



Bracknell Forest Borough Local Development Framework

Core Strategy Examination

Topic Paper TP03

Quality of Life

April 2007

Quality of Life

1. Introduction

1.1 This Topic Paper is one of eight produced by Bracknell Forest Borough Council to assist the Public Examination into the LDF Core Strategy, which will commence on 25th June 2007.

1.2 This Quality of Life Topic Paper covers the following aspects of the Core Strategy:

- *Policy CS6 – Limiting the Impact of Development;*
- *Policy CS7 – Design; and,*
- *Policy CS8 – Recreation and Culture.*

1.3 The Council is preparing the following for Examination:

- **The Council's Self Assessment Statement (OD004)**

This is available on the Council's website at www.bracknell-forest.gov.uk/ldf

- **Topic Papers**

These cover procedural and conformity matters, the main Core Strategy themes and the Thames Basin Heaths Special Protection Area. These will be available on the Council's website and in the Examination Library.

- **Written Statements responding to the Matters and Issues for Examination**

These will provide a detailed response to the separate Matters and Issues which will be identified by the Inspector as the basis for the debate at the Examination (and responding to specific points raised by representations to the submitted Core Strategy). These Statements will rely as far as possible on cross-referencing to the other documents listed above. These Statements will be available on the Council's website by the 24th May 2007.

- **Statements of Common Ground**

These will provide an agreed statement between the Council and specific representors on their representations. These Statements will be available on the website by the 24th May 2007.

1.4 Each Topic Paper is structured to provide:

- A broad summary of the submission representations and the changes sought;
- The broad basis of the Council's case in relation to the representations on this topic including the approach taken by the Borough Council, its conformity with national and regional guidance, and the evidence on which that approach is based.

- 1.5 Document references in ***bold italics*** relate to documents held within the Public Examination Core Document Library. In general, evidence is based on the following sources:
- Specific studies prepared to address issues to be covered in the LDF;
 - Comments received from consultation responses;
 - Information and guidance provided by the Sustainability Appraisal; and,
 - Existing national, regional and local policies and strategies such as national planning policy statements or the Sustainable Community Plan.
- 1.6 Procedural and Conformity Matters relating to the Core Strategy are dealt with in a separate Topic Paper '**Topic Paper 1 – Procedural and Conformity Matters**' (***TP01***).
- 1.7 At Submission, the Council prepared two Background documents which are particularly relevant to these policies. These are:
- **Bracknell Forest Borough Study of open space, sports, recreational and leisure facilities (PPG17) Final Report, (*ITS001*);**
 - **Bracknell and its New Town Heritage Background Paper (*BP004*).**
- 1.8 This Topic Paper will cross refer to these documents which are available in the Core Strategy Examinations library and on the Council's website, rather than repeat information already set out elsewhere.

2. Background

- 2.1 The Council feels strongly that it wants to encourage plan-led development. This requires clear policies which highlight the importance of quality of life for the Borough and how new development must contribute positively to quality of life for local residents, workers and visitors. Therefore, the policies under this Theme set out the principles which, in harmony with other policies in the strategy, intend to enhance the quality of life for people. This Theme works spatially with, and contributes to, achieving the vision outlined in the **Bracknell Forest Sustainable Community Plan (*LD009*)¹**. The Quality of Life policies are also consistent with the **Berkshire Structure Plan (*CW001*)**. The policies in this Theme focus on three specific elements:
- Mitigating against the impacts that development will have on existing infrastructure and facilities;
 - Creating high quality and innovative design respecting, creating and enhancing character and making the most effective use of land; and,
 - Protecting and improving existing open space and facilities and providing new open space and facilities.
- 2.2 In respect to the Core Strategy vision and Spatial Objectives (Appendix 1):
- **Policy CS6** relates to paragraph 25 of the Vision and Spatial Objective G;
 - **Policy CS7** relates to paragraphs 24 & 29 of the Vision and Spatial Objectives F, H & I; and,
 - **Policy CS8** relates to paragraph 30 of the Vision and Spatial Objective G.

¹ Bracknell Forest Sustainable Community Plan – Living Together Working Together, Bracknell Forest Partnership (October 2005)

3. Summary of Key Issues raised at Submission

- 3.1 One of the purposes of this paper is to identify, in summary form, the representations received on this topic and the main changes sought by the submission representations. More detailed responses to representations will be dealt with through separate Written Statements which will be prepared to respond to the Matters and Issues for Examination identified by the Inspector. These Written Statements will be published on 24th May 2007.
- 3.2 Whilst not an exhaustive list, a summary of the main issues raised at submission is set out below against each Policy, along with a summary of the main changes sought.

CS6 Limiting the Impact of Development

- 3.3 Key issues and changes sought:
- that the principles of sustainable development should not only be applied to future development but also to resolving deficiencies in existing provision;
 - that infrastructure should be provided before planning permission is granted, or development occupied, and is only necessary where there is need, or insufficient capacity, to accommodate additional pressure;
 - does not sufficiently refer to the pooling of contributions or the cumulative effects of development;
 - needs to allow flexibility and be simplified yet expanded to mitigate against impacts whilst identifying additional relevant matters (environmental crime) and include references to, and definitions of, the type of facility being sought (for example health, utilities infrastructure);
 - should not refer to enhancement and maintenance of infrastructure for the lifetime of the development.
- 3.4 Some objections to this policy duplicate those to Policy CS14 as the implementation of any SPA mitigation strategy would be achieved through Policy CS6.

CS7 Design

- 3.5 Key issues and changes sought:
- that it is too late for any development already built as there is no evidence that the policy criteria have been applied to past development;
 - that Design and Access checklists should make reference to Village Design Statements;
 - to replace the term “innovative architecture” with “high quality and inclusive design”;
 - that it partly repeats existing Government regulations;
 - it does not acknowledge that some applications do not require Design and Access Statements;
 - it does not include the conservation of resources as a criterion;
 - it does not indicate that intensification of uses and higher densities are acceptable so long as schemes are well designed.

CS8 Recreation and Culture

- 3.6 Key issues and changes sought:
- reference should be made to the importance of providing, maintaining and enhancing facilities;
 - improvements in the quality of recreation facilities must be secured to offset any loss with clear indications how this will happen before any loss occurs;
 - new development should not rectify existing deficiencies in service provision;
 - it contains the elements required for a forward looking framework for the cultural needs of the Borough;
 - that green infrastructure delivers health and recreational benefits;
 - the policy should be placed in the Development Management DPD;
 - it appears to go beyond paragraph 10 of PPG17;
 - it should not require the continued maintenance of new recreational facilities;
 - that it should be time limited;
 - that it should stress the importance of providing green areas in the Borough and refer to links between green spaces and community health;
 - that development should not be required to rectify existing deficiencies.
- 3.7 Responses to submission representations will be dealt with in detail through separate Written Statements which will be prepared to respond to the Matters and Issues for Examination. These will be published on 24th May 2007.

4. Context

- 4.1 The approach towards producing effective quality of life policies has been informed by:
- National Policy (current and emerging);
 - Regional Policy (current and emerging);
 - Other plans and strategies;
 - The Stages of DPD Production (including consultation, the Sustainability Appraisal and Background Studies); and,
 - Implementation and Monitoring.

National Policy

- 4.2 The legislative framework for Policy CS6 is provided by Section 106 of the Town and Country Planning Act 1990 (as amended). Although Sections 46 and 47 of the **Planning and Compulsory Purchase Act 2004 (ND002)** give the Secretary of State the power to make regulations to replace Section 106, the Secretary of State has not yet used this power.
- 4.3 The Government's **Circular (05/05) (ND016)**² on planning obligations sets out five tests that must be satisfied where planning obligations are sought. They must be:
1. necessary to make the proposed development acceptable in planning terms;

² Circular 05/05: Planning Obligations (DCLG) – July 2005

2. relevant to planning;
 3. directly related to the proposed development;
 4. fairly and reasonably related in scale and kind to the proposed development; and,
 5. reasonable in all other aspects.
- 4.4 **Planning Policy Statement 1 (PPS1) (ND007)** stresses the need to encourage positive and proactive planning to achieve sustainable development objectives. It also recognises the fact that proposed development can have an adverse effect on people who do not benefit directly and suggests that it is reasonable to expect developers to contribute to the costs of infrastructure arising from the development.
- 4.5 Policy CS7 builds on **Circular 01/2006 (ND017)** paragraph 53³ by requiring the provision of Design and Access Statements at the planning application stage. These are to enable local authorities to assess the quality of design which is being proposed considering issues such as context, landscape, sustainability and architecture.
- 4.6 PPS1 encourages high quality, inclusive design as a component of sustainable development which contributes to minimising the impact of climate change. Design is a positive tool which makes places better for people and should add to the character of an area. Paragraph 36 moves on to say that Development Plan Policies should be based on stated objectives for the future of the area (CS7 is based on Spatial Objective F in the Core Strategy) taking account of the key objectives of planning (set out in PPS1). Design policies should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development. It is proper to seek to promote or reinforce local distinctiveness.
- 4.7 CABE's Guidance - **Making Design Policy Work (OD010)**⁴ states, when talking about Core Strategies, (page 13): *"The fundamentals of design policy should be set out here, for example the need to follow a robust design process, basing proposals on a clear understanding of context, and the contribution of better design to achieving sustainable development objectives."*
- 4.8 **Planning Policy Guidance Note 17 (PPG17) (ND018)** seeks to ensure Local Authorities plan effectively for open space, sport and recreation by using a number of tools, including:
- Assessments of needs and opportunities;
 - Setting standards relating to quality, quantity and accessibility; and,
 - Maintaining an adequate supply of open space and sports and recreational facilities.
- 4.9 PPG17 places a strong emphasis on protecting existing open space and facilities unless they can be declared surplus to requirements. PPG17 also requires the enhancement of quantity and quality through setting standards

³ Circular 01/2006 para.53 - Guidance on Changes to the Development Control System (DCLG) - June 2006.

⁴ Making Design Policy Work – How to deliver good design through your local development framework (CABE) – June 2005

which form the basis for redressing quantitative and qualitative deficiencies through the planning process.

Regional Planning Guidance

- 4.10 Policy CS6 is consistent with Policy Q6 of **Regional Planning Guidance Note 9⁵(RD002)** where health, education and other social considerations and infrastructure requirements need to be taken into account fully in development planning throughout the Region.
- 4.11 Policy CS7 is consistent with Policy Q2 in that the quality of life should be raised through significant improvement to the urban environment, making more attractive places. Policy Q3 places emphasis on using land more efficiently and T1 & T4 promote easy access and walking and cycling.
- 4.12 Policy CS8 is consistent with Policies Q2, E6 & RE11. Policy Q2 identifies the important contribution to quality of life that open spaces provide. Policy E6 states that opportunities should be provided for leisure and recreation in the countryside. Policy RE11 states that tourism, arts and culture should be encouraged.

The South East Plan

- 4.13 Full account has also been taken of the emerging **South East Plan (SEP)⁶(RD001)**. Quality of life is a key issue that the SEP embraces in its own vision where it seeks to maintain the current high quality of life in the region. The Core Strategy Quality of Life Theme fits into this vision through its policies on implementation, design and recreation. A number of the SEP cross cutting policies listed above influence and are compatible with policies CS6, 7 & 8.
- 4.14 In respect to implementation (Policy CS6), SEP Policy CC5 requires that LDDs should provide clear guidance on securing contributions to infrastructure and H3 requires infrastructure and community provision associated with housing development. Policy S8 promotes community infrastructure provision which is also costed for its whole life. Policy CS6 is required because it provides local and clear guidance on the role of development contributions.
- 4.15 SEP Policy CC1 sets the primary objectives of the plan which are compatible with the detailed criteria in Policy CS07. Policy CC4 promotes sustainable construction and promotes urban focus for development, both of which influence design and layout issues. Policy CC12 is at the centre of enhancing Quality of Life of which it recognises the role of good design. Policy H5 is key to securing quality design from housing development and EN1 promotes designing in energy efficiency and renewable energy provision. Policy BE1 promotes and supports built excellence through design solutions. As with many SEP policies there is a requirement for LDD's to build in design elements for example, of H5 and EN1. Therefore it is necessary to provide a local policy in the Core Strategy which builds on the relevant (design and layout) principles from the SEP.

⁵ Regional Planning Guidance for the South East (RPG 9) (March 2001) GOSE, GOE, GOL.

⁶ The South East Plan Core Document – Draft Plan for Submission to Government (March 2006) SEERA.

- 4.16 SEP Policy CC1 sets the primary objectives of the plan which is generally compatible with the provision of recreational facilities. Policy CS8 is compatible with CC12 because recreational facilities without doubt provide opportunities to create a high quality environment. Policy BE1 encourages close working with service providers in respect to planning green infrastructure and supports the provision of open space strategies. SEP policies S3 & S7 promote parks, open space, cultural and sporting facilities, with both requiring LDD's to provide measures which address such matters on local basis.

Other plans and strategies

- 4.17 The policies reflect the **Sustainable Community Plan (SCP) (LD009)** and the Core Strategy Vision and Spatial Objectives. In respect to the SCP:
- **Policy CS6** is directly linked to Priorities 1, 2, 3 & 6 and indirectly linked to Priority 5.
 - **Policy CS7** is directly linked to Priority 5 and indirectly linked to Priority 6; and,
 - **Policy CS8** is directly linked to Priorities 2 & 3.
- 4.18 The Council has taken account of a range of other plans and strategies throughout the process including the **Cultural Strategy⁷ (OD002)** and the **Community Safety Strategy (LD013)**.

5. Council Approach

Pre-Production Stage

- 5.1 During the summer of 2003 the Council carried out an eight week consultation on an **Issues Paper and Spatial Strategy (BP014)⁸** which sought views from local residents and other key stakeholders about their important issues regarding the future planning of the Borough. The **Report of Consultation at Regulation 25 (LD011)⁹** provides a summary of the key issues raised which includes the:
- need for continued protection and enhancement of open space;
 - 'Greenness' of the Borough is a key strength;
 - need to create 'safe' environments;
 - need to ensure a sense of community through support for events and facilities;
 - need for measures to improve the level of cycling and walking; and,
 - protection and improvement of local community facilities.

Sustainability Appraisal

- 5.2 The Council formally consulted upon the **Sustainability Appraisal Scoping Report (BP015 & BP016)** (with the final version during February 2005¹⁰).

⁷ Life Is For Living- a Local Cultural Strategy for the Borough of Bracknell Forest (BFBC) July 2002.

⁸ Local Plan Review Issues Paper and Spatial Strategy (Summer 2003) BFBC.

⁹ Report of Consultation at Regulation 25, January 2006 (page 3) BFBC.

¹⁰ Sustainability Appraisal (incorporating a Strategic Environmental Assessment) Revised Scoping Report Bracknell Forest Borough Core Strategy and Site Allocations Development Plan Documents (February 2005).

This report included the production of Draft Spatial Objectives of which: draft objective F related to design; G related to infrastructure; and, I to recreation. The report also identified key sustainability issues which included “*protecting the landscape character of the Borough related to open space*”.

Issues and Options Stage

5.3 During October 2004, the Council in a **Newsletter (BP017)**¹¹ sought further views in issues and options from which feedback (which can be viewed in Appendix 1 of the Reg 25 Report detailed at footnote 9) was used in the production of the formal issues and options consultation. At this **Issues and Options (OD008 & OD009)**¹² consultation (July 2005), Question 13 sought views on which topics were the five most important to quality of life in Bracknell Forest. 13% of respondents cited as the most important topics:

- Access to local health services;
- Protecting the countryside; and, a safe environment¹³.

Between 11% & 9% rated as important:

- Access to local parks and natural areas;
- Access to good bus and rail facilities;
- Quality of the local built environment; and,
- Reducing rubbish and pollution.

The remainder of topics scored 7% or lower.

5.4 Question 26 sought which of 7 specific facilities (listing parks and natural spaces as one of the choices) would people like to live within five minutes of. 24% cited parks and natural spaces as their first choice; this was only bettered by health facilities. Parks and natural spaces ranked well in people’s second and third choice. This response coupled with a consistent message from other past consultations, showed that parks and natural spaces are very important to residents in the Borough.

5.5 Further, Question 28 asked if the Council should continue to provide policies which ensure high quality design and layout in all new development with 93% of respondents either strongly agreed or agreed with the statement. In other comments design was raised as an issue for concern.

Sustainability Appraisal

5.6 The Council consulted upon its **Initial Sustainability Appraisal (BP009)**¹⁴ in parallel with the Issue and Options Consultation (see para. 4.16 above). In the appraisal the topics under Quality of Life were not specifically tested because their principles were inherent in the other options being tested.

Preferred Options Stage

5.7 It became clear at the Issues and Options stage that Quality of Life policies should focus on a number of approaches including: implementation; design;

¹¹ Planning People Places – First Steps in reviewing the Bracknell Forest Borough Local Plan (October 2004) BFBC.

¹² Issues and Options Document 2 – Your Views (July 2005) BFBC.

¹³ Report of Consultation at Regulation 25, January 2006 (Appendix 5) BFBC.

¹⁴ Initial Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Bracknell Forest Borough Core Strategy & Site Allocations Development Plan Documents (July 2005) BFBC.

and recreation. The **Preferred Options (BP010)**¹⁵ was prepared taking 6 specific policy approaches:

- **Policy QL1 – Infrastructure**
- Policy QL2 – Lifelong Learning
- **Policy QL3 – Design**
- Policy QL4 – Community safety
- Policy QL5 – Quality Communities
- **Policy QL6 – Recreation and Culture**

Sustainability Appraisal

- 5.8 The appraisal predicted the effects of the Core Strategy options relating to the themes. Table 6 of the **Draft Sustainability Appraisal Report (BP011)**¹⁶ provided the results on the appraisal of the options and suggested the most sustainable way forward. The appraisal evaluated the results of each policy approach as expressed in Table 8, concluding that each of the approaches (policies carried forward to Submission) would have a positive impact.
- 5.9 The Preferred Options consultation was held in January 2006 seeking views on the 6 policy approaches. A summary of representations received on the approaches are set out in the **Statement of Compliance (LD004)**¹⁷ of which:
- 5.10 Policy approach *QL1 - Infrastructure* drew 12 comments, 2 supporting comments and 4 objections which amongst other matters cited the need for infrastructure including transport and measures to resolve water shortages. The Council in its detailed response stated that it is necessary for the timely provision of necessary infrastructure and that specifics in securing contributions would be provided in more detailed LDD's. The Council proceeded to draft a strategic policy for the submission version of the policy.
- 5.11 Policy approach *QL3 – Design* drew 1 comment, 2 supporting comments and 2 objections. The Council decided in the submission policy:
- it will refer to character and landscape but reference to LCA & VDS are too detailed for a strategic policy;
 - detailed design criteria will be in the Development Management DPD;
 - waste issues will be in a separate policy (CS13) but Policy CS7 applies to all development including waste facilities.
- 5.12 Policy approach *QL6 – Recreation and Culture* drew 4 comments, 1 supporting comment and 1 objection. The Council responded in that:
- countryside protection will be in other policies;
 - leisure requirements will be based on a suite of strategies (e.g. Cultural Strategy, Parks and Open Space Strategy and PPG17 Study);
 - off-site financial contributions will be identified in a specific SPD.

¹⁵ Core Strategy DPD: Draft Spatial Framework for Bracknell Forest to 2026 (Reg 26 Pre-submission Public Participation) (BFBC) Jan 2006 (Key Theme, Quality of Life, pages 25-29).

¹⁶ Draft Sustainability Appraisal Report (inc. SEA) (BFBC) January 2006.

¹⁷ Statement of Compliance (Regulation 28) Pre-Submission Consultation Statement (October 2006) Appendix 15.

Submission

- 5.13 These policy approaches were deleted at Submission so it is not necessary to record their responses here. Therefore the Council were confident to proceed on the content and principles to take forward to submission. As a result the following changes were made to the policy structure for the **Core Strategy DPD (Submission)(LD001)** as recorded in the **Final Sustainability Appraisal Report (BP001)**¹⁸:

Preferred Options	Notes	Submission version
Policy QL1 – Infrastructure		Policy CS6 – Limiting the Impact of Development
Policy QL2 – Lifelong Learning	Specific policy deleted. Elements introduced into other policies.	CS1 – Sustainable Development Principles
Policy QL3 – Design		Policy CS7 – Design
Policy QL4 – Community safety	Specific policy deleted. Elements introduced into other policies.	Policy CS1 – Sustainable Development principles Policy CS7 – Design
Policy QL5 – Quality Communities	Specific policy deleted. Elements introduced into other policies.	Policy CS7 - Design
Policy QL6 – Recreation and Culture		Policy CS8 – Recreation and Culture

Sustainability Appraisal

- 5.14 The **Final Sustainability Appraisal Report (BP001)** (page 69) concluded that no negative effects arose because of the deletion of QL2, 4 & 5. **Technical Document C (BP001)**¹⁹ and completed a detailed appraisal of the remaining Quality of Life policies as drafted in the **Core Strategy DPD (Submission) (LD001)**.

Background Papers and Technical Studies

- 5.15 Various background papers and studies were published as evidence in support of the **Core Strategy DPD (Submission) (LD001)** and in respect to Quality of Life:
- 5.16 Paragraph 7.20 (page 115) of the **PPG17 Study**²⁰ (**ITS01**) recommends that contributions be sought towards recreational facilities from appropriate development.
- 5.17 Paragraph 7.21 (page 115) of the **PPG17 Study (ITS01)** recommended that Core Strategy policy should retain and enhance and provide new recreational facilities and that exceptions could be made in where existing recreational uses can be replaced with other uses. **The Bracknell and its New Town Heritage Paper**²¹ (**BP004**) cites one of the key defining characteristics of the new town are its open spaces (page 12) which have been retained in subsequent years providing a strong local open space heritage (page 14).

¹⁸ Final Sustainability Appraisal Report – Core Strategy DPD (Submission) October 2006, Table 9 page 55.

¹⁹ Final Sustainability Appraisal Report –October 2006, Technical Document C – Core Strategy Policy Full Appraisal Tables

²⁰ Bracknell Forest Borough Study of open space, sports, recreational and leisure facilities (PPG17) Final Report, (October 2006), BFBC.

²¹ Bracknell and its New Town Heritage Background Paper (September 2006) BFBC

This is an important contribution to the neighbourhood principle of which the Local Development Framework as a whole and the Core Strategy seeks to build upon.

Implementation and Monitoring

- 5.18 Implementation will be through the:
- (Policy CS6) - production of the Limiting the Impact of Development SPD; determination of planning applications and appeals;
 - (Policy CS7) - the Designing for Accessibility in Bracknell Forest SPD; production of a Streetscene SPD; determination of planning applications and appeals; and,
 - (Policy CS8) production of the Limiting the Impact of Development SPD; determination of planning applications and appeals.
- 5.19 Monitoring will be through:
- (Policy CS6) – Local Indicator: percentage of permissions triggered by CS6;
 - (Policy CS7) – BVPI 205 Quality of Service checklist; and,
 - (Policy CS8) – Core Indicator 4c and Local Indicator: percentage of permissions triggered by CS6.

6. Conclusions

- 6.1 The Council considers that these policies and their contribution to the overall Core Strategy are **sound** as they meet the prescribed tests of soundness and in particular:
- Reflect the guidance on spatial planning set out in national planning policy and are in general conformity with existing and evolving planning guidance (Test 4);
 - Relate appropriately to the priorities in the Bracknell Forest Sustainable Community Strategy prepared by the Bracknell Forest Partnership (Test 5);
 - Identify an approach which is consistent with the approaches and plans of adjoining authorities (Test 6);
 - Are supported by appropriate evidence where necessary and have been objectively assessed through the Sustainability Appraisal and Strategic Environmental Assessment (Test 7);
 - Include clear monitoring and implementation mechanisms have been identified with each policy and in the monitoring Appendix to the Core Strategy (Test 8); and,
 - Include inherent flexibility within the overall strategy (Test 9).
- 6.2 In respect to each policy, the process of producing the policies in the Core Strategy relating to infrastructure, design and recreation has been robustly completed having due regard to planning objectives in tune with the delivery of sustainable development and other spatial influences such as the Sustainable Community Plan. In support of the Quality of Life policies, there are comprehensive legislative or background studies and each policy has

been produced as an iterative part of a disciplined sustainability appraisal. The Council has undertaken significant consultation through the plan making process which has been comprehensive, widespread and targeted. All three policies contribute to the vision of the Core Strategy and, as part of the whole policy suite, will deliver sustainable development over the next 20 years.

- 6.3 Therefore, the Council feels this approach is sound and consistent with the emerging South East Plan, the Core Strategy Vision and national planning policy guidance. As a result, the Council believes no fundamental changes are necessary to make the plan sound. Minor factual changes may be put to the Inspector for her consideration for purposes of clarity. Where relevant, these will be identified within the Written Statements and/or Statements of Common Ground.

Appendix 1: Links between the Core Strategy Spatial Vision and Core Strategy Policies

The Borough will continue to grow sustainably (CS1, CS10, CS11, CS12), in a planned manner, with new development being directed to sustainable locations (CS2) and having good access to a range of local facilities, services, housing and employment (CS2, CS23, CS24). New development will be located so as to maximise the opportunity to travel by all modes (CS1, CS23) and to improve relative accessibility for all. New development will be mindful of the character of the area in which it sits and will be designed and located such that it will enhance the quality of life in the Borough (CS7).

There will be a continuation of development both within settlements, where appropriate, and outside settlements through planned longer term expansion (CS2, CS3, CS4, CS5). Having had regard to the future development needs, environmental, physical and policy constraints and to an assessment of the level of development that may be accommodated within settlements, land to the west of Bracknell and to the north of Whitegrove and Quelm Park have been proposed for such expansions (CS4, CS5). New housing (CS15) will be targeted to meet the needs of local people and will include a mix of tenures, size and types of unit (CS16, CS17, CS18). New communities will be planned to provide the necessary physical infrastructure (e.g. roads, water) (CS24) as well as the social infrastructure (eg. schools, libraries, leisure facilities, health facilities) to support the community (CS6, CS8, CS13).

The Borough will continue to develop as an important business centre: 'smart' growth will be encouraged whereby businesses maximise the use of technology and human resources rather than additional land resources for sustained economic growth. New employment development will be focussed mainly within Bracknell town centre (CS19, CS20) and the existing employment areas. New housing growth areas will be developed as sustainable communities and may include a mix of uses including employment, leisure and community facilities (CS4, CS5, CS19).

Partnership working will ensure that Bracknell Town Centre is regenerated to provide a mix of homes, shops, jobs and other opportunities that will provide economic, social and environmental benefits to residents, businesses and visitors (CS3, CS19, CS21). The town centre will be easily reached by public transport and have a good standard of access by car. It will also be served by park and ride facilities, for example at Peacock Farm. The town centre will also include a health facility which serves new and existing residents in and around the town centre.

Accessibility to Bracknell will be increased with improved connections to Heathrow through the delivery of the Airtrack proposals (better use of rail connections using mostly existing infrastructure on the Reading to Waterloo line via Staines) along with improved links to London and other areas including the Blackwater Valley (CS23).

The smaller town, village and neighbourhood centres will be maintained and enhanced to provide a valuable role in providing local services and reducing the need for local people to travel for their day to day requirements (CS2, CS21, CS22). A 'design-led' approach to new development will provide a safe and attractive living environment (CS7).

The quality of the environment will continue to improve with the existing high levels of open space and 'greenery' within the settlements maintained and improved (CS7, CS8, CS9). The Green Belt boundary will remain unchanged and areas of important natural and historic interest will be protected, conserved and enhanced (CS1, CS9).

Special attention will be placed on the importance of the Thames Basin Heaths Special Protection Area (CS14) to ensure that its integrity is maintained whilst allowing sustainable development which meets the needs of the Borough to take place.