

# **Site Allocations Development Plan Document**

## **Sustainability Appraisal : Supplementary Statement on Proposed Modifications**

**Bracknell Forest Council  
February 2013**

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## 1.0 INTRODUCTION AND BACKGROUND

- 1.1 During its preparation the Site Allocations Development Plan Document has been subject to a process of Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA).
- 1.2 An essential consideration when drawing up planning documents is their effect on the environment and the people's quality of life, both now and in the future. To help address this, Sustainability Appraisals and Strategic Environmental Assessments are carried out alongside the preparation of these plans to make sure social, environmental and economic issues are taken into account at every stage so that sustainable development is delivered on the ground.
- 1.3 Strategic Environmental Assessment (SEA) is required by European Union Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment. This Directive is often referred to as the "SEA Directive". SEA is required for DPDs.
- 1.4 Sustainability Appraisal (SA) is required in the UK by the Planning and Compulsory Purchase Act 2004.
- 1.5 The SADPD Proposed Modifications have been reviewed to ascertain if they result in any significant effects on the SADPD Draft Submission SA (incorporating SEA) (SAL50) that should be the subject of further appraisal. This statement has therefore been prepared to supplement the main SA document which accompanies the DPD and provides a record of the consideration given to the SA in respect of the proposed main modifications and where necessary details additional appraisal work.
- 1.6 Having considered the proposed modifications three changes were considered to require either revised appraisals or new appraisal work:
- The expansion of the Land North of Eastern Road Site (Policy SA1);
  - Expansion of Land North of Peacock Lane (Policy SA2); and
  - The introduction of policy CP1 (Presumption in Favour of Sustainable Development).
- 1.7 Any new appraisal work has been presented in Tables 2, 3 and 4.
- 1.8 The remaining proposed modifications, as listed in the schedule of modifications (Table 1), were not considered to result in any significant effects as to warrant any further appraisal work.

## 2.0 SADPD- PROPOSED MODIFICATIONS TO DRAFT SUBMISSION DOCUMENT (BFBF14)

2.1 The following table (Table 1) is a single consolidated list of Proposed Modifications that the Council wishes to make to the Draft Submission version of the SADPD. The list currently includes Proposed Modifications that:

- i) impact on the soundness of the Plan (including those suggested by the Inspector during the Hearing Sessions that took place in November and December 2012)
- ii) provide clarification or update the position since the Draft Submission Document was prepared in November 2011 (for example, they reflect changes in national policy and guidance and progress made on developments since that date, and changes in terminology).

2.2 The Proposed Modifications are presented in plan order. The revised text and reason for the Proposed Modification is also given.

2.3 **Bold underlined text** denotes an addition  
~~Strikethrough text~~ denotes a deletion  
Proposed Modifications are prefixed with 'CM'

2.4 The Council is submitting the schedule to the Inspector for consideration. He will then identify the Modifications that he considers affect the soundness of the document. These will be called Main Modifications. He may amend or add further Main Modifications. All Main Modifications will be subject to a further period of consultation (dates to be confirmed).

### 3.0 TABLE OF PROPOSED MODIFICATIONS AND SA/SEA IMPLICATIONS

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**Table 1- Table of Proposed Modifications and SA/SEA Implications**

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>SECTION 1 – INTRODUCTION</b>			
CM1	How to get involved section	Delete section.	<p><b>Reason for Change:</b> This omission represents a necessary update to the Submission document.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications as a result of this deletion.</p>
CM2	Section 1.1 – Purpose and structure of document  Para. 1.1.1  Page i	<p><b>1.1.1</b> Bracknell Forest Council is preparing new planning documents which will guide the scale, type and location of new development in the Borough. The first of these, the Core Strategy, was adopted in 2008. This document is the Site Allocations Development Plan Document (SADPD) and is an essential part of implementing the adopted Core Strategy <b>and the South East Plan</b>. In particular, the SADPD:</p> <ul style="list-style-type: none"> <li>• Identifies sites for future housing development in the Borough;</li> <li>• Ensures that appropriate infrastructure is identified and delivered alongside new development; and,</li> <li>• Revises the boundaries of certain designations shown on the <b>Policies Proposals</b> Map e.g. defined employment areas.</li> </ul>	<p><b>Reason for Change:</b> To reflect the current development plan</p> <p>For consistency with the Town and Country Planning (Local Plan) (England) Regulations 2012.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM3	Section 1.1 – Purpose and structure of	<p><b>1.1.2</b> Once adopted, the planning policies in this document will be used to determine planning applications along with policies in the Core Strategy, saved policies in the Bracknell Forest Borough Local Plan 2002 <b>and policies in the South East Plan 2009 (until such time</b></p>	<p><b>Reason for Change:</b> To clarify the Councils' position with regard to the</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	document  Para 1.1.2 , Page 1	<u>as it is revoked).</u>	impending revocation of the South East Plan.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM4	Section 1.1 – Purpose and structure of document  Para1.1.3  Page 1	This Site Allocations Development Plan Document <del>identifies the locations</del> <b>allocates sites</b> for different forms of development required to <b>help</b> achieve the vision and spatial objectives in the Council's adopted Core Strategy <b>and the South East Plan</b> . One of its main functions is to allocate sites to meet <b>most of</b> the Borough's housing needs <b>to 2026</b> . <del>In view of this,</del> Section <b>2 'Housing'</b> of this document allocates specific sites in the Borough to deliver future housing. The search for housing sites has included a review of the Borough's employment needs for the plan period. As a result, this document proposes the removal of the employment designation from certain areas where this will not prejudice the future health of the Borough's economy. Section 3 of this document therefore deals with employment ( <b>3 'Employment'</b> )	<b>Reason for Change:</b> To better reflect the role of the SADPD as a first step in delivery of the South East Plan housing requirement.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM5	Section 1.1 – Purpose and structure of document  Para 1.1.5, Page 1	<b>1.1.5</b> Section 5 of this document identifies policy area boundary changes that will be made as a result of this document and sets out a specific policy for the proposed changes to the <del>Policies Proposals</del> <b>Policies</b> Map. The final section of the document (6 'Delivery, phasing and implementation') sets out how the policies in this document will be delivered and monitored.	<b>Reason for Change:</b> For consistency with the Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM6	Section 1.1 – Purpose and structure of document	<b>1.1. 6</b> The appendices to the document include background information to the housing allocations, including a Housing Trajectory. Maps showing the boundaries of a number of housing sites referred to in the policies are included together with extracts from the Bracknell Forest Borough <del>Proposals</del> <b>Policies</b> Map showing changes relating to the issues outlined above.	<b>Reason for Change:</b> For consistency with the Town and Country Planning (Local Plan) (England) Regulations 2012.

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	Para 1.1.6, Page 1		<p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM7	<p>Section 1.2 – Context</p> <p>Paras. 1.2.2-1.2.4 National Planning Policy /Legislation Page 2</p>	<p><del>1.2.2</del> The SADPD has been prepared having regard to <del>existing and emerging</del> national planning policy. Relevant national policy included <del>the Plan for Growth published by the Government in March 2011, and emerging policy set out in the Draft National Planning Policy Framework (NPPF) July 2011).</del> <b>published in March 2012. Once adopted the NPPF will</b> <b>which</b> replaces existing national planning policy set out in Planning Policy Statements and Planning Policy Guidance. <del>However, at the time of writing this document, these remain in place.</del></p> <p><del>1.2.3</del> The <del>Draft</del> NPPF sets out the Government's economic, environmental and social planning policies for England and seeks <del>the achievement of to ensure the promotion of</del> sustainable development. In particular, the <del>Draft</del> NPPF emphasises the need to ensure sufficient land is available for economic development and an increased supply of housing. The SADPD is consistent with these principles in that its purpose is to help deliver the development requirements set out in the Core Strategy <b>and the South East Plan including</b> <del>and to enable</del> the delivery of new homes.</p> <p><del>1.2.4</del> National planning legislation provides the context for the preparation of Development Plan Documents and includes provisions that enable the Council to secure necessary infrastructure through planning obligations and the Community Infrastructure Levy.</p> <p><b><u>1.2.4 Paragraph 159 of the NPPF refers to the need for Local Plans to address the need for all types of housing and a cross reference is made to ‘Planning policy for traveller sites’<sup>1</sup>. Following the publication of new national policy on this matter, the Council is carrying out an assessment of travellers’ accommodation needs. Relevant targets and</u></b></p>	<p><b>Reason for Change:</b> To reflect the publication of the NPPF and to clarify the Council’s intention with regard to meeting the need for Traveller accommodation.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

<sup>1</sup> Planning policy for traveller sites; CLG, March 2012

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		<p><b><u>the allocation of any required sites will be dealt with in the new Local Plan that is programmed in the Council's Local Development Scheme.</u></b></p> <p>In accordance with the <del>Draft</del>NPPF, the SADPD also identifies the relevant infrastructure that will be needed alongside new development following extensive joint working with infrastructure providers. <del>The final NPPF may be amended following the results of public consultation.</del> The content of the SADPD and manner of preparation is consistent with the general principles and direction set out in the <del>Draft</del>NPPF.</p>	
CM8	<p>Section 1.2- Context New sub-section between National Planning Policy / Legislation and Development Plan</p> <p>Page 2</p>	<p><b><u>Presumption in Favour of Sustainable Development</u></b></p> <p><b><u>The presumption in favour of sustainable development is central to the Government's approach to planning as expressed by the National Planning Policy Framework. Core Policy CP1 below embeds this policy in the development plan.</u></b></p> <p><b><u>Policy CP1</u></b></p> <p><b><u>Presumption in Favour of Sustainable Development</u></b></p> <p><b><u>A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions within the area.</u></b></p> <p><b><u>The development plan is the statutory starting point for decision making. Planning applications that accord with the policies in the development plan for Bracknell Forest (including, where relevant, policies in neighbourhood</u></b></p>	<p><b>Reason for Change:</b> To embed the presumption in favour of sustainable development in the SADPD.</p> <p><b>SA/SEA Implications:</b> New policy has been appraised (see table 2 of this report). As the policy seeks to secure development that improves the economic, social and environmental conditions within the area the overall conclusion is that significant positive effects would be achieved against all 24 of the Sustainability Objectives.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<p><u>development plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:</u></p> <ul style="list-style-type: none"> <li>• <u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></li> <li>• <u>Specific policies in that Framework indicate that development should be restricted.</u></li> </ul>	No further changes and/or mitigation required.
CM9	Section 1.2 – Context Para. 1.2.5 Development Plan Page 2	The development plan for the Borough currently <del>consists of</del> <b>includes</b> the South East Plan, the saved policies in the Bracknell Forest Borough Local Plan, 2002, and the Core Strategy Development Plan Document, 2008. Once adopted, the development plan will include the Site Allocations DPD. The determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. It is therefore important that the separate documents that collectively comprise the development plan are not read in isolation.	<p><b>Reason for Change:</b> The Development Plan consists of more than the documents listed in this paragraph, therefore wording has been amended.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM10	Section 1.2 Context South East Plan Page 2 Para 1.2.6	<del>1.2.6 The South East Plan sets out the regional planning policies for the South East. It was approved in 2009 and provides the vision for planning for the region up to 2026. Whilst this document currently forms part of the development plan, the Government has clearly stated its</del>	<b>Reason for Change:</b> To reflect the role of the SADPD as a first step in

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<p><del>intention to revoke Regional Strategies. The Localism Act Bill will allow this to happen and is currently progressing through Parliament. It is possible that Royal Assent will be in April 2012. It is unlikely that the South East Plan will form part of the development plan on adoption of the SADPD.</del></p> <p><b><u>1.2.7 The South East Plan was approved in 2009 and provides the vision and regional planning policies for the South East. Policy H1 deals with housing provision and contains a housing requirement of 12,780 net dwellings for Bracknell Forest for the period 2006-2026. Following the Government’s stated intention to revoke Regional Strategies, the Council prepared the SADPD on the basis of the requirement set out in the Core Strategy (10,780 net dwellings) which covers the same plan period. At that time, the SADPD needed to be consistent with the Core Strategy.</u></b></p> <p><b><u>1.2.8 The South East Plan had not been revoked at the time the SADPD was submitted to the Secretary of State in June 2012 as further assessment, and consultation on the environmental effects of its revocation had not been completed. Section 24(1)(a) of the Planning and Compulsory Purchase Act 2004, requires local development documents to be in general conformity with the Regional Spatial Strategy.</u></b></p> <p><b><u>1.2.9 At the time of preparing this document the South East Plan remained in effect but the process of revoking regional strategies had commenced following the introduction of the necessary legislation in the Localism Act 2011. It is likely that the South East Plan will be revoked early in the period covered by this plan. On the revocation of the South East Plan, the Council will revert to the housing figures in the adopted Core Strategy for the purposes of calculating the five year housing land supply, producing a housing trajectory and monitoring. The Core Strategy target will remain in use for these purposes until such time as a full objective assessment of housing needs for the Borough has been finalised and published.</u></b></p> <p><b><u>1.2.10 The South East Plan sets a target of 12,780 homes for Bracknell Forest for the period 2006 – 2026. The Council intends to adopt the SADPD as the first step in meeting that target. This is part of a delivery strategy that includes the production of a</u></b></p>	<p>meeting the housing requirements of the South East Plan and the publication of the Localism Act.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<p><u>new Local Plan which will be able to meet any shortfall against the South East Plan target towards the end of the plan period. The Local Plan will also be based on a Strategic Housing Market Assessment including an objective assessment of the Borough's full housing needs. The Local Plan will allocate suitable sites to meet the assessed needs and the housing requirement in the South East Plan, if it remains part of the development plan. Under the circumstances outlined above, this strategy is considered the most effective means of:</u></p> <ul style="list-style-type: none"> <li>• <u>Achieving a plan led approach to development in the Borough</u></li> <li>• <u>Achieving the objectives of the NPPF and the South East Plan</u></li> <li>• <u>Identifying a five year supply of housing land and:</u></li> <li>• <u>Adopting an up to date plan to enable the introduction of the Community Infrastructure Levy.</u></li> </ul> <p><u>1.2.11 This strategy accords with advice from Government that Councils may take account of the policy to revoke Regional Strategies in plan preparation. The Local Plan will look beyond the period of the current Core Strategy and the South East Plan, and will therefore need to re-assess the Borough's current role as a sub-regional hub.</u></p>	
CM11	Section 1.2 – Context Core Strategy Para 1.2.7 Page 3	1.2.7 The Bracknell Forest Core Strategy was adopted in 2008 and provides the framework for future developments in the Borough. Sections of the Core Strategy that are of particular relevance to the SADPD, are the <del>need amount of new housing to be delivered</del> <u>to deliver new housing</u> in the Borough up to 2026 (Policy CS15), the approach to locating future development in the Borough (Policy CS2), the identification of two future locations of development (Policies CS4 and CS5) and policies relating to employment, retail development and the protection of the environment including the Thames Basin Heaths Special Protection Area.	<p><b>Reason for Change:</b> To reflect the role of the SADPD as a 1<sup>st</sup> step in meeting the housing requirement of the South East Plan.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM12	Section 1.2 – Context.  Para 1.2.10 Proposals Map Page 3	<del>Proposals</del> <b>Policies Map</b> <b>1.2.10</b> The detailed boundaries of the areas <del>within</del> <b>to</b> which the saved policies in the Bracknell Forest Borough Local Plan, <b>the policies in</b> the Core Strategy and subsequent documents apply are illustrated on the adopted <del>Policies</del> <b>Proposals</b> Map. This Map will be formally revised alongside the adoption of this SADPD. Changes to the <del>Policies</del> <b>Proposals</b> Map that result from this document are set out in <del>Appendix X, and the relevant policy context in set out in</del> Section 5 <b>Policies</b> 'Proposals Map Changes'.	<b>Reason for Change:</b> For consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM13	Section 1.2 – Context.  Sustainability Appraisal & Habitat Regulations Assessment Para 1.2.14 Page 4	Developments of less than 109 (net) dwellings will be required to make financial contributions towards existing SANG and SAMM and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance. Developments of 109 (net) dwellings or more will be required to provide a bespoke SANG in perpetuity of at least 8ha per 1,000 new population as well as the other measures identified above. A bespoke SANG must be in place and available for use for the occupants of the new development before the first new dwelling is occupied. Where a scheme is developed in phases, each phase of SANG would need to meet quantitative and qualitative criteria as set out in the Avoidance and Mitigation Strategy. <b><u>Bespoke SANG packages will need to be agreed with the Council and Natural England.</u></b>	<b>Reason for Change:</b> In response to comments from Natural England, bespoke SANG packages will need to be agreed with Natural England as well as Bracknell Forest, as the competent Authority. This will improve the consistency with para. 5.16 of the HRA (doc SAL33).  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM14	Section 1.2 – Context. Preparation Process  Para 1.2.16 Page 4	<b>1.2.16</b> The preparation of this DPD has involved extensive stakeholder and community engagement. The engagement that has been undertaken is consistent with the principles set out in the Council's adopted Statement of Community Involvement, July 2006 (SCI).(11)Stakeholder and community engagement has included the following key stages: <ul style="list-style-type: none"> <li>• Pre production/<del>Regulation 25</del> public participation/discussions with stakeholders</li> <li>• Stakeholder workshops</li> </ul>	<b>Reason for Change:</b> The Town and Country Planning (Local Plan) (England) Regulations 2012 sets out new requirements for plan preparation: Regulation 25

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<ul style="list-style-type: none"> <li>• Public participation on Issues and Options</li> <li>• Local area workshops</li> <li>• Consideration of responses to the Issues and Options document</li> <li>• Consultation on Preferred Options</li> <li>• <del>Consideration of r</del> Responses to the Preferred Options document and of additional technical evidence, resulting <b>were taken into account</b> in preparation of the Draft Submission DPD.</li> </ul>	<p>is no longer relevant in this stage of the process.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>SECTION 2 – HOUSING</b>			
<b>Section 2.1 Approach to housing</b>			
CM15	Section 1.3 – Objectives and sub-objectives  Para 1.3.1 Page 6	A(i) To ensure an adequate supply of land to deliver the community’s needs <b>for housing</b> based on the <b>plan being a first step in meeting the</b> <del>Core Strategy</del> housing target.	<b>Reason for Change:</b> To reflect the role of the SADPD as a first step in meeting the housing requirements of the South East Plan and the publication of the Localism Act.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM16	Section 2.1 – Approach to Housing Why do we have to allocate more land for housing development?  Para 2.1.1 Page 7	<b>2.1.1</b> The Council’s adopted Core Strategy <sup>(12)</sup> identifies that 10,780 <sup>(13)</sup> dwellings are needed in the Borough for the period 2006 - 2026. This is a locally-derived requirement. In dealing with how this requirement is to be met, the Council is required by Government to identify and maintain a rolling 5 year supply of deliverable sites. The SADPD is an important means of implementing the Core Strategy. <del>Any a-Additional requirements</del> resulting from changes to national planning policy (in the <del>emerging-Draft</del> National Planning Policy Framework) or other recent evidence will be dealt with through a <del>review of the Core Strategy</del> <b>New Local Plan</b> <sup>(14)</sup> .  <b><u>As described in Section 2 of this document, the South East Plan sets a target of 12,780<sup>(2)</sup> dwellings to be provided in the Borough for the period 2006 – 2026. In meeting this target the Council is required by Government to identify and maintain a rolling 5 year supply of deliverable sites. The SADPD is a first step in meeting a substantial proportion of the housing requirement in the South East Plan. Additional allocations</u></b>	<b>Reason for Change:</b> The role of the SADPD as a first step in providing for the South East Plan housing requirement. To reflect the content of the NPPF.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications						
		<b><u>required to meet the South East Plan target (if it remains in place) or to meet objectively assessed needs (as required by the National Planning Policy Framework) will be made in a new Local Plan.</u></b>							
CM17	Section 2.1 – Approach to Housing Requirement remaining to be allocated Para 2.1.2-2.1.3, Table 1 & Table 2 Pages 7 and 8	<p>2.1.2 <del>The 10,780</del> <b><u>At submission, six years of the plan period had already passed.</u></b> <del>new</del> homes are required between 2006 and 2026. This means that we are already into the sixth year of the plan period. Account therefore needs to be taken of the homes already built <del>and as</del> <b><u>well as those</u></b> planned <del>since all</del> <b><u>since all</u></b> which will contribute to meeting the requirement. <b><u>12,780 new homes are required between 2006 and 2026.</u></b> This means subtracting from the South East Plan figure the following:</p> <ul style="list-style-type: none"> <li>homes already completed from 1st April 2006 to <del>30<sup>th</sup> September 2011</del> <b><u>31st March 2012 (2,098)</u></b>;</li> <li>homes with planning permission (commitments) on small, medium and large sites at <del>30<sup>th</sup> September 2011</del> <b><u>31<sup>st</sup> March 2012</u></b> and <del>including</del> the number that were under construction or yet to be started (2,317)</li> <li>homes accepted in principle including the homes which are already planned on sites identified in the Core Strategy at Amen Corner and Warfield (2,926 <del>5</del>).</li> </ul> <p>2.1.3 These sources amount to <del>7,346</del> <b><u>7,340</u></b> homes. When these are subtracted from the total requirement, it leaves sites for a further <del>3,464</del> <b><u>5,440</u></b> homes to be found by 2026. These figures are summarised in the <del>figure</del> <b><u>table</u></b> below, and in Appendix 2: 'Housing Trajectory' relating to land supply data.</p> <p>Table 1 How will the Housing Requirement be met?</p> <table border="1" data-bbox="689 1145 1789 1329"> <tbody> <tr> <td data-bbox="689 1145 904 1206">1,953 <b><u>2,098</u></b></td> <td data-bbox="904 1145 1789 1206">Homes completed between 2006 and <del>2011</del> <b><u>2012</u></b></td> </tr> <tr> <td data-bbox="689 1206 904 1267">2,317</td> <td data-bbox="904 1206 1789 1267">Homes with planning permission, (small, medium &amp; large sites) at 31st March 2012</td> </tr> <tr> <td data-bbox="689 1267 904 1329">2,926 <b><u>2,925</u></b></td> <td data-bbox="904 1267 1789 1329">Homes accepted in principle and <del>homes</del> planned at Amen Corner and Warfield</td> </tr> </tbody> </table>	1,953 <b><u>2,098</u></b>	Homes completed between 2006 and <del>2011</del> <b><u>2012</u></b>	2,317	Homes with planning permission, (small, medium & large sites) at 31st March 2012	2,926 <b><u>2,925</u></b>	Homes accepted in principle and <del>homes</del> planned at Amen Corner and Warfield	<p><b>Reason for Change:</b> To reflect the SEP target and results of commitments exercise at 31<sup>st</sup> March 2012.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
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Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications																						
		<table border="1" data-bbox="689 336 1787 464"> <tr> <td data-bbox="689 336 898 368"></td> <td data-bbox="909 336 1787 368"></td> </tr> <tr> <td data-bbox="689 373 898 405">3,464 <b>5,440</b></td> <td data-bbox="909 373 1787 405">Remaining to be found</td> </tr> <tr> <td data-bbox="689 410 898 442">40,780 <b>12,780</b></td> <td data-bbox="909 410 1787 442"><b>Total</b> <sup>(1)</sup></td> </tr> </table> <p data-bbox="674 560 1256 619">1. All figures are net Table 2 Where we are proposing to build the rest</p> <table border="1" data-bbox="689 651 1787 1126"> <tr> <td data-bbox="689 651 898 743">150 <b>280</b></td> <td data-bbox="909 651 1787 743"><del>Small windfall allowance (30 per year, last 5 years only)</del> <b>Small windfall allowance (20 per year over 14 years)</b></td> </tr> <tr> <td data-bbox="689 748 898 807"><b>1,635</b></td> <td data-bbox="909 748 1787 807"><b>Homes on land in existing settlements (previously developed land and other)</b></td> </tr> <tr> <td data-bbox="689 812 898 844"><b>361</b></td> <td data-bbox="909 812 1787 844"><b>Homes on small sites on the edge of settlements</b></td> </tr> <tr> <td data-bbox="689 849 898 908">1,442</td> <td data-bbox="909 849 1787 908"><del>Homes on land in existing settlements (previously developed land and other)</del></td> </tr> <tr> <td data-bbox="689 912 898 944">198</td> <td data-bbox="909 912 1787 944"><del>Homes on small sites on the edge of settlements</del></td> </tr> <tr> <td data-bbox="689 949 898 981">2,070</td> <td data-bbox="909 949 1787 981">Homes on extensions to Bracknell or other larger settlements</td> </tr> <tr> <td data-bbox="689 986 898 1045"><del>3,896</del> <b>4,346</b></td> <td data-bbox="909 986 1787 1045">Total Homes on possible SADPD sites<sup>(1)</sup></td> </tr> <tr> <td data-bbox="689 1050 898 1082"><b>1,094</b></td> <td data-bbox="909 1050 1787 1082"><b>To be allocated in new Local Plan</b></td> </tr> </table>			3,464 <b>5,440</b>	Remaining to be found	40,780 <b>12,780</b>	<b>Total</b> <sup>(1)</sup>	150 <b>280</b>	<del>Small windfall allowance (30 per year, last 5 years only)</del> <b>Small windfall allowance (20 per year over 14 years)</b>	<b>1,635</b>	<b>Homes on land in existing settlements (previously developed land and other)</b>	<b>361</b>	<b>Homes on small sites on the edge of settlements</b>	1,442	<del>Homes on land in existing settlements (previously developed land and other)</del>	198	<del>Homes on small sites on the edge of settlements</del>	2,070	Homes on extensions to Bracknell or other larger settlements	<del>3,896</del> <b>4,346</b>	Total Homes on possible SADPD sites <sup>(1)</sup>	<b>1,094</b>	<b>To be allocated in new Local Plan</b>	
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CM18	Section 2.1 – Approach to Housing The site selection	<b>2.1.9</b> Policies for each of these sites are included later in this section, and formalise the allocation of these sites, and builds upon the principles set out in Core Strategy Policies CS4 and CS5. The Council has adopted the Amen Corner Supplementary Planning Document and <del>anticipates adopting</del> the Warfield Supplementary Planning Document <del>early in 2012</del> . These	<b>Reason for Change:</b> To reflect the adoption of the Warfield SPD.																						

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	process Para. 2.1.9 Warfield & Amen Corner SPDs Page 9	SPDs, together with up to date evidence, will help to determine future planning applications on these sites.	<b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM19	Section 2.1 – Approach to Housing The site selection process Para 2.1.10 Page 9	The sub-section dealing with urban extensions includes illustrative concept plans for each new strategic site. These give an indication of the extent of built development and land to be used as green space.	<b>Reason for Change:</b> To reflect the inclusion of additional Illustrative concept Plans for Land at Amen Corner South and Warfield.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM20	Section 2.1 – Approach to Housing  Map 1 Page 10	Updated version of: Map 1: Key map to show location of allocated housing sites within the SADPD (Attached as Appendix A)	<b>Reason for Change:</b> Key map updated to reflect the grant of planning permission for residential development on 2 sites (site 113 & 286) and the addition of specific sites detailed in Policies SA1, SA2 and SA3.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications																										
<b>Section 2 Housing</b>																													
<b>Section 2.2 Sites in defined settlements</b>																													
<b>Policy SA1</b>																													
CM21	Section 2.2 Sites in defined settlements Previously developed land in defined settlements Policy SA1  Page 11-12	<p>Policy SA1 Previously Developed Land in Defined Settlements</p> <p>The following sites (as shown on the <b>Policies Proposals</b> Map), are <del>identified</del> <b>allocated</b> for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.</p> <table border="1" data-bbox="663 708 1585 1335"> <thead> <tr> <th data-bbox="663 708 1397 831">Address</th> <th data-bbox="1404 708 1585 831">Estimated capacity (net dwellings)</th> </tr> </thead> <tbody> <tr> <td data-bbox="663 836 1397 863">Farley Hall, London Road, Binfield</td> <td data-bbox="1404 836 1585 863">65</td> </tr> <tr> <td data-bbox="663 868 1397 895"><b>Binfield Nursery, Terrace Road, Binfield</b></td> <td data-bbox="1404 868 1585 895"><b>33</b></td> </tr> <tr> <td data-bbox="663 900 1397 927">Adastron House, Crowthorne Road, Bracknell</td> <td data-bbox="1404 900 1585 927">18</td> </tr> <tr> <td data-bbox="663 932 1397 959">Garth Hill School, Sandy Lane, Bracknell</td> <td data-bbox="1404 932 1585 959">100</td> </tr> <tr> <td data-bbox="663 963 1397 1023">The Depot (Commercial Centre), Bracknell Land West, Bracknell</td> <td data-bbox="1404 963 1585 1023">115</td> </tr> <tr> <td data-bbox="663 1027 1397 1054">Albert Road Car Park, Bracknell</td> <td data-bbox="1404 1027 1585 1054">40</td> </tr> <tr> <td data-bbox="663 1059 1397 1086">Land north of Eastern Road, Bracknell</td> <td data-bbox="1404 1059 1585 1086"><del>325</del> <b>432</b></td> </tr> <tr> <td data-bbox="663 1091 1397 1118">Land at Old Bracknell Lane West, Bracknell</td> <td data-bbox="1404 1091 1585 1118">203</td> </tr> <tr> <td data-bbox="663 1123 1397 1182">Chiltern House and the Redwood Building, Broad Lane, Bracknell</td> <td data-bbox="1404 1123 1585 1182">71</td> </tr> <tr> <td data-bbox="663 1187 1397 1214"><b>Downside, Wildridings Way, Bracknell</b></td> <td data-bbox="1404 1187 1585 1214"><b>18</b></td> </tr> <tr> <td data-bbox="663 1219 1397 1278">Land at Battle Bridge House, Warfield House and garage Forest Road, Warfield</td> <td data-bbox="1404 1219 1585 1278">10</td> </tr> <tr> <td data-bbox="663 1283 1397 1335"><del>The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne</del></td> <td data-bbox="1404 1283 1585 1335"><del>16</del></td> </tr> </tbody> </table>	Address	Estimated capacity (net dwellings)	Farley Hall, London Road, Binfield	65	<b>Binfield Nursery, Terrace Road, Binfield</b>	<b>33</b>	Adastron House, Crowthorne Road, Bracknell	18	Garth Hill School, Sandy Lane, Bracknell	100	The Depot (Commercial Centre), Bracknell Land West, Bracknell	115	Albert Road Car Park, Bracknell	40	Land north of Eastern Road, Bracknell	<del>325</del> <b>432</b>	Land at Old Bracknell Lane West, Bracknell	203	Chiltern House and the Redwood Building, Broad Lane, Bracknell	71	<b>Downside, Wildridings Way, Bracknell</b>	<b>18</b>	Land at Battle Bridge House, Warfield House and garage Forest Road, Warfield	10	<del>The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne</del>	<del>16</del>	<p><b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012</p> <p>Sites have been added to the policy to give greater flexibility to the delivery of the plan. (Binfield Nursery, Downside Wildridings Way and an increased site area for Land north of Eastern Road).</p> <p>The capacity of the sites that have been deleted are now included within the figure for Homes with planning permission at 31<sup>st</sup> March 2012. (Land at the Iron Duke and School Hill)</p> <p><b>SA/SEA Implications:</b> Overall there are no SA/SEA implications.</p>
Address	Estimated capacity (net dwellings)																												
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		<table border="1" data-bbox="660 368 1585 464"> <tr> <td data-bbox="660 368 1400 427">Land at School hill, Crowthorne (this was previously an SA2 site)</td> <td data-bbox="1404 368 1585 427">20</td> </tr> <tr> <td data-bbox="660 430 1400 464" style="text-align: right;">TOTAL</td> <td data-bbox="1404 430 1585 464"><b>983-1,105</b></td> </tr> </table>	Land at School hill, Crowthorne (this was previously an SA2 site)	20	TOTAL	<b>983-1,105</b>	<p data-bbox="1805 368 2130 552">Sites at Downside and Binfield Nursery have been included. These sites have already been appraised in SAL 50a- Sites with Potential Pages 154-157.</p> <p data-bbox="1805 584 2141 1106">Land North Eastern Road has been expanded to include a site known as Greenwood House. As a new site has now been included it was decided that the previous SA/SEA appraisal should be revisited. The revised appraisal has been shown in this report in Table 2. The conclusion of the revisited appraisal is that no new significant effects have been identified. Therefore not further changes or mitigation is required.</p> <p data-bbox="1805 1137 2130 1289">School Hill and Dukes Ride now have planning permission, therefore their deletion from SADPD have no SA/SEA implications.</p>
Land at School hill, Crowthorne (this was previously an SA2 site)	20						
TOTAL	<b>983-1,105</b>						

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications																
<b>Policy SA2</b>																			
CM22	<p>Section 2.2 – Sites in defined Settlements Other land within defined settlements Policy SA2</p> <p>Page 13</p>	<p>The following sites (as shown on the <b>Policies Proposals Map</b>), are <del>identified</del> <b>allocated</b> for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.</p> <table border="1" data-bbox="660 523 1585 874"> <thead> <tr> <th data-bbox="660 523 1400 619">Address</th> <th data-bbox="1404 523 1585 619">Estimated capacity (net dwellings)</th> </tr> </thead> <tbody> <tr> <td data-bbox="660 622 1400 683">Popeswood Garage, Hilcrest and Sundial Cottage, London Road, Binfield</td> <td data-bbox="1404 622 1585 683">14</td> </tr> <tr> <td data-bbox="660 686 1400 715">Land north of Peacock Lane, Bracknell (Binfield Parish)</td> <td data-bbox="1404 686 1585 715"><del>447</del> <b>182</b></td> </tr> <tr> <td data-bbox="660 718 1400 746">The Football Ground, Largess Lane, Bracknell</td> <td data-bbox="1404 718 1585 746">102</td> </tr> <tr> <td data-bbox="660 750 1400 778">Land north of Cain Road, Binfield</td> <td data-bbox="1404 750 1585 778">75</td> </tr> <tr> <td data-bbox="660 782 1400 810">Land at Cricket Field Grove, Crowthorne</td> <td data-bbox="1404 782 1585 810">145</td> </tr> <tr> <td data-bbox="660 813 1400 842">Land at 152 New Road, Winkfield</td> <td data-bbox="1404 813 1585 842">12</td> </tr> <tr> <td data-bbox="660 845 1400 874" style="text-align: right;">TOTAL</td> <td data-bbox="1404 845 1585 874"><del>495</del> <b>530</b></td> </tr> </tbody> </table>	Address	Estimated capacity (net dwellings)	Popeswood Garage, Hilcrest and Sundial Cottage, London Road, Binfield	14	Land north of Peacock Lane, Bracknell (Binfield Parish)	<del>447</del> <b>182</b>	The Football Ground, Largess Lane, Bracknell	102	Land north of Cain Road, Binfield	75	Land at Cricket Field Grove, Crowthorne	145	Land at 152 New Road, Winkfield	12	TOTAL	<del>495</del> <b>530</b>	<p><b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012</p> <p>To reflect inclusion of. To give greater flexibility in the delivery of the plan.</p> <p><b>SA/SEA Implications:</b> Land North Peacock Lane has been expanded to include land formerly safeguarded for business uses, within the developable area of the site. As a new site has now been included it was decided that the previous SA/SEA appraisal should be revisited. The revised appraisal has been shown in Table 3 of this report. The conclusion of the revisited appraisal is that no new significant effects have been identified. Therefore no further changes or mitigation is required.</p>
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Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications																				
<b>Section 2 Housing Section 2.3 Edge of settlement sites</b>																							
CM23	Section 2.3 –Edge of settlement sites  Policy SA3  Page 14	<p>The following sites (as shown on the <b>Policies Proposals</b> Map), are <del>identified-</del> <b>allocated</b> for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.</p> <table border="1" data-bbox="600 644 1525 1091"> <thead> <tr> <th data-bbox="600 644 1339 740">Address</th> <th data-bbox="1339 644 1525 740">Estimated capacity (net dwellings)</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 740 1339 804">Land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage, Binfield</td> <td data-bbox="1339 740 1525 804">67</td> </tr> <tr> <td data-bbox="600 804 1339 836">Land at junction of Forest Road and Foxley Lane, Binfield</td> <td data-bbox="1339 804 1525 836">26</td> </tr> <tr> <td data-bbox="600 836 1339 868"><b>Land at Wood Lane, Binfield</b></td> <td data-bbox="1339 836 1525 868"><b>20</b></td> </tr> <tr> <td data-bbox="600 868 1339 900">White Cairn, Dukes Ride, Crowthorne</td> <td data-bbox="1339 868 1525 900">16</td> </tr> <tr> <td data-bbox="600 900 1339 932"><b>Land south of Dukes Ride, Crowthorne</b></td> <td data-bbox="1339 900 1525 932"><b>23</b></td> </tr> <tr> <td data-bbox="600 932 1339 963"><b>Land West of Alford Close, Sandhurst</b></td> <td data-bbox="1339 932 1525 963"><b>120</b></td> </tr> <tr> <td data-bbox="600 963 1339 1027">Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield</td> <td data-bbox="1339 963 1525 1027">49</td> </tr> <tr> <td data-bbox="600 1027 1339 1059">Bog Lane, Winkfield</td> <td data-bbox="1339 1027 1525 1059">40</td> </tr> <tr> <td data-bbox="600 1059 1339 1091" style="text-align: right;">TOTAL</td> <td data-bbox="1339 1059 1525 1091"><del>498</del> <b>361</b></td> </tr> </tbody> </table>	Address	Estimated capacity (net dwellings)	Land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage, Binfield	67	Land at junction of Forest Road and Foxley Lane, Binfield	26	<b>Land at Wood Lane, Binfield</b>	<b>20</b>	White Cairn, Dukes Ride, Crowthorne	16	<b>Land south of Dukes Ride, Crowthorne</b>	<b>23</b>	<b>Land West of Alford Close, Sandhurst</b>	<b>120</b>	Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield	49	Bog Lane, Winkfield	40	TOTAL	<del>498</del> <b>361</b>	<p><b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012</p> <p>Sites have been added to the policy to give greater flexibility to the delivery of the plan (Land at Wood Lane, Land south of Dukes Ride, Land west of Alford Close).</p> <p><b>SA/SEA Implications:</b> Land at Wood Lane has already been the subject of SA/SEA (SAL50a- Section 3, page 47) as part of the Original Broad Area 5 (East Binfield) and therefore is not considered to require further appraisal. This is also the case with Land south of Dukes Ride and Land West of Alford Close as unallocated sites- sites</p>
Address	Estimated capacity (net dwellings)																						
Land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage, Binfield	67																						
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TOTAL	<del>498</del> <b>361</b>																						

			with potential (SAL50a- pages 154-157). Therefore there are no SA/SEA implications.
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Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>Section 2 Housing</b>			
<b>Section 2.4 Urban extensions</b>			
<b>Policy SA4</b>			
CM24	Section 2.4 Urban extensions  Para 2.4.2  Page 15	<b>2.4.2</b> These sites are identified on the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM25	Section 2.4 Urban extensions Land at Broadmoor, Corwthorne Policy SA4 Page 15	Policy SA4  Land at Broadmoor, Crowthorne  Land at Broadmoor, Crowthorne as shown on the <del>Proposals</del> <b>Policies</b> Map and illustrative Concept Plan is identified <b>allocated</b> for a comprehensive well designed mixed-use development, including the following: <ul style="list-style-type: none"> <li>• A redeveloped hospital and ancillary buildings.</li> <li>• A maximum of 210 residential units (including affordable housing) within the walled area (the final number to be subject to further consideration of the impacts on the heritage assets of the site and the justification for the development including the needs of the Listed Building).</li> <li>• 60 retirement apartments <b>(including affordable housing)</b> outside the walled garden <b>and outside the 400m buffer to the Thames Basin Heaths Special Protection area (SPA)</b> (the final number to be subject to further consideration of the impacts on the heritage assets of the site and the justification for the development including the needs of the Listed Building).</li> </ul>	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012  Amended to refer to the need to provide affordable housing within the self contained retirement apartments (in order to ensure consistency in the application of the requirement for affordable housing):

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<ul style="list-style-type: none"> <li>• A small research Park.</li> <li>• Re-use of the existing hospital buildings for an appropriate use.</li> <li>• Care home/ nursing home.</li> <li>• On-site Open Space and Suitable Alternative Natural Green Space (SANG).</li> <li>• New access road.</li> </ul> <p>The Infrastructure required to support this development includes:</p> <ul style="list-style-type: none"> <li>• A comprehensive package of on and off-site transport measures to mitigate the development's impact on the roads and encourage sustainable modes of transport.</li> <li>• On-site in-kind provision of waste recycling facility.</li> <li>• Financial contributions towards the provision of Primary School, Secondary School and Special Educational Needs places.</li> <li>• Off-site in-kind provision or financial contributions towards a multi-functional community hub.</li> <li>• Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area <b>(SPA), in agreement with the Council and Natural England</b>. This will include provision in perpetuity of: <ul style="list-style-type: none"> <li>○ on-site bespoke SANG significantly in excess of 8ha per 1,000 new population;</li> <li>○ a financial contribution towards Strategic Access Management and Monitoring; and</li> <li>○ any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths <del>(SPA)</del> SPA Avoidance and Mitigation Strategy and relevant guidance</li> </ul> </li> <li>• a comprehensive package of on-site , in-kind Open Space of Public Value (OSPV), to include re-provision of lost OSPV (to include Cricket Field Grove but excluding existing space within the secure perimeter), in accordance with standards.</li> <li>• Protection and enhancement of Public Rights of Way.</li> <li>• Integration of Sustainable Drainage Systems.</li> <li>• Provision of Green Infrastructure (in addition to elements listed above).</li> </ul> <p>The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the infrastructure delivery plan.</p>	<p>For clarity</p> <p>To make the policy consistent with the profile of the site (Appendix 6, page 118) and the HRA, for consistency with the other urban extension policies (and in response to comments received from Natural England, RSPB &amp; BBOWT), and to make it clear that 'in perpetuity' refers to all the mitigation measures.</p> <p><b>SA/SEA Implications:</b> Overall there are no SA/SEA implications.</p> <p>This change to the wording of the policy firms up the Council's policy approach in avoiding and where necessary mitigating any impacts upon the Thames Basin Heaths Special Protection Area (SPA). This has not changed the Council's overall approach and for this reason would result in no changes to the scores</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		Any application must be accompanied by a Conservation Management Plan to demonstrate that any land use/proposals (including playing fields) will minimise harm to the Listed Building and Historic Parkland (including its topography, vegetation pattern and views).	expressed at the draft submission stage when appraising with SA Objective 13 (Conserve and enhance the borough's biodiversity).
CM26	Section 2.4 – Urban Extensions Land at Broadmoor, Crowthorne, Map 2 Illustrative Concept Plan for land at Broadmoor Page 17	Illustrative Concept Plan for land at Broadmoor – addition of settlement boundaries see Appendix D	<p><b>Reason for Change:</b> To give greater certainty regarding where development will be located.</p> <p><b>SA/SEA Implications:</b> The settlement boundary does not extend beyond areas highlighted as developable areas on the original concept plan. Therefore there is no significant change following the appraisal of this policy at the Draft Submission stage.</p>
CM27	Section 2.4 – Urban Extensions Land at Broadmoor, Crowthorne Phasing Page 18	Phasing- <u>Delivery</u>	<p><b>Reason for Change:</b> To better describe the content of this sub-section.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>Section 2 Section 2.4 Urban extensions</b>			
<b>Policy SA5</b>			
CM28	Section 2.4 – Urban extensions Land at Transport Research Laboratory Policy SA5 TRL Page 19	<p>Policy SA 5 Land at Transport Research Laboratory, Crowthorne</p> <p>Land at the Transport Research Laboratory (TRL), Crowthorne as shown on the <b>Policies Proposals</b> Map and illustrative Concept Plan is identified <b>allocated</b> for a comprehensive well designed mixed-use development that maintains a buffer between Crowthorne and Bracknell, including the following:</p> <ul style="list-style-type: none"> <li>○ 1,000 residential units (including affordable housing) located outside of the 400m buffer to the Thames Basins Heath Special Protection Area (SPA).</li> <li>○ Neighbourhood centre.</li> <li>○ Primary School.</li> <li>○ Multi-functional community hub.</li> <li>○ Care home/nursing home.</li> <li>○ <del>A replacement for the existing enterprise centre for small and new businesses, (unless a better alternative site can be found elsewhere).</del></li> <li>○ A depot site (to enable the redevelopment of the Council's existing depot site in Bracknell).</li> <li>○ Provision of green routes along Nine Mile Ride and Old Wokingham Road</li> <li>○ On-site open space and Suitable Alternative Natural Greenspace (SANG).</li> <li>○ <b><u>Maintenance of a buffer between Crowthorne and Bracknell (comprising on-site open space and/or SANG)</u></b></li> </ul> <p>The infrastructure required to support this development includes:</p> <ul style="list-style-type: none"> <li>○ A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</li> <li>○ On-site in-kind provision of waste recycling facilities.</li> <li>○ On-site in-kind provision of a Primary School, on sufficient land to allow expansion.</li> </ul>	<p><b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012</p> <p>To reflect the updated position on the Enterprise centre. This has been relocated to Bracknell Town Centre.</p> <p>To provide clarity in relation to maintaining a buffer between settlements, and to make policy consistent with that shown on illustrative concept plan (i.e. open space and SANG located so as to maintain a buffer between settlements),</p> <p>To make the policy consistent with the profile of the site (Appendix 6,</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<ul style="list-style-type: none"> <li>○ Financial contributions towards the provision of Secondary School and Special Educational Needs places.</li> <li>○ On-site in-kind provision of a multi-functional community hub, on sufficient land to allow expansion.</li> <li>○ Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA <b><u>Special Protection Area (SPA), in agreement with the Council and Natural England</u></b>. This will include provision in perpetuity: <ul style="list-style-type: none"> <li>• of on-site bespoke SANG significantly in excess of 8ha per 1,000 new population; ✓</li> <li>• a financial contribution towards Strategic Access Management and Monitoring; ✓ and</li> <li>• any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> </li> <li>○ A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.</li> <li>○ Protection and enhancement of Public Rights of Way.</li> <li>○ Integration of Sustainable Drainage Systems.</li> <li>○ Provision of Green Infrastructure (in addition to elements listed above).</li> </ul> <p>The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.</p>	<p>page 121) and the HRA, for consistency with the other urban extension policies (and in response to comments received from Natural England, RSPB &amp; BBOWT), and to make it clear that 'in perpetuity' refers to all the mitigation measures.</p> <p><b>SA/SEA Implications:</b> As the Enterprise Centre has now been relocated to Bracknell Town Centre there are no SA/SEA related implications as the provision remains.</p> <p>On-site open space and SANG was considered at the Draft Submission stage to form a buffer between Crowthorne and Bracknell.</p> <p>This change to the wording of the policy firms up the Council's policy approach in avoiding and where necessary mitigating any impacts upon the Thames Basin</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			Heaths Special Protection Area (SPA). This has not changed the Council's overall approach and for this reason would result in no changes to the scores expressed at the draft submission stage when appraising with SA Objective 13 (Conserve and enhance the borough's biodiversity). Overall there are no SA/SEA implications.
CM29	Section 2.4 – Urban Extensions Land at Transport Research Laboratory, Crowhtone Policy SA5 Map 3 Illustrative Concept Plan Page 21	<p>Map 3: Illustrative Concept Plan for land at TRL</p> <ul style="list-style-type: none"> <li>• Remove SANG car park from plan and add text to key indicating that the location of car parking for the SANG is to be agreed with Natural England.</li> <li>• Replace the 'existing &amp; proposed ponds &amp; water features' with 'flood attenuation' and use blue hatching to indicate these areas.</li> <li>• Add settlement boundaries, add notation to key</li> <li>• Remove replacement Enterprise Centre, amend key</li> <li>• Relocate the proposed new depot to the south-west.</li> </ul> <p>Include the following note under Map 3:</p> <p><b><u>Note: The final layout of the site will be influenced, amongst other matters, by a project level Habitats Regulations Assessment.</u></b></p>	<p><b>Reason for Change:</b> To reflect the outcome of discussions with Natural England and RSPB and to provide greater clarity.</p> <p>To reflect the updated position on the Enterprise Centre and reinforce the buffer between Crowthorne and Bracknell</p> <p>To give greater certainty regarding where development will be located within the allocation.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<b>SA/SEA Implications:</b> See response to CM28. Overall there are no SA/SEA implications
CM30	Section 2.4 – Urban Extensions  Policy SA5 Land at Transport Research Laboratory Page 22	Change title from phasing to delivery  <del>Phasing</del> <b><u>Delivery</u></b>	<b>Reason for Change:</b> To better describe the content of this sub-section. <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM31	Section 2.4. – Urban Extensions Land at Transport Research Laboratory, Crowthorne Policy SA5	Settlement Boundaries added to the Policies Map See Appendix E	<b>Reason for Change:</b> To give greater certainty regarding where development will be located.  <b>SA/SEA Implications:</b> The majority of the proposed settlement boundary follows the line of development as shown in the previous draft submission concept plan (SAL 48). There are some points where it includes small areas of SANG/Open Space of Public Value. However it is not unusual to have such areas located within a settlement boundary. This

<b>Proposed Modification/Change Reference Number</b>	<b>Section/page number/para/Policy</b>	<b>Proposed Modification</b>	<b>Reason for modification and SA/SEA Implications</b>
			was considered in previous appraisal work. As such this change to the concept plan is not considered to result in any significant SA/SEA implications.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>Section 2 Housing Section 2.4 Urban extensions</b>			
<b>Policy SA6</b>			
CM32	Section 2.4 – Urban Extensions Land at Amen Corner North  Policy SA6  Page 23	<p>Policy SA6 Land at Amen Corner North, Binfield</p> <p>Land at Amen Corner North as shown on the <b>Policies Proposals</b> Map and Illustrative Concept Plan is identified <b>allocated</b> for a comprehensive well designed development that maintains a buffer between Binfield, Wokingham and Bracknell including the following:</p> <ul style="list-style-type: none"> <li>• 400 residential units (including affordable housing).</li> <li>• On-site open space and Suitable Alternative Natural Greenspace (SANG).</li> <li>• <b><u>Maintenance of a buffer between Binfield, Wokingham and Bracknell (comprising on-site open space and/or SANG)</u></b></li> </ul> <p>The infrastructure required to support this development includes:</p> <ul style="list-style-type: none"> <li>• A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</li> <li>• On-site in-kind provision of a waste recycling facility.</li> <li>• Financial contributions towards the provision of Primary School, Secondary School and Special Educational Needs places.</li> <li>• Off-site in-kind provision or financial contributions towards a multi-functional community hub.</li> <li>• Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), <b><u>in agreement with the Council and Natural England</u></b>. This will include provision in perpetuity of: <ul style="list-style-type: none"> <li>▪ a bespoke SANG of at least 8ha per 1,000 new population;</li> <li>▪ a financial contribution towards Strategic Access Management and Monitoring; and</li> <li>▪ any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> </li> </ul>	<p><b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012</p> <p>To provide clarity in relation to maintaining a buffer between settlements and to make policy consistent with what is shown on illustrative concept plan (i.e. open space and SANG located so as to maintain buffer between settlements)</p> <p>To make the policy consistent with the profile of the site (Appendix 6, page 123) and the HRA, for consistency with the other urban extension policies (and in response to comments received from Natural England, RSPB &amp; BBOWT), and to</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<ul style="list-style-type: none"> <li>• A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.</li> <li>• Protection and enhancement of Public Rights of Way.</li> <li>• Integration of Sustainable Drainage Systems.</li> <li>• Provision of Green Infrastructure (in addition to elements listed above).</li> </ul> <p>The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.(34)</p>	<p>make it clear that ‘in perpetuity’ refers to all the mitigation measures.</p> <p><b>SA/SEA Implications:</b> On-site open space and SANG was considered at the Draft Submission stage to form a buffer between Binfield, Wokingham and Bracknell.</p> <p>This change to the wording of the policy under bullet point 3 firms up the Council’s policy approach in avoiding and where necessary mitigating any impacts upon the Thames Basin Heaths Special Protection Area (SPA). This has not changed the Council’s overall approach and for this reason would result in no changes to the scores expressed at the draft submission stage when appraising with SA Objective 13 (Conserve and enhance the borough’s biodiversity).</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM33	Section 2.4 – Urban Extensions Land at Amen Corner North, Binfield Policy SA6 Map 4 Illustrative Concept Plan Page 24	Map 4: Illustrative Concept Plan for Land at Amen Corner North <ul style="list-style-type: none"> <li>• Revise map in order that it aligns with the underlying OS base map.</li> <li>• Add settlement boundary – see attached at Appendix D</li> </ul>	<p><b>Reason for Change:</b> For improved accuracy</p> <p>To give greater certainty regarding where development will be located within the allocation</p> <p><b>SA/SEA Implications:</b> The majority of the proposed settlement boundary follows the line of development as shown in the previous draft submission concept plan. There are some points where it includes small areas of SANG/Open Space of Public Value. However it is not unusual to have such areas located within a settlement boundary. This was considered in previous appraisal work. As such this change to the concept plan is not considered to result in any significant SA/SEA implications.</p>
CM34	Section 2.4 – Urban Extensions	Change sub-title <del>Phasing</del> <b>Delivery</b>	<b>Reason for Change:</b> To better reflect the content of

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Land at Amen Corner North, Binfield Phasing Para.2.4.12 - 2.4.13 Page 25	<p>2.4.12 The development of this site needs to be considered in relation to the development of land at Amen Corner South (Primary School) and Blue Mountain (Secondary School and community facilities) as provision of supporting infrastructure will need to be co-ordinated. The owners/developers of land at Amen Corner South are currently engaged in discussions over the future form of the development with a view to submitting a planning application in <del>2012</del> <b>2013</b>. Provided that an acceptable scheme can be negotiated, it is likely that work could commence on the development of this site in <del>late 2013</del> <b>2014</b>. Although more dependent on the SADPD process, the progression of development on land at Blue Mountain is a priority due to the need for the new Secondary School proposed on that site.</p> <p><del>2.4.13 In view of this and the fact that Amen Corner North involves the development of greenfield land,</del> the Housing Trajectory shows this site <b>beginning to deliver in 2015/16 (assuming the timely delivery of a SANG) and continuing over the subsequent four years</b> delivering a couple of years after the other sites. The development of this site may also require a satisfactory off-site SANG solution.</p>	<p>this section.</p> <p>To reflect its availability.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM35	Section 2.4 Urban Extensions  Policy SA6 Land At Amen Corner North	Add Settlement Boundaries to the <b>Policies</b> Proposals Map (Policies Map) See Appendix E	<p><b>Reason for Change:</b> To give greater certainty regarding where development will be located within the allocation</p> <p><b>SA/SEA Implications:</b> The majority of the proposed settlement boundary follows the line of development as shown in the previous draft submission concept plan. There are some points where it includes small</p>

<b>Proposed Modification/Change Reference Number</b>	<b>Section/page number/para/Policy</b>	<b>Proposed Modification</b>	<b>Reason for modification and SA/SEA Implications</b>
			<p>areas of SANG/Open Space of Public Value. However it is not unusual to have such areas located within a settlement boundary. This was considered in previous appraisal work. As such this change to the concept plan is not considered to result in any significant SA/SEA implications.</p>

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>Section 2 Housing Section 2.4 Urban extension</b>			
<b>Policy SA7</b>			
CM36	Section 2.4 Urban extensions Land at blue Mountain, Binfield Policy SA7 Blue Mountain Page 26	<p>Land at Blue Mountain Binfield as shown on the <del>proposals</del> <b>Policies</b> Map and Illustrative Concept Plan is identified <b>allocated</b> for a comprehensive well designed mixed-use development that maintains a buffer between Binfield and Bracknell, including the following:</p> <ul style="list-style-type: none"> <li>• 400 residential units (including affordable housing).</li> <li>• Land for a range of educational facilities, include Primary, Secondary and Special Education Needs.</li> <li>• Multi-functional community hub.</li> <li>• A new football ground.</li> <li>• <b><u>Maintenance of a buffer between Binfield and Bracknell (comprising on-site open space and/or SANG)</u></b></li> <li>• On-site open space and Suitable Alternative Natural Greenspace (SANG).</li> </ul> <p>The infrastructure required to support this development includes:</p> <ul style="list-style-type: none"> <li>• A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</li> <li>• On-site in-kind provision of a waste recycling facility.</li> <li>• <b><u>Provision of land and</u></b> financial contributions towards on-site Primary School, Secondary School and Special Educational Needs places.</li> <li>• In-kind provision, or financial contributions towards an on-site multi-functional community hub, including land set aside for the delivery of a Full Daycare Nursery.</li> <li>• Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), <b><u>in agreement with the Council and Natural England</u></b>. This will include provision in perpetuity of: <ul style="list-style-type: none"> <li>○ on-site bespoke SANG of at least 8ha per 1,000 new population; 7</li> <li>○ a financial contribution towards Strategic Access Management and Monitoring; and</li> </ul> </li> </ul>	<p><b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012</p> <p>To provide clarity in relation to maintaining a buffer between settlements and to make policy consistent with what is shown on illustrative concept plan (i.e. open space and SANG located so as to maintain buffer between settlements),</p> <p>To clarify the requirement for the development to provide land, in addition to financial contributions, for educational facilities.</p> <p>To make the policy consistent with the profile of the site (Appendix 6, page</p>

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<ul style="list-style-type: none"> <li>○ any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> <li>• A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.</li> <li>• Protection and enhancement of Public Rights of Way.</li> <li>• Integration of Sustainable Drainage Systems.</li> <li>• Provision of Green Infrastructure (in addition to elements listed above)</li> </ul> <p>The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.</p>	<p>125) and the HRA, for consistency with the other urban extension policies (and in response to comments received from Natural England, RSPB &amp; BBOWT), and to make it clear that 'in perpetuity' refers to all the mitigation measures.</p> <p><b>SA/SEA Implications:</b> On-site open space and SANG was considered at the Draft Submission stage to form a buffer between Binfield and Bracknell.</p> <p>This change to the wording of the policy firms up the Council's policy approach in avoiding and where necessary mitigating any impacts upon the Thames Basin Heaths Special Protection Area (SPA). This has not changed the Council's overall approach and for this reason would result in no changes to the scores expressed at the</p>

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			draft submission stage when appraising with SA Objective 13 (Conserve and enhance the borough's biodiversity). No SA/SEA implications.
CM37	Section 2.4 Urban Extensions Land at Blue Mountain, Binfield Map 5 Page 28	Map 5: Illustrative Concept Plan for land at Blue Mountain <ul style="list-style-type: none"> <li>• Add settlement boundary – See attached at Appendix D</li> </ul>	<p><b>Reason for Change:</b> To give greater certainty regarding where development will be located within the allocation</p> <p><b>SA/SEA Implications:</b> The majority of the proposed settlement boundary follows the line of development as shown in the previous draft submission concept plan. There are some points where it includes the school buildings, part of the playing fields and some open space. This gives the scheme a level of flexibility when implementing and was considered in previous appraisal work (SAL50a pages 134 – 135). As such this change to the concept</p>

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			plan is not considered to result in any significant SA/SEA implications.
CM38	Section 2.4 Urban Extensions Policy Land at Blue Mountain Para 2.4.17 Page 29	Change sub-heading  <del>Phasing</del> <b>Delivery</b>  <b>2.4.17</b> The site is in single ownership, although there are leasehold interests affecting the site, including a Bracknell Forest Borough Council interest. The delivery of the proposed Secondary School is an important priority for the Council, both to accommodate new pupils arising from planned development and those arising from within the existing population. The development of this site therefore needs to be progressed soon after the adoption of the SADPD. Some existing buildings will need to be cleared and the land re-graded in places. Provided that an acceptable scheme is negotiated and planning permission can be granted, it is envisaged that the site could start delivering housing in <del>2014/2015</del> <b>2015/2016</b> (assuming the timely delivery of the SANG).	<b>Reason for Change:</b> To better reflect the content of this section. To reflect the latest assessment of the availability and timings of delivery on this site.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM39	Section 2.4 Urban Extensions  Policy SA7 Blue Mountain	Add settlement Boundaries to the <del>Proposals</del> <b>Policies</b> Map (Policies Map) See Appendix E	<b>Reason for Change:</b> To give greater certainty regarding where development will be located within the allocation  <b>SA/SEA Implications:</b> The majority of the proposed settlement boundary follows the line of development as shown in the previous draft submission concept plan. There are some points where it includes the school

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			buildings, a part of the playing fields and some open space. This gives the scheme a level of flexibility when implementing and was considered in previous appraisal work (SAL50a pages 134 – 135). As such this change to the concept plan is not considered to result in any significant SA/SEA implications.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>Section 2 Housing</b>			
<b>Section 2.5 Allocation of land covered by Core Strategy Policies CS4 and CS5</b>			
<b>Policy SA8</b>			
CM40	Section 2.5 – Allocation of land covered by Core Strategy Policy CS4 & CS5 Urban Extensions  Para 2.5.1, Page 30	At the time, it was not possible to allocate land for development through the Core Strategy; Policies CS4 and CS5 set out broad areas for growth. This SADPD therefore formally allocates these two sites as shown on extracts from the <del>Proposals</del> <b>Policies</b> Map. Policies SA8 and SA9 supplement the Core Strategy Policies CS4 and CS5.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM41	Section 2.5 – Allocation of land covered by Core Strategy Policy CS4 & CS5 Urban Extensions Land at Amen Corner (south), Binfield  Policy SA8  Page 30-31	Policy SA8 Land at Amen Corner (south) Binfield  Land at Amen Corner South, Binfield as shown on the <del>Proposals</del> <b>Policies</b> Map is <del>identified</del> <b>allocated</b> for a comprehensive well designed mixed-use development <b>that maintains a buffer between Wokingham and Bracknell</b> , including the following: <ul style="list-style-type: none"> <li>• 725 residential units (including affordable housing).</li> <li>• Employment.</li> <li>• Neighbourhood Centre.</li> <li>• Primary School.</li> <li>• On-site open space and Suitable Alternative Natural Greenspace (SANG).</li> </ul> The infrastructure required to support this development includes: <ul style="list-style-type: none"> <li>• A comprehensive package of on- and off-site transport measures to mitigate the development’s impact on roads and encourage sustainable modes of transport.</li> <li>• A new spine road linking London Road and the Beehive Road/John Nike Way junction to provide a single access for all the development allocated in this policy.</li> </ul>	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012  To be consistent with other urban extension policies in relation to maintain a buffer between settlements (and provide consistency with Core Strategy Policy CS4, and Amen Corner SPD):  To make the policy

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<ul style="list-style-type: none"> <li>• On-site in-kind provision of a waste recycling facility.</li> <li>• On-site in-kind provision of a Primary School, on sufficient land to allow expansion. Financial contributions towards the provision of Secondary School and Special Educational Needs places.</li> <li>• In-kind provision or financial contributions towards the enhancement and expansion of the Farley Wood community centre into a multi-functional community hub.</li> <li>• Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area <b><u>(SPA), in agreement with the Council and Natural England.</u></b> This will include provision in perpetuity: <ul style="list-style-type: none"> <li>• of on-site and off-site bespoke SANG of at least 8ha per 1,000 new population;</li> <li>• a financial contribution towards Strategic Access Management and Monitoring; and</li> <li>• any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> </li> <li>• A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.</li> <li>• Protection <b><u>(subject to any diversion which may be necessary)</u></b> and enhancement of Public Rights of Way.</li> <li>• Integration of Sustainable Drainage Systems.</li> <li>• Provision of Green Infrastructure (in addition to elements listed above).</li> </ul> <p>The above is not a comprehensive list of requirements. Further details of other matters including mitigation required can be found in the Infrastructure Delivery Plan, Amen Corner Supplementary Planning Document and/or any other relevant guidance.</p>	<p>consistent with the other urban extension policies, the HRA, and in response to comments received from Natural England, RSPB &amp; BBOWT; and to make it clear that 'in perpetuity' refers to all the mitigation measures</p> <p>To add clarity as it may be necessary to divert existing parts of routes where necessary as specified in the adopted Amen Corner SPD</p> <p><b>SA/SEA Implications:</b></p> <p>On-site open space and SANG was considered at the Draft Submission stage to form a buffer between Wokingham and Bracknell.</p> <p>This change to the wording of the policy firms up the Council's policy approach in avoiding and where necessary mitigating any impacts upon the Thames Basin</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			Heaths Special Protection Area (SPA). This has not changed the Council's overall approach and for this reason would result in no changes to the scores expressed at the draft submission stage when appraising with SA Objective 13 (Conserve and enhance the borough's biodiversity). No SA/SEA implications.
CM42	Section 2.5 Allocation of land covered by Core Strategy Policies CS4 & CS5 Land at Amen Corner (south), Binfield Page 30	Add Illustrative Concept Plan (Map 6) for Policy SA8 – Attached as Appendix D	<p><b>Reason for Change:</b> For improved clarity and consistency with other allocations.</p> <p><b>SA/SEA Implications:</b> The current master plan contains one change to that in the adopted Amen Corner SPD (SAL81) being the location of the Primary School. It is now proposed to be located on the eastern side of the site. One reason for this change being that the location would better serve residents within existing settlements and the</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			proposed Amen Corner North site (Policy SA6). The concept plan was subject to SA/SEA during the Amen Corner SPD process (SAL81). The change is not considered to be significant enough as to result in any significant SEA/SA implications. As such no further SA/SEA work is considered necessary.
CM43	Section 2.5 Allocation of land covered by Core Strategy Policies CS4 & CS5 Land at Amen Corner (south), Binfield Phasing Page 31	Change Sub-heading <del>Phasing</del> <u>Delivery</u>	<b>Reason for Change:</b> To better reflect the contents of this section.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM44	Section 2.5 Allocation of land covered by CS4 & CS5 Urban Extensions  Policy SA8 Amen Corner South	Add settlement Boundaries to the <del>Proposals</del> <u>Policies</u> Map (Policies Map) See Appendix E	<b>Reason for Change:</b> To give greater certainty regarding where development will be located within the allocation  <b>SA/SEA Implications:</b> The current master plan

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<p>contains one change to that in the adopted Amen Corner SPD (SAL81) being the location of the Primary School. It is now proposed to be located on the eastern side of the site. One reason for this change being that the area of the site and its location would better serve residents within existing settlements and the Amen Corner North site (Policy SA6). The concept plan was subject to SA/SEA during the Amen Corner SPD process (SAL81). The change is not considered to be significant enough as to result in any significant SEA/SA implications. As such no further SA/SEA work is considered necessary.</p>

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
Section 2 Housing Section 2.5 Allocations of land covered by Core Strategy Policies CS4 and CS5			
<b>Policy SA9</b>			
CM45	Section 2.5 – Allocation of land covered by Core Strategy Policy CS4 & CS5 Urban Extensions Land at Warfield  Policy SA9 Warfield  Page 30-31	Policy SA9  Land at Warfield  Land at Warfield, as shown on the <del>Proposals</del> <b>Policies</b> Map is identified <b>allocated</b> for a comprehensive well designed mixed-use development, including the following: <ul style="list-style-type: none"> <li>• 2,200 residential units (including affordable housing).</li> <li>• Employment.</li> <li>• Neighbourhood centre.</li> <li>• Two Primary Schools.</li> <li>• Multi-functional community hub.</li> <li>• On-site open space and Suitable Alternative Natural Greenspace (SANG).</li> </ul> The infrastructure required to support this development includes: <ul style="list-style-type: none"> <li>• A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.</li> <li>• A new north-south spine road linking the Quelm Park roundabout and the Three Legged Cross junction, unless an alternative solution is agreed with the Council.</li> <li>• On-site in-kind provision of waste recycling facilities.</li> <li>• On-site in-kind provision of two Primary Schools.</li> <li>• Financial contributions towards the provision of Secondary School and Special Educational Needs places.</li> <li>• On-site in-kind provision of a multi-functional community hub, including land set aside for the delivery of a Full Daycare Nursery</li> </ul>	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012  To make the policy consistent with the other urban extension policies, the HRA, and in response to comments received from Natural England, RSPB & BBOWT; and to make it clear that 'in perpetuity' refers to all the mitigation measures  To add clarity as it may be necessary to divert existing parts of routes where necessary as specified in the adopted Warfield SPD:

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<ul style="list-style-type: none"> <li>• Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), <b><u>in agreement with the Council and Natural England</u></b>. This will include provision in perpetuity of on-site bespoke SANG of at least 8ha per 1,000 new population. <del>The preferred solution is for a SANG at Cabbage Hill.</del> Part of the solution could be off-site subject to agreement with the Council <b><u>and</u></b> Natural England, and, passing an Appropriate Assessment. Further <b><u>in perpetuity</u></b> requirements include a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> <li>• A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.</li> <li>• Protection <b><u>(subject to any diversion which may be necessary)</u></b> and enhancement of Public Rights of Way</li> <li>• Integration of Sustainable Drainage Systems.</li> <li>• Provision of Green Infrastructure (in addition to elements listed above).</li> </ul> <p>The above is not a comprehensive list of requirements. Further details of other <b><u>matters including</u></b> mitigation required can be found in the Infrastructure Delivery Plan, Warfield Supplementary Planning Document and/or any other relevant guidance.</p> <p><b><u>Prior to the submission of a planning application for any part of the site, masterplans will be prepared by the developer(s) and agreed with the Council in accordance with the requirements of Policy SA9, Core Strategy Development Plan Document Policy CS5 and the adopted Warfield Supplementary Planning Document unless otherwise agreed with the Council. Once agreed by the Council they will be an important material planning consideration in the determination of subsequent planning applications.</u></b></p>	<p><b>Reason for Change:</b> To provide clarity and flexibility for planning applications for parts of the overall site to be considered within the appropriate context.</p> <p>Ensure consistency of wording with Policy SA8 and add reference to the IDP.</p> <p>To add clarification and flexibility.</p> <p>To provide clarity and flexibility for planning applications for parts of the overall site to be considered within the appropriate context.</p> <p><b>SA/SEA Implications:</b> This change to the wording of the policy firms up the Council's policy approach in avoiding and where necessary mitigating any impacts upon the Thames</p>

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<p>Basin Heaths Special Protection Area (SPA). This has not changed the Council's overall approach and for this reason would result in no changes to the scores expressed at the draft submission stage when appraising with SA Objective 13 (Conserve and enhance the borough's biodiversity).</p> <p>Comprehensiveness was always the objective of the SPD and therefore no further SA/SEA appraisal is required.</p> <p>Overall no SA/SEA implications.</p>
CM46	<p>Section 2.5 Allocation of land covered by Core Strategy Policy CS4 &amp; CS5</p> <p>Policy SA9 Land at Warfield</p>	Add Illustrative Concept Plan (Map7) for Policy SA9 attached as Appendix D	<p><b>Reason for Change:</b> For improved clarity and consistency with other allocations.</p> <p><b>SA/SEA Implications:</b> The current concept plan layout is not considered significantly different to</p>

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<p>concept plan contained within the Warfield SPD (SAL83). One change is the new settlement boundary of which the majority will enclose land earmarked for development. However there will be SANG and Open Space provision enclosed by the settlement boundary. This would provide flexibility and is not unusual. Land designated as SANG and Open Space would not be developed. SANG and Open Space can be located within the settlement boundary. The concept plan was subject to SA/SEA during the Warfield SPD process (SAL83). As such no further SA work is considered necessary.</p>
CM47	<p>Section 2.5 Allocation of land covered by Core Strategy Policies CS4 &amp; CS5</p> <p>Land at Warfield</p>	<p><b><u>2.5.9 A new SANG should be secured of a size and quality which will enable a conclusion of no adverse impact on the integrity of the SPA and should be provided and maintained in perpetuity in agreement with the Council and Natural England. The SANG should be on site at Cabbage Hill (including Long Copse) and could also include the Cut River Park, Land at Manor Farm and Bull Brook River Park. An alternative will be acceptable subject to passing Appropriate Assessment and in agreement with the Council and Natural</u></b></p>	<p><b>Reason for Change:</b> To add flexibility and to clarify.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications as this reaffirms the Council's</p>

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Para 2.5.8 insert new paragraph Page 33	<b><u>England.</u></b>	approach in mitigating harm upon the SPA.
CM48	Section 2.5 – Allocation of land covered by Core Strategy Policies CS4 & CS5 Land at Warfield Para 2.5.9 Associated footnote Page 33	Update footnote:  <b><u>Warfield Supplementary Planning Document February 2012:</u></b> <del>Consultation on the Warfield SPD took place during November 2011 Please see</del>	<b>Reason for Change:</b> To reflect the adoption of the Warfield.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM49	Section 2.5 – Allocation of land covered by Core Strategy Policies CS4 & CS5 Land at Warfield Policy SA9 Para. 2.5.10 Phasing Page 33	Update to reflect that the Warfield SPD is now adopted:  <b>2.5.10</b> <del>This is a greenfield site</del> <b>is</b> in a number of different ownerships. A consortium is preparing plans for a substantial portion of the site and a further large portion is being progressed by a single developer. An SPD <del>is being prepared and it is hoped that it will be</del> <b>was</b> adopted early in 2012. Whilst a considerable amount of infrastructure needs to be put in place, including a Secondary School on land at Blue Mountain, it is envisaged that the site will start delivering housing in <del>2014/2015</del> <b>2015/2016</b> and continue to deliver <del>over the plan period</del> <b>for the following 8-9 years.</b>	<b>Reason for Change:</b> To reflect the adoption of the Warfield and the most recent assessment of the sites' likely timing of delivery.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM50	Section 2.5 – Allocation of land covered by Core Strategy Policies CS4 & CS5 Land at Warfield Phasing Page 33	Change sub-heading  <del>Phasing</del> <b><u>Delivery</u></b>	<b>Reason for Change:</b> To better reflect the content of this section.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM51	<p>Section 2.5 – Allocation of land covered by Core Strategy Policies CS4 &amp; CS5 Land at Warfield</p> <p>Policy SA9 Land at Warfield</p>	Add settlement Boundaries to the <del>Proposals</del> <b>Policies</b> Map (Policies Map) See Appendix E	<p><b>Reason for Change:</b> To give greater certainty regarding where development will be located within the allocation</p> <p><b>SA/SEA Implications:</b> The majority of the new settlement boundary will enclose land earmarked for development. However there will be SANG and Open Space provision enclosed by the settlement boundary. This would order provide flexibility and is not unusual. Land designated as SANG and Open Space would not be developed. SANG and Open Space can be located within the settlement boundary. The concept plan was subject to SA/SEA during the Warfield SPD process (SAL83). As such no further SA/SEA work is considered necessary.</p>

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>SECTION 3 – EMPLOYMENT</b>			
<b>Section 3.2 Employment sites within defined settlement boundaries</b>			
CM52	Section 3 Employment 3.2 Employment sites within defined settlement boundaries  Para 3.2.1 Page 34	Development Plan policies seek to focus new employment development on Bracknell Town Centre and the defined employment areas, as shown on the <del>Proposals</del> <b>Policies</b> Map. The Core Strategy policy relating to defined employment areas (Policy CS20) seeks to protect them from non-employment uses. In view of the over-supply of offices and the need for land for housing, the extent of land covered by this designation has been reviewed to identify areas where housing might be acceptable. As a result, a number of changes are made to the boundaries of defined employment areas in settlements. These changes are discussed in more detail in 5 ' <del>Proposals</del> <b>Policies</b> Map changes' and boundaries are shown on the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
<b>Section 3.3 Employment sites outside defined settlement boundaries</b>			
CM53	Section 3 Employment 3.3 Employment sites outside defined settlement boundaries  Page 35	3.3 Employment sites outside defined settlements-boundaries	<b>Reason for Change:</b> Amended to correct a typographical error.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM54	Section 3 Employment 3.3 Employment sites outside defined settlement	New paragraphs to be added after 3.3.1 and before 3.3.2 relating to Broadmoor:  <b><u>(new para) The Broadmoor Hospital site was also one such designation, but the designation is now being removed from the site, due to the inclusion of the area within Policy SA4 allocating the site as an urban extension for mixed use development. The part of the site which related</u></b>	<b>Reason for Change:</b> To reflect that the employment designation is being removed from the TRL site and to reflect

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	boundaries Page 35	<p><b><u>to Policy E12 will now be included within the defined settlement area. The site will therefore retain an employment designation but it will be under Core Strategy Policies CS19 and CS20 which apply within settlements.</u></b></p> <p><b><u>(new para) As a result of the Policy E12 designation being removed from both the TRL and Broadmoor sites, Policy E12 will be cancelled by the SADPD, as the only Policy E12 notations on the Policies Map relate to Crowthorne Business Estate and Broadmoor.</u></b></p>	<p>that the employment area at Broadmoor would be located within the defined settlement.</p> <p><b>SA/SEA Implications:</b> This change to Employment Land designation at Broadmoor and TRL provides a level of flexibility that was acknowledged in previous appraisal work against policy SA13 Changes to the proposals map. Therefore this change would have no SA/SEA implications.</p>
<b>Policy SA10</b>			
CM55	Section 3 Employment 3.3 Employment sites outside defined settlement boundaries Policy SA10 Royal Military Academy, Sandhurst  Page 35	The area of land shown on the <del>Proposals</del> <b>Policies</b> Map at the Royal Military Academy Sandhurst is suitable for built development to meet operational defence needs provided that:	<p><b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>SECTION 4 – RETAIL</b>			
<b>Section 4.1 – Bracknell Town Centre</b>			
CM56	Section 4 – Retail 4.1 – Bracknell Town Centre  Para 4.1.4, and footnote 50, Page 36	<b>4.1.4</b> Under the definitions in the NPPF <del>PPS4</del> <sup>(50)</sup> , the Peel Centre meets the definition of an edge-of-centre location. Therefore the Peel Centre is designated as an edge-of-centre location suitable for retail warehouse development. Footnote 50 <del>Planning Policy Statement 4: Planning for Sustainable Economic Growth</del> National Planning Policy Framework, Annex 2: Glossary.	<b>Reason for Change:</b> To reflect that content of the NPPF, which replaces PPS4:  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM57	Section 4 Retail 4.1 Bracknell Town Centre Policy SA11  Page 36	Replace identified with allocated.  Land in Bracknell Town Centre as shown on the <del>Proposals</del> <b>Policies</b> Map is <del>identified</del> <b>allocated</b> for a mixed use development including retail business, residential, leisure and other ancillary development.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM58	Section 4 Retail 4.1 Bracknell Town Centre Policy SA12 The Peel Centre Page 37	Replace indetified with allocated  The Peel Centre is <del>identified</del> <b>allocated</b> as an edge-of-centre retail warehouse park.	<b>Reason for Change:</b> For clarity.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM59	Section 4 Retail Other changes	4.1.6 As a result of the preparation of the SADPD a number of changes are identified to other retail boundaries. These are:	<b>Reason for Change:</b> In recognition that it is not

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	4.1 Bracknell Town Centre Para 4.1.6  Page 37	<ul style="list-style-type: none"> <li>• <del>Changes to the terminology of retail designations within Bracknell Town Centre</del></li> <li>• Changes to the primary and secondary frontages within Bracknell Town Centre</li> <li>• Changes to the boundary of Crowthorne Centre and to the frontage designations</li> </ul> Boundary changes to other retail centres	<p>possible to change the terminology in an adopted policy.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>
CM60	Section 4 Retail Other changes 4.1 Bracknell Town Centre Para 4.1.7 Page 37	4.1.7 Boundary changes are discussed in more detail in 5' <del>Proposals</del> <b>Policies</b> Map changes' of the SADPD. The changes establish the relevant areas for the application of Core Strategy Policies CS3, CS21, CS22 and saved Bracknell Forest Borough Local Plan Policies E1, E7, E8, E9, E10 and E11.	<p><b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>SECTION 5 – POLICIES MAP CHANGES</b>			
CM61	Section 5 – Proposals Map Changes  Page 38	5 <del>Proposals</del> <b>Policies</b> map changes  5.1.1 The preparation of the Site Allocations DPD has included the addition, deletion and amendment of a number of policy boundaries on the <del>Proposals</del> <b>Policies</b> Map. Not all of these boundaries relate to specific policies in this DPD; some relate to policies in the Core Strategy and others to saved policies in the Local Plan. These changes are summarised below and listed in Table 3 ‘Summary of changes to the <del>Proposals</del> <b>Policies</b> Map: additions, amendments and deletions’. Upon adoption of the SADPD these changes will be incorporated into a revised <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM62	Section 5 – Proposals Map Changes  5.2.1  Page 38	To support the policies in the Site Allocations DPD, a number of amendments have been made to the settlement boundaries. <b><u>These amendments involve:</u></b> <ul style="list-style-type: none"> <li>• <b><u>housing sites previously located on the edge of settlement (see Policy SA3);</u></b></li> <li>• <b><u>urban extensions; and,</u></b></li> <li>• <b><u>the incorporation of a number of school buildings that were previously not considered part of the settlement but which in reality relate well to the built up area</u></b></li> </ul> <p><del>In particular, these include amendments to incorporate housing sites previously located on the edge of settlements (see Policy SA3). Additional amendments to the settlement boundaries include the incorporation of a number of school buildings that were previously not considered part of the settlement but which in reality relate well to the built up area</del></p>	<b>Reason for Change:</b> To provide clarity regarding what the settlement boundary amendments relate to.  <b>SA/SEA Implications:</b> There are no SA/SEA implications

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM63	Section 5 – Proposals Map Changes  5.2.2  Page 38	<p><del>To support the allocation of land for urban extensions, boundaries have been added to the Proposals Maps for the following sites:</del></p> <p><b><u>In addition to defining settlement boundaries for urban extensions that reflect the likely extent of buildings, the extent of land to be allocated has been added to the Policies Map for the following sites:</u></b></p> <ul style="list-style-type: none"> <li>• Land at Broadmoor, Crowthorne (Policy SA4)</li> <li>• Land at Transport Research <del>Laboratory</del> <b>Laboratory</b>, Crowthorne (Policy SA5)</li> <li>• Land at Amen Corner North, Binfield (Policy SA6)</li> <li>• Land at Blue Mountain , Binfield (Policy SA7)</li> </ul>	<p><b>Reason for Change:</b> For consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012 &amp; correct typing error.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>
CM64	Section 5 – Proposals Map Changes  5.2.3  Page 38	<p><del>Due to lack of detail about the precise location of buildings, it has not been possible to define settlement boundaries for these sites at this stage. This will be done through a future Development Plan Document.</del></p>	<p><b>Reason for Change:</b> This has been incorporated into para 5.2.2.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>
CM65	Section 5 Proposals Map Changes  5.2.4 Other Housing Sites  Page 38	<p><del>5.2.4</del> <b>5.2.3</b> To support the allocation of housing sites on the edge of settlements and within existing settlements, boundaries for sites have been added to the <del>Proposals</del> <b>Policies</b> Map. This includes:</p>	<p><b>Reason for Change:</b> Paragraph renumbered as a result of deleting para 5.2.3.</p> <p>For consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.</p>

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<b>SA/SEA Implications:</b> There are no SA/SEA implications
CM66	Section 5 Proposals Map Changes  5.2.5 – Employment Sites  Page 39	<del>5.2.5</del> <b>5.2.4</b> To support the delivery of housing and to reflect evidence of an over supply of offices, a number of changes have been made to the boundaries of defined employment areas and <del>one</del> identified major employment sites (Crowthorne Business Estate) has been deleted. <b><u>As the identified major employment area for Broadmoor is now shown within the defined settlement, the notation for an 'identified major employment site' has been removed and replaced with a 'defined employment area' designation.</u></b> A new policy boundary is shown for the Royal Military Academy Sandhurst (to support Policy SA11).	<b>Reason for Change:</b> Paragraph renumbered as a result of deleting para 5.2.3.  Clarity also provided in relation to Broadmoor employment areas as a result of this site now being included within the defined settlement.  <b>SA/SEA Implications:</b> Issues regarding SEA and amendments to employment designation have been discussed under minor change CM54.

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM67	<p>Section 5 – Proposals Map Changes</p> <p>Section 5.2 – Summary of Changes</p> <p>Para 5.2.6 (Retail sites), Page 39</p>	<p><del>5.2.6</del> <b>5.2.5</b> In order to reflect redevelopment proposals for Bracknell Town Centre appropriate changes have been made to the Bracknell Town Centre boundary. Amendments have also been made to some of the primary and secondary frontages. A new designation has been added for the Peel Centre which has been redefined in policy terms as an 'edge of centre location'. Some changes to the extent of the boundary of the centre at Crowthorne and retail frontage designations have been made as a part of this document, along with a number of amendments to the boundaries of smaller retail centres in the Borough. <del>PPS 4 was published after the adoption of the Bracknell Forest Borough Local Plan and Core Strategy. The terminology used to describe centres is at variance to that used in relevant local policies. It is therefore proposed to amend the terms used to describe the size of centre in the retail hierarchy for consistency in approach. This means replacing the term 'Neighbourhood and Village Centre' with 'Local Centre' and 'Local Parades' with 'Neighbourhood Centres'. For the avoidance of doubt the changes made establish the relevant areas for the application of Core Strategy Policies CS3, CS21, CS22 and saved Bracknell Forest Borough Local Plan Policies E1, E7, E8, E9, E10 and E11. These changes are mapped in.</del></p>	<p><b>Reason for Change:</b> Paragraph renumbered as a result of deleting para 5.2.3.</p> <p>Changes to reflect the publication of the NPPF, which supersedes PPS4:</p> <p>In recognition that it is not possible to change the terminology in an adopted policy.</p> <p>This will be clarified in the Policies Map.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>
CM68	<p>Section 5 Proposals Map Changes</p> <p>5.2.8 Open Space of Public Value</p> <p>Page 39</p>	<p><del>5.2.8</del> <b>5.2.7</b> Core Strategy Policy CS8 relates to recreation and culture and favours development that improves and maintains existing recreational facilities. Recreational facilities are defined in paragraph 99 of the Core Strategy and the definition includes Open Space of Public Value (OSPV) (both active and passive). Due to inconsistencies in the way in which this notation was shown on the <del>Proposals</del> <b>Policies</b> Map the opportunity has been taken to remove this notation as part of the preparation of this Site Allocations DPD. However, the policy in the Core Strategy remains and will continue to apply to all sites that contain features specified in the OSPV definition within sub-section 1 of the Core Strategy paragraph 99.</p>	<p><b>Reason for Change:</b> Paragraph renumbered as a result of deleting para 5.2.3.</p> <p>For consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012</p>

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM69	<p>Section 5 Proposals Map Changes Conservation Areas  Page 39</p>	<p><b>5.2.8</b> Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines Conservation Areas as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Bracknell Forest has five Conservation Areas:</p> <ul style="list-style-type: none"> <li>• Warfield</li> <li>• Easthampstead</li> <li>• Winkfield Village</li> <li>• Winkfield Row</li> <li>• Church Street, Crowthorne</li> </ul> <p><b>5.2.9</b> The boundaries of the Conservation Areas have been added to the <del>Proposals</del> <b>Policies</b> Map for completeness.</p>	<p><b>Reason for Change:</b> Add in paragraph numbers (missing from previous version)</p> <p>For consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>
CM70	<p>Section 5 Proposals Map Changes  Local Wildlife Sites  Page 40</p>	<p><del>In line with DEFRA (53) guidance, the Berkshire Nature Conservation Forum confirmed the change in name of Wildlife Heritage Sites to Local Wildlife Sites in February 2009. The definition of LWS remains the same. They are designated in recognition of their high nature conservation value in a regional or local context. LWSs are defined on the Proposals Map.</del></p>	<p><b>Reason for Change:</b> In recognition that it is not possible to change the terminology in an adopted policy, this will be clarified in the Policies Map.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM71	Section 5 Proposals Map Changes Table 3  Page 40-44	<p>Table 3 Summary of changes to the <del>Proposals</del> <b>Policies</b> Map: additions, amendments and deletions</p> <p>In table 3 all references to Proposals Map should be Policies Map i.e. amend 'Relevant Map Appendix within Draft Submission' column for the following:</p> <ul style="list-style-type: none"> <li>• <b><u>Section 1a</u></b></li> <li>• <b><u>Section 3</u></b></li> <li>• <b><u>Section 4</u></b></li> <li>• <b><u>Section 5</u></b></li> <li>• <b><u>Section 6</u></b></li> <li>• <b><u>Section 10</u></b></li> <li>• <b><u>Section 11</u></b></li> </ul>	<p><b>Reason for Change:</b> For consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>
CM72	Section 5 – Proposals Map Changes  5.2 Summary of Changes  Table 3 – section 1b. & 2a. Page 41	<p>Add:</p> <ul style="list-style-type: none"> <li>• <b><u>Land at Wood Lane, Binfield (SHLAA ref 20)</u></b></li> <li>• <b><u>Land south of Dukes Ride, Crowthorne (SHLAA ref. 302)</u></b></li> <li>• <b><u>Land west of Alford Close, Sandhurst (SHLAA ref 315)</u></b></li> </ul>	<p><b>Reason for Change:</b> To reflect additional proposed allocations The SA/SEA implications have been addressed under CM23.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>
CM73	Section 5 – Proposals Map Changes  Table 3 - Summary of Changes  Table 3 – section 2b.	<p>Remove the following sites:</p> <ul style="list-style-type: none"> <li>• <del>The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne (SHLAA ref 286)</del></li> <li>• <del>Land at School Hill, Crowthorne (SHLAA ref 113)</del></li> </ul>	<p><b>Reason for Change:</b> To reflect results of commitments exercise as at 31 March 2012. The changes made to this table provide clarity that certain sites are now to be considered as</p>

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Page 41		<p>commitments.</p> <p><b>SA/SEA Implications:</b> No SEA implications.</p>
CM74	<p>Section 5 – Proposals Map Changes</p> <p>Table 3 - Summary of Changes</p> <p>Table 3 – section 2b. Page 41</p>	<p>Add the following sites:</p> <ul style="list-style-type: none"> <li>• <b><u>Land at Binfield Nursery, Binfield (SHLAA ref 319)</u></b></li> <li>• <b><u>Downside, Wildridings Way, Bracknell (SHLAA ref:320)</u></b></li> </ul>	<p><b>Reason for Change:</b> To reflect additional proposed allocations. The SEA implications have been addressed under CM21.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM75	<p>Section 5 – Proposals Map Changes</p> <p>5.2 Summary of Changes</p> <p>Table 3 – section 3 Page 42</p>	<p>3. Addition of boundaries marking the extent of land allocated as urban extensions <b><u>and amendments to settlement boundaries as a consequence of the allocation</u></b></p>	<p><b>Reason for Change:</b> To give greater certainty on where development will be located within the allocations.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM76	Section 5 – Proposals Map Changes	<p>Add additional row under land north of Cain Road, Bracknell:</p> <p><b><u>Broadmoor (to take account of the allocation in Policy SA4, and reflect that the</u></b></p>	<p><b>Reason for Change:</b> To reflect the change in the Broadmoor</p>

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	5.2 Summary of Changes  Table 3 – section 4 Page 43	<u>employment area is now located within the defined settlement)</u>	employment area (now being located within the defined settlement).  <b>SA/SEA Implications:</b> Issues regarding SEA and amendments to employment designation have been discussed under minor change CM53.
CM77	Section 5 – Proposals Map Changes  5.2 Summary of Changes  Table 3 – section 5 Page 43	Add additional row under Crowthorne Business Estate:  <u>Broadmoor – removal of designation as an ‘Identified Major Employment site’ (Policies Map 4)</u>	<b>Reason for Change:</b> To reflect the change in the Broadmoor employment area (now being located within the defined settlement).  <b>SA/SEA Implications:</b> Issues regarding SEA and amendments to employment designation have been discussed under minor change CM54.
CM78	Section 5 Proposals Map Changes  Policy SA13 Proposals Map Changes	Policy SA 13  Proposals <u>Policies</u> Map Changes  The following boundary changes are made to the Proposals <u>Policies</u> Map:  1. amendments to the settlement boundary	<b>Reason for Change:</b> For consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Page 44-45	<ul style="list-style-type: none"> <li>2. addition of boundaries for allocated housing sites</li> <li>3. addition of allocated urban extension sites, <b><u>including associated settlement boundaries</u></b></li> <li>4. amendments to defined employment areas</li> <li>5. amendments to identified major employment sites outside settlement boundaries</li> <li>6. additional designation for Royal Military Academy, Sandhurst</li> <li>7. amendments to the boundary of Bracknell Town Centre and to primary and secondary frontages</li> <li>8. additional boundary for the Peel Centre</li> <li>9. amendments to Crowthorne Centre boundary and to the primary and secondary Frontages</li> <li>10. amendments to the boundaries of local centres</li> <li>11. addition of boundaries of Conservation Areas</li> <li>12. deletion of the Open Space of Public Value notation</li> </ul>	<p>Other amendments to reflect changes made to Table 3.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>SECTION 6 – PHASING DELIVERY &amp; IMPLEMENTATION</b>			
CM79	Section 6 – Delivery, phasing and implementation Infrastructure Delivery Para 6.0.3 - 6.0.4  Page 46	<p>6.0.3 Core Strategy Policy CS6 requires new development to contribute towards the infrastructure needed to support growth in the Borough and mitigate its impacts. One of the mechanisms for delivering this Policy is through an adopted SPD on Limiting the Impact of Development (LID) (July 2007), which is likely to be updated or replaced during the lifetime of the Site Allocations DPD. A definition of infrastructure for planning purposes is included within the Glossary. Infrastructure will be secured through the use of planning obligations and/or through the Community Infrastructure Levy (CIL). This is a tariff based system of developer contributions which will be used to deliver infrastructure required to support development in the Borough. <del>The Council anticipates that p</del> Preparation of a CIL Charging Schedule <del>will start</del> <b>started</b> at the end of 2011 with adoption in the <del>summer</del> <b>Autumn</b> of 2013.</p> <p>6.0.4 The Site Allocations DPD is supported by an Infrastructure Delivery Plan (IDP) (<del>November 2011</del>) which identifies, as far as possible, the infrastructure needs associated with the development of major extensions to settlements allocated in this document. The IDP has been prepared in partnership with key infrastructure providers including for example the Highways Agency, Natural England and the utility companies. Schedules of infrastructure requirements have been prepared for each of the major extensions to settlements. Key elements of infrastructure are included within each of the relevant policies.</p>	<p><b>Reason for Change:</b> To reflect the latest position.</p> <p>To reflect the fact that the IDP is a living document that will change as new information becomes available.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM80	Section 6 Delivery, Phasing & Implementation  Infrastructure Delivery Para. 6.0.5 Page 46	<p><b>6.0.5</b> The IDP is a 'living' document and will be kept up to date through ongoing discussions with infrastructure providers. An Infrastructure Reference Group has been established as a sub group of the Bracknell Forest Partnership (Local Strategic Partnership) to facilitate effective infrastructure planning in the Borough. A key part of infrastructure planning is to ensure that levels of infrastructure required from developers are set at a rate that makes it viable to develop and therefore ensures the delivery of development on a <del>the</del>-site takes place. Whilst identifying infrastructure requirements at this early stage in the planning process should help to ensure that they are built into developers' plans and financial models, it may</p>	<p><b>Reason for Change:</b> Amended to correct a typographical error.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		still be necessary to prioritise infrastructure requirements. It is anticipated that this would only be in exceptional circumstances and the Council would expect that any flexibility in provision would only be agreed following a thorough understanding of the viability of the development and the impact of any under-provision.	
CM81	Section 6 Delivery, phasing & implementation  Housing Delivery Para. 6.0.6 & 6.0.7 Page 47	<p>6.0.6 An important element of delivery is to ensure that there is a continuous supply of land available for housing. In identifying the likely <del>phasing</del> <b>delivery</b> of sites (see supporting text to housing policies), account has been taken of the <del>likely timescale for delivery bearing in mind availability of land and</del> the need for any supporting infrastructure. <del>and the need to prioritise previously developed land as far as is practicable in line with the Core Strategy.</del> The rate of building will also be affected by market conditions and other external factors such as the number of developers involved in developing a site. Consideration has also been given to the need to to ensure that all sites are delvelopable and to include a rolling 5 year supply of deliverable sites <b><u>(including an appropriate buffer) until such time as a new Local Plan is adopted. The position on housing land supply will be re-assessed during the production of the new Local Plan.</u></b></p> <p>6.0.7 The broad phasing of housing land is supported by a Housing Trajectory (see Appendix 2: Housing) which demonstrates how existing commitments and proposed allocations contribute year by year to <b>help</b> meeting the housing requirement .Information about the timing of delivery has been informed by discussions and information supplied by landowners/developers/infrastructure providers and the SHLAA. To help achieve the successful delivery of housing and associated infrastructure at the proposed timescales effective working partnerships will be put in place. These will require the involvement of developers, statutory bodies, Registered Providers and the Council.</p>	<p><b>Reason for Change:</b> To more accurately reflect the position. To reflect the role of SADPD as a first step in meeting the housing requirements of the South East Plan.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM82	Section 6 Delivery, phasing and implementation  Monitoring Para 6.0.8	In order to ensure that the policies in this document are effective in delivering the overarching long term vision for the Borough set out in the Core Strategy, and the objectives set out in this document (Section 1) and in the Core Strategy it is necessary to ensure that there is appropriate monitoring in place. <del>Each year t</del> <b>The Council must produce an Authority produces an Annual</b> Monitoring Report (AMR) which monitors the effectiveness of planning policies and whether they are meeting the Council's vision and objectives. <b>Where a policy</b>	<p><b>Reason for Change:</b> To reflect the provision in the Localism Act.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA</p>

Proposed Modifications/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Page 47	<b><u>specifies a number relating to a period (for example, net additional dwellings) the report must specify the number achieved in the monitoring period.</u></b>	implications.
CM83	Section 6 Delivery, Phasing & Implementation  Infrastructure Delivery Para. 6.0.9 Page 47	<b>6.0.9</b> The projected delivery of new houses and broad phases are set out in the Housing Trajectory and will be monitored each year, by gathering data on permissions granted, starts and completions, through the commitments exercise. Use will also be made of indicators as set out in the schedule below. Depending on the results of monitoring it may be necessary to adjust the phasing <b>projected delivery</b> of sites. The Council is also committed to a review of the Core Strategy/ <b>new Local Plan</b> which will <del>enable adjustments to delivery to take place</del> <b>provide an opportunity to reconsider the housing land supply.</b>	<b>Reason for Change:</b> To reflect the change in terminology in the NPPF (no longer reference to Core Strategies).  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM84	Section 6 Delivery, phasing & implementation Table 4 Monitoring Framework Page 48-49	A(i) To ensure an adequate supply of land to deliver the community's needs <b>for housing</b> based on the <b>plan being a first step in meeting the</b> <del>Core Strategy</del> housing target.	<b>Reason for Change:</b> To reflect the role of the SADPD as a first step in meeting the housing requirements of the South East Plan and the publication of the Localism Act.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM85	Section 6 Delivery, phasing & implementation Table 4 Monitoring Framework Page 48-49	<del>Land at Transport Research Laboratory, Growthorne Provision of an Enterprise Centre Completion of Development in line with agreed phasing plan and conditions of planning permission.</del>	<b>Reason for Change:</b> To reflect the updated position on the Enterprise centre.  <b>SA/SEA Implications:</b>

<b>Proposed Modifications/Change Reference Number</b>	<b>Section/page number/para/Policy</b>	<b>Proposed Modification</b>	<b>Reason for modification and SA/SEA Implications</b>
			There are no SA/SEA implications.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>GLOSSARY &amp; ABBREVIATIONS</b>			
CM86	Glossary and Abbreviations  Table 5 Term: Annual Monitoring Report  Pages 50-60	Annual <u>Authority</u> Monitoring Report A report which the Council produces to assess its progress in preparing the Local Development Framework (LDF) and to monitor how effectively policies within the LDF are being implemented.  <b><u>The publication of monitoring information on at least an annual basis to include progress on the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being implemented.</u></b>	<b>Reason for Change:</b> To reflect provisions in the Localism Act 2011.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM87	Glossary and Abbreviations  Table 5  Term: Areas of Special Landscape Importance Pages 50-60	Parts of the countryside which display special landscape characteristics of importance within the Borough. These areas are defined on the <del>Proposals</del> <u>Policies</u> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM88	Glossary and Abbreviations  Table 5  Term: Conservation Areas Pages 50-60	Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment. These areas are defined on the <del>Proposals</del> <u>Policies</u> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			There are no SA/SEA implications.
CM89	Glossary and Abbreviations  Table 5  Term: Defined Employment Area Pages 50-60	Distinct areas within settlements where there is a concentration of employment. Development for employment generating uses (which in terms of the Core Strategy is business, industrial, distribution and storage uses) is directed to these areas and Bracknell Town Centre. These areas are defined on the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM90	Glossary and Abbreviations  Table 5  Term: Defined Settlement Pages 50-60	Existing built up areas (town and villages). These areas are defined on the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM91	Glossary and Abbreviations  Table 5  Term: Development Plan  Pages 50-60	The <del>d</del> <u>D</u> evelopment <del>p</del> <u>P</u> lan for the Borough currently consists of the South East Plan, the saved policies in the Bracknell Forest Borough Local Plan and the Core Strategy. Once adopted, the <del>d</del> <u>D</u> evelopment <del>p</del> <u>P</u> lan will include the SADPD. <del>The South East Plan will no longer form part of the development plan following enactment of the Localism Bill.</del> <b><u>The Localism Act includes the mechanism for abolition of Regional Spatial Strategies (the South East Plan).</u></b> The determination of planning applications must be made in accordance with the <del>d</del> <u>D</u> evelopment <del>p</del> <u>P</u> lan unless material considerations indicate otherwise.	<b>Reason for Change:</b> To reflect the enactment of the Localism Act:  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM92	Glossary and Abbreviations  Table 5  Term: Draft National Planning Policy Framework  Pages 50-60	Term: <del>Draft</del> National Planning Policy Framework  Definition: <del>One of the Coalition Government's proposals for reforms of the planning system, is to make national planning policy less complex and more Draft National Planning NPPF Policy Framework accessible, and to promote sustainable growth.</del> The draft NPPF is a single document that sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development. The <del>draft</del> NPPF prioritises the role of planning in supporting economic growth.	<b>Reason for Change:</b> To reflect the publication of the NPPF.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM93	Glossary and Abbreviations  Table 5 Term: Green	<del>This is t</del> <u>The</u> creation management and protection of green spaces in built and urban environments which includes, but is not limited to, parks and gardens, natural and semi-natural urban green spaces, green corridors which link spaces and outdoor sports facilities. The primary function of GI is to conserve and enhance biodiversity, and support healthy living by increasing outdoor	<b>Reason for Change:</b> For clarity.  <b>SA/SEA Implications:</b> There are no SA/SEA

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Infrastructure Pages 50-60	recreational opportunities. GI also has an important role to play as one of many tools that can be used to offset the effects of climate change and reduce flood risk.	implications.
CM94	Glossary and Abbreviations  Table 5  Term: Local Development Framework Pages 50-60	The collection of documents produced by a Council to guide development and the use of land in the Borough. The LDF is made up of Development Plan Documents (DPDs) which contain the main policies and Supplementary Planning Documents (SPDs) containing supplementary guidance on implementation of the policies. The LDF also comprises the <del>Proposals</del> <b>Policies</b> Map, plus other documents such as Local Development Scheme, Annual Monitoring Report (AMR) and the Statement of Community Involvement (SCI).	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM95	Glossary and Abbreviations  Table 5  Term: Local Wildlife Sites Pages 50-60	Areas identified as having a nature conservation interest. These areas are defined on the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM96	Glossary and Abbreviations	Update to reflect that this is now an Act:  Term: Localism <del>Bill</del> <b>Act</b>	<b>Reason for Change:</b> To reflect the enactment of the Localism Act:

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Table 5  Term: Localism Bill  Pages 50-60	Definition: The Localism <del>Bill is proposed legislation covering</del> <b>Act received Royal Assent in November 2011 and covers</b> a wide range of local government and other matters. The principle of localism is that power and resources should be transferred from central government to the local level. It is based on the principle that decisions should be taken as closely as possible to the people they affect. The Localism <del>Bill will be the</del> <b>Act includes the</b> mechanism by which Regional Strategies will be abolished.	<b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM97	Glossary and Abbreviations  Table 5  Term: Major Employment Site Pages 50-60	These are major employment areas located outside of the defined settlement. These areas are defined on the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM98	Glossary and Abbreviations  Table 5  Term: Planning Policy Guidance Note /Planning Policy Statement Pages 50-60	Remove definitions of PPSs and PPGs	<b>Reason for Change:</b> These been replaced by the NPPF. To reflect replacement by NPPF.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM99	Glossary and	Primary frontages are likely to include a high proportion of retails uses. Secondary frontages	<b>Reason for Change:</b>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Abbreviations Table 5 Term: Primary and Secondary Frontages Pages 50-60	provide greater opportunities for a delivery of uses. These are defined on the <del>Proposals</del> <u>Policies</u> Map.	For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM100	Glossary and Abbreviations Table 5 Term: Primary Shopping Area Pages 50-60	Defined area where retail development is concentrated. It generally comprises the primary shopping frontage (and those secondary frontages which are contiguous and closely related to the primary shopping frontage). These areas are defined on the <del>Proposals</del> <u>Policies</u> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM101	Glossary and Abbreviations Table 5 Term Proposals Map Pages 50-60	<del>Proposals</del> <u>Policies</u> Map	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM102	Glossary and Abbreviations  Table 5  Term: Site Allocations Development Plan Document Pages 50-60	This document <b>helps meet the strategic housing requirement and</b> delivers the vision and objectives of the Core Strategy, by identifying sites for future housing development in the Borough; ensuring that appropriate infrastructure is identified alongside new development; and revises the boundaries of certain designations shown on the <del>Proposals</del> <b>Policies</b> Map e.g. defined employment areas. Once adopted it will form part of the LDF.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM103	Glossary and Abbreviations  Table 5  Term: Sites of Special Scientific Interest Pages 50-60	Areas of special interest by reason of their flora, fauna, geological or physiological features. They are protected under the Wildlife and Countryside Act. These areas are defined on the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM104	Glossary and Abbreviations  Table 5	The SEP sets out the regional planning policies for the south east. It was approved in 2009 and sets out the vision for planning for the region up to 2026. Whilst this document currently forms part of the development plan, the Government has clearly stated its intentions to revoke	<b>Reason for Change:</b> To reflect that the Localism Bill is now an Act.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Term: South East Plan  Pages 50-60	Regional Spatial Strategies (RSSs). <b><u>The Localism Act confers powers to the Secretary of State to abolish RSSs,</u></b> in the Localism Bill. This Bill is currently progressing through Parliament and it is likely that the South East Plan will no longer be part of the development plan before the SADPD is adopted <b><u>plan period ends.</u></b>	<b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM105	Glossary and Abbreviations  Table 5  Term: Soundness  Pages 50-60	A local development document has to meet the tests of soundness in an examination before it is finally approved. <del>The current definition in PPS12 (Local Spatial Planning) is:</del>  <ul style="list-style-type: none"> <li><del>• Justified – a document must be founded on a credible evidence base and be the most appropriate strategy when considered against reasonable alternatives</del></li> <li><del>• Effective – a document must be deliverable, flexible and able to be monitored.</del></li> </ul> <p>The Draft NPPF contains the following definition of soundness, which is capable of being a material consideration. Plans should be:</p> <ul style="list-style-type: none"> <li>• Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is practical <b>reasonable</b> to do so, <b>and</b> consistently with the presumption in favour of <b>achieving</b> sustainable development</li> <li>• Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence base</li> <li>• Effective – the plan should be deliverable over its period <b>and based on effective joint working on cross-boundary strategic priorities; and</b></li> <li>• Consistent with national policy – <b>the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.</b></li> </ul>	<b>Reason for Change:</b> Amend definition to reflect that the NPPF has been published which replaces PPS12.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM106	Glossary and Abbreviations  Table 5	Defined area, including the primary shopping centre area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area. These areas are defined on the Proposals <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan)

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Term: Town Centre Pages 50-60		(England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>REFERENCES</b>			
CM107	References  Page 61	<p>Remove references to:</p> <ul style="list-style-type: none"> <li>• <del>DCLG (December 2009). Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth.</del></li> <li>• <del>DCLG (June 2010). Planning Policy Statement 3 (PPS3): Housing.</del></li> <li>• <del>DCLG (July 2011). Draft National Planning Policy Framework.</del></li> </ul> <p>Add updated reference in relation to NPPF:</p> <ul style="list-style-type: none"> <li>• <b><u>DCLG (March 2012). National Planning Policy Framework.</u></b></li> </ul> <p>Amend reference in relation to Viability Study:</p> <ul style="list-style-type: none"> <li>• Dixon Searle (November 2011). <del>Draft</del> Bracknell Forest Council Strategic and Small Sites - Viability Study.</li> </ul> <p>Amend reference in relation to Annual Monitoring Report</p> <ul style="list-style-type: none"> <li>• Bracknell Forest Council (December 2010 <b>2012</b>). Annual Monitoring Report</li> </ul> <p>Amend reference in relation to Planning Commitments for Housing</p> <ul style="list-style-type: none"> <li>• Bracknell Forest Council, (August 2011) <b>(May 2012)</b>. Planning commitments for Housing at <del>September 2011(6 month update) 2011-</del> <b>31<sup>st</sup> March 2012</b></li> </ul> <p>Amend reference in relation to Local Development Scheme</p> <ul style="list-style-type: none"> <li>• Bracknell Forest Borough (August 2011) <b>(October 2012)</b> Local Development Scheme.</li> </ul> <p>Amend reference in relation to Strategic Housing Land Availability Assessment</p> <ul style="list-style-type: none"> <li>• Bracknell Forest Council (August 2011) <b>(June 2012)</b> Strategic Housing Land Availability Assessment Monitoring Report (based on 31<sup>st</sup> March 2011-<b>2</b>)</li> </ul>	<p><b>Reason for Change:</b> To reflect replacement of previous guidance by NPPF.</p> <p>To reflect status of viability study.</p> <p>To reflect publication of a more recent Annual Monitoring Report.</p> <p>To reflect publication of results of housing commitments exercise at 31<sup>st</sup> March 2012</p> <p>To reflect publication of amended Local Development Scheme.</p> <p>To reflect publication of more recent SHLAA Monitoring Report</p> <p>To reflect update of IDP</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		<p>Amend reference to Infrastructure Delivery Plan</p> <ul style="list-style-type: none"> <li>• Bracknell Forest Council (November 2011 <del>2014</del> <b>2012</b>). Infrastructure Delivery Plan (IDP)</li> </ul> <p>Amend reference to Warfield Supplementary Planning Document</p> <ul style="list-style-type: none"> <li>• Bracknell Forest Council (2011 <del>2014</del> <b>2012</b>). Warfield Supplementary Planning Document <del>Consultation Draft</del></li> </ul>	<p>To reflect adoption of Warfield SPD</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications on all the changes.</p>

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications						
<b>APPENDIX 1 – SADPD STAGES</b>									
CM108	Appendix 1: Stages and timetable for Site Allocations DPD  Page 64-65	Remove Appendix 1	<p><b>Reason for Change:</b> The timetable relates to previous stages of SADPD and it is not relevant to include this.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>						
<b>NEW APPENDIX 1</b>									
CM109		<p><b><u>Replacement of Policies in Bracknell Forest Borough Local Plan by Site Allocations Policies:</u></b></p> <p><b><u>The following table identifies which previously saved policies in the Bracknell Forest Borough Local Plan 2002 have been replaced by Policies in the Site Allocations Development Plan Document:</u></b></p> <table border="1" data-bbox="600 986 1547 1177"> <thead> <tr> <th data-bbox="607 991 1070 1018"><b><u>Local Plan Policy to be replaced</u></b></th> <th data-bbox="1077 991 1541 1018"><b><u>Relevant SADPD Policy</u></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="607 1023 1070 1082"><b><u>E12 – identified major employment sites</u></b></td> <td data-bbox="1077 1023 1541 1082"><b><u>SA4 – Land at Broadmoor, Crowthorne</u></b></td> </tr> <tr> <td></td> <td data-bbox="1077 1114 1541 1173"><b><u>SA5 – Land at Transport Research Laboratory, Crowthorne</u></b></td> </tr> </tbody> </table>	<b><u>Local Plan Policy to be replaced</u></b>	<b><u>Relevant SADPD Policy</u></b>	<b><u>E12 – identified major employment sites</u></b>	<b><u>SA4 – Land at Broadmoor, Crowthorne</u></b>		<b><u>SA5 – Land at Transport Research Laboratory, Crowthorne</u></b>	<p><b>Reason for Change:</b> SADPD Policies SA4 &amp; SA5 have resulted in the identified major employment sites designations being removed (which are the only two such designations in the Borough). Therefore Policy E12 of the BFBLP has been replaced.</p> <p><b>SA/SEA Implications:</b> SA/SEA implications regarding employment designation have been</p>
<b><u>Local Plan Policy to be replaced</u></b>	<b><u>Relevant SADPD Policy</u></b>								
<b><u>E12 – identified major employment sites</u></b>	<b><u>SA4 – Land at Broadmoor, Crowthorne</u></b>								
	<b><u>SA5 – Land at Transport Research Laboratory, Crowthorne</u></b>								

Proposed Modification/ Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			addressed under CM54. There are no SA/SEA implications.
<b>APPENDIX 2 – HOUSING TRAJECTORY</b>			
CM110	Appendix 2 - Housing Trajectory  Pages 66-73	Replace existing Housing Trajectory with amended Housing Trajectory (attached as Appendix F)	<p><b>Reason for Change:</b></p> <ul style="list-style-type: none"> <li>• To reflect the results of the commitments exercise at 31<sup>st</sup> March 2012.</li> <li>• To reflect updated information on likely delivery dates.</li> <li>• To reflect need for general conformity with the South East Plan</li> <li>• To reflect addition of sites with potential for adding greater flexibility.</li> </ul> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>APPENDIX 3 – PROFILES OF SITES – PDL WITHIN SETTLEMENT</b>			
Adastron House			
CM111	Appendix 3 – Profiles of sites on PDL within settlements  Adastron House Page 74	Amend mitigation of impacts bullet point:  <ul style="list-style-type: none"> <li>Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <b><u>and/or other relevant legislation/policy/guidance;</u></b></li> </ul>	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
Garth Hill School			
CM112	Appendix 3 – Profiles of sites on PDL within settlements  Garth Hill School Page 76	Include additional bullet point to list of requirements on Page 76 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:  <ul style="list-style-type: none"> <li><b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.  <b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM113	Appendix 3 – Profiles of sites on PDL within settlements  Garth Hill School Page 76	<ul style="list-style-type: none"> <li>• Provision of <del>en-site</del> Open Space</li> </ul>	<p><b>Reason for Change:</b> Amend for clarity.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM114	Appendix 3 – Profiles of sites on PDL within settlements  Garth Hill School Page 76	<p>Amend mitigation of impacts bullet point:</p> <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u>;</li> <li>•</li> </ul>	<p><b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
<b>Land at Battlebridge House</b>			
CM115	Appendix 3 – Profiles of sites on PDL within settlements  Battlebridge House Page 78	<p>Amend mitigation of impacts bullet point:</p> <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u>;</li> </ul>	<p><b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<b>SA/SEA Implications:</b> There are no SA/SEA implications.
<b>School Hill</b>			
CM116	Appendix 3 – Profiles of sites on PDL within settlements  Land at School Hill Pages 80 & 81	Remove site from SADPD.	<b>Reason for Change:</b> The site has outline planning permission for 18 dwellings which was approved in January 2012 (10/00820/OUT). This site now forms part of the commitments as at 31 March 2012. The housing trajectory will be updated accordingly to include this site. (See Housing Land Supply Topic Paper).  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
<b>Farley Hall</b>			
CM117	Appendix 3 – Profiles of sites on PDL within settlements  Farley Hall Page 82	Include additional bullet point to list of requirements on Page 82 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1: <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.
CM118	Appendix 3 – Profiles of sites on PDL within settlements  Farley Hall Page 82	<ul style="list-style-type: none"> <li>• Provision of <del>on-site</del> Open Space</li> </ul>	<p><b>Reason for Change:</b> Amend for clarity.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM119	Appendix 3 – Profiles of sites on PDL within settlements  Farley Hall Page 82	<p>Amend mitigation of impacts bullet point:</p> <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <b><u>and/or other relevant legislation/policy/guidance;</u></b></li> </ul>	<p><b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
<b>The Depot</b>			
CM120	Appendix 3 – Profiles of sites on PDL within settlements	Provide a bespoke SANG in perpetuity of: at least 8ha per 1,000 new population; <b><u>and</u></b> , make financial contributions towards Strategic Access Management and Monitoring; and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with <b><u>the</u></b>	<p><b>Reason for Change:</b> Amend bullet point to make it clear that 'in perpetuity' refers to all</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	The Depot Page 84	<b>Council and</b> Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied. <b><u>(The bespoke solution is likely to be financial contributions towards Longhill Park and/or Popes Meadow and/or other new SANGs);</u></b>	the mitigation measures.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM121	Appendix 3 – Profiles of sites on PDL within settlements  The Depot Page 84	Include additional bullet point to list of requirements on Page 84 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:  <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.  <b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.
CM122	Appendix 3 – Profiles of sites on PDL within settlements  The Depot Page 84	<ul style="list-style-type: none"> <li>• Provision of <del>on-site</del> Open Space</li> </ul>	<b>Reason for Change:</b> Amend for clarity.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM123	Appendix 3 – Profiles of sites on PDL within settlements	Amend mitigation of impacts bullet point:  <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <b><u>and/or other relevant legislation/policy/guidance;</u></b></li> </ul>	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	The Depot Page 84		SADPD, therefore it is appropriate to refer to other guidance and legislation.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM124	Appendix 3 – Profiles of sites on PDL within settlements  The Depot Page 84	Additional bullet point: <ul style="list-style-type: none"> <li>• <b><u>Whilst individual land parcels may come forward separately, their development should not prejudice the comprehensive redevelopment of the whole site and the total number of units envisaged for it.</u></b></li> </ul>	<b>Reason for Change:</b> For clarity.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM125	Appendix 3 – Profiles of sites on PDL within settlements  The Depot Page 84	This proposal is linked to the proposals to remove the existing 'Defined Employment Area' notation from the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
<b>Albert Road Car Park</b>			
CM126	Appendix 3 – Profiles of sites on PDL	Amend mitigation of impacts bullet point:	<b>Reason for Change:</b> The LID SPD is likely to

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	<p>within settlements</p> <p>Albert Road Car Park, Page 86</p>	<ul style="list-style-type: none"> <li>Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u>;</li> </ul>	<p>be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
<b>Iron Duke</b>			
<p>CM127</p>	<p>Appendix 3 – Profiles of sites on PDL within settlements</p> <p>Iron Duke Pages 88 &amp; 89</p>	<p>Remove site from SADPD.</p>	<p><b>Reason for Change:</b> The site has full planning permission for 16 dwellings which was approved in January 2012 (11/00001/FUL). This site now forms part of the commitments as at 31 March 2012. The housing trajectory will be updated accordingly to include this site. (See Housing Land Supply Topic Paper).</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
<b>Land north of Eastern Road</b>			

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM128	Appendix 3 – Profiles of sites on PDL within settlements  Land north of Eastern Road Page 90	Amend profile of site as follows:  Capacity: <del>325</del> <b>432</b> net (based on 160dph) Site Area: <del>2.9ha</del> <b>3.86ha</b> Developable Area: <del>2.03ha</del> <b>2.7ha</b> for residential (as the site area is between 2-5ha, provision of some on-site open space is required, therefore 70% developable area)  Amended redline plan attached in Appendix B	<b>Reason for Change:</b> To reflect that Greenwood House is included in the allocation.  <b>SA/SEA Implications:</b> Previous Appraisal has been revisited. See Table 3 of this report.
CM129	Appendix 3 – Profiles of sites on PDL within settlements  Land north of Eastern Road Page 90	Provide a bespoke SANG in perpetuity of: at least 8ha per 1,000 new population; <b>and</b> , make financial contributions towards Strategic Access Management and Monitoring; and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with <b>the Council and</b> Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied. <b><u>(The bespoke solution is likely to be financial contributions towards Longhill Park and/or Popes Meadow and/or other new SANGs);</u></b>	<b>Reason for Change:</b> Amend bullet point to make it clear that 'in perpetuity' refers to all the mitigation measures.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM130	Appendix 3 – Profiles of sites on PDL within settlements  Land north of Eastern Road Page 90	<ul style="list-style-type: none"> <li>• Provision of <del>on-site</del> Open Space</li> </ul>	<b>Reason for Change:</b> Amend for clarity.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM131	Appendix 3 – Profiles of sites on PDL within settlements  Land north of	<p>Include additional bullet point to list of requirements on Page 90 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:</p> <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Eastern Road Page 90		<p>the NPPF.</p> <p><b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.</p>
CM132	Appendix 3 – Profiles of sites on PDL within Settlements  Land north of Eastern Road Page 90	Amend mitigation of impacts bullet point: <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u>;</li> </ul>	<p><b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM133	Appendix 3 – Profiles of sites on PDL within Settlements  Land north of Eastern Road Page 90	Additional bullet point: <ul style="list-style-type: none"> <li>• <u>Whilst individual land parcels may come forward separately, their development should not prejudice the comprehensive redevelopment of the whole site and the total number of units envisaged for it.</u></li> </ul>	<p><b>Reason for Change:</b> For clarity.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM134	Appendix 3 – Profiles of sites on PDL	This proposal is linked to the proposal to remove the existing ‘Defined Employment Area’ notation from the <del>Proposals</del> <b>Policies</b> Map.	<p><b>Reason for Change:</b> For clarity and</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	<p>within Settlements</p> <p>Land north of Eastern Road Page 90</p>		<p>consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
Old Bracknell Lane West			
CM135	<p>Appendix 3 – Profiles of sites on PDL within settlements</p> <p>Land at Old Bracknell Land West Page 92 &amp; 93</p>	<p>Provide a bespoke SANG in perpetuity of; at least 8ha per 1,000 new population; <b>and</b>, make financial contributions towards Strategic Access Management and Monitoring; and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with <b>the Council and</b> Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied. <b><u>(The bespoke solution is likely to be financial contributions towards Longhill Park and/or Popes Meadow and/or other new SANGs);</u></b></p>	<p><b>Reason for Change:</b> Amend bullet point to make it clear that 'in perpetuity' refers to all the mitigation measures.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM136	<p>Appendix 3 – Profiles of sites on PDL within settlements</p> <p>Land at Old Bracknell Lane West Page 92 &amp; 93</p>	<p>Include additional bullet point to list of requirements on Page 93 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:</p> <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<p><b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.</p> <p><b>SA/SEA Implications:</b> This addition to the</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			wording reaffirms our current policy approach and therefore there are no SA/SEA implications.
CM137	Appendix 3 – Profiles of sites on PDL within settlements  Land at Old Bracknell Lane West Page 92 & 93	<ul style="list-style-type: none"> <li>• Provision of <del>on-site</del> Open Space</li> </ul>	<p><b>Reason for Change:</b> Amend for clarity.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM138	Appendix 3 – Profiles of sites on PDL within settlements  Land at Old Bracknell Lane West Page 92 & 93	<p>Amend mitigation of impacts bullet point:</p> <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u>;</li> </ul>	<p><b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM139	Appendix 3 – Profiles of sites on PDL within settlements  Land at Old Bracknell Lane West	<p>Additional bullet point:</p> <ul style="list-style-type: none"> <li>• <u>Whilst individual land parcels may come forward separately, their development should not prejudice the comprehensive redevelopment of the whole site and the total number of units envisaged for it.</u></li> </ul>	<p><b>Reason for Change:</b> For clarity.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Page 92 & 93		
CM140	Appendix 3 – Profiles of sites on PDL within settlements  Land at Old Bracknell Lane West Page 93	This proposal is linked to the proposal to remove the existing ‘Defined Employment Area’ notation from the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
Chiltern House & The Redwood Building			
CM141	Appendix 3 – Profiles of sites on PDL within settlements  Chiltern House and The Redwood Building, Broad Lane, Bracknell Page 94	Amend mitigation of impacts bullet point:  • Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <b><u>and/or other relevant legislation/policy/guidance;</u></b>	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM142	Appendix 3 – Profiles of sites on PDL	This proposal is linked to the proposal to remove the existing ‘Defined Employment Area’ notation from the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	<p>within settlements</p> <p>Chiltern House and The Redwood Building, Broad Lane, Bracknell Page 94</p>		<p>consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
<b>Binfield Nursery</b>			
CM143	Appendix 3 – Profiles of sites on PDL within settlements	<p>Add a new site profile for land at Binfield Nursery, Binfield</p> <p><b><u>See Appendix B</u></b></p>	<p><b>Reason for Change:</b> For consistency with other allocations.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
<b>Downside, Wildridings Road</b>			
CM144	Appendix 3 – Profiles of sites on PDL within settlements	<p>Add a new profile for Downside, Wildridings Road, Bracknell</p> <p><b><u>See Appendix B</u></b></p>	<p><b>Reason for Change:</b> For consistency with other allocations.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>APPENDIX 4 – PROFILES OF SITES, OTHER LAND WITHIN SETTLEMENT</b>			
Football Ground			
CM145	Appendix 4 – Profiles of sites on other land within settlements  Football Ground Page 96	Include additional bullet point to list of requirements on Page 96 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:  <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.  <b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.
CM146	Appendix 4 – Profiles of sites on other land within settlements  Football Ground Page 96	<ul style="list-style-type: none"> <li>• Provision of <del>on-site</del> Open Space</li> </ul>	<b>Reason for Change:</b> Amend for clarity.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM147	Appendix 4 – Profiles of sites on other land within settlements  Football Ground Page 96	Amend mitigation of impacts bullet point:  <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <b><u>and/or other relevant legislation/policy/guidance;</u></b></li> </ul>	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<p>other guidance and legislation.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
Land at Cricket Field Grove			
CM148	<p>Appendix 4 – Profiles of sites on other land within settlements</p> <p>Land at Cricket Field Grove Page 98</p>	<p>Provide a bespoke SANG in perpetuity of; at least 8ha per 1,000 new population; <b>and</b>, make financial contributions towards Strategic Access Management and Monitoring; and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with <b>the Council and</b> Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;</p>	<p><b>Reason for Change:</b> Amend bullet point to make it clear that 'in perpetuity' refers to all the mitigation measures.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM149	<p>Appendix 4 – Profiles of sites on other land within settlements</p> <p>Land at Cricket Field Grove Page 98</p>	<p>Include additional bullet point to list of requirements on Page 98 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:</p> <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<p><b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.</p> <p><b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM150	Appendix 4 – Profiles of sites on other land within settlements  Land at Cricket Field Grove Page 98	<ul style="list-style-type: none"> <li>• Provision of <del>on-site</del> Open Space</li> </ul>	<p><b>Reason for Change:</b> Amend for clarity.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM151	Appendix 4 – Profiles of sites on other land within settlements  Land at Cricket Field Grove Page 98	Developable Area 2.3ha (reduced as part of the site is within 400m of the Thames Basin Heaths SPA <b><u>and the need to provide some on-site open space</u></b> )	<p><b>Reason for Change:</b> Amend for consistency with other profiles.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM152	Appendix 4 – Profiles of sites on other land within settlements  Land at Cricket Field Grove Page 98	<p>Amend mitigation of impacts bullet point:</p> <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <b><u>and/or other relevant legislation/policy/guidance;</u></b></li> </ul>	<p><b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
<b>Land north of Cain Road</b>			
CM153	Appendix 4 – Profiles	Include additional bullet point to list of requirements on Page 100 to refer to a site specific	<b>Reason for Change:</b> In

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	of sites on other land within settlements  Land north of Cain Road Page 100	flood risk assessment being required as the site is over 1 ha in Flood Zone 1:  <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.  <b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.
CM154	Appendix 4 – Profiles of sites on other land within settlements  Land north of Cain Road Page 100	<ul style="list-style-type: none"> <li>• Provision of on-site Open Space</li> </ul>	<b>Reason for Change:</b> Amend for clarity.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM155	Appendix 4 – Profiles of sites on other land within settlements  Land north of Cain Road Page 100	Amend mitigation of impacts bullet point:  <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <b><u>and/or other relevant legislation/policy/guidance;</u></b></li> </ul>	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM156	Appendix 4 – Profiles of sites on other land within settlements  Land north of Cain Road Page 100	This proposal is linked to the proposal to remove the existing ‘Defined Employment Area’ notation on this site from the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
152 New Road			
CM157	Appendix 4 – Profiles of sites on other land within settlements  152 New Road Page 102	Amend mitigation of impacts bullet point:  • Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u> ;	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
Popeswood Post Office, Popeswood Garage, Hillcrest & Sundial Cottage, London Road			
CM158	Appendix 4 – Profiles	Amend mitigation of impacts bullet point:	<b>Reason for Change:</b>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	<p>of sites on other land within settlements</p> <p>Popeswood Post Office, Popeswood Garage, Hillcrest &amp; Sundial Cottage, London Road Page 104</p>	<ul style="list-style-type: none"> <li>Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u>;</li> </ul>	<p>The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
<b>Land north of Peacock Lane</b>			
CM159	<p>Appendix 4 – Profiles of sites on other land within settlements</p> <p>Land north of Peacock Lane Page 106</p>	<p>Amend profile of site as follows:</p> <p>Capacity: 447 <b>182</b> net (based on 160dph) Site Area: Gross site area us 2.6ha Developable Area: <b>2.6ha</b> 2.1ha <del>There is a need to safeguard 0.5ha of land for small business units.</del> Ordinarily, there would be a requirement for on-site open space, however, given the proximity of the site to the Jennetts Park country park (and given that the wider Jennetts Park is under delivering by 150 units: 1,350 instead of up to 1500), it is considered that the country park would provide mitigation in terms of open space provision, therefore, 100% of the developable area can be assumed.</p>	<p><b>Reason for Change:</b> To reflect that the employment land is now included in the allocation.</p> <p><b>SA/SEA Implications:</b> The expansion of the site is addressed in further appraisal work included within this report.</p>
CM160	<p>Appendix 4 – Profiles of sites on other land within settlements</p> <p>Land north of Peacock Lane</p>	<p>Provide a bespoke SANG in perpetuity of: at least 8ha per 1,000 new population; <u>and</u>, make financial contributions towards Strategic Access Management and Monitoring; and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with <u>the Council and</u> Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied. <u>(The bespoke</u></p>	<p><b>Reason for Change:</b> Amend bullet point to make it clear that 'in perpetuity' refers to all the mitigation measures.</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Page 106	<b><u>solution is likely to comprise the use of residual capacity in the Country Park associated with the Peacock Farm allocation in the Bracknell Forest Borough Local Plan allocation (Proposal PH1.2));</u></b>	<b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM161	Appendix 4 – Profiles of sites on other land within settlements  Land north of Peacock Lane Page 106	Include additional bullet point to list of requirements on Page 106 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:  <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.  <b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.
CM162	Appendix 4 – Profiles of sites on other land within settlements  Land north of Peacock Lane Page 106	Amend mitigation of impacts bullet point:  <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <b><u>and/or other relevant legislation/policy/guidance;</u></b></li> </ul>	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>APPENDIX 5 – PROFILES OF SITES, EDGE OF SETTLEMENT</b>			
White Cairn			
CM163	Appendix 5 – Profiles of edge of settlement sites  White Cairn, Dukes Ride, Crowthorne Page 108	Amend mitigation of impacts bullet point:  <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u>;</li> </ul>	<p><b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
CM164	Appendix 5 – Profiles of edge of settlement sites  White Cairn, Dukes Ride, Crowthorne Page 108	Allocation of the site for housing would require an alteration to the defined settlement boundary on the <del>Proposals</del> <b>Policies</b> Map.	<p><b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications.</p>
Land east of Murrell Hill Lane and south of Foxley Road			

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM165	Appendix 5 – Profiles of edge of settlement sites  Land east of Murrell Hill Lane and south of Foxley Road Page 110	Include additional bullet point to list of requirements on Page 110 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:  <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.  <b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.
CM166	Appendix 5 – Profiles of edge of settlement sites  Land east of Murrell Hill Lane and south of Foxley Road Page 110	<ul style="list-style-type: none"> <li>• Provision of on-site Open Space</li> </ul>	<b>Reason for Change:</b> Amend for clarity.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM167	Appendix 5 – Profiles of edge of settlement sites  Land east of Murrell Hill Lane and south of Foxley Road Page 110	Amend mitigation of impacts bullet point:  <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <b><u>and/or other relevant legislation/policy/guidance;</u></b></li> </ul>	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.  <b>SA/SEA Implications:</b>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			There are no SA/SEA implications.
CM168	Appendix 5 – Profiles of edge of settlement sites  Land east of Murrell Hill Lane and south of Foxley Road Page 110	Allocation of the site for housing would require an alteration to the defined settlement boundary of the Proposals <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM169	Appendix 5 – Profiles of edge of settlement sites  Land east of Murrell Hill Lane and south of Foxley Road Page 110	1.95ha (70% net developable area is achievable given the need to provide <b>some</b> on-site Open Space)	<b>Reason for Change:</b> Amend for consistency with other profiles.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
Land at junction of Forest Road and Foxley Lane			
CM170	Appendix 5 – Profiles of edge of settlement sites  Land at junction of Forest Road and	Include additional bullet point to list of requirements on Page 112 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:  <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Foxley Lane Page 112		<b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.
CM171	Appendix 5 – Profiles of edge of settlement sites  Land at junction of Forest Road and Foxley Lane Page 112	<ul style="list-style-type: none"> <li>• Provision of <del>on-site</del> Open Space</li> </ul>	<b>Reason for Change:</b> Amend for clarity.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM172	Appendix 5 – Profiles of edge of settlement sites  Land at junction of Forest Road and Foxley Lane Page 112	Amend mitigation of impacts bullet point: <ul style="list-style-type: none"> <li>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u>;</li> </ul>	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM173	Appendix 5 – Profiles of edge of settlement sites	Allocation of the site for housing would require an alteration to the defined settlement boundary on the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Land at junction of Forest Road and Foxley Lane Page 112		Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
Sandbanks, Dolyhir, Fern Bungalow and Palm Hills Estate			
CM174	Appendix 5 – Profiles of edge of settlement sites  Sandbanks, Dolyhir, Fern Bungalow and Palm Hills Estate Page 114	Include additional bullet point to list of requirements on Page 114 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:  <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul>	<b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.  <b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.
CM175	Appendix 5 – Profiles of edge of settlement sites  Sandbanks, Dolyhir, Fern Bungalow and Palm Hills Estate	<ul style="list-style-type: none"> <li>• Provision of <del>on-site</del> Open Space</li> </ul>	<b>Reason for Change:</b> Amend for clarity.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Page 114		
CM176	Appendix 5 – Profiles of edge of settlement sites  Sandbanks, Dolyhir, Fern Bungalow and Palm Hills Estate Page 114	1.95ha (70% net developable area is achievable given the need to provide <u>some</u> on-site Open Space)	<b>Reason for Change:</b> Amend for consistency with other profiles.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM177	Appendix 5 – Profiles of edge of settlement sites  Sandbanks, Dolyhir, Fern Bungalow and Palm Hills Estate Page 114	Amend mitigation of impacts bullet point:  • Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u> ;	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM178	Appendix 5 – Profiles of edge of settlement sites  Sandbanks, Dolyhir, Fern Bungalow and Palm Hills Estate	Allocation of the site for housing would require an alteration to the defined settlement boundary on the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Page 114		<b>SA/SEA Implications:</b> There are no SA/SEA implications.
<b>Bog Lane</b>			
CM179	Appendix 5 – Profiles of edge of settlement sites  Bog Lane Page 116	<p>Include additional bullet point to list of requirements on Page 116 to refer to a site specific flood risk assessment being required as the site is over 1 ha in Flood Zone 1:</p> <ul style="list-style-type: none"> <li>• <b><u>As the site is more than 1ha, and within Flood Zone 1, a Flood Risk Assessment is required, together with the implementation of any mitigation measures identified.</u></b></li> </ul> <p>Include the following additional bullet point to the list of requirements listed on Page 116:</p> <ul style="list-style-type: none"> <li>• <b><u>Potential impacts on amenity for future occupiers of proposed development must be considered and assessed, including an appraisal of existing odour, noise and lighting from Ascot Sewage Treatment Works and its potential impact on future occupiers of the proposed development.</u></b></li> </ul>	<p><b>Reason for Change:</b> In response to comments from the Environment Agency, and in order to ensure consistency with the NPPF.</p> <p><b>SA/SEA Implications:</b> This addition to the wording reaffirms our current policy approach and therefore there are no SA/SEA implications.</p> <p>In response to comments from Thames Water relating to the proximity of the site to the Ascot STW. Second additional bullet point had no SA/SEA implications.</p>
CM180	Appendix 5 – Profiles of edge of settlement sites	<ul style="list-style-type: none"> <li>• Provision of on-site Open Space</li> </ul>	<b>Reason for Change:</b> Amend for clarity.

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	Bog Lane Page 116		<b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM181	Appendix 5 – Profiles of edge of settlement sites  Bog Lane Page 116	Amend mitigation of impacts bullet point:  • Mitigation of impacts in accordance with Limiting the Impact of Development SPD, <u>and/or other relevant legislation/policy/guidance</u> ;	<b>Reason for Change:</b> The LID SPD is likely to be updated or replaced during the lifetime of SADPD, therefore it is appropriate to refer to other guidance and legislation.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
CM182	Appendix 5 – Profiles of edge of settlement sites  Bog Lane Page 116	Allocation of the site for housing would require an alteration to the defined settlement boundary on the <del>Proposals</del> <b>Policies</b> Map.	<b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.  <b>SA/SEA Implications:</b> There are no SA/SEA implications.
Land south of Dukes Ride			

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
CM183	Appendix 5 – Profiles of edge of settlement sites	<p>Add a new site profile for land south of Dukes Ride, Crowthorne <b><u>See Appendix C</u></b></p> <p>For Proposals Map Extract showing allocation and proposed settlement boundary see <b><u>Appendix E</u></b></p>	<p><b>Reason for Change:</b> For consistency with other allocations.</p> <p><b>SA/SEA Implications:</b> The SEA implications of including this site have been addressed under CM23. There are no SA/SEA implications.</p>
<b>Land west of Alford Close</b>			
CM184	Appendix 5 – Profiles of edge of settlement sites	<p>Add a new site profile for land west of Alford Close, Sandhurst <b><u>See Appendix C</u></b></p> <p>For Proposals Map Extract showing allocation and proposed settlement boundary see <b><u>Appendix E.</u></b></p>	<p><b>Reason for Change:</b> For consistency with other allocations.</p> <p><b>SA/SEA Implications:</b> The SEA implications of including this site have been addressed under CM23. There are no SA/SEA implications</p>
<b>Wood Lane</b>			
CM185	Appendix 5 – Profiles of edge of settlement sites	<p>Add a new site profile for Wood Lane, Binfield <b><u>See Appendix C</u></b></p> <p>For Proposals Map Extract showing allocation and proposed settlement boundary see Blue Mountain extract in <b><u>Appendix E.</u></b></p>	<p><b>Reason for Change:</b> For consistency with other allocations.</p> <p><b>SA/SEA Implications:</b> The SEA implications of including this site have</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			<p>been addressed under CM23.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>APPENDIX 6 – PROFILES OF SITES, URBAN EXTENSIONS</b>			
CM186	Appendix 6 – Profiles of urban extension sites  Broadmoor Page 118	Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area in agreement with <b>the Council and</b> Natural England. This will include provision in perpetuity of: on-site bespoke SANG significantly in excess of 8ha per 1,000 new population; <b>and</b> , a financial contribution towards Strategic Access Management; and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;	<b>Reason for Change:</b> To make it clear that 'in perpetuity' refers to all the mitigation measures.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM187	Appendix 6 – Profiles of urban extension sites  TRL Page 121	Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area in agreement with <b>the Council and</b> Natural England. This will include provision in perpetuity of: on-site bespoke SANG significantly in excess of 8ha per 1,000 new population; <b>and</b> , a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance;	<b>Reason for Change:</b> To make it clear that 'in perpetuity' refers to all the mitigation measures.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM188	Appendix 6 – Profiles of urban extension sites  Amen Corner North Page 123	Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area in agreement with <b>the Council and</b> Natural England. This will include provision in perpetuity of: on-site bespoke SANG of at least 8ha per 1,000 new population (an alternative will be acceptable subject to passing an Appropriate Assessment and in agreement with Natural England); <b>and</b> , a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance;	<b>Reason for Change:</b> To make it clear that 'in perpetuity' refers to all the mitigation measures.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM189	Appendix 6 – Profiles	Measures to avoid and mitigate the impact of residential development upon the Thames Basin	<b>Reason for Change:</b> To

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
	of urban extension sites  Blue Mountain Page 125	Heaths Special Protection Area in agreement with <b>the Council and</b> Natural England. This will include provision in perpetuity of: on-site bespoke SANG of at least 8ha per 1,000 new population (an alternative will be acceptable subject to passing an Appropriate Assessment and in agreement with Natural England); <b>and</b> , a financial contribution towards Strategic Access Management; and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance;	make it clear that 'in perpetuity' refers to all the mitigation measures.  <b>SA/SEA Implications:</b> There are no SA/SEA implications

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>APPENDIX 7 – URBAN EXTENSION PROPOSALS MAP EXTRACT</b>			
CM190	Appendix 7: Urban Extensions Proposals Map Extracts Page 128	Amend Title Appendix 7: Urban Extension Proposals <u>Policies</u> Map Extracts	<p><b>Reason for Change:</b> For clarity and consistency with The Town and Country Planning (Local Plan) (England) Regulations 2012.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>
CM191	Appendix 7: Urban Extension Proposals Map Extracts  Broadmoor, Page 128	Replace Extract of Proposals <u>Policies</u> Map with new extract attached at Appendix E	<p><b>Reason for Change:</b> To give greater certainty on the location of development within the allocations.</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>
CM192	Appendix 7: Urban Extension Proposals Map Extracts  TRL, page 129	Replace Extract of Proposals <u>Policies</u> Map with new extract attached at Appendix E	<p><b>Reason for Change:</b> To give greater certainty on the location of development within the allocations.</p> <p><b>SA/SEA Implications:</b></p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
			There are no SA/SEA implications
CM193	Appendix 7: Urban Extension Proposals Map Extracts  Amen Corner North and South, Page 130	Replace Extract of <del>Proposals</del> <u>Policies</u> Map with new extract attached at Appendix E.	<b>Reason for Change:</b> To give greater certainty on the location of development within the allocations.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM194	Appendix 7: Urban Extension Proposals Map Extracts  Blue Mountain, Page 131	Replace Extract of <del>Proposals</del> <u>Policies</u> Map with new extract attached at Appendix E.	<b>Reason for Change:</b> To give greater certainty on the location of development within the allocations.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM195	Appendix 7: Urban Extension Proposals Map Extracts  Warfield, Page 132	Replace Extract of <del>Proposals</del> <u>Policies</u> Map with new extract attached at Appendix E	<b>Reason for Change:</b> To give greater certainty on the location of development within the allocations.  <b>SA/SEA Implications:</b> There are no SA/SEA implications

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed change	Reason for modification and SA/SEA Implications
<b>APPENDIX 8 – RETAIL INSET MAPS</b>			
CM196	Appendix 8: Retail inset maps  Inset Map 19 Crowthorne Centre Page 143	Inset revised inset map attached in Appendix G	<p><b>Reason for Change:</b> Map in error refers to an old proposals from the Bracknell Forest Local Plan which is no longer saved (Proposal PE6i).</p> <p><b>SA/SEA Implications:</b> There are no SA/SEA implications</p>

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
<b>APPENDIX 9 – LIST OF BACKGROUND STUDIES</b>			
CM197	Appendix 9: List of Background Studies  Strategic Flood Risk Assessment Page 150	Updates the SFRA previously carried out by Entec in August 2006 (in support of the Core Strategy). The SFRA is <b>was</b> carried out in accordance with Planning Policy Statement 25 (PPS25): <i>Development and Flood Risk</i> (March 2010). The document sets out the flood risk for the Borough. In general the risk of flooding is low. Recommends that given the large proportion of the Borough within Flood Zone 1, that the allocation of new development should avoid encroaching on the floodplain. Where development within Flood Zones 2, 3a and 3b is unavoidable the sequential approach of PPS25 must be followed. The document also assesses the 8 Broad Areas identified at the Issues and Options (SADPD Participation) Stage: only two area (East Binfield and North Warfield) are located within Flood Zones 2 to 3b. For these Broad Areas it is recommended that either the land be left in its natural state, or land uses such as parks or playing fields be allocated here as these can be allowed to flood, thus avoiding the loss of floodplain area. However, this should not reduce the importance of flood risk in the planning process. The impact of climate change on fluvial flooding and rainfall runoff should be a high priority in development planning. Concluded that based on the Borough's future development needs and the proposed development sites, it was found there is sufficient land in Zone 1 to preclude the need to direct strategic new development to any of the higher risk flood zones.	<b>Reason for Change:</b> Due to the publication of the NPPF which replaces the previous suite of PPGs and PPSs, update to reflect that the SFRA was (rather than is) carried out in accordance with PPS25.  <b>SA/SEA Implications:</b> There are no SA/SEA implications
CM198	Appendix 9: List of Background Studies  Strategic Housing Land Availability Assessment Page 151	Identifies sites with potential for housing; assesses their housing potential; and assesses when they are likely to be developed. It includes sites that have been Availability Assessment (SHLAA) submitted to the Council by landowners and organisations, for consideration as to their development potential. It identifies sites with potential for housing; assesses their housing potential; and assesses when (Base date March 2009) they are likely to be developed. The SHLAA looks at whether the sites are deliverable (i.e. available, suitable for development, and likely to come forward in a reasonable timescale) and developable. However the SHLAA does not allocate sites for development; rather it informs the preparation of the documents that do (i.e.SADPD). It covers the period April 2009 to March 2024 broken down into three 5 year time bands (2009-2014; 2014-2019 and 2019-2024). The objective of the document is also to	<b>Reason for Change:</b> Due to the publication of the NPPF which replaces the previous suite of PPGs and PPSs.  <b>SA/SEA Implications:</b> There are no SA/SEA implications

Proposed Modification/Change Reference Number	Section/page number/para/Policy	Proposed Modification	Reason for modification and SA/SEA Implications
		inform subsequent allocation of sites in the SADPD, and to inform the plan, monitor and manage approach to provision of housing land and the Council's assessment of a five year supply of deliverable sites as <b><u>was previously</u></b> required by PPS3, <b><u>and is now required by the NPPE</u></b> .	
CM199	Whole Document	Remove footnotes: <del>Infrastructure Delivery Plan (IDP) November 2011</del> This affects the following footnotes: 28, 31, 34 & 37	<b>Reason for Change:</b> To reflect the fact that the IDP is a living document that will change as new information becomes available.  <b>SA/SEA Implications:</b> There are no SA/SEA implications

4.0 ADDITIONAL AND REVISED APPRAISAL WORK

Table 2- Appraisal of Policy CP1

<p>The presumption in favour of sustainable development is central to the Government’s approach to planning as expressed by the National Planning Policy Framework. Core Policy CP1 below embeds this policy in the development plan.</p>			
<p><b><u>Policy CP1</u></b></p>			
<p><b><u>Presumption in Favour of Sustainable Development</u></b></p>			
<p><b><u>A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions within the area.</u></b></p>			
<p><b><u>The development plan is the statutory starting point for decision making. Planning applications that accord with the policies in the development plan for Bracknell Forest (including, where relevant, policies in neighbourhood development plans) will be approved without delay, unless material considerations indicate otherwise.</u></b></p>			
<p><b><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:</u></b></p>			
<ul style="list-style-type: none"> <li>• <b><u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></b></li> <li>• <b><u>Specific policies in that Framework indicate that development should be restricted.</u></b></li> </ul>			
<p>Sustainability Objective</p>	<p>Assessment of effect</p>	<p>Commentary</p>	<p>Optimising/Mitigation</p>

SA1 To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective whereby affordable housing will be sought according to the policy threshold.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	None required.
SA2 To reduce the risk of flooding and harm to people, property and the environment	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective whereby sustainable development will not be located within any areas prone to flooding and would be able to mitigate its own surface water needs through SuDS.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	None required.
SA3 To protect and enhance human health and wellbeing	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation to the health and wellbeing of the borough.</p>	None required.

		<p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA4 To reduce poverty and social exclusion	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation to the poverty and social exclusion as Sustainable Development will not worsen and could even improve on existing concerns.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	None required.
SA5 To raise educational achievement levels	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation to the boroughs educational achievement levels.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	None required.
SA6 To reduce and prevent crime and the fear of crime	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation to the poverty and social exclusion as Sustainable Development will not worsen and could even improve on existing concerns.</p> <p><b>Likelihood of effect:</b> Possible</p>	None required.

		<p><b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA7 To create and sustain vibrant and locally distinctive communities	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective in so far as retaining the distinctiveness of the existing local communities.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	None required.
SA8 To provide accessible essential services and facilities	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits as in-order to be sustainable development should be placed in locations where it is either accessible to services and if not would be able to adequately mitigate any concerns through scheduled improvements.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	None required.
SA9 To make opportunities for culture, leisure and	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the</p>	None required.

recreation readily accessible		<p>economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective. A sustainable development should be located close to existing recreational and/or leisure facilities or would provide such provisions.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA10 To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective. In order to be sustainable development making the best use of land and encouraging urban renaissance would be a priority.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	None required.
SA11 To maintain air quality and improve where possible	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective as existing concerns will have to be addressed through appropriate mitigation.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.</p>	None required.

		<b>Short/Medium/Long term:</b> Short/Med/Long term.	
SA12 To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	++	This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective as development would have to accommodate itself and mitigate its effect upon climate change. <b>Likelihood of effect:</b> Possible <b>Spatial Scale:</b> Borough wide. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	None required.
SA13 To conserve and enhance the Borough's biodiversity	++	This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective. Sustainable development would seek to avoid where necessary sensitive biodiversity and enhance where possible. <b>Likelihood of effect:</b> Possible <b>Spatial Scale:</b> Borough wide. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	None required.
SA14 To protect and enhance where possible the Borough's characteristic countryside and its	++	This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive	None required.

historic environment in urban and rural areas.		<p>benefits in relation this SA Objective. Sustainable development would seek to avoid sensitive countryside and historic locations and enhance where possible.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA15 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective. In order to be sustainable development would be located so that it is accessible and if there were concerns would mitigate itself.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	None required.
SA16 To sustainably use and re-use both renewable and non-renewable resources	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	None required.

<p>SA17 To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery</p>	<p>++</p>	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective.  <b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>None required.</p>
<p>SA18 To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management</p>	<p>++</p>	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective. In order to be sustainable development would manage or improve where necessary on-site water resource management.  <b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>None required.</p>
<p>SA19 To maintain and improve soil quality</p>	<p>++</p>	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective whereby existing land contamination concerns would have to be remediated.  <b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.</p>	<p>None required.</p>

		<b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	
SA20 To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	++	This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective as development would have to meet with national and local renewable energy targets. <b>Likelihood of effect:</b> Possible <b>Spatial Scale:</b> Borough wide. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	None required.
SA21 To ensure high and stable levels of employment	++	This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective. In order to be sustainable development sites would be located so that they are accessible to existing employment sites or would provide employment provisions within a mixed use development. <b>Likelihood of effect:</b> Possible <b>Spatial Scale:</b> Borough wide. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	None required.
SA22 To sustain economic growth and competitiveness of the Borough	++	This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an	None required.

		<p>overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective. In order to be sustainable development sites would be located so that they are accessible to existing employment sites or would provide employment provisions within a mixed use development. This would in turn increase or at least maintain existing economic growth.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA23 To encourage 'smart' economic growth	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	None required.
SA24 To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	++	<p>This policy requires all developments to be considered in a positive manner that reflects the presumption in favour of sustainable development and seeks to secure development that improves the economic, social and environmental conditions within the area. As an overarching policy, this is likely to bring about significant positive benefits in relation this SA Objective. In order to be sustainable sites would be located close to existing schools are would provide educational facilities on-site.</p> <p><b>Likelihood of effect:</b> Possible</p>	None required.

		<b>Spatial Scale:</b> Borough wide. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	
<p><b>Summary of Assessment</b></p> <p>The overarching policy was recommended to ensure full conformity with the NPPF and to help ensure that sustainability criteria are central to all decision making within the Site Allocations DPD. As the policy seeks to secure development that improves the economic, social and environmental conditions within the area the overall conclusion is that significant positive effects would be achieved against all 24 of the Sustainability Objectives. Therefore no mitigation and/or enhancement measures are recommended.</p>			

**Table3- Appraisal of amended Policy SA1 (Land North of Eastern Road, Bracknell)**

<b>Policy SA1- Previously developed land in defined settlements (Land North of Eastern Road, Bracknell).</b>			
Land North of Eastern Road, Bracknell has been expanded so that it is proposed to incorporate <u>Greenwood House</u> . This takes the sites estimated capacity from 325 to 432. As a result of the site expansion and inclusion of a site not previously appraised the previous appraisal for the smaller site has been revisited below. Any changes to the previous sites appraisal are written in <b><u>Bold and underlined</u></b> text.			
<b>Sustainability Objective</b>	<b>Assessment of effect</b>	<b>Commentary</b>	<b>Optimising/Mitigation</b>
SA1 To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>Could provide up to <del>325</del> <b><u>425</u></b> dwellings</p> <p><del>2.9</del> <b><u>3.86</u></b> Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.

SA2 To reduce the risk of flooding and harm to people, property and the environment	0	Not located within a SFRA Flood Zone 2 or 3.	Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage.  Formal submission should include a Flood Risk Assessment.
SA3 To protect and enhance human health and wellbeing	1	The site is within 570m of a GP surgery and 210m of a dentists. The site is served by a 30 mins frequency bus service (155) to Bracknell Town Centre. Within the Town centre there is a Health Centre. Can access Reading Royal Berkshire Hospital by car within 30 mins. According to the IMD 2007 there are no know concerns regarding health. Adequate access to local health provisions. It is unclear whether or not the existing health care provisions have the capacity to accommodate 325 dwellings. Therefore the effect if any will not be known until implementation.	
SA4 To reduce poverty and social exclusion	?	There are some poverty and exclusion concerns highlighted by the IMD 2007. It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
SA5 To raise educational	0	The site could potentially accommodate <del>325</del> <b>425</b> dwellings.	The LEA has a duty to provide school places. There will be either sufficient

achievement levels		The site falls within the catchment of Hollyspring Primary School and Garth Hill Secondary school. Overall the site would have no impact upon this SA Objective as the site can accommodate itself.	capacity or a contribution will be required.
SA6 To reduce and prevent crime and the fear of crime	0	IMD data shows no concerns regarding crime. Overall there is no effect upon this SA objective.	
SA7 To create and sustain vibrant and locally distinctive communities	+	The site is currently an employment area. Development on this site is not considered to affect the distinctiveness of the existing community therefore it will be retained. A development on this site would provide residential accommodation close to the town centre. <b>Likelihood of effect:</b> Likely <b>Spatial Scale:</b> Site specific. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	
SA8 To provide accessible essential services and facilities	++	The site is considered accessible to essential services by foot. The town centre bus and railway stations are within walking distance. Therefore this site would have a significant positive effect upon this SA objective.  <b>Likelihood of effect:</b> Likely <b>Spatial Scale:</b> Site specific. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	

SA9 To make opportunities for culture, leisure and recreation readily accessible	+	<ul style="list-style-type: none"> <li>• Within 0-2 mins car journey of Parks and Gardens.</li> <li>• Within 6-8 mins walking distance of Amenity Space.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 18-20 mins walk of Natural and Semi-Natural Greenspaces.</li> <li>• Within 10-12 mins walk of Urban Woodlands.</li> <li>• Within 2-4 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 2-4 mins walk of Children's Play Areas.</li> <li>• Within 2-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	

<p>SA10 To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>+</p>	<p>The site is located within a defined settlement where development is considered acceptable in principle. This site is considered to be previously developed land and therefore the first choice of land for development, and accords with point 2 of Core Strategy Policy CS2 (Locational Principles for Development). For this reason the site scored positively (+) against SA Objective 10 (Urban Renaissance).</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
<p>SA11 To maintain air quality and improve where possible</p>	<p>?</p>	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
<p>SA12 To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts</p>	<p>0</p>	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with current CSH or BREEAM standards.</p>	<p>SuD's would be required at the Development Management stage.</p> <p>Core Strategy policies CS10 and CS12 are to be considered.</p>
<p>SA13 To conserve and enhance the Borough's biodiversity</p>	<p>+/-</p>	<p>TPO trees on site. Within 5km of SPA. Commercial buildings on site. It is unlikely that they would house bats. However development of the site is</p>	<p>Potential to improve biodiversity over and above what value it currently has.</p> <p>SPA mitigation sought via the Thames</p>

		<p>likely to have some adverse impact upon biodiversity. There is also the opportunity to increase the biodiversity value of the site. Therefore this site is likely to have both a positive and negative impact upon this SA objective.</p> <p><b>Likelihood of effect:</b> Possible.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	<p>Basin Heaths SPA Avoidance and Mitigation Strategy.</p> <p>Appropriate ecological surveys required.</p>
SA14 To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	0	<p>Previously developed land. Located within an employment area. No listed Buildings. TPO trees on-site. No other site designations other than employment. Not within a character area.</p> <p>Development of this site for residential purposes is not likely to have an impact upon the character of the area. There are TPO trees on site but they take up a small area of the site and could easily be incorporated into any master planning.</p>	Retain protected trees
SA15 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	++	<p>The site is located within walking distance from the Town Centre, bus and railway stations. The 155 is a 30min frequency bus to and from the Town Centre. The car is not necessarily going to be the preferred mode of transport. For these reasons the site is considered to have a significant positive effect upon this SA objective.</p> <p><b>Likelihood of effect:</b> Likely</p>	

		<b>Spatial Scale:</b> Site specific. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	
SA16 To sustainably use and re-use both renewable and non-renewable resources	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>The site contains an area of past mineral working. Further work required to establish the likely outcomes.</p>	<p>Core Strategy policies CS10, CS11 and CS12 are to be considered.</p> <p>Mineral surveys required.</p>
SA17 To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	?	<p>The site is located on top of a R3 classification (risk unknown) landfill site. A landfill risk assessment is required to determine the likely outcome.</p> <p>The effects of waste management depend on how policy is implemented.</p>	Landfill gas risk assessment required.
SA18 To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	0	<p>The site does not fall within a Groundwater Source or Groundwater Protection Area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	

SA19 To maintain and improve soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>However due to its location the site may have contaminated land present. Further work may need to be carried out.</p>	Contaminated land survey.
SA20 To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p><b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Policies CS10 and CS12 are to be considered.
SA21 To ensure high and stable levels of employment	+	<p>Development of this site would result in the loss of employment land. However the Employment Land Review (December 2009) identified that there is an oversupply of office space within the Borough.</p> <p>It sets out that the Eastern Estate has the weakest identity and has already seen some parcels of land lost to residential development, and that the frontage would be suitable for other uses including housing, provided that integrity of the remaining core of the site was retained.</p> <p>Taking this into account this site is considered to have a positive effect.</p> <p><b>Likelihood of effect:</b> Likely</p>	Consider the Employment Land Review recommendation.

		<b>Spatial Scale:</b> Borough wide. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	
SA22 To sustain economic growth and competitiveness of the Borough	+	It is likely that this site will have a positive impact upon this SA Objective. <b>Likelihood of effect:</b> Likely <b>Spatial Scale:</b> Borough wide. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	
SA23 To encourage 'smart' economic growth		Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
SA24 To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	?	The target is to significantly raise people with level 3 qualifications to level 4.  What effect a development of this size could have upon this objective would not be known at this stage.	
<b>Summary of Assessment</b> The inclusion of a new site within the Land North of Eastern Road site could have resulted in significant changes to the original appraisal and for this reason the site was reappraised. However as result of the revised appraisal there were no changes to the original scores against the 24 sustainability objectives. The site was and is still considered to be a sustainable location for development.			

**Table 4- Appraisal of amended Policy SA2 (Land North of Peacock Lane, Bracknell)**

<b>Policy SA2- Other land within defined settlements (Land North of Peacock Lane, Bracknell).</b>			
Land North of Peacock Lane, Bracknell has been expanded so that it is proposed to incorporate the Jennetts Park Business Area. This takes the sites estimated capacity from 147 to 182. As a result of the site expansion and inclusion of a site not previously appraised the previous appraisal for the smaller site has been revisited below. Any changes to the previous sites appraisal are written in <b><u>Bold and underlined</u></b> text.			
<b>Sustainability Objective</b>	<b>Assessment of effect</b>	<b>Commentary</b>	<b>Optimising/Mitigation</b>
SA1 To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<b>++</b>	<p>Could provide 447 <b><u>182</u></b> Dwellings 2.5 Hectares Could provide sustainably constructed housing.</p> <p>Could provide a level of housing including affordable housing. Therefore the score is ++.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial Scale:</b> Borough wide. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	Housing need according to Bracknell Forest HMA is to provide affordable housing. The highest need is for social rented accommodation.
SA2 To reduce the risk of flooding and harm to people, property and the environment	<b>0</b>	Not located within a SFRA Flood Zone 2 or 3. Therefore no overall impact upon this SA objective	Design of the development would have to take into account SuDs and provide suitable surface and foul water drainage. Formal submission could require a Flood Risk Assessment.

SA3 To protect and enhance human health and wellbeing	I	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond reasonable walking distance. It is not known at this time whether a GP surgery will be provided at Jennett's Park.</p> <p>Access to Reading Royal Berks Hospital by car takes approx 30mins.</p> <p>No. 108 bus provides a 15-30 mins frequency service to and from the Town Centre.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation &amp; Disability. It is unclear whether or not the existing health care provisions have the capacity to accommodate 147 dwellings. Therefore the effect if any will not be known until implementation.</p>	
SA4 To reduce poverty and social exclusion	0	No poverty and exclusion concerns highlighted by the IMD 2007.	
SA5 To raise educational achievement levels	0	<p>The site could potentially accommodate 447 <b>182</b> dwellings.</p> <p>There is a school to be built at Jennetts Park. It is likely that the school will be able to accommodate the additional 447 <b>182</b> dwellings off Peacock Lane.</p> <p>Overall the site would have no impact upon this SA Objective as the site can accommodate itself.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial Scale:</b> Borough wide.</p> <p><b>Temporary/Permanent:</b> Permanent.</p> <p><b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	The LEA has a duty to provide places. There will either be sufficient capacity or contributions will be required.

SA6 To reduce and prevent crime and the fear of crime	0	IMD data shows no crime concerns. However development can design out crime. Therefore overall no impact upon this SA Objective.	
SA7 To create and sustain vibrant and locally distinctive communities	+	Development of the site would not affect the distinctiveness of any existing communities. The site would integrate into Jennetts Park a recently developed site which has a planned local centre with facilities. <b>Likelihood of effect:</b> Likely. <b>Spatial Scale:</b> Site specific. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	
SA8 To provide accessible essential services and facilities	+	The site is considered accessible to essential services by car or bus. Buses link Jennetts Park with Bracknell every 15mins. There is the potential for additional services for example a shop to be accommodated at Jennetts Park. Therefore this site would have a positive effect upon this SA Objective. <b>Likelihood of effect:</b> Likely. <b>Spatial Scale:</b> Site specific. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	
SA9 To make opportunities for culture, leisure and recreation readily accessible	+	<ul style="list-style-type: none"> <li>• Within 4-6 mins car journey of Parks and Gardens.</li> <li>• Not Within 14-16 mins walking distance of Amenity Greenspace.</li> <li>• Within 0-2 mins car journey of Natural &amp; Semi-Natural Greenspaces.</li> <li>• Within 16-18 mins walk of Natural and Semi-Natural Greenspaces.</li> </ul>	

		<ul style="list-style-type: none"> <li>• Within 2-4 mins walk of Urban Woodlands.</li> <li>• Within 8-10 mins walk of Provisions for Children and Young People.</li> <li>• Within 0-2 mins car journey of outdoors sports facilities.</li> <li>• Within 10-12 mins walk of Childrens Play Areas.</li> <li>• Within 0-4 mins car journey of Built Sports Facilities.</li> </ul> <p>The site is well located within a range of facilities as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.  <b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
SA10 To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	-	<p>This site is considered to be other land within defined settlements however it is greenfield land. This may not be the best use of land and for this reason the results in a negative score against this SA objective.</p> <p><b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
SA11 To maintain air quality and improve where possible	?	<p>There are AQMA designations at Downshire Way and Bagshot Road. Strategically this site is linked to these roads. An AQMA action plan is being drawn up. However any likely effects will not be known until further work is carried out.</p>	
SA12 To address the causes of climate	0	<p>Any development would have to be designed so that it reduces its carbon dioxide emissions and meets with</p>	<p>SuD's may be required at the Development Management stage.</p>

change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts		current CSH or BREEAM standards. Overall the site would accommodate itself.	Policies CS10, CS11 and CS12 are to be considered.
SA13 To conserve and enhance the Borough's biodiversity	+/-	Potential for reptiles Located within 5km of SPA Any development of the site is likely to have a negative impact upon biodiversity. However development of the site would provide the opportunity to enhance the sites biodiversity. <b>Likelihood of effect:</b> Possible. <b>Spatial Scale:</b> Site specific. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term	SPA mitigation sought via Thames Basin Heaths SPA Avoidance and Mitigation Strategy. Appropriate ecological surveys are required.
SA14 To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	-	Other land within defined settlements. Located within newly created settlement. Adjacent to Peacock Lane PH (Grade II Listed) No other site designations on site. Site not located within a Character Area.  At this stage it is not clear that development of the site will not have an adverse impact upon the setting of the adjoining listed building. For this reason the sites scores a minor negative score.  <b>Likelihood of effect:</b> Possible. <b>Spatial Scale:</b> Site specific. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term	Development should respect the setting of the adjoining listed building (Peacock Farm PH).

SA15 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	+/-	<p>The site has good bus links with the town centre. The 108 links the site with the town centre every 15mins. The site also has good cycle links with the town centre.</p> <p>However there is no bus service to Wokingham and the site as it stands has no shops although these are planned.</p> <p><b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Site specific.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term</p>	
SA16 To sustainably use and re-use both renewable and non-renewable resources	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>No known mineral sources.</p> <p><b>Likelihood of effect:</b> Likely.  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term</p>	Policies CS10, CS11 and CS12 are to be considered.
SA17 To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	I	<p>The site is located 188m from an R4 classified landfill site.</p> <p>According to the EA it is unlikely that landfill gas will present a risk to development.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
SA18 To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SuDs should be a consideration at the design stage.

management			
SA19 To maintain and improve soil quality	0	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However the site has planning permission for commercial units and a road has already been built on the site. Therefore it is unlikely that the land would be of a quality to sustain agriculture. Therefore no overall impact upon this SA objective.	The site could have contaminated land due to the nature of the previous use.
SA20 To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a District Combined Heat and Power Scheme. <b>Likelihood of effect:</b> Likely. <b>Spatial Scale:</b> Borough wide. <b>Temporary/Permanent:</b> Permanent. <b>Short/Medium/Long term:</b> Short/Med/Long term.	Policies CS10, CS11 and CS12 are to be considered.
SA21 To ensure high and stable levels of employment	+ <u>+/-</u>	Major employment sites would be easily accessible from the site. New housing would provide the opportunity to support the borough's employment and economic growth. The existing site has permission for mixed uses as part of the wider Jennetts Park redevelopment, including commercial uses (B1, B2, B8 and hotel, including provision for small business units). <del>although this area does not form part of a protected employment area.</del> <b><u>This site has been expanded to now incorporate this land.</u></b> The Employment Land Review sets out that there is an oversupply of offices within the Borough, however that future demand is likely to be predominately for small and medium units. Therefore, it is considered that the 0.5ha area of land, in accordance with the adopted	Retain smaller units as per the recommendation in the Employment Land Review (ELR).

		<p>masterplan (land parcel C4) should be retained for small business units use, and has been excluded from the developable area.</p> <p><del>Therefore this site could have a positive effect upon this SA objective.</del> <b><u>As part of the site earmarked for mixed use could now be replaced with residential development this site now scores +/- as the site is well connected to existing employment uses but proposed small business units may now not be implemented.</u></b></p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA22 To sustain economic growth and competitiveness of the Borough	+	<p>The introduction of 447 <del>147</del> <b>182</b> dwellings in such a location could potentially help to sustain and increase economic growth therefore the site has been scored as positive against this SA objective.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial Scale:</b> Borough wide.  <b>Temporary/Permanent:</b> Permanent.  <b>Short/Medium/Long term:</b> Short/Med/Long term.</p>	
SA23 To encourage 'smart' economic growth		<p>Smart Growth could be built into the design of the development. However how successful this would be could not be assessed at this stage.</p>	
SA24 To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What affect a development of this size could have upon this objective would not be known at this stage.</p>	

the skills needed to find work			
<p><b>Summary of Assessment</b></p> <p>The inclusion of a new site within the Land North of Peacock Lane site could have resulted in significant changes to the original appraisal and for this reason the site was reappraised. All but one of the 24 sustainability objectives scores were unchanged. The one SA objective (SA 21-Employment) that did change following the expansion on the site did so as a result of losing earmarked small and medium employment units. As such the sites overall weighted score has now changed from 13 to 11. The site is still considered a sustainable location for development.</p>			

## 5.0 SA/SEA APPRAISAL CONCLUSION

- 5.1 The majority of the modifications have been proposed for clarity and consistency and as such do not fundamentally affect the outcome of the policy proposed or SA content. For this reason these changes listed in this report were screened out from requiring any further SA/SEA work.
- 5.2 Three modifications were considered significant in themselves as to warrant either a new appraisal and/or revisit previous site specific appraisal work. These being new policy CP1- Presumption in Favour of Sustainable Development, the amendment to Policy SA1- Previously developed land in defined settlements (Land North of Eastern Road, Bracknell) to include an expansion of the site and the amendment to Policy SA2- Other land within defined settlements (Land North of Peacock Lane, Bracknell) and expansion of the site.
- 5.3 New policy (CP1-Presumption in Favour of Sustainable Development) which included wording introduced by Government and the Inspectorate, subsequently amended, to ensure full conformity with the NPPF and to help ensure that sustainability criteria are central to all decision making within the Site Allocations DPD. The appraisal of policy CP1 resulted in an overall positive benefit when assessed against the Council's 24 Sustainability Objectives and required no mitigation and/or enhancement measures.
- 5.4 The second proposed modification to policy SA1- Land North of Eastern Road resulted in no significant changes to the original site score.
- 5.5 The third proposed modification to policy SA2 - Land North of Peacock Lane, Bracknell, resulted in a change in scoring against SA objective 21- Employment due to the loss of earmarked small/medium employment units. The change in score from (+) to (-/+ ) resulted in the site having an overall weighted score of 11 not 13 as previously appraised. However this score suggests that the site is a sustainable location for development and therefore no further changes and/or mitigation is needed.