

Bracknell Forest Borough
Core Strategy and Site
Allocations Development
Plan Documents

PLANNING



PLACES

PEOPLE

Report of Consultation at Regulation 25

Pre-submission consultation

January 2006



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1. Introduction

1.1 The Borough Council is reviewing the policies and proposals that guide new development in the Borough. A number of new planning policy documents will be prepared that together will guide development at the local level. Together these documents will be known as the Bracknell Forest Borough Local Development Framework.

1.2 This document has been prepared to provide a record of consultation undertaken under Regulation 25 (Issues and Options) on the preparation of the following documents:

Bracknell Forest Borough Core Strategy Development Plan Document (CSDPD)

Bracknell Forest Borough Site Allocations Development Plan Document (SADPD).

1.3 At the next stage of the preparation process, when these documents are submitted to the Secretary of State, this statement will be updated and will feed into the requirements of Regulation 28 (Pre-submission consultation statement).

1.4 As required under the Planning and Compulsory Purchase Act 2004, the Borough Council has prepared a draft Statement of Community Involvement (SCI). This sets out the ways in which Bracknell Forest Borough Council will engage with people in preparing future planning policies and in considering planning applications. The draft SCI was submitted to the Secretary of State in October 2005, and is anticipated to be adopted in July 2006. The SCI can be viewed on the Borough Council website at www.bracknell-forest.gov.uk.

1.5 In preparing Local Development Documents such as those for the Core Strategy & Site Allocations the Borough Council will have regard to the methods of engagement set out in Table 2 of the SCI.

1.6 Further information regarding the preparation of the Core Strategy and Site Allocations Development Plan Documents or of the consultation undertaken so far can be obtained from the Development Plans Team at:

Telephone: 01344 351181

Email: development.plan@bracknell-forest.gov.uk

Post: Development Plan Team
Planning and Transport Policy
Environment and Leisure Department
Bracknell Forest Borough Council
Time Square
Market Street
Bracknell
RG12 1JD

- 1.7 Further information is also available on the Borough Council website at www.bracknell-forest.gov.uk.

2. Summary of Consultation undertaken

- 2.1 This statement is produced to accompany the Preferred Options (Reg. 26) stage of the Core Strategy and Site Allocations DPDs. To date, the following formal consultation has been undertaken. These are discussed in more detail in the following sections.

Background Evidence

Issues and Draft Spatial Strategy - Summer 2003

Issues and Options (Reg 25 - Pre-submission consultation):

1. Core Strategy Newsletter –October 2004
2. Allocated Sites Newsletter – January 2005
3. Sustainability Appraisal scoping report – February 2005
4. Core Strategy & Site Allocations Development Plan Document – Issues and Options - July/August 2005
5. Initial Sustainability Appraisal – July/August 2005

3. Issues and Draft Spatial Strategy

- 3.1 An Issues Paper and Draft Spatial Strategy was produced for consultation in the summer of 2003(eight weeks). This was produced as a start to the Local Plan review process and sought views from local residents and other key stakeholders about what is important to them in planning for the future of the Borough.

Those consulted included

- Local groups
- Registered social landlords
- Planning/ development companies
- Housebuilders
- Key businesses
- Estate agents
- Town and parish councils
- Environment bodies
- Educational establishments
- Public employers
- Economic bodies.

How they were consulted

- A summary of the Issues Paper and Spatial Strategy was sent to all households with a pre-paid response form.
- Static exhibitions were set up at key locations around the Borough including Parish Council Offices, libraries and the Town centre. Two staffed exhibitions were held at the Meadows shopping centre in Camberley and Carnation Hall in Winkfield.
- Press releases were published throughout consultation period to publicise the local plan review and articles appeared in the Bracknell News, Bracknell Standard and Planning.
- Posters were sent out for display at locations throughout the Borough and the Council's shire horses were used to advertise the consultation.
- Presentations on the local plan review were given to many of the Boroughs community and special interest groups.

Responses

3.2 Just under 500 responses were received to the consultation, the majority of these being completed questionnaires. Due to the open nature of the questions asked, responses were wide-ranging and varied.

3.3 In summary, the key issues raised in no priority were:

- The need for continued protection and enhancement of open space
- The 'greenness' of the Borough is a key strength
- The desire for better/more visible policing
- The need to create 'safe' environments
- Support for the redevelopment of Bracknell Town Centre, and the need to create a sense of place and identity
- The need for the town centre redevelopment to deliver a good range of shops, a place to go for entertainment, an attractive and safe environment, and good accessibility.
- The need to ensure a sense of community through support for community events and facilities including better facilities for teenagers.
- The need to involve local people effectively in decision making.
- The need for better and cheaper means of public transport including improved reliability, subsidised fares and integrated measures.
- The need for measures to improve the level of cycling and walking, and thereby reducing reliance on the car.
- The need to provide affordable or low cost housing for local people and housing for key workers.
- The need for improved health facilities at all levels.
- Protection and improvement of local retail and community facilities.

How these issues were addressed

- 3.4 The Core Strategy Issues and Options Paper was drafted taking into account a number of sources. It was structured around a number of key themes which were based on the responses from the Issues Paper, 2003. The Issues and Options Paper also included a section under each theme of the key messages that had come from this previous consultation.
- 3.5 A number of options for dealing with key issues were set out for consultation within the Core Strategy and Site Allocations Issues and Options Document.

4. Core Strategy Newsletter

4.1 A Core Strategy newsletter was produced in October 2004. This was prepared as an early stage in the pre-submission consultation process of the Core Strategy DPD (Regulation 25). The purpose of the newsletter was to:

- Provide feedback on the Issues Paper consultation
- Set out further information on the preparation of documents forming the Local Development Framework
- Seek further views on the issues and ideas for options

4.2 The newsletter was sent to:

- All relevant statutory consultees under Regulation 25 stage 1
- Selective general consultees
- Local interest and community groups and organisations
- Other Local Authorities
- Planning consultants and housebuilders
- Public employers
- Registered social landlords
- Public transport providers

Responses

4.3 25 responses were received covering a wide range of issues. These responses are summarised at Appendix 1.

How these issues were addressed:

Responses from the newsletter were one element of the range of sources used to inform the preparation of the Core Strategy and Site Allocations Issues and Options Document. Preparation of the Preferred Options has taken into account responses to the newsletter and to the Issues and Options Document.

5. Site Allocations Newsletter

5.1 An Allocated Sites newsletter was published in January 2005. This was prepared as an early stage in the pre-submission consultation process of the Site Allocations DPD (Regulation 25). The purpose of the newsletter was to **set out further information on:**

- the preparation of the Local Development Framework
- how site specific issues will be dealt with
- seek suggestions for future development sites

5.2 The newsletter was sent to over 300 stakeholders for a period of 4 weeks including:

- Relevant statutory consultees under Regulation 25 Stage 1
- Selective local groups and organisations
- Landowners
- Planning/development consultants and house builders
- Public employers
- Registered Social Landlords
- Public transport providers
- Key businesses
- Selective education establishments.

Responses

5.3 As a result of the publication of the newsletter details of approximately 60 sites were received. The sites identified through this process can be found in a background paper to the Issues and Options consultation 'Issues and Options background Paper 3: Site Identification process'. This paper is available on the Borough Council website development.plan@bracknell-forest.gov.uk or from the Development Plan team'.

How these issues were addressed:

5.4 These sites fed into the broad options for the location of future growth outside settlements, in the Core Strategy & Site Allocations Issues & Options DPD published for consultation in the summer of 2005.

6. Core Strategy & Site Allocations Sustainability Appraisal Scoping Reports

6.1 In December 2004 a Scoping Report for a Sustainability Appraisal (SA), incorporating the requirement for a Strategic Environmental Assessment (SEA), of the Core Strategy DPD was published for consultation. All DPDs forming part of the LDF are subject to a sustainability appraisal to ensure that environmental, social, and economic issues are taken into account in their preparation.

- 6.2 This consultation document sought to ensure the SA is comprehensive and robust enough to support the Core Strategy Document in later stages and to seek advice on the appropriateness of the sustainability objectives and key sustainability issues and comprehensiveness of baseline data.
- 6.3 A Scoping Report for the Site Allocations DPD was published for consultation in January 2005 and a revised Report was published in February 2005.

Those consulted were:

- 6.4 The four statutory SEA Consultation Bodies with environmental responsibilities. In accordance with draft Sustainability Appraisal guidance and Planning Policy Statement 12, other appropriate social and economic consultees were also contacted.

How they were consulted

- 6.5 Consultees were sent a paper or electronic copy of the Scoping Reports. To help the consultation process, comments were requested on a series of questions. In addition both scoping reports were published on the Borough Council website.

Responses

- 6.6 8 external responses were received from this consultation. Their comments in no priority order related to;
- Built environment – comments on objectives, consideration of the wider historic environment, additional plans and strategies to review.
 - Biodiversity, flora a fauna –comments on objectives, additional plans and strategies to review, additional base lone data to consider.
 - Open space and landscape –comments on objectives and indicators.
 - Pollution and water usage –comments on additional plans to review, objectives, key sustainability issues, indicators for future monitoring.
 - Comments relating to Bracknell Forest’s Sustainability Appraisal within a Berkshire-wide and regional context
 - Specific comments on key sustainability issues.
 - Specific comments on biodiversity baseline data and collection of indicators in later stages of SA. A full Summary is listed in Appendix 2.

How these issues were addressed

- 6.7 The comments received were either noted for further action, or integrated into the Initial Sustainability Appraisal (see below)

7. Core Strategy and Site Allocations Issues and Options Development Plan Documents

7.1 In the summer of 2005, a series of documents were produced as part of the process of engaging the community and local stakeholders in discussions on issues and options relevant to the Core Strategy and Site Allocations DPD. The following documents were produced at this stage:

- Bracknell Forest Borough Core Strategy and Site Allocations DPD, Issues and Options – The Context
- Bracknell Forest Borough Core Strategy and Site Allocations DPD, Issues and Options – Your Views
- Bracknell Forest Borough Core Strategy and Site Allocations Initial Sustainability Appraisal (and summary)
- Bracknell Forest Borough Local Development Framework Fact Pack
- Urban Housing Potential Study, April 2005

Those consulted included

7.2 All Specific Consultees and General Consultees listed in Appendix 1 and 2 of the SCI, and a wide range of other groups already referred to in sections 1, 2, & 3 of this report. In addition, copies of 'Your views' (the questionnaire) were distributed to all households and some businesses.

How they were consulted

7.3 Consultation on the Core Strategy and Site Allocations Issues and Options took place between 4th July and 31st August 2005. The methods of consultation are summarised in Appendix 3. This also indicates how this relates to the stages and methods set out in the Statement of Community Involvement. In summary, the following engagement methods were used:

- Copies of The Context, Your Views (the questionnaire) and a summary of the Initial Sustainability Appraisal were sent to approximately 650 groups and individuals held on the database.
- Copies of Your Views were distributed to all households, and most businesses.
- The Initial Sustainability Appraisal was sent to statutory consultees.
- A launch event was held attended by 47 people (including BFBC officers)
- Two 'Meet the Planner' sessions (staffed exhibitions) were held in each Parish.
- A workshop was held in each Parish.
- Presentations were made to a number of groups and organisations who had requested them, for example the Bracknell Forest Partnership and the Youth Parliament.
- Individual meetings were held as requested.
- A number of press releases were issued and an article was published in Town and Country.

- Copies of all documents went to all Parish/Town council's offices and local libraries
- Electronic copies made available on the Borough Council's website.

Responses

- 7.4 Just over 2,000 written responses were received to the Issues and Options Consultation. In addition there was considerable feedback from the Meet the Planner sessions and the workshops, in addition to discussions held with individual groups. A summary of the responses from each of these areas is set out in the Appendices 4, 5 and 6.
- 7.5 In summary, the common issues raised in no priority order were:
- Support for promoting development primarily within existing settlements
 - Support for continued protection of the Green Belt and areas of landscape and conservation importance.
 - Support for the promotion of development only at the level planned for in the Berkshire Structure Plan
 - Support for a mix of types, sizes and styles of new houses to meet local needs
 - A mixed response to either promoting limited employment growth (46% supported this approach), or promoting higher levels of employment growth (39% supported this approach)
 - Support for the promotion of 'smart' growth
 - Support for promoting development close to jobs and services and for promoting public transport whilst also planning for car use
 - Support for policies which promoted the sustainable use of resources and deal with issues of climate change
 - Support for the regeneration of Bracknell Town Centre and the promotion of successful smaller local centres.

How these issues were addressed

- 7.6 The feedback from this consultation has been used to inform the development of a preferred option for the Core Strategy and Site Allocations documents.

8. Initial Sustainability Appraisal

- 8.1 The initial Sustainability Appraisal was published for public consultation in July 2005 alongside the above mentioned Core Strategy and Site Allocations documents.

- 8.2 Those consulted were:

As per the bodies listed in section 4 of this report.

How they were consulted

- 8.3 The initial SA was the subject of the same methods of engagement summarised in section 4 of this report.

Responses

- 8.4 Seven responses were received focussing specifically on the initial SA.
- 8.5 The general consensus from responses is that the approach of the initial SA is comprehensive and reasonable and makes use of a clear range of appropriate objectives. The responses make more specific comments concerning the site assessment criteria, which will need to be incorporated at the next stage of the appraisal. A summary of consultation responses is set out in Appendix 7.

Appendix 1 – Core Strategy Newsletter Responses

Respondent	Comment
Strategic Rail Authority	<p>LDF must make it clear that the SRA should be consulted at an early stage of proposals for development of rail-related facilities or infrastructure.</p> <p>Key issues are:</p> <p>Managing transport sustainably – concentrate new development at locations where there is potential for realistic public transport usage. Include enabling policies to ensure that rail infrastructure and/or services are enhanced commensurate to the new pressures the proposed additional development will bring.</p> <p>Developer contributions for Sustainable Transport – include appropriate policy to enable contributions to be sought towards improving sustainable transport.</p> <p>Proposed new Stations – Reference should be included to SRAs new stations policy & guidance, together with an indication in the text of the need for any new rail stations to meet the railway industry’s requirements for technical, commercial, and operational feasibility.</p> <p>Need for Rail Station car parking – car parking levels at railway stations should be determined by the train operating companies, network Rail and the SRA in discussion with the Local Planning Authorities. Adequate parking for rail users is important if public transport is to be encouraged.</p> <p>Encouragement for Rail Freight – policies should support the movement of goods by rail rather than road – draft policy suggested.</p>
English Heritage	<p>Supports current Local Plan Strategy towards sustainable development and would like to see it carried forward into the Core Strategy.</p> <p>Must recognise the contribution that the historic env, makes to quality of life, local character and distinctiveness. Needs to recognise the potential of conservation-led regeneration.</p> <p>If some DC policies on historic environment to be deleted then would like to see key principles in the Core Strategy to provide more strategic guidance and ‘hooks’ for more detailed policies. Guidance being produced for LPA’s on sustainability issues.</p> <p>Landscape Character Assessments should be reflected in the Plans Strategy or vision and objectives and should underpin policies for the location, nature and scale of development that set the criteria for design.</p>
Warden Housing	Change of contact.
Housing 21	Needs of older people must be included in the Core Strategy and all subsequent documents.

Thames Valley Police	Must recognise government policy in respect of crime, disorder and safe places through: - Crime & Disorder Act 1998 - Safer Places: The Planning System and Crime Prevention - Secured by Design
Heatherwood & Wexham Park Hospitals	Keen to be involved in the development of the Core Strategy.
Bracknell Fire Station	Maintenance of a safe, clean environment has a direct link to levels of anti-social behaviour. Recycling areas can become a target for vandals and arsonists and need careful maintenance. Garage blocks are also a focus for antisocial behaviour, particularly those that are derelict.
BBOWT	Pleased to see importance placed on open and green spaces. Keen that the Core Strategy should address the issue of protection of areas from inappropriate development. Areas important for local biodiversity are protected within the strategy. Could incorporate such issues into the planning process through consideration of 'Green Infrastructure' requirements at the early stages of the planning process.
Malcolm Judd & Partners	No specific comments – include in future consultations.
Bracknell & Ascot CPRE	Need to pay careful attention to potential conflict between increased employment & improved transport. Ensure adequate consultation of local groups. Must be a finite limit to growth of Bracknell New building should be in keeping with its surroundings and environmentally friendly Must define 'sustainability'.
Waverley Borough Council	No comments.
Mono Consultants Limited (on behalf of the Mobile Operators association)	Important that a telecommunications policy remains in the LDF. Policy and text suggested to be included in one of the main Local Development Documents such as the Core Strategy.
Blue Sky Planning (on behalf of The Trustees for The Peel Centre)	Not yet in a position to comment but will take part in future consultations.
Wokingham Without Parish Council	Particular concern about the rural part of the Parish along the line of Old Wokingham Road. Detailed comments are made on the following: The 'gradient' of urban development between currently densely developed land and this rural area, The affect on traffic and roads, especially Old Wokingham Road and Nine Mile Ride Fears that Crowthorne together with parts of Wokingham Without perceived as Crowthorne will lose its separate identity as a village community.
Government Office for the South East	General guidance on the content of Core Strategies.
Thames Water	Key objective must be that new development is co-ordinated with the infrastructure it demands. Suggest a policy relating to water and sewerage infrastructure capacity and text, and a policy on Utilities development. Comments related to capacity of sewerage systems and the likely need for developer funding. Reference to the encouragement of surface water source control and the need for the LDF to make reference to the necessary consultation with Thames water.

Haslams	Broadly support the eight suggested topics for inclusion in the Core Strategy Represent Wellington College, Crowthorne and Interlaken Investments at Murrell Hill Farm. Key issues are: Future major housing development should be focused primarily on the main town in the Borough, maximising sustainability of future development and reducing reliance on the car and encouragement of use of other forms of transport. Consider the revised housing figures in RSS will mean that the Borough will have to give considerable thought to urban expansion. Considers that urban expansion would be best accommodated on the west side of Bracknell.
Barton Willmore	Broadly agree with suggested topics for inclusion in the Core Strategy. Must look long term – i.e. to 2026 but recognises problems related to timing of RSS housing numbers. However, the Core Strategy should establish a clear physical direction for the future long term expansion of Bracknell town irrespective of the precise level of development which may ultimately be given. The vision should also address long term development needs in a comprehensive manner.
English Nature	Expect the Core Strategy to adhere to the principles of sustainable development. A key feature is the protection of biodiversity and the natural environment. Core Strategy will need to make reference to the Thames Basin Heaths Delivery Plan currently being prepared. Expect Core Strategy to contain over-arching policies that protect both statutory & non-statutory sites. Also include policies on habitat creation and enhancement. Must recognise the need for 'green infrastructure'. Recommends standards for access to green space adopted by the Audit Commission.
Nike Design Group	Advocate a planned development at Amen Corner in line with the document 'Amen Corner Planning Framework, Consultation Draft, Dec 2003'.
Westbury Homes	Change of consultee.
Binfield Parish Council	No comments but request advice regarding how objectives would be addressed.
Environment Agency	Expect the Core Strategy to emphasise the positive management, rather than control of, development. Strategic issues important to the EA, and discussed in detail are: - Flood Risk - Sustainable water management - Water Quality - Sustainable Design and Construction - Nature Conservation
William Sutton Housing Association	Support issues identified for the Core Strategy. Also could address: - ODPM desire for higher densities - Height of buildings to be constructed in Bracknell - Traffic management and Park and Ride - Car parking provision and balance between needs of disabled and families with young children.

Appendix 2 – Sustainability Appraisal Scoping Report – consultation responses

At the scoping stage, responses were received from the organisations below. These comments were incorporated into a revised Scoping Report, upon which the Initial Sustainability Appraisal was based. Future iterations of the appraisal, i.e. the draft Final SA, will also include these comments.

Respondent at Scoping Stage	Comment summary
English Heritage	Response included within revised Scoping Report and subsequent iterations of the Final Sustainability Report
English Nature	Response included within revised Scoping Report and subsequent iterations of the Final Sustainability Report
Countryside Agency	Response included within revised Scoping Report and subsequent iterations of the Final Sustainability Report
Environment Agency	Response included within revised Scoping Report and subsequent iterations of the Final Sustainability Report
Joint Strategic Planning Unit	Response included within revised Scoping Report and subsequent iterations of the Final Sustainability Report
Bracknell District Urban Wildlife Group / Bracknell Forest Senior Citizen's Forum / Health Advisory Group	Response included within revised Scoping Report and subsequent iterations of the Final Sustainability Report
Housing Strategy Committee	Response included within revised Scoping Report and subsequent iterations of the Final Sustainability Report
<i>Bracknell Forest Borough Council officers</i>	
Energy Conservation and Promotions Officer	Commented on the baseline data and suggested additional data
Wildlife Ranger	Commented on the baseline data and suggested additional data
Senior Performance and Improvement Officer	Commented on the baseline data and suggested additional data
Community Safety Information Officer	Commented on the objectives
Lifelong Learning Officer	Commented on the objectives, baseline data, plans and programmes
Transport Planning Officer	Commented on the baseline data and suggested additional data
Senior Environmental Health Officer	Commented on the baseline data and suggested additional data

Appendix 3: Summary of consultation

	Who	How	Date Actioned	Comments
Statutory Minimum	Specific consultees listed in Appendix 1 of the SCI	Targeted mail; newsletter on Core Strategy	08-Oct-04	4-week consultation period; report of responses available on BF Online
	Specific consultees listed in Appendix 1 of the SCI	Targeted mail; newsletter on Allocated Sites DPD	10-Jan-05	4-week consultation period
	Specific consultees listed in Appendix 1 of the SCI	Targeted mail; copy of Issues & Options papers & summary of initial SA		
	General consultees listed in Appendices 2 & 3 of the SCI	Targeted mail; newsletter on Core Strategy DPD	08-Oct-04	4-week consultation period; report of responses available on BF Online
	General consultees listed in Appendices 2 & 3 of the SCI	Targeted mail; newsletter on Allocated Sites DPD	10-Jan-05	4-week consultation period
	General consultees listed in Appendices 2 & 3 of the SCI	Targeted mail; copy of Issues & Options papers & summary of initial SA		Sent to all consultees with covering letter.
	For Initial Sustainability Appraisal, consult specific consultation bodies listed at Appendix 1 of the SCI	Targeted mail; copy of the Initial Sustainability Appraisals		5-week consultation period
In-breadth Additional Engagement In-breadth	SEERA, SEEDA, Highway Agency, English Nature, English Heritage, & Environment Agency General public	Officers held face to face meetings early on in the local plan review process. The new BFBC LDF process was outlined and issues relating to consultation with agencies with environmental responsibilities were discussed. Information, newsletters and Issues & Options papers available on BF Online; free access at libraries & Council offices	Between January & May 2004 Nov 04 onwards	
	General public	Article published in Town & Country	11/11/2004 & July 2005	July article highlighted some of the key areas to be addressed in the Issues & Options Document and contact information.
	All members of the community	Media		
	All members of the community	Targeted mail/e-mail- with existing consultees & selected stakeholders, groups and other hard to reach groups in this way initially. Consult everyone on data base.		
	All members of the community who wish to respond	Questionnaire - To inform policies in CS & SAD, views were sought on a series of policy statements. The statements were organised under a series of themes discussed more fully in CS & SAD DPD. The response form was available on-line & as a hard copy. Relative support/opposition will inform preparation of preferred policies		Initially a questionnaire was sent to selected consultees on data base and a newsletter sent to everyone else. Subsequently, a copy of the on-line questionnaire was posted to all 45,000 Borough residents on the weekend of the 23-24 July. Deadline for responses extended to the 31 st August.

In- breadth	Residents, visitors, elderly, children, young people, working parents	Posters giving information about the LDF process; placed in community centres, GP surgeries, leisure centres, libraries, nurseries, play areas, schools & colleges, shops, supermarkets, toddler groups	01/04/05 & 26/06/05	A poster explaining the consultation process and covering letter requesting the poster be displayed was sent to specific venues including libraries & community centres
In-depth	High profile event Invitation only, to selected stakeholders e.g. community groups, development industry. Representatives of the local press attended.	Launch Event - Late afternoon/early evening. LDF presentation and exhibition, Question and answer session.	Launch event held at the Grange Hotel, Bracknell on 4 th July 05 at 5.30pm	This event was attended by 47 invited guests representing the local community, parish council's, BFBC members & officers. After refreshments,
In-depth meetings	Federation of Community Associations	Presentation on LDF process, and general discussion at meeting	13-Dec-04	
	Preferred Partners Registered Social Landlords meeting	Presentation on LDF & SCI process, general discussion at meeting, and clarification of where affordable housing issues will be dealt with	18-Apr-05	
	Tenants and Leaseholders' Panel	Presentation on LDF & SCI process, and general discussion at meeting	26-Apr-05	
	Meeting with Wokingham District Council	Discussion on progress of Core Strategy & cross boundary issues.	12 th July 2005	
	Senior Citizens Forum	LDF presentation and discussion	12 th July 2005	
	Federation of Community Groups	LDF presentation and discussion	19 th July 2005	
	Tenants & Leaseholders Panel		19 th Jul 2005	
	Bracknell Town Council	Presentation on Core Strategy & Site Allocation document, interspersed with Q&A's	19 th July 2005	
	Local Strategic Partnership	Housing Consultation Workshop	8 th September 2005	
	Bracknell Youth Parliament	Taking part in residential weekend	9-11 th September	Format of presentation/workshop based on a two hour session.
	Developers Update meeting (Invitations sent to approx 50 developers who submitted sites for possible future housing development, and other major developers in the Borough	Presentation at Easthampstead Park Conference Centre with Q & A session.	12 th September 2005	
	Bracknell Primary Care Trust	Update on Peacock Fm, Staff College & T.Centre	13 th September	
	Ongoing face to face meetings with developers, Wokingham District Council and other local Authorities will take place on request.			
	All members of the community	"Meet the Planner Sessions" Q & A's based around a small exhibition at parish councils, libraries (during opening times).		
			July 5 th & 6 th	Meet the Planner Sessions Crowthorne PC
			July 11 th & 12 th	Meet the Planner Sessions Binfield PC
			July 14 th & 15 th	Meet the Planner Sessions Bracknell PC
			July 19 th & 20 th	Meet the Planner Sessions Warfield PC
			July 25 th & 26 th	Meet the Planner Sessions Winkfield PC

			July 29 th - 1 st August	Meet the Planner Sessions Sandhurst PC
In-depth	Targeted to relevant community groups/interest groups and parish/town councils but also attended by individuals.	Planning Work Shops- targeted by parish. Structure meeting, highlight main issues. Carry out planning exercises, and report back.		
			July 7 th 2005	Workshop Session at Crowthorne PC
			July 13 th 2005	Workshop Session at Binfield PC
			July 18 th 2005	Workshop Session at Bracknell TC
			July 21 st 2005	Workshop Session at Warfield PC
			July 27 th 2005	Workshop Session at Winkfield PC
			August 8 th 2005	Workshop Session at Sandhurst TC

Appendix 4 – Summary of issues raised at Town and Parish Workshops

Crowthorne

- Residents see Crowthorne as an ‘entity’
Definition: a) Something that exists as a particular and discrete unit: *Persons and corporations are equivalent entities under the law.* b) The fact of existence; being. c) The existence of something considered apart from its properties.
- Contradiction of what residents want.
- Increased traffic in area
- Vision for Community is missing from BFB

Binfield

- Better design quality of smaller development units taking into consideration energy savings. Development to be set back from road, to allow for off-road parking. With reasonable prices.
- Good village facilities, but felt they are oversubscribed
- Concerns over empty office buildings, felt that economy in Bracknell is returning, however growth type is different. Don't need old style buildings.
- Concerns over car ownership rising, travel to work is up, cross travel in/out work.

Warfield

- Received mixed views on Bracknell Town Centre & Redevelopment – vibrancy is wanted/unwanted
- Comments made about development in North Bracknell, felt the north is inadequately provided with local facilities (Schools/Drs etc). North Bracknell schools are currently full, South Bracknell schools have vacancies.
- Traffic movement concern over different way people live today and loss of industry within Borough.

Winkfield

- Main issue of concern was lack of school places available for current residents, let alone any new build development.
- Empty office blocks raised concern, comment put forward of demolition and replace with housing.
- Concerns rose over lack of local doctor's facilities and continuation of Heatherwood Hospital.
- Peacock Farm development was raised as developer has not started building and planning consent was issued some time ago.

Bracknell Town

- Concerns raised over personal safety when walking/cycling (especially when using underpasses)
- Issues raised about flatted development not fitting in with countryside
- Concerns rose over transport issues to outside borough locations, eg. Wexham Park Hospital
- Education requirements vary throughout the borough; need to work out demographics to identify education needs in BFBC and adjoining boroughs.

Sandhurst Town

- No minuted comments

Appendix 5 – Your Views Responses – Questions 1 - 36

Responses at 11th November 05

Responses are in percentage of respondents.

Question number	I believe that the Borough Council should:	Strongly Agree	Agree	Neither	Disagree	Strongly disagree	No response
1	Promote development primarily within the existing settlements	36	35	7	11	6	4
2	Promote development primarily outside existing settlements	4	11	10	34	36	5
3	Plan for a number of smaller extensions to settlements rather than one large extension, if development outside settlements is necessary.	19	50	11	9	7	4
4	Plan for one larger community extension to existing settlements.	4	10	13	37	27	8
5	Continue to maintain the Green Belt boundaries and protect the Green Belt from inappropriate development.	82	13	2	1	0	2
6	Continue to protect sites of nature conservation and landscape importance.	85	12	1	0	0	1
7	Promote development only at the level already planned for in the Berkshire Structure Plan (an average of 532 dwellings per year).	37	38	11	6	4	4
8	Plan communities which are able to deliver a range of services and facilities to support the community.	45	40	6	2	3	3
If development takes place outside the settlement boundaries, I would prefer to see it within area(s)							
9	A – South West of Bracknell	18	27	13	15	21	6
10	B – West of Bracknell	12	25	17	18	18	7
11	C – North of Bracknell	11	24	13	18	28	6
12	D – East of Bracknell	9	23	15	18	28	8
13	See below						
I believe that the Borough Council should:							
14	Promote a mix of types, sizes and styles of new houses to meet local needs.	39	49	5	3	2	2
15	Include a policy on providing housing to meet all income levels.	36	44	9	5	4	2
16	Promote higher densities of housing within a 10 minute walk (800m) of town, district and village centres or good public transport.	19	34	15	18	11	3
17	Promote limited employment growth	10	35	18	26	6	5
18	Promote higher levels of employment growth	11	27	22	26	9	5
19	Promote "smart" growth which encourages real growth within existing businesses in the Borough without the need for large amounts of new floorspace or employees.	36	46	10	4	1	3
20	Promote employment development through identifying new sites within the Borough to attract new business to the area.	10	28	17	28	14	4
21	Protect and promote employment development on existing employment sites in the Borough.	34	54	6	2	1	3

22	Allow some of the under-used employment areas to be developed for other uses including housing.	34	46	7	8	4	2
23	Promote alternatives to ease the impacts of car use while also planning for car use.	45	42	6	3	1	2
24	Promote public transport and use measures to limit the use of the car.	30	27	13	18	9	2
25	Promote new development close to jobs and public services (e.g. doctor surgeries, food stores) to reduce the need to travel by car or public transport.	36	41	12	6	2	3
26							
27	Protect areas which have a high nature conservation value or contribute significantly to the countryside character of the Borough.	82	16	1	0	0	1
28	Continue to provide policies which ensure high quality design and layout on all new development	54	39	4	1	0	2
29	Seek local recycling facilities in all new developments	56	36	5	1	1	1
30	Require developers to incorporate alternative energy sources into their development.	45	37	13	2	1	2
31	Require developers to ensure the sustainable use of natural resources in new development.	46	41	9	1	1	2
32	Promote policies which limit the effects of known causes of climate change e.g. emissions from fossil fuels, transport etc	54	35	7	2	1	1
33	Promote policies which seek to reduce the impacts of climate change e.g. flooding, extreme temperatures.	53	37	7	1	1	2
34	Continue to promote a mix of uses in the town centre to better serve the residents of Bracknell Forest.	53	40	5	1	0	1
35	Ensure that Bracknell town centre is the focus for new employment, retail and housing development in the Borough.	38	40	13	6	1	2
36	Promote the regeneration and success of the smaller community and neighbourhood shopping centres (e.g. Crowthorne, Binfield, Sandhurst).	39	43	11	4	2	2

Question 13

From the list below tick the five most important to your quality of life:

	% respondents
Access to local health services	13
Good job opportunities	7
Access to local parks and natural areas	11
Access to good bus and rail facilities	10
Providing a choice of homes	6
Access to local schools	7
Quality of the local built environment	9
Protecting the countryside	13
Reducing rubbish and pollution	11
A safe environment	13
Other	2

Question 26:

In order to help us to consider where new developments should be located, and the type of services that should be provided on new development please identify which of the following you would most like to live within a five minute walk of? Rank 1 – 7 with number 1 being most important.

	1	2	3	4	5	6	7
Food shops	20	26	23	16	8	5	2
Health facilities	26	25	20	13	9	5	1
Parks and natural spaces	24	14	18	18	15	7	3
Job opportunities	4	4	6	10	15	32	28
School	12	13	9	9	10	18	28
Other shops	1	3	7	16	24	19	29
Public transport i.e. bus stop or rail station.	14	15	17	19	18	11	7

Appendix 6 – Summary of responses to Questions 37 – 39 of ‘Your Views’

Question 37 – Comments on a Vision

Summary

Broad Issue	Summary of Issues	Response
About the Borough	Should include reference to desirable location to live and work, range of facilities, forward-looking and ambitious and environmental issues.	The vision will be implemented and monitored through the Core Strategy policies and other DPD policies. These and the vision seek to improve quality of life for those who live work and visit the Borough.
	Concerns that the Borough Council should focus on responsibilities not vision.	
	Concern that vision should become a reality	
Bracknell Town Centre	Comments supporting redevelopment for a mix of uses to attract a range of shoppers and visitors and give a sense of identity.	The vision makes reference to the importance of the regeneration of Bracknell Town Centre and is supported by a specific Core policy. More detail will be included within the Site Allocations Development Plan Documents and other guidance such as the Town Centre Masterplan.
	Concern that redevelopment must be a priority, should take place before further expansion	
	Some concerns about the level of proposed development	
	Specific concerns regarding the design and materials	
	Concerns regarding the traffic implications of the town centre, the need for adequate parking and public transport facilities	
	Centre should be something unique, remember origins	
	No further out of town superstores	
	Promote fair trade products	
	Rates should be reduced	
Redevelopment is not a priority		
Community	Need to encourage diversity, sense of community	A key element of the vision and the strategy is to contribute to the delivery of cohesive communities through the design and layout of new development, through improvements to the built environment and the provision of social and physical infrastructure.
	Create open, friendly, safe neighbourhoods with sense of community	
	Town centre lets down sense of community	
Density/Design	Concerns about design/character of high density flatted developments	The broad vision in the Core Strategy seeks to ensure good design is achieved in all new development and this is supported by a broad Core design policy. More detailed policies will be contained within other Development Plan Documents.
	Must deliver high quality design, consider visual impact, character etc	
	Concern about flats in North Ascot/Crowthorne etc	
	Comments regarding need for good design on specific issues, for example design of new housing estates, consideration of trees	
	Concern about impact of high density development on local value.	
	Concern that don't overdevelop close to town centre.	
Education	Educational opportunities should be given greater prominence.	The vision makes reference to the need for adequate social infrastructure including educational facilities. A specific Core Policy is proposed which seeks to support the land use elements of lifelong learning.
	Should promote adequate provision for schooling, and promote excellent standards	
	Need quality, affordable out of school activities for teenagers	
	Specific comments relating to Garth	
Elderly	Need improved services and facilities for the elderly (transport, health, safety etc)	The vision seeks to improve quality of life for all residents.
	Concerns about ageing population	
Employment	Comments regarding the amount of empty office space in the town centre and close to residential areas.	The vision seeks to reinforce the importance of Bracknell as a business centre supported by specific Core policies.
	Need to support diverse economy – e.g. light industry not just IT.	
	Bracknell has potential for significant growth	
	Retain major employers	
	Provide adult education to support local jobs	
	Local shops and businesses can't survive without sufficient parking	

Environment	<p>Must aspire to a high quality environment, protecting open space, green areas, trees for future generations</p> <p>Protection of Green Belt</p> <p>Shouldn't extend beyond settlements into countryside</p> <p>Opposed to development at The Rough</p> <p>Care for the environment must be a priority</p> <p>Quality has improved but still some way to go – make sure potential impacts considered and compensated for.</p> <p>Waste management, recycling and control of pollution important</p> <p>Maintain gaps to prevent coalescence</p> <p>Better street cleaning</p> <p>More education on environment needed</p>	<p>The vision and Core policies seek to recognise the importance of the natural and built environment to quality of life in the Borough. The broad strategy seeks to protect the most important elements of the environment.</p>
Housing	<p>More good quality affordable housing for low incomes, local people and key workers</p> <p>Need a mix and choice of housing</p> <p>Development should be on brownfield sites</p> <p>Concern at control of central Government</p> <p>Concern at social implications of low cost, subsidised housing</p> <p>Concern at implications of buy to let</p> <p>Preference for a particular housing type e.g bungalow, small dwellings</p> <p>No more houses, concern at intensification</p> <p>Not to promote multiple house ownership</p> <p>Concern at Met office development</p> <p>Control estate agents signs</p>	<p>The vision recognises that as required by Government there will be continued residential development. The proposed strategy seeks to promote development on previously developed land (brownfield sites) but recognises that not all future growth will be accommodated in this way. The strategy sets a broad framework for achieving a mix of dwelling types.</p>
Infrastructure	<p>Sports facilities required for all ages</p> <p>Need better health facilities, including hospital, and better access</p> <p>Infrastructure before more housing/development</p> <p>Must use planning powers to secure infrastructure</p> <p>Spend less on design & development which doesn't benefit locals</p> <p>Support for both convenience and comparison facilities in accessible locations</p> <p>Better provision for elderly</p> <p>Water is a key concern.</p> <p>Limit mobile phone masts</p> <p>North Ascot specifically needs health and school facilities</p> <p>Specific comments re need for better schools, places of worship, quality of existing facilities.</p> <p>No objection to Staff College so long as infrastructure provided.</p>	<p>The vision recognises the need for adequate social and physical infrastructure to go alongside new development. This is supported through the Core policies.</p>
Leisure & Entertainment	<p>Support for wider range of quality leisure & sports facilities</p> <p>Suggestions for need to support specific facilities including, restaurants and bars, concert hall, bowling, sports and training facilities</p> <p>Support for existing facilities e.g. Look Out</p> <p>More potential at The Point</p> <p>Safe & accessible open spaces, recreational facilities</p> <p>Vision should say more about leisure, entertainment & culture</p> <p>More facilities for specific age groups</p> <p>Police should take more action on damage to parks & playgrounds</p>	<p>The Core policies recognise the importance of leisure and recreational facilities but are not specific about the promotion of particular uses and facilities.</p>
Level of Development	<p>Area at optimum development level</p> <p>Housing should be low priority, will affect quality of life</p> <p>Only support modest build rate.</p> <p>Concern at specific level of developments in Crowthorne and North Ascot</p> <p>Vision focused too much on housing & profit for developers</p> <p>Comments made regarding the need to ensure adequate infrastructure</p> <p>Limit the number of flats, need smaller homes with gardens</p> <p>Protect older areas, don't turn into a mini London</p>	<p>The level of housing development is allocated by the Government and must be planned for in a sustainable way. The vision and Core policies seek to ensure the provision of adequate infrastructure as set out above.</p>
Local Distinctiveness	<p>Must maintain character of towns and villages (e.g. Crowthorne & Binfield)</p> <p>Principles too 'woolly'</p> <p>Protect older areas from flattened developments</p> <p>Must protect open space in the Borough, maintain 'countryside' feel.</p>	<p>The principles set out in the vision and Core Strategy seek to recognise the character of different settlements and to set a framework against which the principles of new development will be considered.</p>

Location of Development	Make more use of brownfield land	The vision promotes the re use of previously developed land and also considers the location of new housing development. This is dealt with more specifically in the Site Allocations DPD. Core policies seek to set a framework for the protection of open space and the delivery of adequate social and physical infrastructure.
	Don't extend beyond settlements, impact on quality of life	
	Focus on Bracknell Town Centre & environs	
	Need new homes – put on outskirts not overdeveloping existing areas	
	Re-use empty office buildings	
	New housing sites must be accessible	
	Concern at infilling in North Ascot	
	Redevelop Sandhurst Town Centre	
	Protect amenity/open space	
	Protect employment areas for employments and housing areas for housing	
	Peacock farm & Amen Corner are the best places for development	
	Focus on towns not villages	
	Concern about existing infrastructure	
	Need to ensure regeneration of all areas not just Bracknell Town centre	
	Development should be encouraged to north of England.	
Quality of Life	Mustn't erode quality of life	The vision seeks to improve quality of life for all who live, work and visit the Borough through the broad spatial strategy set out in the Core policies.
	Make Bracknell a better place, improve image	
	High levels of development will not improve Quality of Life	
	Protect green areas	
	Quality of life is a priority	
	Need to consider needs of specific groups, and work/life balance	
	Includes access to a range of facilities e.g. schools, health	
	Regeneration will improve Quality of Life	
	Need to maintain high quality built environment	
Recycling	Need to make stronger policies to encourage more recycling	The vision does not make specific reference to recycling however proposed policy approaches seek to increase sustainable resource use.
	Control burning of rubbish	
Safety	Need more local police stations and greater police visibility	The vision does not make specific reference to safety however, a specific Core policy approach has been suggested.
	Improve safety measures for walking	
	Continue commitment to safety measures and cleanliness	
Sustainable Development	Maintain a balance between social, environmental and economic issues.	The vision seeks to ensure that new development is accommodated in the most sustainable manner – this is supported through the Sustainability Appraisal of the proposed policy approaches.
	Take account of sustainable community policy set out in UK Sustainable Development Strategy	
	Not Council's concern, why need sustainable growth	
	Encourage people to stay in their own homes	
	Is it compatible with high economic growth	
Timescale	10 years is too long – shorter milestones/timescales	Guidance suggests that the Core Strategy should look long term – preferably to the same timescale as the Regional Spatial Strategy (2026). Site Allocations policies and proposals should look at least ten years forward from the date of adoption (currently anticipated to be 2008).
	Encourage developers to consider long term	
	Support long term issues	

Transport	<p>Need adequate car parking in new developments and at town/village centres</p> <p>Improve reliability, cost and provision of public transport</p> <p>Concerns over traffic congestion/heavy goods</p> <p>Separate pedestrians, cyclists from road traffic</p> <p>Limit road signs</p> <p>Better overall accessibility, radical solutions</p> <p>Encourage measures to increase walking, cycling</p> <p>Use minibuses not large empty buses</p> <p>Better train and bus integration</p> <p>More road safety schemes</p> <p>Improved transport for specific groups</p> <p>Concerns at impact of more development on transport infrastructure</p> <p>Road improvements - general</p> <p>Specific road improvements:</p> <p>Underpass/overpass at twin bridges</p> <p>Link between M3 & M4 not via A329</p> <p>Reroute A321 to bypass Yorktown Rd/High Street</p> <p>Downshire Way should be dual carriageway</p> <p>Upgrade/widen A3095</p> <p>Bus from BTC to Heathrow</p> <p>Night buses to Reading and London</p> <p>Ring road and park & ride</p> <p>Concern at impact of Staff College development on roads</p> <p>Must state are against third runway at Heathrow</p> <p>Against congestion charging</p> <p>Once large development will deliver solutions better than several small ones</p>	<p>The vision includes reference to the need for improved accessibility in the Borough and to key locations. This is supported by two suggested Core policy approaches which consider the transport needs of new development and accessibility issues. Site specific improvements are not considered in the Vision.</p>
Youth	<p>Provide stimulating development opportunities for youth including better public transport, facilities to keep away from drugs and drinks, and out of school facilities</p> <p>Focus on young people, future of the Borough</p>	<p>The vision seeks to improve quality of life for all residents of the Borough but does not consider specific groups in detail.</p>
Other	<p>Support suggested elements of vision, provided delivered</p> <p>Don't waste money on short term improvements</p> <p>Borough will do what it wants regardless</p> <p>Residents should have greater influence</p> <p>Encourage integration with other plans and strategies</p> <p>Too vague</p> <p>Many issues are in conflict – need balance</p> <p>Improve on what we have</p> <p>Social inclusion</p>	<p>The new system for preparing planning policies and proposals gives greater emphasis on community involvement and engagement in the process.</p> <p>A key element of the Core Strategy (and other Development Plan Documents) is to integrate with other strategies and where relevant these are referred to in the Core Strategy.</p>

Question 38 - Comments on Objectives Summary

Objective	Summary of Issue	Response
Sustainable Development	<p>Environmental sustainability is vital and should be given more emphasis in all objectives.</p> <p>Controlled, sensitive balance is needed for housing, employment & shopping areas and the location of recycling plants and alt. energy resources, to avoid overcrowding, rise in crime rate, unemployment & pollution</p> <p>Saturation point has been reached</p> <p>Need strong leadership from the Council on sustainability, that does not allow developer greed to blind judgement</p>	<p>The strategy proposed through the Core strategy seeks to ensure that the principles of sustainable development are met in meeting the future growth needs of the Borough.</p> <p>There is now a statutory requirement for local planning authorities to undertake their functions with a view to contributing to the achievement of sustainable development.</p>
Objective A	<p>Underlying assumption on growth-why?</p> <p>Keep a good balance of employment and housing with necessary facilities to cut down on commuting</p> <p>Why so many empty office blocks, apartments, so few housing association developments?</p> <p>Allow more people to qualify for key worker housing</p>	<p>The Borough Council is required to plan for a certain number of dwellings each year as allocated by Government. Whilst it is unlikely that everyone will work where they live, promoting a balance between the number of workers and the number of jobs, helps to contribute towards the achievement of sustainable development.</p>
Objective B	<p>Balanced approach to housing with a good mix of all housing types (with adequate parking) including affordable housing and key worker housing (which should be available to private/other non profit making sectors and semi skilled workers).</p> <p>Improve existing housing stock to meet increasing needs</p> <p>Would not welcome affordable/key worker housing in my community. Would be disappointed if existing community impacted</p> <p>Current housing development is for the benefit of property developers</p>	<p>The broad strategy set out in the vision and Core policies seeks to provide a framework to aid the delivery of a mix of housing types to meet a range of housing needs in the Borough. A slight amendment to this objective has been made.</p>

Objective C	Support the regeneration of Bracknell town centre	This objective supports the priority in the Sustainable community plan and the Borough Council's medium term objectives. The detail of the redevelopment proposals will be determined through implementation of the town centre master plan and the planning applications.
	Do not believe regeneration will happen or is needed	
	Housing should be accommodated in regenerated town centre	
	Redevelopment should be limited to retail facilities and not include additional housing	
	Proposals for the arts, culture (theatres, galleries), cafes/restaurants and space to socialise are missing from plans, something different. Seen as key to attracting all ages once shops have closed	
	Need shops large, upmarket, specialist	
	Reduce rents and you will regenerate	
	Want a safe shopping environment	
	Need to support town centre residents	
	Lament passing of 1960's Bracknell	
Suggest a panel of Bracknell residents to choose shops, clubs and cafes		
Objective D	Restrict development to brownfield /built up areas	This objective seeks to ensure that development takes place in the most sustainable locations in the Borough. The sequential approach is reflected in Core policies.
	Prevent expansion of the settlements, SE already overpopulated and cannot sustain further growth	
	New development should blend in	
	Ensure all communities are regenerated not just Bracknell town centre	
	Promote new settlement to ease pressure on Binfield	
Build according to need		
Objective E	Only very reliable, cheap, accessible (hop on, hop off) public transport will get people out of their cars	This objective seeks to ensure that new development is accessible by a choice of transport modes. Detailed transport considerations will be dealt with through documents such as the Local Transport Plan and in the Site Allocations Development Plan Document. The Core Strategy seeks to ensure that development is located in accessible locations through the sequential approach, or that sufficient transport infrastructure can be provided to allow travel through a choice of modes of transport.
	Support objective	
	Bracknell roads to big & fast	
	A car is a necessity not a luxury	
	Network overloaded and can't cope. Need to increase capacity rather than just charge commuters more	
	Improve local public transport links London rail link, access to Heathrow, bus service from North Ascot to Ascot station, shuttle bus to Crowthorne, night time buses, access to hospitals	
	Sorting out local transport issues should be a priority e.g. School run, congestion on Bagshot Rd	
	Further development without restructuring road systems will increase traffic problems	
	Garages should be built and used to keep cars off roads	
	Bracknell suffers as a link from M3 to M4, accessibility as commuter zone questionable	
Promoting alternative transportation should not deter people from using their car		
Road maintenance worst in country, must include more roads		
Objective F	Support this objective	This objective is supported through core policies on design and will be supported in more detail through existing 'saved' Local Plan policies and through policies to be developed in the Development Management Development Plan Document.
	Need well designed, sustainable/'eco' friendly housing	
	Design of Bracknell town centre should reflect its rural area	
	Council tax implications for good design	
	Incorporate adequate public and private amenity space into new housing development	
New development should be in keeping with Binfield		
Objective G	More housing and more people must be balanced with provision of improved community facilities including a hospital with A&E, schools, doctors surgeries etc.	Concerns regarding the ability of infrastructure to keep up with new development was identified during the issues and options consultation process. This objective and associated Core policies seeks to ensure that infrastructure is provided alongside new development.
	Ensure quality of life and facilities for existing residents	
	Provision for young people should be made	
	Poor place to get educated. This must be addressed	
	Provision of public transport, shops and doctors surgery in Little Sandhurst would create more of a sense of community	
	Consider the needs of an ageing population	
	Need to insure incremental housing growth does not over stretch community facilities, should be provided by developers	
	Utilities and roads must be provided before development e.g. Staff College site	
	Housing and employment growth must accommodate provision for the learning and physically disabled	
	BFBC provides good communications, excellent services and facilities now.	
Regenerate swimming facilities		
Objective H	Impossible	Accessible development will be delivered through the choice of location and provision of infrastructure.
	Development should not be at the cost of community and environment	

Objective I	Protect the environment, mitigate the effects of development Consider the effects of development on existing communities Consider the design of new housing Maintain clear boundaries between residential and industrial areas	These issues are considered under relevant proposed Core policies.
Objective J	Economic growth must be sustainable Not convinced of need for high level growth Too many empty offices Council should avoid meddling with employment policy Crowthorne lags behind	
Objective K	Promote the sustainable use and disposal of resources Water resources should be highlighted Recycling in Bracknell could be improved	These detailed issues are addressed through the Core policy approaches.
Objective L	Mitigate against and adapt to climate change Leave this to Central Government Objective L and D appear to contradict All development should adhere to EIA guidelines Power station on 3M roundabout would be contrary to vision and objectives	The impact on climate change is assessed through the sustainability appraisal, and through the vision and Core policies set out in the Core strategy.
Objective M	Against objective Supports this objective Needs careful watching in view of development pressures	
Other	Support all objectives, hope they are all achievable Admirable but empty words Must consider existing communities/local areas and views of residents Consider the needs of youth, elderly disabled and other minority groups Include objective relating to a safer environment Include objective relating to being flexible to changing economic climate Promote computer tech. in the home to reduce pressure on roads and facilities Objectives cater for physical needs of community; Council also has a duty to address spiritual needs Socio-economic system has natural forces that lead to house building for profit; no similar balancing forces to protect environment and quality of life Do not want objectives to result in council tax increases	These issues are considered either through the Core policy approaches or will be considered through more detailed policies in other Development Plan Documents.

Question 39 – Additional Comments Summary

Broad Issue	Summary of Issues	Response
Bracknell Town Centre	Support regeneration, including mix of uses, including for community services and open space. Avoid mistakes of the past Town does not need redevelopment, or should be small scale Improve safety, e.g. tunnels and underpasses Support for flowers and plantings Concern at 3M eyesore More effort on outlying villages Consider re-use of Peel Centre for housing Concern at power station Bring back the Co-op	Both the Core Strategy and Site Allocations Preferred options deal with the principles of the regeneration of Bracknell Town Centre. The detailed considerations will be through the implementation of the town centre Master plan and the determination of planning applications.
Brownfield Sites	Do not develop sites already used for leisure Concern at impact of new development on character and infrastructure of College Town Use houses on Broad lane and Staff College for cheaper houses to rent.	
Climate Change	Support promotion of renewable energy alternatives and energy efficient construction, measures must be affordable. Question evidence of climate change Concern at vehicle emissions on e.g. asthma Build a waste incinerator plant with recoverable energy Beware of alternatives that do more harm than good.	The proposed strategy seeks to reduce the impact of climate change through the location of new development and through for example proposed policy approaches seeking to increase sustainable construction methods. Assessment of policy impacts through the sustainability appraisal will assess any potential impacts on climate change.

Cycling and Walking	Need top class access for pedestrians and cyclists especially to centres, and integral to new development	Detailed provision of facilities will be identified through the Site Allocations Development Plan document, and supported through the LTP framework.
	Secure bike storage and short term spaces	
	Limit cycleways on pavements as conflict with pedestrians	
Density	Concern at continued increase in densities on parking and quality of life	Appropriate densities will be considered through the development control process having regard to saved and emerging design and character policies.
	Concern regarding densities in Crowthorne	
Design	Recent developments out of character e.g. North Ascot, Crowthorne	The Core Strategy includes a proposed overarching design policy which will be supported by existing 'saved' Local Plan policies.
	Too many flats/high density at loss of large houses	
	Specific comments on design of new housing e.g. room sizes, gardens	
	Policies should guide towards acceptable types of development	
	Must retain character of settlements	
Elderly	Need to ensure adequate attention paid to needs of elderly	The Core Strategy does not identify specific groups in detail but seeks to ensure the needs of all residents in the Borough are considered.
	Concern about impact of ageing population	
Employment	Concern at the level of empty employment space	The broad framework proposed for future employment development proposes a flexible approach which seeks to concentrate new employment development in Bracknell town centre and the existing employment estates.
	How to balance employment and housing	
	Concern at impact of further employment floorspace on housing/congestion	
	Take more account of needs of small businesses	
	Concern slums may be created if insufficient jobs	
	Get people off assistance and back to work	
Environment	Work with neighbours to promote employment development	The broad issues of protecting areas of natural quality and significant gaps are considered in policy approaches in the Core Strategy.
	Protect natural areas/open space/trees	
	Important to maintain clean environment – e.g. clear rubbish, reduce vandalism and graffiti	
	Prevent coalescence of settlements	
	Promote recycling	
	Improve environment on estates	
Green Belt	Specific comments re rubbish & landscaping improvements needed on A3095	The Borough Council is not identifying any changes to the Green belt boundaries or to existing Green belt policy.
	Protect Green belt	
	Release Green Belt for affordable housing	
Housing	Must choose sites in Green belt with care	Proposed policy approaches in the Core Strategy seek to ensure that the Borough's housing allocation is delivered and that a range and mix of housing types are provided. This is supported through the identification of specific sites through the Site Allocations Development Plan Document.
	Resist regional pressure	
	Support less housing, better infrastructure	
	Support affordable/key worker housing	
	Concern at impact of cheap housing and mixing private and affordable developments	
	Use empty office space	
	Need mix of house types	
	Need smaller units	
	Too many small units	
	Key workers should include public sector	
	Encourage people to live at home until 25 and raise driving age	
	Comments regarding speed of repairs and personal need for better housing	
Need to consider wider housing market		
Housing Sites	Object to development at The Rough, North Ascot	The Site Allocations Preferred Options Document identifies future sites for residential development.
	Object to development at Murrell Hill and Foxley Lane	
	Consider overdevelopment at Swedish Houses, Binfield	
	New town could provide all the housing required and necessary infrastructure	

Infrastructure	New development must take account of existing infrastructure e.g. schools, health care, transport Concern at impact of new development in North Ascot on infrastructure Need improved infrastructure e.g. healthcare, education (all ages), transport Need a local hospital Need to improve water resources – already at a critical level Need increased school capacity in Warfield Need mobile/drop-in centres for healthcare Large housing developments outside settlements must create community and provide key services New roadside cafes and restrooms just outside & inside Borough boundaries Need to consider impact of Heathrow 3 rd runway	The proposed policy approach in the Core Strategy and the Site Allocations documents seek to ensure that the appropriate level of infrastructure is provided alongside new development. The Borough Council will work with the relevant service providers in achieving this.
Leisure & entertainment	Improve evening entertainment in the town centre Support for arts, sports and recreational facilities including theatre, museum, concert hall Improve community facilities for all ages especially youth and elderly Need to maintain clean, safe environment Need leisure facility in north of Borough Need discount to local residents More festivals at South Hill Park Lookout excellent – don't charge for parking	The approach in the Core Strategy seeks to provide a broad framework for supporting leisure and entertainment facilities.
Level of Development	Enough housing and employment development, affects quality of life Should reduce development Protect character of areas such as Binfield Needs better infrastructure e.g. hospital not housing Staff College – no more than 730 houses, concern no Council representative at residents meeting Document sounds promising but driver seems to be 'Lets build more houses wherever we can'	The level of residential development is provided through the housing allocation set by Government. The level of development on major sites will be identified through the Site Allocations process.
Local Distinctiveness	Protect character of each settlement/community Define green areas between settlements	The Core Strategy seeks to provide through core policies a framework for the protection of important aspects of character and significant gaps.
Location of Development	New housing should be located close to dual carriageway & rail links Opposed to development of Area A Opposed to development of Area B Opposed to development of Area D Support Area C Promote development in settlements No more development in Crowthorne Protect land beyond settlements and Green Belt Reuse employment sites Need a comprehensive approach Restrict development to Bracknell Town Centre Concern at level of infill Should renew and update Promote development on brownfield land in sustainable locations – more in London Housing will be built as and where the Council wants	The proposed approach in the Core Strategy seeks to focus development primarily in settlements. The Site Allocations preferred options identifies potential sites for accommodating future development.
National Context	Emphasis should be on regenerating other areas of the country Queries what guidelines we have to follow/interaction between local and central Govt	The Core Strategy and Site Allocations Preferred Options have been prepared in the light of national guidance.
Public Transport	Need fast trains to London Must improve roads, cost of public transport prohibitive/non-starter School bus passes Need to improve bus routes/reliability Improve public transport to/from Sandhurst Need station needed as part of Area B development Park & ride needed Opposed to bus lanes	The approach in the Core Strategy seeks to promote development in the most accessible locations and to ensure that adequate infrastructure provision is provided to enable travel through a choice of transport modes. This and more detail is identified through the allocation of sites in the Site Allocation Preferred options Document.

Quality of Life	Ensure Borough attractive to all age groups. Particularly existing residents	The approach in the Core Strategy seeks to maintain and enhance quality of life in the Borough.
	Need to cater for all individuals	
	Specific concerns re Winkfield Row/Little Sandhurst	
	Need to protect from blackspots, rough areas, and take care in higher density development	
Recycling	Greater levels of all recycling should be encouraged e.g. glass collection, garden rubbish	Issues of recycling are considered in a proposed Sustainable Resource policy.
Safety	More development/people will increase crime/anti-social behaviour	The Safer Communities Strategy 2005-2008 identifies specific actions to tackle crime. The Core Strategy proposes a specific overarching policy approach to Community Safety.
	Various measures suggested to improve safety including more community police, tighter penalties for dog fouling, mopeds on footpaths, safer bays for drop offs, slow traffic in residential areas and increased resources to drug & alcohol problems	
Sub regional context	Concerns about proposals for expansion of the south east, and implications for Bracknell and natural resources	The Core Strategy and Site Allocations Preferred Options Documents have been prepared in the context of regional guidance.
	Need to consider links with adjoining communities	
Sustainable Development	Crucial to undertake full sustainability appraisal of development to meet the vision	Local planning authorities now have a statutory duty to undertake their functions with a view to contributing to sustainable development. Through the Sustainability Appraisal, the sustainability of the policies and proposals will be assessed.
	We live on an island with too many cars, roads and people for it to be a sustainable project.	
Traffic and Transport	Concern about traffic levels in North Ascot	Policies and proposals in the Core Strategy and Site Allocations Documents seek to promote development in the most sustainable locations and to ensure that adequate infrastructure is provided alongside new development to both reduce the need to travel and to ensure that travel can take place through a choice of travel modes. Specific movement proposals are proposed within the Site Allocations Preferred options Document.
	Concern at congestion levels and implications of more development – need measures to reduce congestion e.g. M3-M4 link, traffic control.	
	Need improved integrated public transport	
	Improve existing roads, recognise car use and ownership	
	More parking required, free in town centre	
	Less parking should be provided	
	Possible roundabout at A3095 and Owlsmoor Road	
	Safe crossing needed from Roman Hill into Caesars Camp	
	Bypass (Bagshot Rd to A329M) would have avoided traffic issues related to Staff College	
	King Edwards Rise should be improved and adopted	
	From Sandhurst/College Town need links to Frimley Park, Camberley centre and Farnborough Station	
	Don't waste money on car schemes	
Youth	Need more investment in youth and facilities for them	
	Concern about entrance to All saints Scout Hut being considered for access to possible development on the Rough. Long lease no intention of moving	
Other	Glad to be consulted, support for Council	Wide ranging comments. The new planning system places greater emphasis on the engagement of and feedback to, stakeholders and the community. Telecommunications masts will be considered under the existing 'saved' local plan policies. Reference has been made in the Core Strategy to working with adjoining local authorities.
	Consultation will make no difference, concerns about questionnaire	
	Must benefit the whole Borough, not just Bracknell town	
	Supportive of objectives & goals	
	Reduce the amount of centrally funded work you do	
	Spend time on creative use of existing buildings and open space	
	Concentrate on what we have today and deliver 100% better service	
	Opposed to any more telecommunications masts	
	Encourage way for people to think about the less fortunate	
	Improve communications with residents and be more responsive to residents needs	
	Have seen a lot of changes in Bracknell since 1968	
	Need more mention of working with other La's	
	Hygiene is the most important issue	
	Not supportive of work of Council so far, would move if could.	

Appendix 7 - Initial Sustainability Report – consultation responses

Respondent at Initial SA Stage	Changes made as a result of consultation
English Heritage	No comments made at this stage.
English Nature	<ul style="list-style-type: none"> ▪ EN would like to see the requirements of the BAP give rise to protection and enhancement of non-statutory sites. As a result a survey has been commissioned to map areas of biodiversity importance highlighted within the BAP in order to inform the DPDs with wider information than simply designated sites. This information will be available to be included in the next iteration of the Final SA. • EN wishes to see open space included within the Core Strategy as mitigation for the SPA. Work to identify levels of appropriate mitigation is ongoing so has not been included at this stage. • EN supports a sequential approach and the aim to maximise the re-use of PDL, with the understanding that there would be no adverse impact on existing biodiversity. This policy is preferred with mitigation on maintaining and enhancing biodiversity within these areas to be included. • They state that of the strategic areas proposed, Area A will be likely to receive objections from EN. Their preferred option is Area C which they believe is unlikely to have significant impacts on the SPA. • EN refers to the Delivery Plan as a means of deciding upon new locations for residential development. This is still in draft form so is not at a stage where the findings can be incorporated within this appraisal. • EN states that sites over 2km and within 5km of the SPA may require mitigation of adverse effects. Sites within this area have now been noted in the appraisal as potentially requiring mitigation measures.
Countryside Agency	No comments made at this stage.
Environment Agency	<ul style="list-style-type: none"> • The use of 2 assessment scorings (i.e. + / -) has not been changed to a cumulative score of 0, in accordance with the EA suggestion, as it was felt it is important to highlight where there are both positive and negative impacts, instead of recording a cumulative 0 which may be taken to mean there is no impact. • The impact of health on social issues has been noted. • The impact of proposed sites on the biodiversity of river corridors has been included within the objectives to maintain and improve water quality in the Borough's water courses and to protect and enhance characteristic countryside. However, important local habitats and biodiversity identified within the BAP are currently being mapped and their distribution will be used to inform future iterations of the appraisal, in addition to designated sites. Until this study is complete, and more detail on the biodiversity within river corridors is gathered, the loss of biodiversity will be encompassed within the above 2 objectives. • Specific comments on the appraisal of options have been included where they relate to preferred core strategy options. • Contamination of land will be considered once an assessment of the Borough is completed.

Respondent at Initial SA Stage	Changes made as a result of consultation
	<ul style="list-style-type: none"> The appraisal on flooding has been altered to score sites outside flood risk areas as neutral as opposed to positive. SUDS have also been proposed as mitigation in 1 of the Core Strategy policies. Specific comments on the site allocations with reference to flooding, loss of habitat and soil quality have been considered and changed made.
King Sturge	<ul style="list-style-type: none"> KS wishes a further objective is added, "To make best use of existing / PDL in meeting future development". To cover this issue, this additional text has been added to objective 10. KS noted that objective 14 could be interpreted as providing blanket protection for the countryside. This objective has been changed to read "To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas"
Barton Willmore	<ul style="list-style-type: none"> BW requested an explanation of the relationship of each objective to problems and opportunities in Bracknell Forest. The relationship to the Council's Medium Term Objectives is already noted in the document. The list of objectives aims to cover the whole spectrum of sustainability impacts within the Borough and not solely focus on several issues which are key within the Borough. The ticks in boxes next to the objectives have been re-evaluated and the main impacts (however not all possible secondary or synergistic impacts) have been identified as being predominantly of a social, economic or environmental bias. Reference to landfill constraints has been removed from the draft final version of the appraisal. In the Site Allocations DPD the basis of the scoring for each site in both the initial SA and draft final SA is fully documented and backed up with evidence in order to remove any element of subjectivity and professional judgement. The underlying information (i.e. any technical information used in the appraisal) will also be made available. As further iterations of the SA emerge these will include more specific appraisal and mitigation measures which can make each strategic site more sustainable. The appraisal in the initial report is at a broad strategic level. A quality assurance checklist will signpost where the guidance has been met and additional text will be added at the beginning of sections quoting the requirements of the SEA Directive.
Drivas Jonas	<ul style="list-style-type: none"> The appraisal has noted the comments made on the site allocations scoring for the redevelopment of Bracknell town centre and appropriate changes have been made.
Binfield Village Protection Society	<ul style="list-style-type: none"> Specific comments on the appraisal of specific sites have been considered and incorporated.
Government Office for the South East	<ul style="list-style-type: none"> How the document will be reviewed in the light of changing guidance has now been included within the draft final SA report.