	Change necessary to make plan sound under Test indicated
55	38	Paragraph 240	“...Developments that place additional burden on any aspect of the transport network which serves Bracknell Forest will be required to provide contributions towards providing and maintaining the network <u>mitigating the impact of the development.</u> ”		Test 6 To make clear and to respond to a request for a change made by the Highways Agency
E22	39	Paragraph 242	Add additional bullet point: <ul style="list-style-type: none"> <u>Subsequent policies and guidance in further Local Development Documents.</u> 	To accurately reflect the means of implementation	
56	39	CS24	Footnote 2 should read: Threshold criteria definition contained in paragraph 56-110 of Department of Communities and Local Government Circular 01/2006 <u>the Draft “Guidance on Transport Assessments” August 2006 (DCLG/DfT)</u>	Correction	
E23	39	CS24	Update to change 56 above: Threshold criteria definition contained in paragraph 56-110 of Department of Communities and Local Government Circular 01/2006 <u>the Draft “Guidance on Transport</u>	Factual update	

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			Assessments" August 2006 March 2007 (DCLG/DfT)		
57	39	245	This policy will be implemented through: <ul style="list-style-type: none"> • The determination and monitoring of planning applications and appeals; • Partnership working with relevant authorities, transport operators and other public services; • <u>Travel Plans (including targets, incentives for compliance and adequate funding streams).</u> 		Test 6 and Test 8 To support the use of Travel Plans.
E24	39	245	Add additional bullet point: <ul style="list-style-type: none"> • <u>Subsequent policies and guidance in further Local Development Documents.</u> 		Test 8 To accurately reflect the means of implementation.

Table 8: Core Strategy Development Plan Document – Required Changes Appendices

Ch.No.	Page	Para/ Policy/ Reference	Submission Core Strategy & Policies DPD text (Changes <u>underlined</u> or struck through)	Minor changes to clarify, correct and update with reason for Change; Implications for Evidence Base	Change necessary to make plan sound under Test indicated
E25	42	Appendix 3 – add new term	“Affordable Housing - includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: <ul style="list-style-type: none"> • Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; • Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision (PPS3, Annex B, DCLG, 2006)” • 	To make the plan clear & update it in context of PPS3.	

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58	42	Appendix 3 – add new terms	<p><u>Deliverable sites</u> – are those which are: “Available” - now; “Suitable” - offering a location for development now and would contribute to the creation of sustainable, mixed communities; and “Achievable” - there is a reasonable prospect that housing will be delivered on the site within five years.</p> <p><u>Developable sites</u> – are those which should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.”</p>	<p>To support suggested change to Policy CS15 by giving an explanation of the terms “deliverable” and “developable” To make the plan clear & update it in context of PPS3.</p>	
59	42	Appendix 3 – add new term	<u>Travelling Populations</u> – Gypsies, Travellers and Travelling Showpeople.”		
60	43	Appendix 3	“Recreational Facilities – Comprise active (eg sports pitches, kick-about areas <u>areas</u> and children’s ^t play areas)...”	Corrections	
E26	43	Appendix 3 – Add new term	<u>Major Employment Areas</u> – Comprise Major Employment Sites outside defined settlements and Major Developed Sites in the Green Belt.”		Test 6 To provide clarity between definitions.
E27	45	Appendix 5	Delete all references to the “Site Allocations” Development Plan Document and replace with “ <u>subsequent Local Development Documents</u> ”	To ensure that the Core Strategy does not become outdated as a result of any future changes to the Local Development Scheme	
IR13		Appendix 5	Some text in target column is out of alignment.		
61	52	Appendix 7 – add to end note reference 13	“ <u>Consultation on revised planning guidance in relation to Travelling Showpeople (January 2007)</u> ”	To take account of the Consultation Document on the review of Circular 22/91, Travelling Showpeople, and the need to undertake accommodation needs	

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				assessments for travelling populations	