



Amen Corner Supplementary Planning Document

Bracknell Forest Borough Local Development Framework
www.bracknell-forest.gov.uk/amencorner

March 2010

1. Introduction and Context

Introduction

- 1.1 The Amen Corner Supplementary Planning Document provides guidance for developing the Amen Corner site in Bracknell Forest Borough. This document forms part of the Bracknell Forest Borough Local Development Framework (LDF), which is a suite of documents setting out policies and proposals for development taking place within the Borough (this is further explained below). Throughout the SPD there are a number of references (ACL) to other documents which have been prepared during the SPD process; these can all be viewed by visiting www.bracknell-forest.gov.uk/aclibrary.

Production of the Area Action Plan as a Supplementary Planning Document

- 1.2 Previously the planning framework for the Amen Corner site was being produced as an Area Action Plan and this reached the “publication” stage in its preparation. However because of a number of considerations such as delivery, infrastructure, ownership and the impact of the recession the Council has decided to produce the guidance as a Supplementary Planning Document (SPD).

- 1.3 In changing from an AAP to a Supplementary Planning Document the Council has used the Draft Submission AAP (ACL22) and taken account of all representations (ACL47) that were made on the Draft Submission AAP. Further the Council has amended the Draft Submission AAP by making it consistent with its new SPD status. The SPD has also been amended to include a Habitats Regulation Assessment relating to mitigation for the impact of residential development upon the Thames Basin Heaths Special protection Area. Therefore, this SPD was produced taking account of:

- the responses made to the previous consultations related to the Area Action Plan;
- the responses made on the SPD Consultation Draft (see ACL57);
- discussions with the landowner/developer and other stakeholders (see ACL27);
- national and regional planning policies and other guidance (see ACL31);
- the Sustainability Appraisal (see ACL50); and,
- the evidence base (see paragraph 2.15).

- 1.4 The SPD should be used in the consideration of planning applications relating to the site. The comprehensive development of the site is intended to be completed by 2018. Development Principles provide a planning framework to support the redevelopment of the site. The status of the Amen Corner SPD will act as guidance rather than an allocation document and the purpose of the Concept Masterplan (shown over 2 pages in Section 17 called extracts A and B) is to suggest development zones.

- 1.5 The SPD is supported by a series of supporting and evidence documents. This includes transport modelling and transport assessment for the site, masterplanning work, landscape and ecology work (undertaken by the main landowners), and the employment evidence. Detailed reference of all supporting documentation can be found on page 9. of this document. The document has also been tested through a Sustainability Appraisal which assessed how sustainable the various options for development of the site were, and appraised the content of the policies. There have been five separate public consultations: Newsletter (July 2007); Issues and Options (December 2007); Preferred Options (June 2008); the publication of the Draft Submission Report (February 2009); and the Consultation Draft SPD (November 2009).

The Local Development Framework

- 1.6 The Bracknell Forest Borough Local Development Framework (LDF) comprises two types of document:

- Development Plan Documents (DPDs) which contain policies and proposals; and
- Supplementary Planning Documents (SPDs) which contain the detail needed to implement the policies.

1.7 The Amen Corner Supplementary Planning Document (SPD) will build on the principle of development as set out in Policy CS4 of the Core Strategy DPD (adopted February 2008) which identifies Amen Corner as a broad location for a future comprehensive mixed use development.

CORE STRATEGY POLICY CS4:

“Land at Amen Corner, to the south of London Road and west of Beehive Road, Binfield is identified for a comprehensive, well designed mixed-use development including:

- i. Residential; and*
- ii. Employment; and*
- iii. Social and Physical Infrastructure; and*
- iv. The protection of the strategic gap between Binfield/Bracknell and Wokingham; and*
- v. Measures to avoid and mitigate the impact of the residential development upon the Thames Basin Heaths Special Protection Area.*

Development will be detailed through further policies and delivered during the period 2006-2021, unless monitoring indicates otherwise.”

1.8 Further information about the Council's LDF can be seen by visiting www.bracknell-forest.gov.uk/ldf. Specific information about Amen Corner can also be viewed at www.bracknell-forest.gov.uk/AmenCorner or www.bracknell-forest.gov.uk/ACLlibrary.

The Amen Corner SPD Stages

1.9 The production of the Amen Corner SPD follows a number of stages. The following table sets out these key stages including consultations on its Sustainability Appraisal.

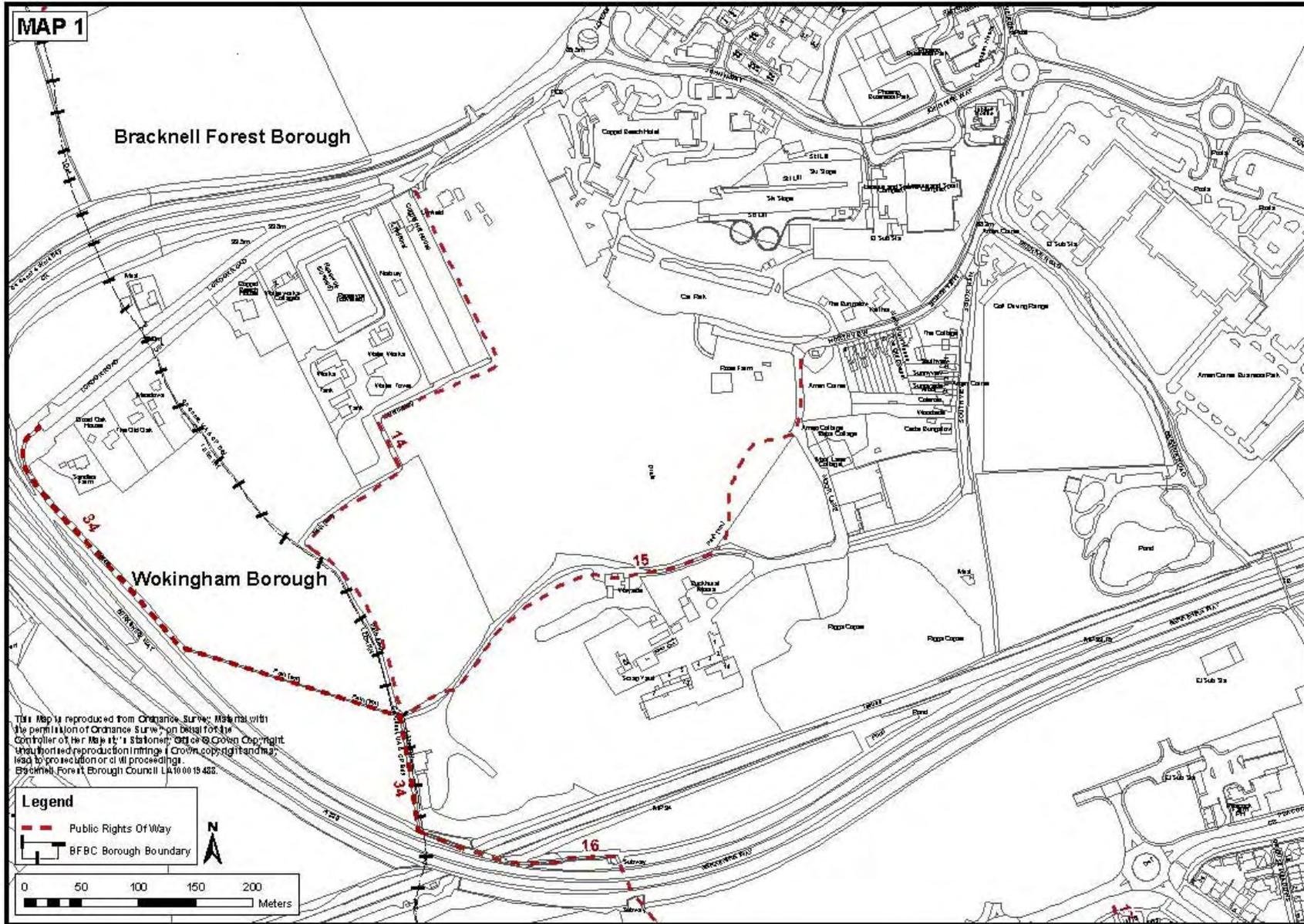
	Timescale	Sustainability Appraisal
Newsletter Consultation - Completed	Jul-Aug 2007	Sustainability Appraisal Scoping Report - Completed
Issues & Options Report Consultation - Completed	Nov 2007	Sustainability Appraisal Report (Issues and Options) - Completed
Preferred Options Report Consultation - Completed	May–Jun 2008	Sustainability Appraisal Report (Preferred Options) - Completed
Draft Submission Report Consultation Completed	Feb-Mar 2009	Final Sustainability Appraisal Report (Draft Submission)) - Completed
Change from an AAP to an SPD — Completed	June - Sept 2009	Sustainability Appraisal Scoping) - Completed
Consultation on Draft SPD Completed	November 2009	Draft Sustainability Appraisal) - Completed
Adoption of Amen Corner SPD (This Stage)	April 2010	Publication of Final Sustainability Appraisal Report and Statement (This Stage)

Sustainability Appraisal

- 1.10 The Council has produced a Final Sustainability Appraisal Report including a Strategic Environmental Assessment and Appropriate Assessment in parallel with this document. The Sustainability Appraisal has assessed the economic, social and environmental impacts of the Development Principles contained in this SPD. The results of the Sustainability Appraisal have informed the choice and direction of the framework. Therefore, the Sustainability Appraisal has ensured that the Development Principles and supporting text will deliver sustainable development on the site.

Amen Corner

- 1.11 Amen Corner is in the Parish of Binfield (see Map 1) and is located to the south of the B3408 London Road, Binfield and east of the A329 Berkshire Way. The southern edge of the site is bounded by the Reading-Waterloo railway line. The site is also bounded by Beehive Road running from the Beehive Road Roundabout to the footbridge which goes over the A329 and railway. The regenerated site will form a continuous extension adjoining the built-up area of Bracknell. The site also runs up to the Borough Boundary and is adjacent to a strip of countryside land in Wokingham Borough.
- 1.12 The general site area follows the most logical and recognisable boundaries surrounding Amen Corner, regardless of the Borough boundary. While the area given most attention is the underdeveloped land south and west of the John Nike Leisure complex, the perimeter development along London Road, John Nike Way and Beehive Road are integral to the future vision of Amen Corner as are the areas containing the Farley Wood Community Centre and the Hewlett Packard recreation land. The land generally slopes across the site from 90 metres above sea level in the northeast to around 65 metres in the southeast.
- 1.13 Land adjacent to the site contains a variety of existing land uses including: a hotel, an office building, and a leisure complex with dry ski slope and an indoor ice rink. Within the site there are residential dwellings and caravans, small general industrial businesses including retail with open storage, scrap storage areas (some of which are subject of ongoing compliance issues), ancient woodland, a recreation area and undeveloped land between Binfield and Wokingham.
- 1.14 Planning permission exists for a garden centre off London Road, west of the Coppid Beech Hotel. A temporary golf driving range has been built on the eastern side of the study area. The existing planning designation for the site is detailed in the Bracknell Forest Borough Local Plan – Alteration (November 2005). This Alteration identified the settlement boundary for the area as shown on the Bracknell Forest Borough Proposals Map which also takes account of Core Strategy DPD and Local Plan policies and designations which are shown in Appendix 1.



- 1.15 Land within the area is also currently the subject of some unauthorised uses and ongoing enforcement issues.
- 1.16 The western edge of the site abuts the Borough boundary of Wokingham Borough. On the Wokingham side there is an area of land which exhibits similar landscape characteristics to the rest of the site.

History

- 1.17 Brickmaking was a significant industry in East Berkshire between about 1900-1950. The London Clay beds and the availability of fuel nearby, coupled with the railway line, allowed Amen Corner to become one of the favoured locations for brickmaking. Initially this was carried out by individuals and small firms until demand for bricks increased. Two terraces of cottages for brickworkers were constructed along North View and South View around the turn of the 20th century, many of which remain today.
- 1.18 The Second World War caused brick production to be largely halted and the drying sheds were used to store military equipment. After the war, the brickmaking equipment had become out of date, and it had become uneconomic to continue working the pits in the face of rising competition. Once the clay pits were exhausted, they often flooded and were eventually filled, generally with brick and other waste.
- 1.19 In the last 25 years, redevelopment and site levelling of the brickworks, clay pits and ancillary storage areas have taken place. A large area of Amen Corner east of Beehive Road (outside the SPD area) was granted planning permission for development purposes in 1987. Since then, individual permissions have been granted which have resulted in the construction of new high-quality office premises adjacent to the site.

2. Policy Context and Key Stages Undertaken

Links with the Core Strategy DPD and Local Plan

- 2.1 This urban extension will contribute to the delivery of the vision and policies in the Core Strategy DPD. The scheme fits with the locational principles in Policy CS2 that identify the sequence for locating development. The SPD supplements Core Strategy Policy CS4 and is part of the means of securing its implementation. The SPD responds to Policy CS6 (Limiting the Impact of Development). The number of new dwellings to be provided on this site will directly contribute towards the delivery of the housing allocation in Policy CS15 (Overall Housing Provision). The provision of employment development at Amen Corner is in accordance with Policy CS4 and CS19 (Location of Employment Development).
- 2.2 There are a number of saved policies in the Bracknell Forest Borough Local Plan that are also relevant to the site and surrounding area. Policy EN4 applies to Riggs Copse in that it is designated as a Wildlife Heritage Site (WHS) (see paragraph 7.20). Policy R8 (Public rights of way) relates specifically to the Ramblers Route which runs along Beehive Road (see paragraph 7.15). Other environmental, housing, employment, transport and recreation policies will also be relevant to determining planning applications relating to the site.

Relationship with the Sustainable Community Strategy

2.3 The SPD has been prepared having regard to the Bracknell Forest Sustainable Community Strategy (SCS)¹. This strategy is based on a vision for the Borough to 2030 which will be achieved through a number of priorities as follows:

1. A thriving population.
2. A desirable place to live.
3. Cohesive communities.

The delivery of the SCS is measured through a series of targets set in the Local Area Agreement (LAA)². Policies in this document have had regard to the SCS and LAA which is demonstrated in the Sustainable Community Strategy Background Paper (ACL30).

National and Regional Policy

2.4 Bracknell Forest's planning policy framework has to be in conformity with Regional planning guidance in the South East Plan. The policies in the Submission South East Plan were a material consideration in preparing the Core Strategy policies. The published South East Plan (May 2009) contains the Borough's housing allocation for the period 2006 to 2026.

2.5 The South East Plan incorporates the Regional Transport Strategy (RTS) which includes policies that could have important impacts in Bracknell Forest. These prioritise the use of existing transport capacity, rebalancing the transport system around sustainable modes and managing and investing in interregional corridors. The Regional Economic Strategy produced by the South East England Development Agency sets out a 10-year framework for delivering the region's economic aspirations based on the vision of "A prosperous region delivering high quality of life and environment for everyone, now and in the future". The strategy promotes 'smart growth' and this comprises five objectives: competitive business; successful people; vibrant communities; effective infrastructure; and sustainable use of natural resources.

2.6 The Council must also have regard to national Planning Policy Statements governing the use of land and development of local and regional policies and plans. With regards to the Amen Corner SPD, the following are particularly important:

- PPS1 Creating Sustainable Communities: making suitable land available for development in line with economic, social and environmental objectives to improve the quality of life; contributing to sustainable economic growth; protecting and where possible enhancing the natural and historic environment and the quality and character of the countryside, and existing successful communities; ensuring high quality development through good design; and ensuring that development supports existing communities and contributes to the creation of safe, accessible, sustainable communities.
- PPS3 Housing, places an emphasis on ensuring that there are housing sites that are available, suitable and achievable for at least the first 10 years of the plan (Core Strategy) period.
- PPS4 Planning for Sustainable Economic Growth (2010) sets out a positive approach for planning economic growth with the Government's objectives:
 - A good range of sites identified for economic development and mixed-use development;

¹ Living Together, Working Together – Bracknell Forest Sustainable Community Strategy 2008-2014 (Bracknell Forest Partnership)

² Bracknell Forest Local Area Agreement – 2008-2011 (Bracknell Forest Partnership) published June 2008

- A good supply of land and buildings which offers a range of opportunities for creating new jobs in large and small businesses as well as start-up firms and which is responsive to changing needs and demands;
 - High quality development and inclusive design for all forms of economic development;
 - Avoiding adverse impacts on the environment, but where these are unavoidable, providing mitigation; and
 - Shaping travel demand by promoting sustainable travel choices wherever possible.
 - A sequential test, which requires shops to be developed on the most central sites first, retained alongside a new impact test. Schemes that could harm town centres will be assessed against factors including impact on the high street, consumer choice and consumer spending.
- PPS9 Biodiversity and Geology, plans and policies should: integrate biodiversity and geological diversity with other considerations; conserve, restore and enhance the diversity of wildlife and geology; and, should accommodate biodiversity within new development, recognising the link between nature conservation and a sense of wellbeing in the community. This corresponds with the role of biodiversity in supporting economic diversification.
 - PPG13 Transport, development should: promote more sustainable transport choices by shaping the pattern of development and influencing the location, scale, density, design and mix of land use; reduce the need to travel and the length of journeys; and, make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling.

SPD Relationship with Wokingham Borough

- 2.7 Land to the west of the Draft SPD site (and east of the A329) lies within Wokingham Borough (known as the Wokingham countryside strip). The land is currently within areas defined in the Wokingham District Local Plan as countryside (Policy WCC1) and Green Wedge and Gap (Policy WCC2). The Local Plan is being reviewed through the Local Development Framework for the Borough.
- 2.8 Within the adopted Wokingham Core Strategy, there is recognition of the need to maintain a separation of Bracknell and Binfield from Wokingham, which would include the land to the west of the SPD site (known as the Wokingham Countryside Strip). Detailed proposals for the land to the west of SPD site will be taken forward through the Managing Development Delivery DPD which is under production by Wokingham Borough Council.
- 2.9 Full details of how the SPD conforms to national and regional policy are provided in the National and Regional Policy Background Paper (ACL31) and as updated in the Revised Paper (ACL49).

Changing from AAP to SPD

- 2.10 **Stage 1-** Using the Amen Corner Area Action Plan Draft Submission Report as a template, minor amendments and factual corrections were made to form the basis of the Draft SPD. The sections specific to the Area Action Plan were either replaced or deleted. The Policies were replaced by Development Principles.
- 2.11 **Stage 2** - Necessary amendments were made to take account of all representations made on the Draft Submission Report (see ACL47) as shown in appendix 1 of the Statement of Consultation (ACL53).
- 2.12 **Stage 3** - Necessary amendments were then made taking account of new evidence and information such as the Council's recent purchase of land near the site.

- 2.13 **Stage 4** - The Draft Sustainability Appraisal of the Draft SPD was produced following during stages 1-3 above. This resulted in a number of amendments.
- 2.14 **Stage 5** -The Draft SPD was published_for consultation.
- 2.15 **Stage 6**_– Amend the Draft SPD and publish a final version of the SPD

Evidence Base

- 2.16 The SPD is supported by the same evidence base which supported the Draft Submission Report and comprised:

ACL30 - Sustainable Community Plan Background Paper.

ACL31 - National and Regional Policy Background Paper.

ACL32 - Utility Provision Statement.

ACL33 - Drainage and Flood risk Concept Strategy.

ACL34 - Initial Landscape and Tree Background Report.

ACL35 - Ecology Assessment (Extended Phase 1 Habitat Survey).

ACL36 - Contamination Concept Strategy.

ACL37 - Geo-technical ground condition assessment.

ACL38 - Amen Corner Noise Environmental Noise Assessment.

ACL39 - The Berkshire Strategic Housing Market Assessment.

ACL40 - The Employment Background Paper.

ACL41 - The Amen Corner Transport Model Assessment.

- 2.17 Further, evidence has been produced which is specific to the production of the SPD:

ACL48 – Revised Transport Model Assessment.

ACL49 – Revised National and Regional Policy Background Paper.

3 The Development Area

- 3.1 The Core Strategy DPD Policy CS4 establishes the principle of comprehensive mixed-use development at Amen Corner and sets out the general location where development will take place. A co-ordinated approach to securing the land in a timely manner will be necessary.
- 3.2 The main development area is land south of London Road (Binfield) and north of the A329 and railway line as shown coloured in yellow on Map 2. The area of this land is 27.2 hectares. The development site includes a number of residential properties and a guest house which are likely to be redeveloped.
- 3.3 The regeneration of the site will also include other areas of the site and will positively influence the use of other land and/or be designed to integrate with existing uses near to the site such as:
- **Wokingham countryside strip**
Adjacent to the site is a 4.48 hectare strip of countryside land which is in Wokingham Borough, coloured orange on Map 2. This will be enhanced to form passive Open Space of Public Value and reinforce the buffer separation between Binfield and Wokingham Borough (See Development Principle AC5). If planning permission is needed to change the use of and convert this land, a planning application relating to the land in orange on Map 2 to Wokingham Borough Council by the developer/owner of the land will be made in parallel to any planning application for the development of Amen Corner (relating to the land shown in yellow and brown on Map 2) by Bracknell Forest Council.
 - **Farley Wood Recreation Land**
This comprises the 3.63 hectares of land at Farley Wood (as shown in light blue on Map 2). Contributions from the development will enhance the recreational facilities and community centre which currently exist for the benefit of the new and existing community (see Development Principles AC2 and AC4). There is also an option to share the pitch for use by the new Primary School to be provided (see Development Principle AC2). A planning application affecting the land shown in blue on Map 2) is expected to be considered either in parallel or as part of any planning application for the development of Amen Corner (relating to the land shown in yellow and brown on Map 2) to be considered by Bracknell Forest Council.
 - **John Nike Leisuresport Complex**
The John Nike Leisuresport complex and Coppid Beech Hotel is 5.73 hectares in area (shown in pink on Map 2) and will integrate with the new Commercial and Leisure Zone (see Development Principle AC11).
 - **The Hewlett Packard Recreation Area**
This comprises 2.39 hectares and is a privately owned sports ground containing a football pitch, a pavilion and a balancing pond. This land (shown in green on Map 2) is designated as Open Space of Public Value (OSPV) on the Bracknell Forest Borough Proposals Map. This land forms part of a single planning unit for Class B business purposes. The land has been used for recreation purposes (football pitch and pavilion) which is disused and for a balancing pond serving the main Hewlett Packard office development. Hewlett Packard has indicated that this land could accommodate up to 10,000 sqm. of new employment space whilst retaining the drainage function of the balancing pond. In the circumstance that this development goes ahead the recreational land would be developed. This land may be appropriate

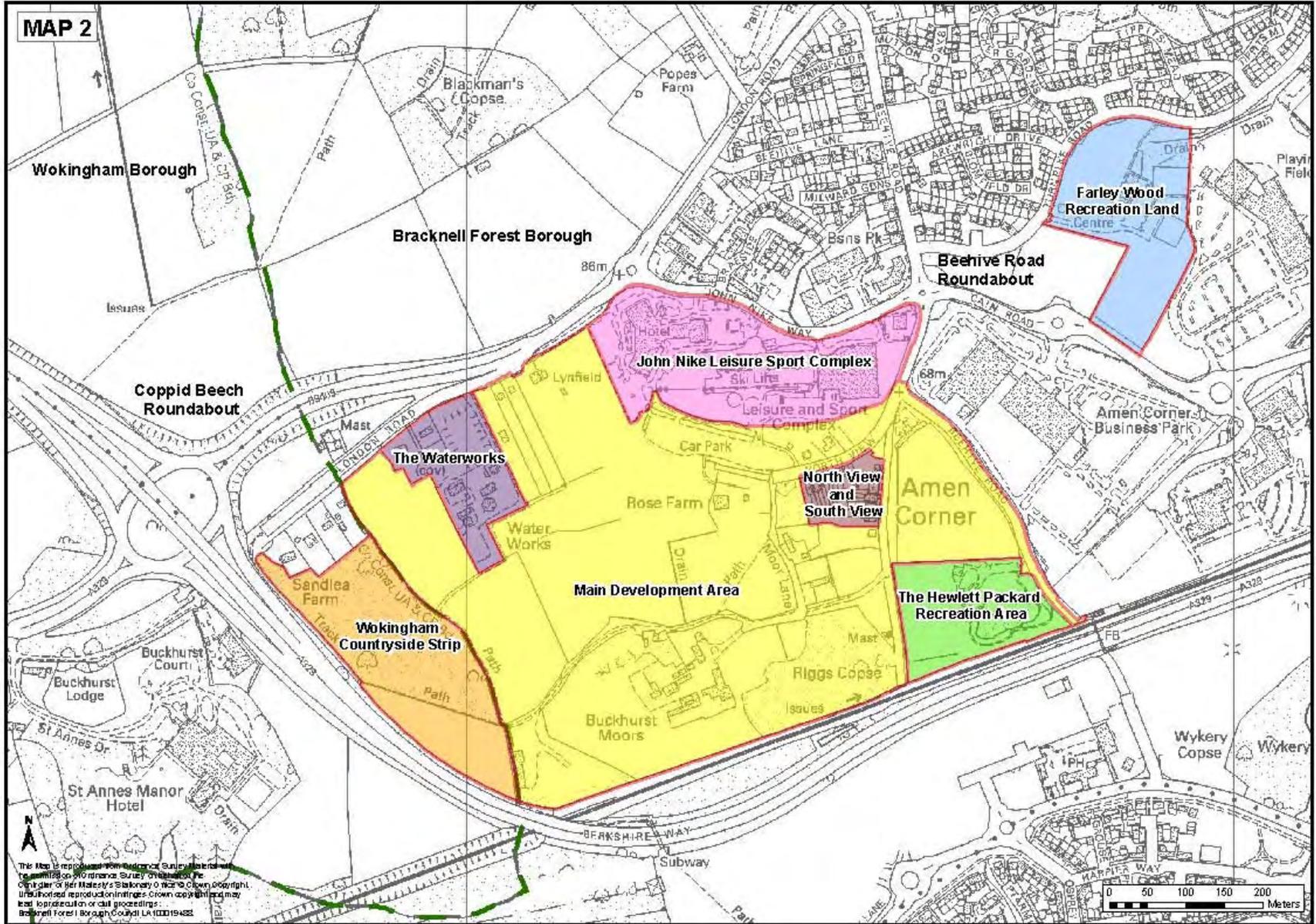
for the provision of a railway station in the future with associated employment space. In order for a railway station to be delivered on this land it will be necessary for evidence and a business case to be provided. A further consideration will be the re-provision of the recreational facility and guaranteeing the drainage function of the balancing pond will be appropriate to serve the existing and new development. The development proposed in this SPD will not prejudice an appropriate scheme coming forward in due course. The formal allocation of land for employment and a railway station will be considered through the Site Allocations Development Plan Document (see www.bracknell-forest.gov.uk/sadpd).

- ***The Waterworks***

The existing waterworks, owned by South East Water (as shown in mauve on Map 2) is 1.75 hectares in size and is to remain operational. This site also includes two cottages and a large private dwelling set in 0.22 hectares of land. The development at Amen Corner will wrap around these dwellings (and the Waterworks) and therefore it is important that their boundaries are sensitively treated. Furthermore, there are four large properties in Wokingham Borough which will not be redeveloped under this plan, but there is a need to consider their setting in a sensitive manner.

- ***North View and South View***

This land is 1.17 hectares in area as shown in brown on Map 2. This land will be redeveloped as early as possible in the development for residential, employment or retail provision in accordance with Development Principle AC11. Delivery will be through a planning application (affecting the land shown in brown on Map 2) either separately (in advance) or as part of any planning application for the development of Amen Corner (relating to the land shown in yellow and brown on Map 2) to be considered by Bracknell Forest Council.



4 Sustainable Growth

- 4.1 The level of development proposed for Amen Corner is not necessarily sufficient to create a fully self-contained community, however, opportunities must be taken to ensure the new development integrates well with the existing development including the residential development to the north (off Beehive Road and Turnpike Road) and south (Jennett's Park). Account will be taken of existing physical links and desire lines in considering the layout of the new housing and associated facilities with the aim of helping to forge links between future and existing occupiers in the area and therefore the building of a community in the wider area. For example, the absence of a primary school in the general area can be addressed by the development for the benefit of the new and existing community. Furthermore, the already successful community centre and recreational land at Farley Wood can be significantly enhanced as a result of contributions from the development. Access to these facilities needs to be designed so that everyone in the area can benefit.
- 4.2 The new employment space will form a natural expansion of the successful employment area adjacent to the Amen Corner Business Park. Planning applications will need to demonstrate that they do not prejudice the delivery of a railway station, its ancillary parking and access and/or associated employment. The Council will encourage investigation of the provision and delivery of a railway station at Amen Corner. This will include a feasibility study and a detailed business case which is supported by all relevant organisations including Network Rail and the train operating company.
- 4.3 Adjacent to the site is the existing John Nike Leisuresport complex which provides significant recreational facilities to help support the new and existing community. A new Commercial and Leisure Zone will complement and enhance the existing sports and leisure facilities.
- 4.4 Any future applications for development within the SPD area will be assessed against the following guiding principles to ensure the vision for development at Amen Corner is achieved:
- A comprehensive development which brings the site forward as a whole, to ensure the effective use of previously developed land along with the Greenfield land.
 - A mixed-use scheme including homes and employment.
 - Connectivity, accessibility, vitality and community.
 - The integration of leisure facilities and the provision of infrastructure, services and facilities.
 - High quality design which gives identity and character.
 - The sensitive reinforcement of the separation between Wokingham and south Binfield.
 - The provision of green infrastructure and landscaping which links to other areas and contributes towards a net environmental gain.
 - A deliverable solution to mitigating the impacts on the Thames Basin Heaths Special Protection Area.
 - The provision of renewable energy and energy efficient buildings in an integrated energy strategy.
 - An integrated transport strategy.
- 4.5 Applications which do not cover the whole of the site will only be acceptable provided it can be clearly demonstrated that implementation of the application will not prejudice the

comprehensive development of the site and that the site will deliver appropriate infrastructure and facilities in line with the Development Principles in this SPD.

Development Principle AC1 - Vision (The Delivery of Comprehensive Development)

- 4.6 **The development area of the Amen Corner Site will deliver a comprehensive, sustainable mixed-use development which will integrate with the existing residential, business and leisure opportunities that exist in the vicinity of Amen Corner. The development will comprise the provision of:**
- at least 725 dwellings including affordable housing;
 - up to 35,000 sqm. of employment and leisure floor space;
 - a local centre;
 - an improved transport network;
 - a new primary school;
 - community and recreational facilities including the provision of open space.
- 4.7 **The development will be delivered between 2010 and 2018 as shown on an Implementation and Phasing Plan unless monitoring indicates otherwise. The residential element of the development will be delivered in accordance with the Housing Delivery Projection.**
- 4.8 **The delivery of the residential element will be monitored and results reported in the Annual Monitoring Report. The Housing Delivery Projection will be updated as necessary.**

Implementation

- 4.9 This Development Principle will be implemented through:
- Proposals covering the whole of the defined area (as indicated on Map 2), to ensure that the previously developed land and greenfield land is brought forward in a comprehensive and phased manner in conjunction with all the policies in the Core Strategy DPD, The Bracknell Forest Borough Local Plan, Local Development Framework Supplementary Planning Documents including the Amen Corner Supplementary Planning Document.
 - Policies in the Wokingham Core Strategy and emerging LDF documents.

5 Infrastructure, Services and Facilities

- 5.1 An analysis of necessary infrastructure, services and facilities to support the development is crucial to developing the site in the most sustainable manner. All new development needs to provide suitable infrastructure and services to support it and mitigate any impacts that it may create. Therefore an important part of the SPD is to identify in broad terms:
- The required infrastructure, services and facilities.
 - How any additional provision will be made e.g. should it be physical works or contributions in-lieu of provision?
 - Where the provision is to be located.
 - Who is to be responsible for provision.
 - Broadly when the provision will be delivered.

- 5.2 The Council produced a draft Infrastructure Plan alongside the Amen Corner Area Action Plan Report (Preferred Options) (ACL12) which indicated the level of provision of infrastructure, services and facilities which might be needed on the site. The provision of infrastructure and services, affordable housing and public highway will be subject to negotiation and based on the Council's adopted Limiting the Impact of Development SPD (July 2007) together with the requirements of other highway authorities. Such contributions and works will be secured through conditions, Section 106 (s106) agreements³ and other agreements between the Council, other highway authorities and the developers (notwithstanding any regulation changes that may occur). The provision of third party utility infrastructure such as water and gas services will be made through private agreements between the provider and developers. Other third party infrastructure (health, police and fire) may be required subject to the tests set out in Circular 05/05. This will be considered at the planning application stage. If appropriate, such provision will be secured by s106 or another agreement.
- 5.3 At this stage, the aim is to establish the provision in principle of each service/facility rather than actual costs or works. These will be agreed in detail as planning applications are progressed taking account of the Council's Limiting the Impact of Development Supplementary Planning Document (LID). The draft Infrastructure Plan has helped establish effective guidance (i.e. Development Principles AC2, 4, 6, 7, 12 and 13) and facilitated the development of a transparent and open process in terms of provision to a wide audience such as the general public. Therefore, provision is as follows:

1. A New Primary School

- 5.4 The School Places Plan (2008-13) shows an existing and future deficit in capacity exists as there is a shortage of primary school places in Binfield and Meadowvale primary schools. It is estimated that the number of primary school children living in the development will exacerbate this shortfall. There are two acceptable options to deliver a new school:

Option A –

A new one form entry primary school facility is required to be constructed on a minimum of 1.3 hectares of land at Amen Corner. The new school will act as a focal point for the community and will be sited sensitively to take account of other built forms in the development. The school will be available for use by the wider community and the site should be sufficiently flexible to enable a physical extension to be built to form a larger school to serve a wider area. In the event that the school is extended to form a two form entry school an arrangement to use pitches at the Farley Wood Recreation Facility may be required (see paragraph 5.6 below).

Option B -

A one form entry primary school will be required to be constructed on a minimum of 2.2 hectares of land to be located off the Amen Corner site. This school site should be reasonably located to be able to serve the Amen Corner development and the wider area. This distance should not exceed the maximum appropriate for primary school aged children to walk to and from the site. The developer(s) will be required to provide the land and to construct the school on this land.

- 5.5 The design of the school should also include drop off/pick up points. Early discussions with the Local Education Authority are also required over the provision of space for nursery and a dedicated space for community/children's service use. The developer may

³ A Section 106 Agreement is made under the provisions of the Town and Country Planning Act 1990 as amended.

need to make necessary contingency arrangements through the provision of temporary school facilities until the new school is completed and ready for occupation.

2. An Enhanced Farley Wood Recreation Facility

5.6 The Farley Wood Centre which is accessed at Turnpike Road, currently provides a number of local facilities such as a park, play ground, community centre, tennis club and sports pitches. The presence and potential use of these facilities provide an excellent opportunity to help integrate the new community at Amen Corner with the existing community which is already served by them. The development will contribute to enhancing the existing capacity and quality of these facilities as follows:

- the construction of an extension to Farley Wood Community Centre, including fixtures and fittings. New provision will include additional changing facilities, rooms, play provision and adequate parking. All should be delivered in accordance with the Council's standards;
- the enhancement of the existing sports pitches and Tennis Courts;
- improved access from the Amen Corner site including the creation of a new pedestrian access from Cain Road into the site; and,
- general improvements including access, parking, landscaping, planting, signage, bins etc.

5.7 All contributions and works should be agreed with the Council in a Farley Wood Enhancement Scheme which is to be approved before detailed planning applications are submitted for Amen Corner and the Farley Wood site. The works will be completed in a phased manner so that they are ready for early use by new residents living at Amen Corner.

3. On- and off-site Community Recycling Facilities

5.8 The development will include the on-site provision of recycling points at identified locations to accommodate recyclables such as glass and other recyclable materials as agreed with the Council. This includes land and facilities. The recycling points should be in place and ready for use before any dwellings they relate to are occupied. All facilities will be secured by planning obligations or appropriate planning conditions.

4. Off-site Provision of Library, Youth and Secondary School Facilities

5.9 The development will provide a pro-rata financial contribution secured by planning obligation to provide additional space and/or improvements to libraries which will serve the site (for example, Binfield Library or Bracknell Central Library). Planning obligations will be necessary to secure:

- the pro-rata financial contribution to be paid by instalments on commencement of each phase of development; or,
- the construction of new facilities or conversion of existing building/s made available for use by the residents of the development prior to the occupation of an agreed number of dwellings.

5.10 The development will make a financial contribution towards the provision of youth facilities in the vicinity of the site. Any major residential development on the site will place a demand for places at secondary schools in the vicinity of the site. Therefore the development will make a contribution towards new and improved secondary school facilities to serve the site. The financial contribution will be secured by planning obligation to be paid at appropriate and negotiated times throughout the construction of the development.

5. Health Facilities, Police and Fire Infrastructure

5.11 The development will make necessary provision for police, fire and health facilities based on a demonstrated need by the appropriate body (known as third party bodies).

6. Utilities and Other Services

- 5.12 The development will provide, or ensure the provision of, all the following necessary infrastructure and services to facilitate all development on the site:
- water management including surface water and sewer management (all sustainable drainage systems should be well maintained and managed to ensure they do not impact for example, on the sewerage system); and,
 - all other services including water, electricity cabling, gas, water and telecommunications. Provision should be made in the form of distributed (or district) energy networks. Consideration should also be given to providing appropriate easements for any pipe work associated with the Waterworks.

7. Commercial and Leisure Zone

- 5.13 The Borough Council is committed to maintaining Amen Corner as a major recreation/leisure node for the Borough. A variety of recreation and leisure facilities are envisaged. The development will provide a new Commercial and Leisure Zone which:
- will comprise mixed use leisure area (for example, a hotel, a health and fitness centre, tennis centre and a local shop/s); and,
 - will provide a transitional area which integrates the existing Leisuresport Complex, ski-slope and hotel with the new development including safe and well-designed connecting pedestrian and cycle routes.
- 5.14 The Commercial and Leisure Zone will be delivered in accordance with the provisions of Development Principle AC11 – Employment Provision.

Development Principle AC2 - Community Facilities and Other Services and Infrastructure

5.15

The development will provide necessary on- and off-site infrastructure, services and facilities to serve the site as follows:

1. A new One Form Entry Primary School will be constructed on suitable land where on agreement with the Council, the developer(s) will ensure:
 - A. The on-site provision of the school will include all fixtures, fittings and external playing fields, a parking area and ancillary buildings on land of no less than 1.3 hectares in area within the site; or,
 - B. The off-site provision of the school will include all fixtures, fittings and external playing fields, a parking area and ancillary buildings on land of no less than 2.2 hectares in area within the vicinity of site.

On satisfactory completion, the Primary School will be transferred to the Local Education Authority (LEA) at a timescale to be agreed with the LEA. The construction and transfer of the school to the LEA will be secured by planning obligations and agreements between the developer and the Council.

2. An improved Farley Wood Recreation Facility will be secured by planning obligations or any other subsequent replacement legal means. The details of the improvements will be agreed in a Farley Wood Enhancement Scheme.
3. The provision of on-site Community Recycling Facilities at agreed locations to be secured by planning obligation/condition.
4. Financial contributions in-lieu of the provision of off-site Library, Youth and Secondary School Facilities to be secured by planning obligations or any other subsequent replacement legal means.
5. All necessary utilities and other services to be secured by private agreement between the developer and provider which comprises:
 - Water management, including surface water and foul sewer management, through advanced sustainable urban drainage systems as described in Development Principle AC4. All such measures will be provided in accordance with an integrated Surface Water Drainage Strategy for the site.
 - Other services including providing the site with water, electricity, cabling routes, gas and telecommunications. Provision should be made in the form of distributed (or district) energy networks.

Implementation

5.16 This Development Principle will be implemented through:

- The determination and monitoring of planning applications.

- Conditions, Section 106 Agreement or other agreements unless other legal measures to secure contributions are put in place⁴.

6 Design Principles

- 6.1 Design has a key impact on the perception of place, adding to its distinctiveness, creating high quality design and providing a sense of community and safety. The site provides an important opportunity to create a distinct local character which should be innovative in its design approach.
- 6.2 Proposals which do not meet the design principles set out below or respect the topography of the area will not be supported. Meeting the design criteria will be central to creating a high quality urban extension.
- 6.3 With new development, it will be necessary to establish an identity for the area; this should relate to the landscape features which exist on-site. A contemporary style using the latest thinking on energy efficiency will be appropriate. Distinctive built form, street furniture, public art and public space will be used to contribute to the overall design concept for the area.
- 6.4 A detailed masterplan will be produced to accompany an outline application for the site. This should identify different character zones within the site. A Design and Access Statement must be produced and submitted for approval, for each character zone indicating how the proposed development meets the Design Principles set out below.
- 6.5 The development should seek to achieve a high standard of design when assessed against best practice, such as the Building for Life criteria produced by CABI and the Home Builders Federation (or any subsequent replacement).
- 6.6 **1. Local distinctiveness**
- All development should define and create a distinctive character for the area with buildings of innovative design and architectural quality.
 - The layout should be informed by the existing landscape and topography of the site.
 - A Public Art Strategy should be developed and agreed for Amen Corner. Individually commissioned pieces of Public Art should be provided throughout the development. These should be themed to reflect the past and new uses within the area.
- 6.7 **2. Layout issues**
- The layout should be driven by the built form which should take priority over roads and vehicular movement. Development should help to create a series of streets and spaces where the buildings interact with one another creating safe, useable and overlooked streetscenes. This approach will help create a sense of place rather than a series of separate unrelated sites.
 - Gateway and landmark buildings with key focal points should be used to create a legible environment. The layouts should take advantage of important views and vistas to create new focal points or viewing points within streetscenes.
 - The layout of any scheme should be structured around tree lined streets and footpath/cycleways to create both visual character and a distinctive appearance, providing direct pedestrian and cycle routes and public spaces which link between the various elements of the whole Amen Corner Site and the existing adjacent areas.
 - The layout and design should conserve and enhance key landscape characteristics of the local area.

⁴ For example, the Community Infrastructure Levy.

- Hard and soft landscape design must be considered as integral to the scale, design, layout, and siting of development and considered from early stages of the design process.
 - Open amenity space must be distinctive, functional and located so as to be easily accessible, and planned to gain plenty of sunlight.
 - The proximity of the A329 and the railway are currently a source of noise within the site. The layout must therefore consider carefully the uses placed closest to this boundary edge and what measures are introduced to alleviate the impact of noise on future residents and site users.
- 6.8 **3. Robust and secure design**
- All buildings, including dwellings, must provide good surveillance over the footway/cycleway network and across public open spaces (these spaces include leisure/recreational space, roads, parking areas and other areas of public open space). The layout and design of areas should follow Secured By Design principles.
 - All residential buildings should have identifiable principal entrances which are located in prominent positions in public spaces.
 - Where possible non residential buildings should offer a mixture of uses that will create variety, interest and activity during the day and into the night.
 - All buildings should be built to be flexible and adaptable to change, so that they could accommodate a variety of uses.
- 6.9 **4. Building quality**
- Buildings should exhibit architectural quality and high quality building materials should be used throughout the Amen Corner area. Context should inform character; due to the historical context of the site as a former brickworks. Consideration should be given to the prominent use of brick with designs.
 - Buildings should be designed in an eco-friendly manner and seek to achieve high energy efficiency standards to meet the Council's targets on renewable energy (see 6.11 below).
 - All development should be fully accessible to all members of the community. The site is sloping and therefore the challenge will be to create a layout to work with the contours of the land to ensure steep gradients on footways, stepped entrances to dwellings etc. are avoided. The Council has a Supplementary Planning Document on inclusive design principles, "Designing for Accessibility in Bracknell Forest".
- 6.10 **5. Highway and infrastructure issues**
- Car parking within the development should not dominate any space or views and should therefore be broken down into small areas. These areas should be laid out using high quality materials and distinctive planting.
 - Where possible parking should be located to minimise its visual impact and to release surface areas for open space. Decks of car parking which face important spaces will not be acceptable.
 - Roads, pavements and any other hard surfaced areas should be designed to create distinctive areas within the development whilst creating a sense of continuity.
 - Streets should be treated as places and spaces rather than purely for car movement, road design will need to plan for reduced speeds.
 - Roundabouts should incorporate focal points and be designed with landscaping schemes and public art to aid in legibility and distinctiveness throughout the action plan area.
- 6.11 **6. Environmentally Friendly Features**
- The development will need to demonstrate that it has been designed and laid out to adapt to the predicted effects of climate change. The need is to create sustainable

development which uses resources in an environmentally responsible way. The development will contribute to saving energy, using measures to create on-site generation from renewable sources and other low carbon technology to achieve buildings with low carbon dioxide emissions. This could include either the provision of a District Energy Scheme or the ability to connect the development to a nearby system.

- All new development will need to demonstrate that buildings have incorporated the latest energy efficiency measures. New development should also, through a Sustainability Statement, demonstrate the incorporation of all other measures including the use of sustainable materials, water efficiency technologies and sustainable construction measures, based on the Council's Sustainable Resource Management SPD.
- Redevelopment proposals should also indicate where they have had regard to best practice principles over and above Building Regulations.
- The creation of a sustainable development at Amen Corner will be a fundamental aspect from the outset of the design process including: seeking to meet appropriate eco-standards; delivering an appropriate eco-layout; constructing energy efficient buildings; and providing eco-awareness.
- New development will have to consider key impacts of climate change such as flooding, structural damage and subsidence, biodiversity losses, intense rainfall and drought leading to soil damage, erosion and damage to road/rail infrastructure. The development may have to include adaptation measures such as installing external shading above south-facing facades or setting aside land for water attenuation systems to cope with intense rainfall.

Development Principle AC3 – Design Principles

6.12

Development should be functional, attractive and sustainable. Development will be permitted in accordance with the Design Principles and therefore will:

- **establish a defined, contemporary sense of place at Amen Corner;**
- **have a layout that responds to the existing topography and landscape of the site and achieve a high standard of design when assessed against best practice, such as the Building for Life criteria (or any subsequent replacement);**
- **provide good levels of surveillance over the public realm following Secured By Design principles;**
- **create a vibrant community and environment;**
- **have a high standard of architectural design, building materials and energy efficiency;**
- **contributes to mitigating the impacts of climate change;**
- **be accessible to all members of society;**
- **achieve an appropriate standard of highway design, connecting fully to the existing infrastructure of the area.**

6.13

A detailed Masterplan and Design Code for the development are required to be submitted and approved either as part of a full application or prior to the submission of Reserved Matters.

Implementation

6.14

This Development Principle will be implemented through:

- The determination and monitoring of planning applications.
- Assessments such as Building for Life and the Code for Sustainable Homes.

7 Green Infrastructure and Landscape Character

- 7.1 A comprehensive Landscape and Green Infrastructure Plan will be required to support an outline application for the site. This plan will be co-ordinated and based on the Landscape and Green Infrastructure Principles detailed below and provide:
- A general landscape description for the whole site.
 - A more detailed description of the various phases of the site having regard to the Landscape and Green Infrastructure Principles. This should pick out any slopes, water courses, distinctive vegetation and tree cover.
 - The identification of important view points and key landscape focal points including measures which could be implemented to enhance/preserve these views.
 - The native tree species on the site to be protected and locally appropriate species should be introduced as part of any landscape scheme.
 - Woodland management.
 - Education programmes on the wildlife, conservation value and biodiversity (including Riggs Copse) to inform local residents, workers and visitors.
 - Active measures for protecting and enhancing wildlife and biodiversity.
 - A link with all the Development Principles in the SPD.
 - The identification and provision of the range of functions that greenspaces serve, such as landscaping, public amenity and nature conservation.
- 7.2 The Landscape and Green Infrastructure Plan should also conform to other Development Principles in this SPD, such as AC5, AC6 and AC7.

Landscape and Green Infrastructure Principles

1. Existing Landscape Topography

- 7.3 One of the key elements of the defined Amen Corner area is the existing landscape character of the site. This is made up of undulating grassland, remnant hedgerows and tree belts. As far as possible the development will follow the existing pattern of topography and look to retain, enhance and integrate existing important landscape features within the new development, having regard to their maturity, visual and biodiversity value. The site also presents an excellent opportunity to create a valuable green landscape through other provision including initiatives for ecological and visual improvement of the area.

2. Active Open Space of Public Value

- 7.4 The development will provide 3.35 hectares of active open space of public value for community, school and general recreational needs and visual amenity. This will include:
- New playing fields and facilities for the Primary School which could be used outside school hours by local community clubs and groups. However, if the Primary School is provided off-site (see paragraph 5.15) then there will be a need for a substantial area of active open space to be provided on-site.
 - The enhancement of the sporting facilities at the Farley Wood Recreation Facility (see Development Principle AC2 above) including remodelling the tennis facilities, extra changing and storage facilities and generally upgrading existing facilities at this site.
 - The provision of appropriate play areas will be provided as part of the development.
- 7.5 The delivery of the active Open Space of Public Value requirement above will be provided as part of a Green Infrastructure Strategy to be agreed with the Council as part of the detailed application stage.

7.6 All active Open Space of Public Value will be transferred to the Council unless adequate alternative arrangements are put in place with the agreement of the Council.

3. Passive Open Space of Public Value

7.7 The development will provide (land and works) 3.85 hectares of passive Open Space of Public Value for walking, picnics, cycling and for its biodiversity and visual amenity. Such provision could include land in Wokingham Borough as identified (on Map 2 shown in orange). The majority of land is in the ownership of the developer of the Amen Corner site who has indicated that this will form part of the development. This could be by application to Wokingham Borough Council for change of use and conversion to passive Open Space of Public Value for the benefit of residents at Amen Corner. The preferred use of this land is for passive open space to support the implementation of the SPD and it will be considered by Wokingham Borough Council within its Housing Site Allocations DPD. This land will also reinforce the separation between the built up part of Wokingham and south Binfield (see Development Principle AC5).

7.8 Riggs Copse will also function as passive Open Space of Public Value but it will not contribute towards the standard for provision if it forms part of the SANGS mitigation solution for the Thames Basin Heaths Special Protection Area (see Development Principle AC7).

7.9 The delivery of the passive Open Space of Public Value requirement above will be part of a Green Infrastructure Strategy to be agreed with the Council at the detailed master planning stage.

7.10 Agreements will be required for their continued management and upkeep and/or transfer to the Council or a third party.

4. Public Rights of Way, Ramblers Route and other green corridors

7.11 A network of green corridors (including existing footpaths 14, 15 and 16) will be provided throughout the site which will include the existing Ramblers Route network (unless a replacement route is agreed with the Council). The route will link to: new and existing Open Space of Public Value; Riggs Copse; Big Wood, Jennett's Park Country Park and the wider Ramblers Route network beyond the site.

7.12 The site contains an established network of public rights of ways which will be maintained in their current location where viable or adequately re-routed as necessary in accordance with the appropriate legislation. Overall the network will be enhanced for its connectivity throughout the site and to the wider network. Such enhanced routes will also perform other green infrastructure functions such as biodiversity corridors, visual screening and contributing to the separation of the built up parts of Wokingham and south Binfield (see Development Principle AC5).

7.13 A further new green corridor route will be provided alongside the railway to the south of the site which will connect Riggs Copse to the wider network. This route will also strengthen visual amenity and biodiversity interests whilst acting as a noise buffer to the Railway and A329.

7.14 Other green corridors will be provided, where possible, taking advantage of retained groups of trees for their visual and biodiversity importance and in locations to be agreed at the detailed master planning stage.

7.15 The existing designated Ramblers Route, which runs along Beehive Road, will also be enhanced as a safe but pleasant continued connection to the established route to the bridge over the railway and A329.

7.16 Through the use of agreements and physical design, the Council will seek to gain greater public access through the area and to existing or planned neighbourhoods.

5. Trees and hedgerows

7.17 The overall development will, where possible, retain important trees including those covered by Tree Preservation Orders (TPOs) and groups of trees and other green infrastructure features.

7.18 The site contains many areas of significant vegetation including hedgerows, trees subject to TPOs and an Ancient Woodland (Riggs Copse which is also a Local Wildlife Site⁵). An initial assessment in the Amen Corner Landscape and Tree Report (see ACL34) has been prepared which identifies groups of trees in three categories of high, moderate and low value for retention.

7.19 The most important groups of trees are generally on the perimeter of the site with the exception of the group that runs north to south from Rose Farm down to the yard at Buckhurst Moors. A strong group of trees, of moderate value, runs through the centre of the action plan area.

7.20 The TPOs exist primarily to the south and east of the SPD area along South View and Beehive Road. An Area TPO is in place on land to the rear of North View and South View.

7.21 The groups of existing hedgerows and trees identified in the Amen Corner Landscape and Tree Report (see ACL34) will be retained and enhanced as an integral part of the layout of the site.

7.22 The programming and carrying out of works and the on-going woodland management will be a key component of the Landscape and Green Infrastructure Plan.

6. Riggs Copse

7.23 Riggs Copse in the south-east corner is a small but important area of ancient woodland and is a protected Local Wildlife Site. It contains a diverse range of flora and includes species such as the rare Wild Service Tree. As a minimum, measures for protection and enhancement of this Local Wildlife Site will include:

- A woodland management plan for Riggs Copse.
- Provision of woodland buffering between development areas and Riggs Copse.
- Education programmes put in place to inform local residents, workers and visitors of the wildlife and conservation value of Riggs Copse.
- A visitor management plan, if it is to be used as a Suitable Alternative Natural Greenspace (SANGS) (see Development Principle AC7).

7. Habitats for Biodiversity

7.24 In accordance with Development Principle AC6, which requires an Ecological Assessment to be undertaken, the Landscape and Green Infrastructure Plan will provide appropriate details relating to biodiversity habitats. This will include the creation of new and/or the retention of existing habitats.

8. Gardens, allotments and amenity soft landscaping

7.25 The layout of the site will make provision for individual and shared garden areas for their visual and amenity value, contribution to biodiversity and to the occupiers' quality

⁵ Local Wildlife Sites (LWS) is the replacement term for Wildlife Heritage Sites, as specified in Saved Policy EN4 Local Nature Reserves, Wildlife Heritage Sites and Regionally Important Geological Sites of the Bracknell Forest Borough Local Plan (2002), and on the Bracknell Forest Borough Proposals Map.

of life. The layout of the site will also provide communal allotments for the benefit of new residents.

7.26 The layout of the site will also make provision for high quality amenity landscaping to soften the harder landscape of the new built environment. The urban contribution to biodiversity will also be enhanced through a range of measures such as green roofs and native species planting.

7.27 Additional landscaping along the common edge between abutting development zones will supplement the existing perimeter planting surrounding the site.

9. Sustainable Urban Drainage

7.28 Applications affecting the site must be accompanied by robust flood risk assessment. The development will provide a comprehensive Sustainable Drainage System which mimics the natural drainage of the existing green field parts of the site. Measures will include site infiltration trenches, permeable surfacing, swales and necessary balancing which could include enhancing the existing pond off Beehive Road. The system should be sensitively located and provide a net ecological benefit to the area.

Development Principle AC4 – Green Infrastructure and Landscape Character

7.29 **Green Infrastructure in its various forms will create a distinctive and high quality landscape character throughout the site. The provision of extensive Green Infrastructure will protect and enhance biodiversity, physical and visual amenity. The development will be required to:**

- Identify, protect and enhance important existing landscape features where possible.
- Provide new landscape features.
- Create a genuinely green landscape character for the development.
- Integrate and connect the development with other landscape features adjoining the site.

7.30 **The development will provide an extensive range of green features in line with a Landscape and Green Infrastructure Plan which includes:**

1. Details of the existing and new landscape topography to be provided.
2. Active Open Space of Public Value to Council standards for provision.
3. Passive Open Space of Public Value to Council's standards for provision.
4. Enhancement of rights of way, the ramblers route and other green corridors.
5. Details for the retention and protection of important existing trees and hedgerows where possible, and the planting of new trees and hedgerows.
6. A management plan for Riggs Copse.
7. Creation and/or retention of a range of habitats and wildlife corridors for biodiversity.
8. Provision of gardens, communal allotments and amenity soft landscaping.
9. Provision of a Sustainable Urban Drainage System (SUDS).

7.31 **The Landscape and Green Infrastructure Plan will be agreed with the Council as part of a detailed master planning stage for the development. All measures will be secured by planning obligations or other agreements unless other legal measures to secure contributions are put in place.**

Implementation

7.32 This Development Principle will be implemented through:

- The determination and monitoring of planning applications.
- Conditions, Section 106 Agreement or other agreements unless other legal measures to secure contributions or works are put in place.

8 Landscape Sensitivity

- 8.1 A key issue with the development of this site is to consider how the proposal could assist in the sensitive treatment of land between south Binfield and Wokingham. Whilst the A329 does provide a degree of separation, it is not enough. The issue is also important because of the proposed strategic development locations (SDLs) south and north of Wokingham (Wokingham Borough Core Strategy Policies CP21 and CP22) which are located to the west of the A329 Berkshire Way. The Council is therefore taking a comprehensive approach with Wokingham Borough to consider sensitivity issues in the vicinity of this site including Wokingham's SDLs. It is the intention of Wokingham Borough that part of the SDL land contributes towards the separation of the nearby settlements.
- 8.2 There is also a strip of open land in Wokingham Borough that is east of the A329 Berkshire Way and adjacent to the Amen Corner site (as shown in orange on Map 2) which is largely in the ownership of one of the developers of Amen Corner. The Housing Site Allocations DPD underway by Wokingham Borough Council is likely to allocate this area for informal passive open space associated with the proposals in this SPD. The developer/owner will deliver this land and this could be by a planning application. This land will therefore perform a role as Open Space of Public Value in accordance with Development Principle 4 and help to reinforce the separation function.
- 8.3 A public right of way follows the boundary between Bracknell Forest Borough and Wokingham Borough (in Bracknell Forest). This footpath will be enhanced by widening it and increasing the planting (see Development Principle AC4 below). This will help create a pleasant thoroughfare and reinforce the separation function, by providing a soft edge to the development.
- 8.4 Sensitivity and separation are important considerations for both Bracknell Forest and Wokingham Borough. In summary the comprehensive approach involves:
1. The existing A329 Berkshire Way already provides a degree of separation (no delivery method is required).
 2. Wokingham Borough Council will maintain separation through the delivery of the North and South Wokingham Strategic Development Locations (emerging Wokingham Borough Core Strategy Policies CP21 and CP22).
 3. The strip of land in Wokingham Borough adjacent to the Amen Corner Site will be brought forward by the owner/developer at Amen Corner as passive open space. It is intended that this will be planned for through Wokingham Borough's Housing Site Allocation DPD and if need be, by planning application to Wokingham Borough in tandem with an application the Amen Corner site.
 4. The enhancement of the public right of way alongside the strip of land described in Point 3 above which is located in Bracknell Forest Borough and in the Amen Corner site (to be delivered through Development Principles AC4 and AC5).

Development Principle AC5 – Landscape Sensitivity

- 8.5 **The right of way marked between points A and B (which includes part of Footpath 14, Binfield and Footpath 34, Wokingham) on the Concept Masterplan Extract A will be widened and enhanced through reinforced planting of native trees and shrubs to maintain and improve the visual and strategic gap between Bracknell/Binfield and Wokingham. This will also protect the new residential area from noise and visual pollution of the A329 Berkshire Way. This will support other measures to be provided outside of the provisions of the Supplementary Planning Document.**

Implementation

- 8.6 This Development Principle will be implemented through:
- The determination and monitoring of planning applications.
 - Conditions, Section 106 Agreement or other agreements to ensure the provisions are put in place.

9 Biodiversity

- 9.1 In order to protect and enhance the biodiversity of Amen Corner a sound base of up-to-date ecological information has informed this SPD.
- 9.2 Biological data from the Thames Valley Environmental Records Centre revealed that a number of protected species have been recorded in the surrounding area and that there are local sites that have been designated for their nature conservation value. This information provided the context for undertaking an Ecology Assessment comprising an Extended Phase 1 Habitat Survey⁶ (see ACL35), which allowed the location and extent of all habitats, and other notable features, to be mapped and for these to be assessed for their potential to support protected species.
- 9.3 Existing data confirmed that reptiles, badgers and some species of bat have been recorded close to the site. The mosaic of semi-improved grassland, hedges, scrub, mature trees and ancient woodland were jointly assessed as having potential to support the following protected species: badgers, roosting and foraging bats, breeding birds, dormice, great crested newts, reptiles and water voles. These species are afforded protection through including European and UK Legislation as well as national and local planning policies.
- 9.4 A further suite of detailed surveys at various times of the year in relation to the species identified will be required to clarify the full ecological interest associated with the site. These surveys are likely to verify that Riggs Copse (Local Wildlife Site) includes specific characteristics that support a high level of biodiversity. They will confirm the habitats and other features required to sustain and enhance the key species and other ecological resources associated with the site.
- 9.5 Further information will be required in the form of an Ecological Assessment (which may form part of a wider Environmental Statement in an Environmental Impact Assessment, should an EIA be required) which should include:
- A habitat survey undertaken during optimal survey period (April to September).

⁶ Extended Phase 1 Habitat Survey (Baker Shepherd Gillespie) November 2007.

- A badger survey by a qualified consultant, this should be undertaken at the earliest planning stage to mitigate impact by redesign and prior to any groundwork starting to confirm no new wildlife activity has occurred.
 - A bat survey which should be undertaken between May and late August to identify both roosts and foraging routes.
 - A breeding bird survey (March to June).
 - A dormouse survey over both summer and winter months.
 - A great crested newt survey (March to June, with at least two visits mid April to mid May).
 - A reptile survey (April to October).
 - A water vole survey (April to October).
 - A survey of Bracknell Forest and UK Biodiversity Action Plan (BAP) species.
 - A survey of Habitats and Species of Principal Importance.
- 9.6 Information gathered by the surveys above will guide the design principles of the development within the SPD and at outline application stage to avoid, mitigate and/or compensate for any negative impacts the development may have on biodiversity. However, information provided with planning applications must be based on up to date surveys undertaken within an appropriate time period to be advised by the Council but never exceeding five years. All measures for appropriate mitigation including conservation, protection, enhancement and creation of habitat must be detailed in an Ecological Assessment (EA) which will need to demonstrate a net gain in biodiversity.
- 9.7 The development will also ensure that biodiversity and urban development co-exist through providing measures such as green roofs, ecological corridors and verges, natural and native planting and features such as bird and bat boxes and hibernacula. It is possible for land providing an ecological benefit to also fulfil many other functions e.g. recreation and landscape, sustainable urban drainage (see Development Principle AC4). Therefore, proposals should demonstrate how biodiversity will be integrated within the built up elements of the development as part of a hierarchy of green infrastructure providing a range of habitats with varying levels of ecological value. All details in the EA will include the location, timings and works to both protect and enhance habitats and species and will support biodiversity provision in the development. This will provide features that contribute to BAP targets and/or incorporate biodiversity within the design of the development. Opportunities should be taken to provide better education for people about biodiversity through measures such as nature trails.
- 9.8 Within the site there is ancient woodland called Riggs Copse which is also designated as a Local Wildlife Site. There is an opportunity to enhance its biodiversity value as part of the development. This is consistent with other guidance in the SPD. Development Principle AC4 will help to protect sites such as Riggs Copse through the provision and implementation of measures as listed in paragraph 7.23. It may also form part of the bespoke mitigation solution for the Thames Basin Heaths Special Protection Area (see Development Principle AC7). Other identified belts of trees and hedgerows will also provide opportunities for biodiversity enhancement.

Development Principle AC6 – Biodiversity

- 9.9 **All development will conserve and enhance biodiversity which is identified as important in accordance with current legislation, planning policy, and Biodiversity Action Plans. The development will also create new habitats, including linkages between new and existing habitat within and adjoining the site. Planning Applications will be accompanied by a thorough Ecological Assessment which must include:**
- 1. up to date results of habitat and species surveys undertaken at an appropriate time of the year to establish the true biodiversity value present on the site within the context of the Supplementary Planning Document;**
 - 2. an assessment of the likely impacts of the development on ecology;**
 - 3. demonstration of incorporation of biodiversity into design of the development through the hierarchy of avoidance, mitigation, compensation and new benefits;**
 - 4. details of the location, timings and works to both protect and where possible enhance habitats;**
 - 5. details for educating people about their local environment.**
- 9.10 **Delivery and maintenance of a sustainable and diverse habitats and species will be secured through conditions and/or planning obligations.**

Implementation

- 9.11 This Development Principle will be implemented through:
- The determination and monitoring of planning applications.
 - Conditions, Section 106 Agreement or other agreements unless other legal measures to secure contributions or works are put in place.

10 Thames Basin Heaths Special Protection Area

- 10.1 The Thames Basin Heaths Special Protection Area (SPA), a European designated nature conservation site which hosts three rare species of ground-nesting birds, is likely to be significantly affected by residential development within 5km of its boundary. Core Strategy DPD Development Principle CS4 requires measures to avoid and mitigate the impact of the Amen Corner development on the SPA.
- 10.2 The preferred solution to mitigate for impact on the SPA is the provision of Suitable Alternative Natural Greenspaces (SANGS), both on and off-site, supplemented by contributions towards strategic SPA-wide access management and monitoring measures. The Appropriate Assessment indicates that new SANGS should be secured of a size and quality which will enable a conclusion of no adverse impact on the integrity of the SPA. Unless a new scheme is agreed with the Council, the new SANGS will consist of Riggs Copse (on-site) and Big Wood (off-site) shown on the Concept Masterplan Extract B, which has recently been purchased by the Council. The minimum area of the SANGS should accord with the 8 hectare per 1000 persons standard. Riggs Copse will be required to be connected by a new green corridor along the perimeter of the site, adjacent to the railway line, linking to the existing public rights of way network. Parking provision may be provided on the existing and stopped-up former London Road. This would also be linked to the SANGS by the green corridors (by enhancing the public rights of way). The Council will work in partnership with Natural England to bring Big

Wood up to the quality that is required of SANGs. The developer will be expected to reimburse the Council for the purchase of the land at Big Wood and contribute to the necessary works to bring the site up to the required standard and to maintain it in perpetuity.

- 10.3 This approach is considered to represent best practice and provide certainty that an adverse impact will be avoided, in accordance with the Habitats Regulations. As a contingency, it is also proposed to build into Development Principle AC7 a further flexible option that the developers of the site can put forward their own avoidance and mitigation solution subject to the measures passing an Appropriate Assessment. The Final Sustainability Appraisal Report provides a revised Appropriate Assessment for Development Principle AC7 and it is recognised that further Appropriate Assessment is necessary to provide more detail to the SANG solution advocated in Development Principle AC7 to inform for example, the production of a Management Plan. This work will be continued to support the production of an Amen Corner Avoidance and Mitigation Strategy.
- 10.4 The bespoke avoidance and mitigation package in the form of an Amen Corner Avoidance and Mitigation Strategy which will be required prior to the approval of a comprehensive planning application affecting the residential element on the site, which will fully detail:
- The provision of new SANGS.
 - Their management in perpetuity.
 - The creation, enhancement and management of green corridors including connections to existing SANGS near to the site.
 - The provision of dedicated parking, signage and other necessary measures.
 - SPA access management and monitoring provision in perpetuity.
- 10.5 In this way, the development will bring forward a bespoke mitigation solution, based on the principles outlined in the Avoidance and Mitigation Strategy. It will be assessed on its merits and in consultation with Natural England.

Development Principle AC7 – Thames Basin Heaths Special Protection Area

10.6 **A bespoke approach to avoid and mitigate any impacts arising from residential development at Amen Corner will be delivered in accordance with an Appropriate Assessment.**

10.7 **The solution will deliver dedicated Suitable Alternative Natural Greenspaces (SANGS) provision which will include the following combination of on and off-site provision unless an alternative scheme is agreed with the Council and Natural England as well as measures to enable access to the SANGS:**

- 1. a new SANG minimum of 2 hectares at Riggs Copse (on-site provision);**
- 2. a new green corridor route from Riggs Copse to the A329 underpass;**
- 3. the enhancement of the existing footpath network within and adjacent to the site;**
- 4. the provision of appropriate parking;**
- 5. provision of works and measures to provide a new SANG at Big Wood adjacent to Jennett's Park Country Park (off-site provision).**

10.8 **Contributions will be sought towards acquisition and enhancement of SANGS and management of SANGS in perpetuity. A contribution towards delivering strategic access management and monitoring measures across the SPA in perpetuity will also be required.**

10.9 **An alternative solution will be acceptable, subject to passing an Appropriate Assessment and in agreement with Natural England.**

10.10 **The solution will be detailed in an Amen Corner Avoidance and Mitigation Strategy and agreed with the Council prior to the grant of planning permission. Works will be completed in a timely manner, early in the development, so as to ensure provision of functional SANGS prior to occupation of residential development.**

Implementation

10.11 This Development Principle will be implemented through:

- The determination and monitoring of planning applications.
- Conditions, Section 106 Agreement or other agreements unless other legal measures to secure contributions or works are put in place.

11 Site Investigation and Pollution Remediation

Contaminated Land

11.1 The site has been subject to various polluting uses over the years as demonstrated in the Geo-Technical Ground Condition Assessment (see ACL37). It is necessary to carry out further investigation works and then carry out appropriate remediation measures as part of the site preparation works prior to the development phases. Therefore a Contamination Concept Strategy (see ACL36) has been prepared which sets out the process to be undertaken to identify and remediate contaminated land on the site.

Development will accord with the Concept Strategy to ensure that appropriate remediation measures are undertaken at appropriate times. All costs to remediate contaminated land will be fully met by the developer/s.

Noise Pollution

- 11.2 The A329 and the railway are sources of noise. A noise assessment has been carried out (see ACL38) and indicates that development should be no less than 55 metres from the A329 and/or effective screening should be put in place (the implementation of Development Principles AC5 and 8 will effectively provide the necessary buffer and screening to reduce noise impacts upon the new dwellings, school, employment and other uses within the development). The new development should also be screened effectively from other existing noise sources from the nearby leisure and commercial uses.
- 11.3 Further, it will be necessary to ensure that new residences, the school, employment and other uses within the development have suitable protection from the noise sources, including double glazing and acoustically engineered venting. In addition, if required, the layout should ensure that primary living spaces in dwellings nearest to the A329 and railway, such as living rooms and main bedrooms, are located away from the primary noise source, in accordance with Development Principle AC3.

Archaeological Investigation

- 11.4 Prior to development commencing an assessment will be carried out to identify the scope, scale and necessary measures to preserve any important archaeological finds.

Air Quality

- 11.5 The site is close to the A329 which could pose an air quality risk to new residents and employees on the site. The development should demonstrate that there will not be an adverse impact on human health and/or the environment because of poor air quality. Evidence should be provided to show that air quality will not be significantly affected and mitigation measures should be proposed where necessary.

Disturbance

- 11.6 In respect of North View and South View, if a viable scheme cannot come forward in accordance with Development Principle AC10, then the amenity of the existing properties at North View and South View should be enhanced so the quality of life of the existing residents is improved. New development in the immediate vicinity should respect these existing dwellings through its design and layout (in line with Development Principle AC3). Measures will be required to ensure that there is minimal disturbance to existing residents during the construction phases including safe access to and from these properties.
- 11.7 The amenity of remaining properties along London Road and the Waterworks site should also be respected during and after development (in line with Development Principle AC3). Safe access to and from the existing properties should be maintained so that daily activities are not hindered.

Development Principle AC8 – Site Investigation and Pollution Remediation

11.8

The site will be fully investigated for contamination and for important archaeological finds as part of an Environmental Impact Assessment in support of an outline planning application and prior to development as follows:

- 1. A full assessment in line with the Contamination Concept Strategy will be required and a package of measures to overcome and mitigate any effects from the contamination will be undertaken. This will take place prior to development commencing with a monitoring programme set in place to ensure that the mitigation measures are working and are achieving the outcomes they were designed to meet.**
- 2. A programme for investigating and cataloguing important historical and archaeological finds will be undertaken prior to the development.**
- 3. Measures will be required to improve air quality and to buffer the impact of noise pollution emanating from the railway and A329.**

The development will include appropriate measures to minimise impacts on residents and businesses within and near to the site during the construction phases.

Implementation

11.9 This Development Principle will be implemented through:

- The determination and monitoring of planning applications.
- Conditions, Section 106 Agreement or other agreements unless other legal measures to secure appropriate measures are put in place.

12 Housing Provision

12.1 Development will deliver at least 725 dwellings in accordance with Development Principle AC1 and with the following defined set of Housing Principles:

- A balanced variety of housing densities, sizes, tenures and styles will be developed to a high quality architectural standard. Housing will be developed at an average of 50 units per hectare across the site.
- As previously mentioned in Para 6.11 housing proposals will meet current best practice standards, i.e. the relevant Code for Sustainable Homes level, seek to reduce CO₂ emissions and introduce on-site renewable energy generation; as set out in the Sustainable Resource Management SPD.
- The dwellings will be provided and phased in distinct Character Zones each having its own community identity and designed in accordance with Development Principle AC3.
- The Council will seek an appropriate proportion of affordable dwellings in accordance with the most up-to-date Council policy and guidance. Affordable housing provision will be delivered and integrated within the development in line with the Borough Council's guidelines.
- The housing (in all forms) will be delivered in accordance with an agreed phasing schedule which will be kept up-to-date and provide projected completion dates for market and affordable housing. The Housing Delivery Projection (Appendix 3) and

Implementation and Phasing Plan (Appendix 2) demonstrate the initial projected completion dates for the housing element of the development.

1. Density, Size, Type and Mix

- 12.2 The majority of the site should deliver family housing in the form of two, three and four bedroom houses. Elements of townhouses will be encouraged along some of the main arteries and flatted/apartment accommodation will be provided primarily around key nodes in the site and near to the Local Centre. The design of housing will be innovative and contemporary. Densities within the site will dictate how much public amenity space is required in certain areas. Family housing should have appropriate private amenity space for residents. However, in higher density areas of the site there will be a need to provide public amenity space, creating more communal areas and creating a community minded and neighbourly feel to the development.
- 12.3 The housing element will be provided in distinctive Character Zones. Each of the Character Zones will provide a different average density which combined together will result in an approximate density of 50 dwellings per hectare across all parts of the site used for residential development.
- 12.4 It is important to plan for housing which meets the needs of all sectors of the local community and the Berkshire Strategic Housing Market Assessment⁷ (see ACL39) local market evidence suggests that a proportion of dwellings should be 1 and 2 bedroomed. However, market research undertaken by the prospective developers suggests that the site is more suitable for a majority of houses which could mean a slightly different balance. It is envisaged that there will also need to be a balance of both houses and flats. The relationship between buildings needs to be carefully considered with street frontages designed as a single group or composition. Key nodes, land mark buildings, important vistas, character areas and proposed densities should all be identified within a detailed masterplan.

2. Character Zones

- 12.5 To achieve an average of 50 dwellings per hectare across the Character Zones while providing a mix of dwelling types and sizes there will need to be a differing of higher and lower densities. For example, lower densities will be expected towards the outer edges of the site to provide an appropriate transition with the adjoining countryside, e.g. through larger properties at a lower density. Higher densities will be expected along the main arteries and key nodes in the site and near to the Local Centre. This could comprise terraces of town houses and some flats. Building will be expected to be higher in these areas and at the gateways to the site. Throughout the Character Zones it will be necessary to provide landmark buildings at selected locations which will reinforce local character and a sense of identity. These will also provide the opportunity to make an architectural statement by providing a focus for the immediate area and development as a whole. The treatment of these buildings should be in keeping with their townscape role in terms of increased scale, where appropriate, and quality and form of materials, style and detailing. They should be carefully sited to ensure they are key elements along vistas within the development.
- 12.6 The housing blocks should create a simple structure to the development. It is envisaged that buildings will front onto the streets creating a public realm, with private and communal gardens behind. Streets should be orientated to maximise passive solar gain and the housing layouts, streets and roof pitches should be orientated to maximise solar energy technologies. Frontages of most prominence in this respect should be

⁷ Berkshire Strategic Housing Market Assessment Final Report (DTZ Consulting and Research on behalf of the six Berkshire Unitary Authorities) May 2007.

highlighted on a detailed masterplan as 'landmark buildings'. Within the lower density areas, gaps between buildings will be kept to a consistent distance and frequency. Within the higher density areas towards the centre of the development, gaps in the frontage will be kept to a minimum.

- 12.7 A main square will be located in the centre of the development and smaller incidental public spaces will be provided in a number of locations, to be identified within the masterplan. These spaces perform an important role in terms of townscape quality and local identity. Furthermore, they will also create important opportunities for social interaction and informal activities and encourage the development of a sense of community. The square will be predominantly hard surfaced with materials and street furniture that reflect their special role. The design will contribute to traffic calming by means of alignment of the carriageway through the spaces and surface treatments. This square will also perform the role of a Local Centre.

3. Affordability and Lifetime Homes

- 12.8 Across the Character Zones a proportion of affordable housing will be delivered within the development in accordance with the Council's most up-to-date policy and delivery mechanisms. Such provision will be clustered in small groups throughout the development and will be designed to reflect the layout and style of the market housing on the site. The affordable homes should not be of a particular size or type but should provide a similar mix to the market dwellings in terms of size and type, whilst adequately addressing local housing needs.
- 12.9 An agreed proportion of the overall dwellings will be built to Lifetime Home standards to allow a comfortable, flexible living environment for all members of the community to live in and adapt as their families increase in size and/or they get older without the need to move. This will include new wheelchair housing which will provide accessible and adaptable accommodation for individuals who have a temporary or permanent physical impairment.

4. Housing Delivery Projection and Phasing

- 12.10 The completion rates for the 725 dwellings is projected on an annual basis in the Housing Delivery Projection (see Appendix 3). This projection will be monitored through the Council's Annual Monitoring Report (AMR) and therefore could change on an annual basis. This projects that the delivery of the 725 dwellings on the site will be completed over a five year period between 2011 and 2016. The housing development will be delivered in accordance with the Implementation and Phasing Plan (see Appendix 2). This plan may be subject to revisions to accommodate more detailed delivery information at the planning application stage.

Development Principle AC9 – Housing Provision

12.11

At least 725 dwellings will be provided in accordance with the following Housing Principles:

- 1. a mix of dwelling types and sizes at an average net housing density of approximately 50 dwellings per hectare will be provided across the site;**
- 2. the housing will be provided in distinct Character Zones which will be specified in an agreed Masterplan;**
- 3. a suitable mix of housing types and tenure (including Affordable Rented and Intermediate Housing) will be provided to meet the needs of all members of the community including a proportion of new homes to meet Lifetime Homes standards. The mix in each particular Character Zone will be determined by evidence provided in support of the planning application(s), including evidence relating to local housing needs, development appraisals and financial viability, and the achievement of mixed and balanced communities.**

Implementation

12.12 This Development Principle will be implemented through:

- The determination and monitoring of planning applications.
- Conditions, Section 106 Agreement or other agreements unless other legal measures to secure contributions are put in place.
- Monitoring of the Housing Delivery Projection through the LDF Annual Monitoring Report.
- Partnership working with developers, registered social landlords and the Strategic Housing Partnership.

13 North View and South View

13.1 Additional employment opportunities may be forthcoming as a result of the redevelopment of North View and South View. This could be through the provision of retail such as a small supermarket as part of a wider local centre in line with Development Principle AC11 provided it is demonstrated that it meets the provisions of national policy and local circumstances. Alternatively it could be through new small commercial units which could form part of a larger Local Centre with nearby uses in the Commercial and Leisure Zone and the new school. Any employment uses must be compatible with nearby other uses such as offices, school and residential areas. Industrial, noisy and polluting uses will not be acceptable. Until North View and South View are redeveloped the area should be enhanced so that the quality of life for the existing residents is improved in line with Development Principles AC3 and AC8. A further option would be to redevelop them for housing provided that there is a net increase of 725 dwellings across the whole site

13.2 The majority of residents in North View and South View have stated a continued preference for their properties to be redeveloped. However, at this time it is not certain when this land will come forward for redevelopment and therefore there is a need for flexibility in the Supplementary Planning Document. The SPD will provide guidance and ensure that proposals relating to this do not prevent the regeneration of the rest of Amen Corner and that vice versa, the main regeneration does not prejudice the redevelopment

of North View and South View. However, given the proximity of North View and South View within the site it is important that their redevelopment occurs as early as possible.

- 13.3 Whilst the scale of existing residential development may contrast with the scale of the proposed development, the massing and scale of any adjacent new development needs to respect the amenities of these properties. Furthermore, there is a need to protect the amenity of the residents of North View and South View during the construction phase of development.

Development Principle AC10 – North View and South View

- 13.4 **North View and South View will be redeveloped as part of the early phases of the development. Acceptable alternative uses to residential will be retail and/or small business enterprises provide up to 35,000 sqm. (paragraph 14.8) unless evidence is provided in support of further increase in floorspace.**
- 13.5 **All employment generating uses will be expected to integrate well with surrounding uses in terms of form, layout and physical links.**
- 13.6 **The development of the employment and possible retail uses will be phased in accordance with the Implementation and Phasing Plan.**

Implementation

- 13.7 This Development Principle will be implemented through:

- The determination and monitoring of planning applications.
- Conditions, Section 106 Agreement or other agreements unless other legal measures to secure contributions or works are put in place.

14 Employment Provision

- 14.1 In accordance with Core Strategy DPD Development Principle CS4 the development will provide new employment space for varying types and use classes. Bracknell Forest has a significant employment base and there is a need to maintain this position.
- 14.2 The Draft Submission AAP made provision for a mix of types of employment uses (which for this SPD could mean Business, Industrial, Distribution (BIDs) and/or other uses) in a Business Zone and a Commercial and Leisure Zone of up to 35,000 sqm. Such uses will include new offices/other BIDs, possibly a hotel, commercial sports facilities, a shop and a pub/restaurant forming part of a Local Centre. In addition, other uses such as a supermarket and small commercial units could also be provided forming part of a Local Centre by redeveloping North View and South View (in accordance with Development Principle AC10).
- 14.3 Planning applications for employment development at Amen Corner will be accompanied by an Employment Impact Statement in accordance with Core Strategy DPD Development Principle CS20. A combination of employment generating uses will lead to a sustainable development which provides a range of employment opportunities for new and existing residents. New employment provision at the site will also add to and strengthen the existing employment base at the nearby Amen Corner Business Park.

1. Business Zone

- 14.4 This zone which is currently used as a temporary golf driving range will provide new offices in line with commercial/market demand (use class B). It is envisaged that this site will deliver between 20,000 to 25,000 sqm. of floorspace. Given the zone's location adjacent to existing employment uses in the Amen Corner Business Park, the new floorspace will be of a high quality and specification in accordance with Development Principle AC4. The construction will be phased in accordance with the Implementation and Phasing Plan (or any subsequent revisions to it).
- 14.5 There may also be further longer term employment opportunities at Amen Corner in respect of the land owned by Hewlett Packard (previously used as a recreational ground) should a railway station come forward. Key considerations will be the adequate replacement of the recreation facility and the balancing pond which currently exist. Further transport and employment assessment would be needed to support such development for example, to ensure that the development does not place an unacceptable impact of the Strategic Road Network and is compatible with the Council's Employment Land Review.

2. Commercial and Leisure Zone

- 14.6 This zone will provide land for commercial leisure and sports facilities and a pub/restaurant and possible hotel which will form part of a Local Centre. This would form a local parade in the context of paragraph 233 of the Core Strategy DPD. These uses will be provided north of the new spine road and will be designed to integrate with the adjacent hotel and sports complex.

Rationale

- 14.7 The rationale supporting a range and mix of employment uses on the site is as follows:
- Contributing to sustainable development in line with the Core Strategy DPD.
 - Providing for local need and giving opportunities for new residents to work near where they live.
 - Providing economic growth which is balanced with housing provision in the Borough.

- Satisfying the long-term intention of regenerating the site.
- Providing an employment allocation which will balance the housing provided at Amen Corner and at other sites in the Borough for example, at land North of Whitegrove and Quelm Park (to be considered through the Warfield Supplementary Planning Document).
- Amen Corner is supported by the South East England Development Agency (SEEDA) as a location for employment and as a development that supports Target 9 of the Regional Economic Strategy.
- Employment is consistent with the economic approach in the South East Plan.
- Employment is supported by the suite of employment related policies including those at a sub-regional level in the South East Plan.
- The site is well located in relation to the existing neighbouring Amen Corner Business Park.
- Partnership working between the Council and the key stakeholders with regards to the amount, type and general location of employment development.

Development Principle AC11 – Employment Provision

14.8

The development will provide up to 35,000sqm. (gross external) floorspace of new employment development which will include:

- 1. New Business, Industrial, Distribution and Storage (BIDS) employment space in the Business Zone.**
- 2. Business, Industrial, Distribution and Storage (BIDS) and other commercial and leisure/sport facilities in a Commercial and Leisure Zone.**
- 3. A Local Centre, which will act as a node linking the Commercial and Leisure Zone, the Housing Character Zones and potentially North View and South View**

14.9

Additional employment space on the Hewlett Packard Recreation Ground will be acceptable subject to:

- **justification for the employment uses; and,**
- **the provision of a Railway Halt; and,**
- **the provision of alternative recreational facilities in accordance with Core Strategy Policy CS8.**

14.10

All employment generating uses will be expected to integrate well with surrounding uses in terms of form, layout and physical links. The development of the employment and possible retail uses will be phased in accordance with the Implementation and Phasing Plan.

Implementation

14.11 This Development Principle will be implemented through:

- The determination and monitoring of planning applications.
- Conditions, Section 106 Agreement or other agreements unless other legal measures to secure contributions are put in place.

15 Public Transport and Accessibility

15.1 The Amen Corner LDF Assessment (see ACL18) provided a Preliminary Transport Assessment of the impact of the development. It recognised and recommended opportunities for improving access to public transport and pedestrian and cycle infrastructure. In particular, after reviewing 3 options for improved bus services to and

from the site, it recommended that a new dedicated shuttle service between the development site and Bracknell town centre should be provided in addition to a diverted 190 service. The recommendations were also tested by using the Council's new Transport Model⁸ to assess the existing transport situation as a baseline and the impact of the development taking account of other growth assumptions when projected into the future. This included assumptions about other development and growth in the Borough. The traffic model helped to assess the robustness of the package of transport measures which would be required in association with development of the site. These options will be reviewed as part of the Transport Assessment to be carried out for the development proposals. The improvements to bus services will be secured through a Section 106 Agreement.

15.2 This will provide for sustainable development and also take account of the transport issues relating to the proposed development of key stakeholders such as the Highways Agency and Wokingham Borough Council. The results of the assessment are presented in the Amen Corner Transport Model Assessment (see ACL41). Each stage of the transport assessment carried out by the Council is detailed in the following section (paragraphs 16.1 to 16.4).

15.3 In order to provide safe and secure transport, development proposals should include:

- The creation of a public transport hub based upon enhancing existing, and providing new, bus services to and from the site.
- The provision of pedestrian and/or cycleways within the site and their connection to the wider network.
- The provision of shared surfaces for cars/pedestrians/cyclists which emphasise the priority of pedestrians and cyclists over the car.
- The preparation, approval and implementation of a Travel Plan.
- The provision of appropriate parking within the development.

1. Public Transport Hub - Buses

15.4 The creation of a public transport hub will ensure effective public transport to and from the site and will play a key role in supporting the delivery of sustainable development at this site. The Amen Corner Transport Assessment (see ACL18) sets out options for improvements to existing bus services, and a new dedicated shuttle bus service that will be necessary to accommodate the level of development at Amen Corner. This is intended to provide a 10 minute service (15 minutes off-peak) although the actual extent of the service will be a matter for further detail and negotiation. Such measures have been further tested in the Council's Transport Model and presented in the Amen Corner Transport Model Assessment (see ACL41) which, together with the other measures (in Policies AC11 and AC12), will ensure that the net impact of the development upon the wider network in the future will be nil-detriment (which means that the congestion impact should be not more than currently exists. Measures to give priority movement through the site will also be required. All new dwellings/employment should, where possible, be within 400 metres of a bus stop. The later addition of a railway station, should it come forward, would further enhance the sustainability of the Public Transport Hub (see paragraph 3.3). The existing bus gate between Cain Road and Beehive Road will not be removed as a result of this development.

2. Footpaths and cycleways

15.5 Amen Corner will be well integrated with the wider footpath and cycleway network. Within the site there will be a mixture of shared surfaces (see Development Principle AC3) and dedicated footpaths and cycleways which will prioritise pedestrians and cyclists over the car. Therefore, the development will deliver:

⁸ Bracknell Multi Model Transport Model (BFC)

- Key designated footpaths and cycleways within the site including along the new main Spine Access Road to be constructed between London Road and Beehive Road (See Development Principle AC12).
- Shared surfaces within the new residential areas which give priority for pedestrians and cyclists over car users.
- A connection to the existing footpath/cycleway which serves the established residential community north of Turnpike Road.
- A connection to the employment areas to the east of the site which are served from Cain Road.
- Toucan/Pelican Crossings on the Spine Access Road and either on John Nike Way or Cain Road.
- A connection with the emerging community at Jennett's Park.
- A connection with the network along London Road.

3. Travel Plan

- 15.6 The development will provide a co-ordinated (area wide) Travel Plan (which may also cover railway services) to cover employment development, residential development, the new Primary School and the development of the local centre. The developer(s)/owner(s) and subsequent occupiers of the employment space will be expected to work together with the Local Education Authority to provide and act on the details of the agreed plan. This co-ordinated plan will establish a long term programme of realistic measures which mitigate the agreed impacts of the proposed development. A package of measures and regular monitoring will be provided by the developer to encourage greener travel whilst reducing unnecessary car use (including use of the railway should a station be provided). The Travel Plan will be secured by planning obligations in accordance with the Council's Limiting the Impact of Development Supplementary Planning Document. The Travel Plan should also set out targets and necessary measures (including implementation and monitoring) which will ensure the development does not have an unacceptable impact on the Strategic Road Network. These should be agreed with the Highways Agency and Wokingham Borough Council at the planning application stage.

4. Parking

- 15.7 The development will be designed to be attractive to people who either live and work from home or work nearby - parking provision should reflect this. Parking should contribute to well designed and active street frontages. Dual use of parking provision will be encouraged to ensure that provision for employment uses is used for leisure outside normal office hours. The site should not however be dominated by parking provision, but designed by taking a reasonable and pragmatic approach which is consistent to the Council's Parking Standards SPD.

Development Principle AC12 – Public Transport and Accessibility

15.8

1. *Buses*

The development will provide high quality transport in the form of a public transport hub. Unless agreed otherwise, the development will provide financial contributions and/or works towards such measures which, unless alternative measures are agreed, will include:

- the re-routing of the 190 bus service or equivalent to and from the town centres of Bracknell, Wokingham and Reading;
- an additional dedicated and regular shuttle bus service between the site and Bracknell Town Centre; and
- priority measures for bus movement.

15.9

The new bus service will be provided at an early stage in order to influence local travel patterns e.g. from the appropriate phase of the employment development, and/or the residential occupation.

15.10

2. *Pedestrian and Cycling Provision*

Development will give priority to pedestrians and cyclists over the use of the private car within the site through shared surfaces or specific footpaths and/or cycleways. There will be direct pedestrian links to key destinations including the primary school, the Commercial and Leisure Zone, bus stops, open space, employment and the improved rights of way network. The development will be required to provide safe and attractive footpaths and cycleways linking the development to the wider network (taking account of their impact on the environment) including:

- Coppid Beech Hotel and leisure facilities;
- The existing footbridge over the A329;
- Cain Road employment area;
- The Farley Wood Community Centre;
- Jennett's Park Countryside Park; and
- Wokingham Borough which may include the Coppid Beech Park and Ride.

15.11

The development will be expected to provide a combination of works and financial contributions, including the enhancement of the underpass leading to Jennett's Park Country Park and the footbridge over the A329 and the railway.

Implementation

15.12 This Development Principle will be implemented through:

- Partnership working with Wokingham Borough.
- The determination and monitoring of planning applications.
- Conditions, Section 106 Agreement or other agreements unless other legal measures to secure contributions or works are put in place.

16 Site Access and Other Highways Works

16.1 The Council has undertaken a staged analysis of the impact of Amen Corner on the road network which includes: a general assessment of the whole Borough; a focussed assessment of Amen Corner with recommended transport improvements; and, testing

the recommended improvements in the newly developed Transport Model (as described in paragraph 14.1). These assessments include:

1. **LDF Site Assessment** - An assessment of potential housing sites and location scenarios across the Borough in conjunction with the Core Strategy DPD (including Amen Corner) was undertaken (LDF Site Assessment Study – August 2006). The assessment grouped potential sites together and ranked them against a number of transport objectives. This assessment supported the principle of Amen Corner as a location for housing. This assessment, together with other evidence, underpinned the Core Strategy DPD including Development Principle CS4 (Land at Amen Corner, Binfield).
 2. **Amen Corner LDF Transport Assessment** - Further work in the form of the Amen Corner LDF Transport Assessment (see ACL18) was completed in May 2008. This assessment reviewed and assessed transport infrastructure and service options to support the development. It recommended that a new link (spine) road through the site between London Road and Cain Road should be constructed, which would also reduce traffic flows on John Nike Way. It also recommended improvements to the Coppid Beech and Beehive Road roundabouts. Furthermore an assessment of bus service options was undertaken with a recommendation that the services to be pursued reflected those specified in Development Principle AC15 of the Preferred Options Report (see ACL12).
 3. **Amen Corner Transport Model Assessment** - The measures were then put into the Council's Transport Model with the level of development at the site and run against other assumed levels of development and improvements which are envisaged to take place over time. Some assumptions about the level of growth likely to arise from Wokingham's Core Strategy DPD were also added. Therefore a set of transport measures have been rigorously tested to produce an effective transport solution. The results of which are presented in the Amen Corner Transport Model Assessment (see ACL41). These have informed Development Principle AC13 below.
- 16.2 The development will provide a new Spine Road through the site which will connect a new access from London Road to an improved Beehive Road roundabout (as broadly indicated on the Concept Masterplan Extract A). Details of the access points and new spine road will be provided at the application stage including any necessary further assessment and audit. The timing of provision of the road will be in accordance with the Implementation and Phasing Plan unless otherwise agreed. The spine road should be carefully designed in a manner that facilitates the integration of the school site within the Local Centre and residential elements.
- 16.3 Other improvements will be necessary which include the internal network of roads and improvements to junctions at either end of John Nike Way. The specifics to these will be subject of further detail and negotiation at the planning application stage. The Submission version of the Wokingham Borough Core Strategy DPD promotes comprehensive development in the vicinity of the Coppid Beech Roundabout. Broad consideration has been given to this already and further joint working with Wokingham Borough Council will be undertaken to ensure that appropriate contributions/works will be provided for the Coppid Beech Roundabout (which is in Wokingham Borough). Works will then be coordinated and phased accordingly. Contributions to other general improvements to the wider highways network may also be necessary subject to negotiation. These may include contributions towards any improvements to the Strategic Road Network which are required in order to accommodate development traffic. The

specifics of these will be subject to further detail and negotiation at the planning application stage, and should be agreed in full with the Highways Agency.

Guidance Principle AC13 – Site Access and Other Highways Works

16.4 **All highways works and improvements will be funded and provided by the development, as appropriate, and all key links will be in place prior to completion of each phase of development.**

16.5 **The development will provide:**

- 1. a new access and associated carriageway works on the B3408 London Road;**
- 2. an enhanced access from Cain Road/John Nike Way from an improved Beehive Road Roundabout; and,**
- 3. a new linking Spine Road between both access points.**

16.6 **The development will provide in full or contribute towards, as necessary, other key highways works which, unless alternative measures are agreed, will include:**

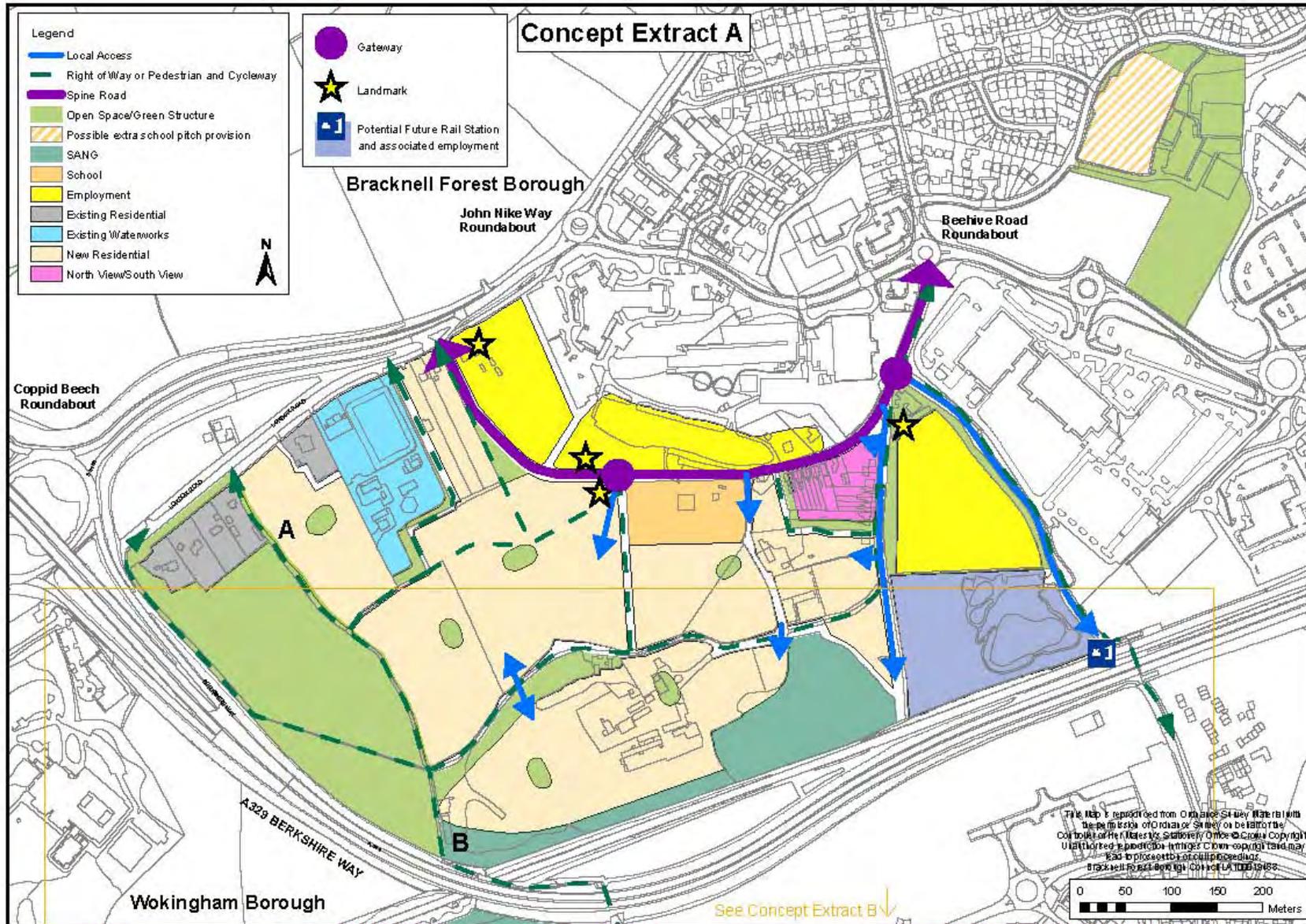
- 4. improvements to the Coppid Beech Roundabout (in Wokingham Borough)
The phasing of development will be such that the Coppid Beech roundabout does not operate over capacity;**
- 5. internal site works to provide a network of streets and roads;**
- 6. general improvements to the wider network which may include improvements to the Strategic Road Network necessary to accommodate development traffic.**

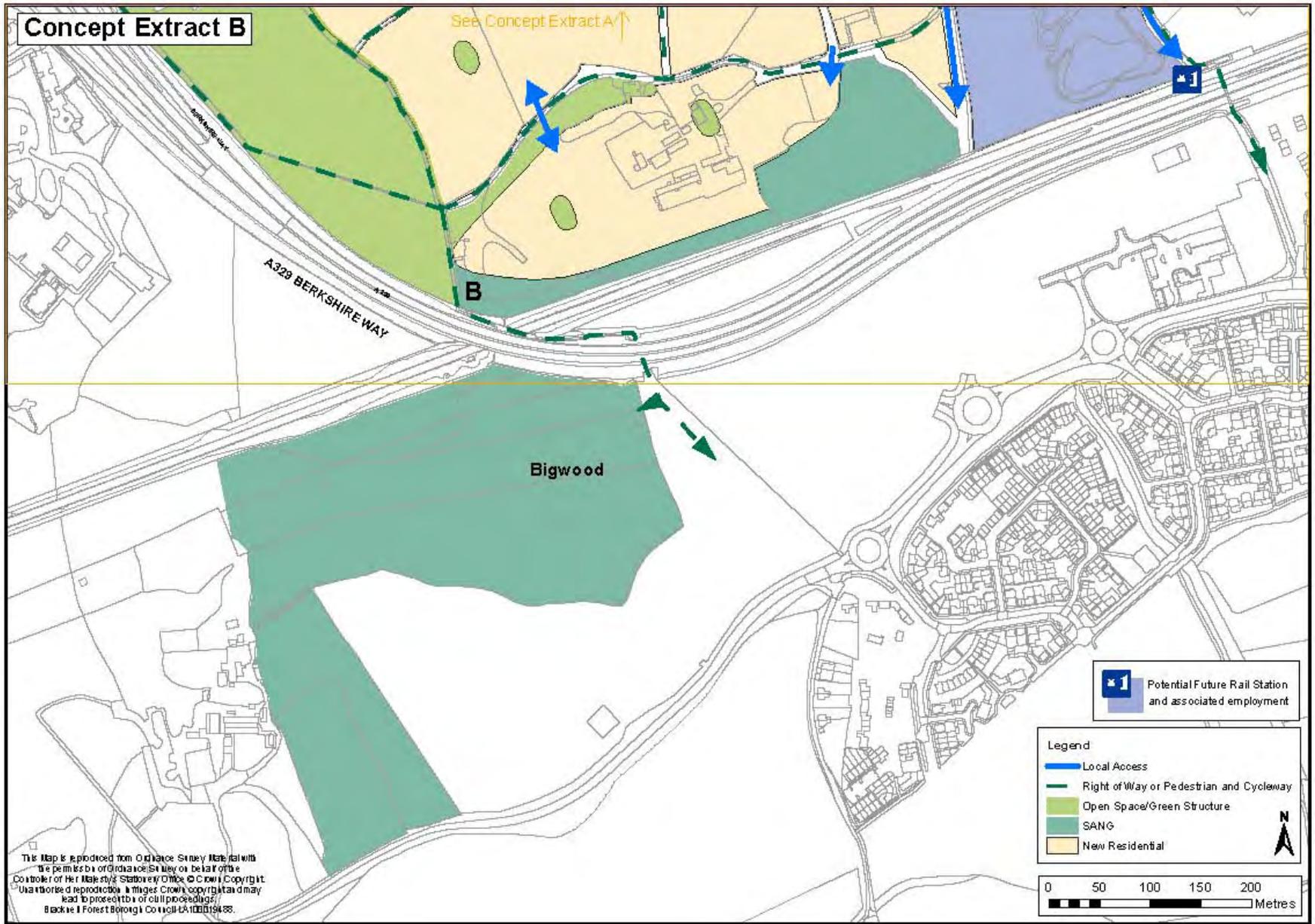
Implementation

16.7 This Development Principle will be implemented through:

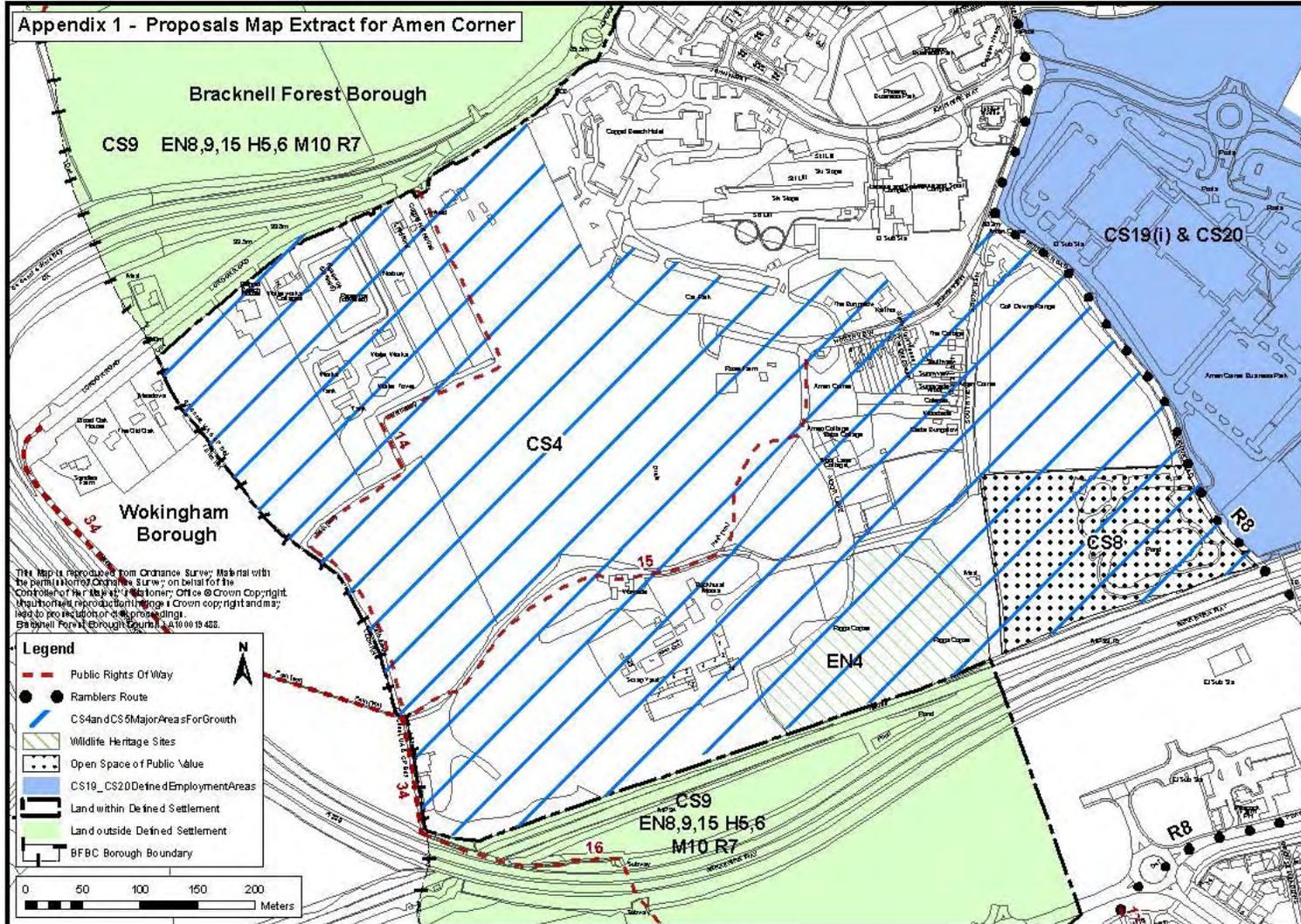
- Partnership working with Wokingham Borough Council, developers and the Highways Agency.
- The determination and monitoring of planning applications.
- Conditions, Section 106 Agreements or other agreements unless other legal measures to secure contributions or works are put in place.

17. Concept Masterplan





Appendices



Appendix 2 Implementation and Phasing Plan

A key feature of the Amen Corner SPD is a focus on implementation. As well as identifying land uses, development proposals, associated infrastructure and improvements, the SPD should set out a broad timetable for their delivery and implementation.

It is important that the proposals in the SPD are deliverable and viable within the timeframe of the plan (i.e. to 2018). The implementation of the SPD will be dependent upon:

- Commercial interest in the proposed land uses.
- The level of on-site constraints and utility development costs (e.g. the diversion of water services in the site from the operational waterworks).
- The viability of the scheme when a planning application is submitted.
- Section 106 costs.

The Amen Corner development will result in approximately 1600 residents and over 1000 jobs. This creates a need for a range of physical and community infrastructure and other measures which:

- Enhance local amenity and quality of life.
- Allow the development to operate efficiently.
- Optimise the day to day needs of residents and the working population.

Planning obligations or conditions may request developers to carry out certain provisional works to provide infrastructure and measures. They also may seek compensation for loss or damage created by the development and/or mitigate the negative impacts of development to ensure there is a positive contribution. Financial contributions may be also sought which could be pooled with other contributions secured nearby and spent upon schemes which are relevant and directly related to the Amen Corner Development.

The Council and developer have developed the listed requirements in consultation with appropriate partners, e.g. council departments, utility companies and the Highways Agency. The Council will continue to engage them in the process and the Implementation and Phasing Plan will be monitored through the AMR (in accordance with paragraph 4.47 of PPS12). In this way, changes will be made as required and further details on costings added as the final form of development becomes clearer.

The following table sets out by order of the SPD Development Principle they relate to, the initial programme of works to deliver the scheme. It should be noted that this plan is preliminary and will evolve following negotiation and agreement with the developer(s) at the more detailed planning application stage. Therefore a pragmatic approach will be taken to ensure the development is delivered in a timely and consistent manner. The Implementation and Phasing Plan should not be taken as an absolute product but as a basis for negotiating realistic and achievable timescales for providing the development.

	Development Principle	Action	Timing	Delivery/Funding Source
Overall site assembly	Development Principle AC1	Secure land for redevelopment	2009/10	Helical Bar/Key Properties Ltd
		Note – there are some minor areas of land that are not currently in the control of the major landowners. Whilst the intention would be to acquire these, it may be that there are minor areas of land that are not possible to acquire. This should not prevent a comprehensive redevelopment of the site. The major landowners will work together to ensure that all areas of the site in their control are brought forward for a comprehensive redevelopment		
Infrastructure, community facilities and services.	Development Principle AC2 (1)	<i>Primary School</i>		Developer(s) and LEA
		Agree scheme	2010/11	
		Prepare land	2011/12	
		Provision of Temporary Facilities	2011/12	
		Construct buildings and lay outdoor space and pitches	2012/13	
		Complete transfer to LEA	2013/14	
	Note - To be negotiated through a Section 106 Agreement			
	Development Principle AC2 (2)	<i>Farley Wood Centre</i>		Developer(s) and BFC
		Agree scheme	2011/12	
		Works to enhance the community centre	2012/13	
		Works to enhance the outdoor facilities	2012/13	
		Completion and ready for use	2013/14	
	Note - To be negotiated through a Section 106 Agreement			
	Development Principle AC2 (3)	<i>Community Recycling Facilities</i>		Developer(s)
		Construct facilities	2012/16	
		Completed and ready for use	2013/17	
	Note - Brought forward during appropriate phase of development			
Development	<i>Payment of contributions in lieu of provision</i>		Developer(s)	

	Development Principle	Action	Timing	Delivery/Funding Source	
	Principle AC2 (4)	Receipt of financial contributions in-lieu of provision towards library, youth and secondary school facilities	2011/2015		
		Spending of contributions	within 7 years of receipt, i.e. 2018/2022		
		Note - To be negotiated through a s106 Agreement			
	Development Principle AC2 (5)	<i>Assessment of providing health, police and fire infrastructure</i>			Developer(s)
		Carry out assessment of need for health, police and fire infrastructure	2010/11		
		If demonstrated need then carry out works or make payment to service provider	2011/15		
		Service provider spend of contribution	within 7 years of receipt, i.e. 2018/2022		
		Note - To be demonstrated at the application stage and subject of negotiation between developer and service provider			
	Development Principle AC2 (6)	<i>Necessary utilities and other services</i>			Developer(s)/Thames Water/Environment Agency/South East Water/Gas, Electric and Telecommunication Utilities
		Water management including surface water and foul sewer management through advanced sustainable urban drainages systems as described in Development Principle AC5.	2010/17		
		Other services including electricity, cabling, gas, water supply and telecommunications	2010/17		
		Note - To be brought forward in an appropriate manner related to the phase of works commencing on-site			
	Green Infrastructure	Development Principle AC4 (1)	Agree the details of the existing and new landscape topography to be provided.	2010	Developer(s)
Note – To be provided when the application is submitted and agreed on determination of the application					
	Development Principle AC4	Lay out active Open Space of Public Value (See Development Principle AC3 (1&2))	2012/13	Developer(s)/BFC	

	Development Principle	Action	Timing	Delivery/Funding Source
	(2)	Make available for public use	2013/14	
		Note - To be negotiated through S106 Agreement It should be noted that in respect to the Wokingham Countryside Strip a planning application shall be submitted to Wokingham Borough Council to deliver Passive open space (in line with paragraph 7.7 of the SPD).		
	Development Principle AC4 (3)	Lay out passive Open Space of Public Value	2012/13	Developer(s)/BFC
		Make available for public use	2013/14	
		Note - To be negotiated through S106 Agreement		
	Development Principle AC4 (4)	Carry out work to enhance the rights of way	2013/14	Developer(s)/BFC
		Carry out works to enhance the ramblers route	2014/15	
		Create other green corridors	2015/16	
		Note - To be negotiated through S106 Agreement		
	Development Principle AC4 (5)	Carry out works to safeguard important trees and hedgerows	2010/11	Developer(s)
		Planting of new trees and hedgerows	2011/18	
		Note - To be phased in accordance with development of site		
	Development Principle AC4 (6) See Development Principle AC6	Carry out works to create and/or retain habitats	2010/17	Developer(s)
		Note - To be phased in accordance with development of site		
	Development Principle AC4 (7)	Carry out works to provide gardens, allotments and amenity soft landscaping.	2011/18	Developer(s)/Thames Water
		Note To be phased in accordance with development of site		
	Development Principle AC4 (8)	Carry out necessary storm drainage works (in the form of SUDS).	2011/18	Developer(s)/BFC/Thames Water/Environment Agency
		Note - To be phased in accordance with development of site		
Landscape Sensitivity	Development Principle AC5 See Policies AC4 and AC7	Carry out widening and planting to right of way marked A-B on the Concept Masterplan Extract A	2014/15	Developer(s) in consultation with BFC
		Note - To be negotiated through S106 Agreement		

	Development Principle	Action	Timing	Delivery/Funding Source
Biodiversity measures	Development Principle AC6 (1)	Carry out habitat survey work	2009/10	Developer(s) in consultation with BFC
		Note - To support submission of application and/or as required as part of any permission		
	Development Principle AC6 (2)	Carry out assessment of the likely impacts of the development	2009	Developer(s) in consultation with BFC
		Note – To be completed at the pre-application stage		
	Development Principle AC6 (4)	Agree the details of the location, timings and works to both protect and enhance habitats and species.	2009/10	Developer/BFC
		Carry out works	2010/17	
		Note - To be implemented in line with results of survey work and discussions with BFC		
	Development Principle AC6 (5)	Agree the details for educating people about their environment	2009/10	Developer(s)/BFC
		Provide measures	2010/17	
	Mitigation measures for the Thames Basin Heaths Special Protection Area	Development Principle AC7 (1)	Agree the details of converting Riggs Copse to a new SANG minimum of 2 hectares	2009/10
Carry out works			2010/12	
Complete and available for use as a SANG			2011/12	
Note - exact timing to be negotiated early in the development but will be complete and available as a SANG in advance of first occupation of residential unit				
Development Principle AC7 (2)		Agree the details of a new green corridor route from Riggs Copse to the A329 underpass	2009/10	Developer(s)/BFC/Natural England
		Carry out works	2010/12	
		Complete and available for use	2011/12	
		Note - to be negotiated through S106 Agreement, footpath links to Riggs Copse to be complete and available in advance of first occupation of residential unit		
Policy AC7 (3) See Development		Agree the details for the enhancement of the existing footpath network within and adjacent to the site	2009/10	Developer(s)/BFC/Natural England
		Carry out and complete works	2011/12	

	Development Principle	Action	Timing	Delivery/Funding Source
	Principle AC4 (4)	Note - to be negotiated through S106 Agreement early in the development, footpath links to Riggs Copse to be complete and available in advance of first occupation of residential unit		
	Development Principle AC7 (4)	The provision of signed and marked out parking	2011/13	Developer(s)/BFC/Natural England
		Note - To be negotiated through S106 Agreement, but will be linked to housing delivery		
	Development Principle AC7 (5)	Agree details of new SANGS	2009/10	Developer(s)/BFC/Natural England
		Carry out works	2010/12	
		Complete and available for use	2012/14	
		Note – exact timing to be negotiated through S106 Agreement, but will be closely linked to housing delivery. A phased approach may be appropriate but functional SANGS provision will always be required prior to occupation of residential properties.		
	Development Principle AC7 Para. 10.8	Management and monitoring tariff to be negotiated through S106 Agreement. A phased approach may be appropriate however payments must be linked to commencement.		Developer(s)/BFC/Natural England
Site Investigation and Pollution Remediation	Development Principle AC8 (1)	<i>Contaminated Land</i>		Developer(s)
		Agree full scope of investigation, works & monitoring	2009/10	
		Carry out investigation works	2010/11	
		Carry out and complete remediation works	2010/11	
		Note – To be agreed and subject of negotiation and phasing		
	Development Principle AC8 (2)	<i>Historical and Archaeological Finds</i>		Developer(s)
		Agree programme of investigating and cataloguing important historical and archaeological finds	2009/10	
		Carry out investigation and investigating and cataloguing	2010/11	
		Note - To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC8 (3)	<i>Air Quality and Noise Reduction</i>		Developer(s)
Agree necessary measures will also be required to improve air quality and to buffer the impact of noise.		2009/10		

	Development Principle	Action	Timing	Delivery/Funding Source
		Carry out necessary measures will also be required to improve air quality and to buffer the impact of noise	2011/17	
		Note - To be assessed at application stage and appropriate measures undertaken. The timing of measures will relate to development phases		
	Development Principle AC8 (4)	<i>Minimising Construction Impacts</i>		Developer(s)
		Agree measures to minimise impact of construction on residents and businesses	2009/10	
		Implementation of necessary measures	2010/18	
		Note – The implementation and monitoring of measures will be on-going throughout the development		
Phasing of housing development	Development Principle AC9 (2)	<i>Southern Residential Character Zone</i>		Developer(s)
		Remediate/prepare land	2010/15	
		Construction of access/ housing	2011/17	
		Complete phase	2011/17	
		Note - To be brought forward in line with market demand. Zone Phasing to be updated during the application process		
	Development Principle AC9 (2)	<i>Central Residential Character Zone</i>		Developer(s)
		Remediate/prepare land	2010/15	
		Construction of access/ housing	2011/17	
		Complete phase	2011/17	
	Note - To be brought forward in line with market demand. Zone Phasing to be updated during the application process			
	Development Principle AC9 (2)	<i>Moor Lane Residential Character Zone</i>		Developer(s)
		Remediate/prepare land	2010/15	
		Construction of access/ housing	2011/17	
		Complete phase	2011/17	
	Note - To be brought forward in line with market demand. Zone Phasing to be updated during the application process			
	Development Principle AC9 (2)	<i>London Road Residential Character Zone</i>		Developer(s)
Remediate/prepare land		2010/15		
Construction of access/ housing		2011/17		

	Development Principle	Action	Timing	Delivery/Funding Source
		Complete phase	2011/17	
		Note - To be brought forward in line with market demand. Zone Phasing to be updated during the application process		
	Development Principle AC9 (2)	<i>Northern Gateway Residential Character Zone</i>		Developer(s)
		Remediate/prepare land	2010/15	
		Construction of access/ housing	2011/17	
		Complete phase	2011/17	
		Note - To be brought forward in line with market demand. Zone Phasing to be updated during the application process		
North View and South View	Development Principle AC10	<i>North View / South View</i>		Developer(s) in consultation with BFC/local residents
		Assemble land	2010/12	
		Demolish buildings and prepare site	2012/15	
		Construct Supermarket and/or small business units	2012/15	
Employment	Development Principle AC11 (1 & 2)	<i>Business Zone</i>		Developer(s)
		Prepare land	2014/15	
		Construct offices or other BIDS	2015/17	
		Complete phase	2016/18	
		Note - The timing / delivery will be market led coming forward as soon as possible		
	Development Principle AC11 (3)	<i>Commercial and Leisure Zone/ Local Centre</i>		Developer(s)
		Construct Hotel	2011-18	
		Construct Restaurant/pub	2011-18	
		Construct other sports/leisure/commercial buildings	2011-18	
		Complete phase	2011-18	
		Note - The timing / delivery will be market led coming forward as soon as possible		
Public Transport and Accessibility	Development Principle AC12 (1)	<i>Bus Measures</i>		Developer(s)/BFC/Bus Provider/ Wokingham Borough Council
		Provide a re-routing of the 190 bus service.	2011/12	
		Provide dedicated shuttle bus service (if Transport Assessment shows to be required).	2013/15	
		Priority measures for bus movement	2011/16	

	Development Principle	Action	Timing	Delivery/Funding Source
		Note - To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC12 (2)	<i>Footpath and Cycleways</i>		Developer(s)/BFC/Wokingham Borough Council
		Agree details of routes	2009/10	
		Construct and complete to Coppid Beech Hotel and leisure facilities	2010/18	
		Construct and complete to the existing footbridge over the A329.	2010/18	
		Construct and complete to the Cain Road employment area.	2010/18	
		Construct and complete to the Farley Wood Community Centre.	2010/18	
		Construct and complete to Jennett's Park Countryside Park	2010/18	
		Construct and complete to Wokingham Borough	2010/18	
		Note - To be assessed in detail at application stage and phased in accordance with other development phases		
	Development Principle AC12 (3)	Agree the scope of the Travel Plan	2009/10	Developer(s)/BFC
		Carry out and monitor provisions of the Travel Plan	2011 - ongoing	
		Note - To be assessed at application stage negotiated through a Section 106 Agreement. The provisions and monitoring will be ongoing and in accordance with agreed timings		
Site Access and Other Highways Improvements	Development Principle AC13 (1)	Agree details of new access on the B3408 London Road	2009/10	Developer(s)/BFC
		Carry out works	2010/16	
		Note - To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC13 (2)	Agree details of enhanced access from Cain Road/John Nike Way	2009/10	Developer(s)/BFC
		Carry out works	2010/16	
		Note - To be assessed at application stage and appropriate measures undertaken		

	Development Principle	Action	Timing	Delivery/Funding Source
	Development Principle AC13 (3)	Agree details of new link road between both access points	2009/10	Developer(s)/BFC
		Carry out works	2010/16	
		Note - To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC13 (4)	Agree contribution or works to Coppid Beech Roundabout	2009/10	Developer(s)/BFC/Wokingham Borough Council
		Carry out works	2010/16	
		Note - To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC13 (5)	Agree works to improve junctions at either end of John Nike Way	2009/10	Developer(s)/BFC
		Carry out works	2010/16	
		To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC13 (6)	Agree internal site works to provide a network of streets and roads for each zone and phase	2009/10	Developer(s)/BFC
		Carry out and complete internal site works to provide a network of streets and roads for each zone and phase	2010/16	
		Note - This will be timed in accordance with each phase of development		
	Development Principle AC13 (7)	Agree scope of general improvements to the wider network	2009/10	Developer(s)/BFC/Highways Agency/Wokingham Borough/Reading Borough /Others Funding for improvements to the Strategic Road Network could be acquired through S106
		Carry out works or make payment of contribution	2010/16	
		If contribution, spending of contribution	2010/16	
		Note - To be assessed at application stage and appropriate measures undertaken		

Appendix 3 Amen Corner Housing Delivery Forecast

Time Period	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2012/2017
Anticipated no. of dwelling completions* (all tenures)**	130	130	155	165	145	725

Notes:

- * The anticipated number of dwelling completions reflects that in the Bracknell Forest Borough Annual Monitoring Report (01 April 2007 to 31 March 2008) published in December 2008 - Housing Trajectory.
- ** It is assumed at this time that there will be a proportion of affordable housing in each year/phase of the development.

Appendix 4 Monitoring

The Council will monitor the overall performance of the Amen Corner SPD and the degree to which its policies and proposals are being implemented. This will help establish whether the overall vision for the area is being achieved and whether the document is still providing an adequate framework to deliver the development. The monitoring process will be reported through the Annual Monitoring Report (AMR) which is published at the end of December each year.

To monitor the performance of the SPD, a number of specific Local Indicators have been developed to monitor specific requirements for the development that are set out in the policies. Where practical, targets have been set.

The delivery of planned development at Amen Corner will help contribute to the spatial objectives and vision for the Borough. Links between the SPD Development Principles and spatial objectives are set out in the table below. In a number of cases the degree to which the SPD Development Principles are being implemented will have an impact on the ability to achieve the successful implementation of other policies of general application in the development plan. The monitoring of these more strategic policies is also reported through the AMR and is assessed through the use of a mixture of Core Output⁹ and Local Output Indicators¹⁰. For example, whilst the SPD has its own housing trajectory, completions and projected build rates will need to be looked at together with other sites across the Borough and fed into the housing trajectory for Bracknell Forest. The table shows where there are links between the SPD Local Output Indicators and indicators used to assess policies of general application across the Borough. Some issues are not currently addressed by Borough wide indicators as policies and associated indicators are yet to be developed through other development plan documents.

In the event that the AMR identifies delivery issues at Amen Corner, where key policy targets are not being met, these would need to be assessed as part of the Council's AMR process and a decision reached on whether any change was required to the SPD or through other mechanisms.

⁹ **Core Output** – measure quantifiable physical features/activities that are directly related to, and are a consequence of, the implementation of planning policies. They are identified by Central Government.

¹⁰ **Local Output**- address outputs of policies not covered by LDF Core Output Indicators. Tend to relate to policies addressing more local issues and circumstances.

Appendix 5 Glossary

Affordable Housing – subsidised housing that will be made available to households who cannot afford to rent or buy generally on the open market, including affordable rented and intermediate housing.

Annual Monitoring Report (AMR) – Annual report submitted to government on the progress of preparing the Local Development Framework and the effectiveness of policies and proposals.

Biodiversity Action Plan (BAP) – Translates the targets in the UK Biodiversity Action Plan into action on the ground.

Brownfield land – Land which has been previously developed, excluding mineral workings, agricultural and forestry buildings or other temporary uses.

Core Strategy DPD – Sets out the Council's long-term vision and strategy to be applied in promoting and managing development throughout Bracknell Forest Borough.

Defined Employment Areas – distinct areas within settlements where employment development already takes place in a successful manner. Development for employment-generating uses will be directed to these areas along with Bracknell Town Centre.

Development Plan Documents – spatial planning policy documents that are subject to independent examination and together with the relevant Regional Spatial Strategy will form the development plan for the Borough.

Draft Submission Proposals Map – A map forming part of the Local Development Framework which identifies the locations to which policies and proposals set out in Area Action Plan apply.

Greenfield Site – Land which has not been previously developed

Gross External Area (GEA) – unless otherwise stated in this document, all references to square metre area are expressed as gross external area. This is measured as the floor area contained within the building measured to the external face of the external walls.

Local Development Documents (LDD) – The documents which (taken as a whole) set out the Council's policies relating to the development and use of land in the borough.

Local Development Framework (LDF) – A non-statutory term used to collectively describe the Local Development Documents that together guide development and use of land in the borough.

Local Development Scheme (LDS) – The Council's three year programme for preparing Local Development Documents, setting out timescales and key dates for each Document.

Major Locations for Growth – The 2 areas identified as extensions to existing urban areas (Amen Corner and Land North of Whitegrove and Quelm Park).

Planning Policy Guidance Notes (PPGs) – Guidance produced by the government on planning matters. These are gradually being replaced with Planning Policy Statements.

Planning Policy Statements (PPS) – national planning policy produced by the Government under the new planning regime.

Recreational Facilities – comprise active (eg sports pitches, kick-about areas and children's play areas) and passive (eg natural and semi-natural open space, green corridors and urban woodlands) open space of public value and built facilities (eg sports halls, places of worship, synthetic pitches, theatres, swimming pools and arts centres).

Regional Spatial Strategy (RSS) – The broad spatial strategy for the region and forming part of the statutory development plan.

Saved Policies – Policies within local plans and Structure Plans which are saved for a time period until replaced by more up to date planning documents or changes in local or national circumstances make a policy redundant.

Settlements – land specifically designated as lying within a Settlement as shown on the adopted proposals map.

Statement of Community Involvement (SCI) – The SCI sets out who will be consulted and when and how they can get involved in the local planning process.

Special Protection Areas (SPA) – Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

Strategic Environmental Assessment – Internationally used term to describe high-level environmental assessment as applied to policies, plans and programmes required by the EU SEA Directive.

Supplementary Planning Document (SPD) – A type of Local Development Document that provides further guidance to the implementation of planning policies and proposals. SPDs hold less weight than a Development Plan Document.

Sustainability Appraisal (SA) – The assessment of the impact of plan policies from an environmental, economic and social perspective, which fully incorporates the requirements of the SEA Directive.

Sustainable Urban Drainage System (SUDS) – A sequence of management practices and control structures design to drain surface water in a sustainable manner.

The Sustainable Community Plan – a Plan produced in partnership with the public, private and community sectors and led by the Local Strategic Partnership.

Further Information:

To discuss further any part of this Amen Corner Supplementary Planning Document, please contact the Design, Environment and Transport Team at Bracknell Forest Council. This can be done:

In person between the hours of 8.30am – 5.00pm (Monday to Friday) at:

Environment, Culture and Communities Department
Bracknell Forest Council
Time Square
Market Street
Bracknell
RG12 1JD

By post FAO Head of Spatial Policy (at the above address)

By telephone 01344 352000

By email development.plan@bracknell-forest.gov.uk

An electronic version of this document and is available on the Council's website at:

www.bracknell-forest.gov.uk/amencorner or
www.bracknell-forest.gov.uk/aclibrary

Copies of this booklet may be obtained in large print, Braille, on audio cassette or in other languages. To obtain a copy in an alternative format please telephone 01344 352000.

Nepali

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ ठूलो अक्षरमा, ब्रेल वा क्यासेट सूनको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गनुहोला ०१३४४ ३५२००० ।

Tagalog

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Urdu

اس دستاویز کے خلاصے یا مختصر متن جلی حروف، بریل لکھائی یا پھر آڈیو کیسٹ پر ریکارڈ شدہ صورت میں فراہم کئے جا سکتے ہیں۔ دیگر زبانوں میں اس کی کاپی بھی حاصل کی جا سکتی ہے۔ اس کے لیے براہ مہربانی ٹیلیفون نمبر 01344 352000 پر رابطہ کریں۔

Polish

Streszczenia lub fragmenty tego dokumentu mogą być dostępne w wersji napisanej dużym drukiem, pismem Brajla lub na kasecie audio. Można również otrzymać kopie w innych językach. Proszę skontaktować się z numerem 01344 352000.

Portuguese

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