



Final Sustainability Appraisal Report Sustainability Appraisal (incorporating Strategic Environmental Assessment)

Amen Corner Supplementary Planning Document

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

March 2010

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1 Non-Technical Summary

1.1 The following non-technical summary has been produced as a stand alone document to inform consultees and the general public about the process of Sustainability Appraisal in plain English, avoiding the use of technical terms. The production of a non-technical summary is also a requirement of the EU Directive known as the SEA Directive.

Introduction

1.2 Bracknell Forest Council is preparing a collection of planning documents which will guide development in the Borough, known as the Local Development Framework (LDF). The LDF will advise on how and where housing, shops, offices industry, transport and leisure facilities are located over the next 20 years.

1.3 The Amen Corner Supplementary Planning Document (SPD) is one of the documents making up the LDF. There are two types of document making up the LDF:

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

1.4 The Amen Corner document is an SPD which will formalise guidance to development which will stimulate the regeneration of the site over the coming years.

1.5 Sustainability Appraisal (SA) is required in the UK by the Planning and Compulsory Purchase Act 2004. However, the Planning Act 2008 has removed the requirement for carrying out SA of SPDs. Despite SA being no longer required for SPDs, Bracknell Forest Council has decided to prepare an SA of the Amen Corner SPD. This ensures that social, economic and environmental effects are considered. The SA also incorporates the requirements of the EU strategic Environmental Assessment Directive.

Scoping

1.6 A scoping stage is required as part of the SA which involves setting the context for the appraisal by considering current baseline information on the environment, local communities and the local economy, and relevant plans and programmes, including identifying key sustainability issues and problems, and outlining the SA framework which will be used to carry out the appraisal.

1.7 The SA framework consists of 24 sustainability appraisal objectives which cover a number of topics. These objectives cover a range social, environmental and economic issues, for example protecting and enhancing human health, conserving and enhancing biodiversity, ensuring high and stable levels of employment and addressing the causes of climate change.

1.8 The scoping stage covering the whole of the LDF has been set out in an SA Scoping Report entitled 'Sustainability Appraisal (incorporating a Strategic Environmental Assessment) Revised Scoping Report: Bracknell Forest Borough Local Development Framework' (April 2006). Much of the information within the LDF Scoping Report and also the SA Scoping Report of the Core Strategy (Feb 2005) is relevant to the Amen Corner SPD and therefore could be used to inform this SA. However, in order to provide more detailed scope specific to Amen Corner, an additional Scoping Report was produced and consulted upon to supplement the

information in the other Scoping Reports - 'Sustainability Appraisal (incorporating a Strategic Environmental Assessment) Scoping Report: Amen Corner Area Action Plan Development Plan Document (June 2007).

1.9 The SA Scoping Report of the Amen Corner AAP considered which of the SA objectives formulated for the LDF as a whole were applicable to the Amen Corner AAP. It was decided that all of the 24 objectives were relevant. The SA objectives are listed below:

1.10

Table 1.1 SA Objectives

Bracknell Forest Council SA Objectives
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
SA2: To reduce the risk of flooding and harm to people, property and the environment
SA3: To protect and enhance human health and wellbeing
SA4: To reduce poverty and social exclusion
SA5: To raise educational achievement levels
SA6: To reduce and prevent crime and the fear of crime
SA7: To create and sustain vibrant and locally distinctive communities
SA8: To provide accessible essential services and facilities
SA9: To make opportunities for culture, leisure and recreation readily accessible
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs
SA11: To maintain air quality and improve where possible
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts
SA13: To conserve and enhance the Borough's biodiversity
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys
SA16: To sustainable use and re-use renewable and non-renewable resources
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery

SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management
SA19: To maintain and improve soil quality
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough
SA21: To ensure high and stable levels of employment
SA22: To sustain economic growth and competitiveness of the Borough
SA23: To encourage 'smart' economic growth
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills to find work

Refining Options and Predicting Effects

There are many issues which could of been covered within the Amen Corner SPD. During the evolution of the document, a variety of options were presented for inclusion in the draft document. Different options were considered and tested using the Sustainability Appraisal framework set out in the Amen Corner AAP SA Scoping Report. The results of the options appraisal were presented in the SA Report of the Issues and Options, and are also included in the SA. The options appraisal informed the development of the policies for inclusion in the Amen Corner SPD. The sustainability of the different options were considered in choosing which options to take forward.

Evaluating Effects

The Amen Corner SPD has been subject to SA. The SPD has undergone SA, and suggestions have been made as to what alterations might improve the document. The effects of the recommendations made in the Amen Corner SPD have been assessed against the SA objective, and the results have been recorded in tables showing the likelihood and spatial scale of effects, whether they will be felt in the short, medium and/or long term and the permanence of the effects. The tables are presented in the following manner:

Table 1.2 Assessment Table Approach

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>Comments:</p> <p>Likelihood of effect:</p> <p>Spatial scale:</p> <p>Temporary/Permanent:</p> <p>Short, medium, long term:</p>

SA Objective	Assessment of Effect	Commentary
SA2: To reduce the risk of flooding and harm to people, property and the environment	+	Comments: Likelihood of effect: Spatial scale: Temporary/Permanent: Short, medium, long term:
Etc.		

The assessment of effects column is scored using the following scoring system:

Table 1.3 Key

Scoring	Explanation
++	Very positive effect on the SA objective
+	Minor positive effect on the SA objective
0	Neutral
-	Minor negative effect on the SA objective
--	Very negative effect on the SA objective
I	Outcome dependant upon implementation
?	Impact cannot be predicted

A brief summary of the assessment results of the Amen Corner SPD is provided below. The full results and scores are available in the SA Report itself .

Table 1.4 Summary Results Table

Development Principle	Predicted effect of the Development Principle
Development Principle AC1 - Vision (The Delivery of Comprehensive Development)	The results of the appraisal of development principle AC1 are fairly mixed, but are positive on the whole, and it is not thought that the scores could be significantly improved. Positive scores have been awarded, particularly against SA21 and SA22 due to the provision of employment land. The negative effects of the development principle on air quality and climate change are thought to be justifiable as there is a need for employment land and new residential development in the borough, and some of the negative effects, such as increased traffic, will not be new negative effects, but may just be displacing those effects from elsewhere. For example people driving to the site to work may have previously driven to different locations to work.

Development Principle	Predicted effect of the Development Principle
	<p>Scores against some of the environmental SA objectives are mixed as there will be positive and negative effects of the development principle. However, it is thought that the SPD overall offers a balance of positive effects to make up for the minor negative effects which may be caused. In any case the site is not considered to be of a particularly high environmental value based on what is known about the site at present; therefore the negative effects are not thought to be highly significant.</p>
<p>Development Principle AC2 - Community Facilities and Other Services and Infrastructure</p>	<p>There are several positive effects of development principle AC2 against the SA objectives as the provision of the infrastructure and facilities listed in the development principle is considered a positive approach and scores well against social, and some economic SA objectives. The effects of the development principle against more environmental SA objectives are not clear as it will depend to a great extent on how this development principle is implemented, and the details regarding the facilities to be provided.</p>
<p>Development Principle AC3 - Design Principles</p>	<p>This development principle scores positively against a number of the SA objectives as it covers quite a broad range of topics. However, there are some objectives which have had no impacts or the effects are unclear as it is not known what effects the development principle will have on them. It is not thought that the development principle requires changing in light of these scores.</p>
<p>Development Principle AC 4 - Green Infrastructure and Landscape Character</p>	<p>The effects of this development principle on the SA objectives are mainly positive, particularly against the environmental objectives, but will also provide social and economic benefits. If a larger amount of space was being protected and stronger language was used in the policy to help protect it, then some ++ scores may have been awarded. However, it is considered that this policy provides an appropriate trade off between ensuring that valuable landscape is protected and enhanced, and allowing development to go ahead which meets peoples' needs.</p> <p>The change from the Preferred Options policies to this development principle has involved the education element of the earlier versions of the policies being lost, therefore the positive scores against the educational objectives have now been lost. Also, some of the biodiversity aspects of the policy have been lost, such as protection of specific sites like Riggs Copse. However these have been replaced by a point on the creation and/or retention of a range of habitats for biodiversity, and the policy is still likely to have a positive effect on biodiversity. There is also another policy specifically on biodiversity therefore it is not considered important to focus on that in this policy. The education issue has now been included in the biodiversity development principle.</p>
<p>Development Principle AC 5 - Landscape Sensitivity</p>	<p>The scores awarded against this development principle are positive on the whole, but there are unlikely to be any effects against many of the SA objectives. There has been a negative score awarded against SA10. This was due to the fact that this development principle, which includes maintaining a gap between Bracknell and Wokingham Boroughs, could be</p>

Development Principle	Predicted effect of the Development Principle
	viewed as an inefficient use of land which could otherwise be used for meeting future needs. However, it is thought that this is a justifiable negative as the development principle scores well against other environmental and social SA objectives which it would not do if this development principle was changed/omitted, for example SA7 regarding distinctive communities.
Development Principle AC 6 - Biodiversity	This development principle is much improved from the preferred options policy AC11, and has also improved over later iterations to include education, and ensure that it applies to biodiversity in general rather than specific areas, so that species which may move around different areas are incorporated. This development principle is not relevant to a large number of the SA objectives therefore there are many 0 scores.
Development Principle AC 7 - Thames Basin Heaths Special Protection Area	The effects of this development principle are positive, in particular against SA13 relating to biodiversity, as one of the main aims of this development principle is to conserve and enhance biodiversity. No changes are therefore thought to be necessary to this policy.
Development Principle AC 8 - Site Investigation and Pollution Remediation	Most of the effects of this development principle are positive, particularly against the environmental objectives, as the development principle involves remediating pollution of various types. There are some scores of 'I' indicating that the effects will depend on how this development principle is implemented. This is because there are many different ways of dealing with contamination, which can range from leaving it in situ, to significant disturbance involving digging up and removing large amounts of soil. It will need to be ensured that the most appropriate measures are taken at Amen Corner to manage the existing contamination.
Development Principle AC 9 - Housing Provision	Although this development principle is not relevant to many of the SA objectives, there have been a number of positive scores awarded, in particular against SA7 which results from the addition of character zones to the development principle. This has improved the development principle greatly from the version presented in the Preferred Options document, and is supported by very useful guidance in the supporting text to the development principle.
Development Principle AC 10 - North View South View	The predicted effects of this development principle are quite mixed, although several positive scores have been awarded, particularly against economic objectives. Many of the predicted effects are uncertain or will depend on how the development principle is implemented. There are some possible negative effects this is due to the unavoidable impact that the development principle will have on the environment. It is not thought that this development principle requires changing as other policies in this SPD and the Core Strategy complement this development principle to prevent/minimise negative effects on the environment resulting from the new employment land proposed.

Development Principle	Predicted effect of the Development Principle
Development Principle AC 11 - Employment Provision	Although this development principle has been significantly improved since the Preferred Options stage and again in the SPD, the predicted effects of this development principle are quite mixed. There have been several positive scores awarded, particularly against economic SA objectives, but there are also several negative scores awarded against several of the environmental SA objectives. This is due to the unavoidable negative impacts that a development on this scale is likely to have on the environment. However, it is not thought that this development principle requires changing as other policies in this SPD and the Core Strategy complement this development principle to prevent/minimise negative effects on the environment resulting from the new employment land proposed.
Development Principle AC 12 - Public Transport and Accessibility	There have been many positive scores awarded for this development principle against social, economic and environmental SA objectives. The best score is against SA15 relating to improved travel choice and accessibility as this development principle will clearly help to meet this objective. The development principle has been amended to ensure that the provision of footpaths/cycleways will involve taking account of their impact on the environment.
Development Principle AC 13 - Site Access and other Highways Works	The scores for this development principle are fairly mixed. There are positive scores against various social and economic SA objectives, but negative scores against several of the environmental objectives. This is because any improvements to roads may encourage people to use their cars which will have a negative effect on the environment. However, it is thought that these negative scores are justifiable as it is unrealistic to expect everyone who uses the Amen Corner development to travel sustainably without a radical change in culture. Road improvements will be an important part of making the development at Amen Corner viable. It is positive that a large number of new roads are not proposed in this SPD, therefore it is only improvements to existing infrastructure that is proposed, rather than a large amount of new infrastructure. The 'I' scores should be considered when the details of the development are being finalised, for example construction methods and materials should be selected to ensure that the impacts on the environment are minimised and resource use is kept to a minimum. Other policies in this SPD compliment this development principle in that they prevent some of the potential negative effects of this development principle.

Having carried out a thorough appraisal of all the development principles of the Amen Corner SPD, it has been concluded that the policies as they stand are sustainable and do not require alteration. Many positive scores have been awarded, and a few very positive scores have been awarded. Only a few minor negative scores have been given against some of the development principles, all of which are considered to be justifiable. No secondary, cumulative or synergistic effects have been identified.

Mitigation

Only minor changes are required to the SPD to result in more positive scores, once these are made, no mitigation is thought to be necessary.

Consultation

There have been four formal stages of consultation and public participation throughout the appraisal process. Details of comments made and the changes made as a result of these are provided in the SA Report for the Amen Corner SPD.

Monitoring

The success and effectiveness of the Amen Corner SPD will be monitored by the continued collection of baseline data according to identified indicators as set out in the LDF Core Strategy Sustainability Appraisal Report.

Future Stages

The table below lists the various outputs of the SA and shows what stages have completed and when.

Table 1.5 Stages of the SA

SA Output	Stage	Date
Sustainability Appraisal Scoping Report	Completed	June 2007
Sustainability Appraisal Report (Issues and Options)	Completed	November 2007
Sustainability Appraisal Report (Preferred Options)	Completed	May 2008
Final Sustainability Appraisal Report of Draft Submission of the Amen Corner AAP	Completed	February 2009
Draft Sustainability Appraisal Report of Amen Corner SPD	Completed	October 2009
Final Sustainability Appraisal Report of Amen Corner SPD	Completed- this report	March 2010
Monitoring of the Amen Corner SPD	To be carried out	Ongoing

As can be seen from the table above, this report is the Final SA report of the Amen Corner SPD. The next stage will be the monitoring of the SPD as part of the monitoring of the whole LDF.

2 INTRODUCTION

Background

2.1 A Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of Bracknell Forest Council's Amen Corner Supplementary Planning Document (SPD) has been carried out by the Design, Environment and Transport team at Bracknell Forest Council.

2.2 The Amen Corner SPD is one of a collection of documents which make up Bracknell Forest Council's Local Development Framework (LDF). The LDF advises on how and where development is to be situated over the next 20 years. The Amen Corner SPD advises on development specifically at Amen Corner.

2.3 Previously the planning framework for Amen Corner site was being prepared as an Area Action Plan. However because of a number of considerations such as delivery, infrastructure, ownership and the impact of recession the Council has decided to produce the guidance as a Supplementary Planning Document (SPD). An SA Scoping Report was prepared for the Amen Corner Area Action Plan and this has been used for this SA report of the Amen Corner SPD.

Sustainable Development

2.4 Sustainable development first moved into mainstream policy making and legislation after the Rio Earth Summit in 1992, having emerged as a key issue in 1987, highlighted by Brundtland. Following the Rio Earth Summit, the UK government produced 'A Better Quality of Life, a Strategy for Sustainable Development in the UK' (1999), which described the main themes of sustainable development. These were highlighted as being:

- Maintenance of high and stable levels of economic growth and employment;
- Social progress which recognises the needs of everyone;
- Effective protection of the environment; and
- The prudent use of natural resources.

2.5 Subsequently, in March 2005 a new UK framework for sustainable development 'Securing the Future' was launched which took account of new policies since 1999, and highlighted the renewed international push for sustainable development from the World Summit on Sustainable Development in Johannesburg in 2002. Five principles of sustainable development are identified in 'Securing the Future':

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

2.6 A Council officer and member working group drafted a local definition of sustainable development which has been adopted by Bracknell Forest Council:

2.7 *"Sustainable development is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Therefore sustainability is acting to create harmony between a developed economy and the environment"*.

2.8 For ease of use the themes of sustainability are typically categorised under the 3 general headings of social, economic and environmental. However, in reality many of the issues overlap and do not fall distinctly into one of these categories.

2.9 The Amen Corner SPD should be based on the principles of sustainable development.

Strategic Environmental Assessment and Sustainability Appraisal

2.10 Strategic Environmental Assessment (SEA) is required in the EU by an EU Directive (2001/42/EC) ⁽¹⁾ on the assessment of the effects of certain plans and programmes on the environment. This Directive is often referred to as the "SEA Directive". SPDs are considered to have the potential for causing significant environmental effects and are therefore required to be screened for SEA to ensure that significant negative environmental effects are minimised and the positive environmental effects are maximised.

2.11 Sustainability Appraisal (SA) is required in the UK by the Planning and Compulsory Purchase Act 2004. ⁽²⁾ However, the recent Planning Act 2008 ⁽³⁾ has removed the requirement for carrying out SA of SPDs. Despite SA being no longer required for SPDs, Bracknell Forest Council has decided to prepare and SA incorporating SEA for the Amen Corner SPD. This ensures that social and economic factors are considered as well as environmental.

2.12 As there are many cross-overs between SA and SEA, government guidance ⁽⁴⁾ has recommended that the two processes be undertaken simultaneously. This approach has been taken for the Amen Corner SPD, therefore where SA is referred to this also incorporates the requirements of SEA.

2.13

Amen Corner Supplementary Planning Document

The Amen Corner Supplementary Planning Document (SPD) will help to interpret policy CS 4 of the Cores Strategy DPD ⁽⁵⁾ (February 2008), The Amen Corner SPD will provide guidance for developing the Amen Corner site in Bracknell Forest Borough. The Amen Corner SPD is intended to be a guide to development which will stimulate the regeneration of the site over the coming years. It will provide development principles to inform the regeneration and support the development.

Policy CS4 has already been through the SA process via the SA of the Core Strategy. This SA will therefore only assess the additional detail relating to this policy contained within the Amen Corner SPD itself, it will not assess the principles behind policy CS4 of the Core Strategy as these have already been assessed.

The conclusions of the SA of the Core Strategy relating to policy CS4 were that the policy will have the positive effects of providing employment in an accessible location along with appropriate levels of infrastructure. There would also be benefits arising from the provision of housing (some affordable) with good access to services and, as a larger site, there is the potential to provide a new primary school in an area of need. However, there may be some potential negative effects on biodiversity; the site is partially on undeveloped land, and also partially within a strategic gap between settlements.

1 EU (2001) The SEA Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment

2 HM Government (2004) Planning and Compulsory Purchase Act 2000

3 HM Government (2008) Planning Act 2008

4 OPDM (2005) Sustainability Appraisal of Regional Strategies and Local Development Documents

5 Bracknell Forest Borough Council (2008) Core Strategy Development Plan Document

The SA also stated that future policy documents should set out in more detail how the site will be delivered in a sustainable way and should address the negative effects identified in the Core Strategy strategic level SA. This should include improvements to educational and health facilities, and housing with good access to services.

The intention to prepare the Amen Corner SPD is highlighted in the Bracknell Forest Local Development Scheme ⁽⁶⁾ which sets out the timetable for preparing documents that will form the Local Development Framework.

Stages of the SA Process

Government guidance on SA ⁽⁷⁾ identifies the various stages of SA and how these relate to the different stages of preparing a Supplementary Planning Document such as the Amen Corner SPD. The stages are shown in Incorporating SA within the SPD Process below, taken from the ODPM guidance on SA.

Table 2.1 Incorporating SA within the SPD Process

SPD Stage 1: Pre-production – Evidence Gathering
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives. • A2: Collecting baseline information. • A3: Identifying sustainability issues and problems. • A4: Developing the SA framework • A5: Consulting on the scope of the SA.
SPD Stage 2: Production
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • B1: Testing the SPD objectives against the SA framework. • B2: Developing the SPD options. • B3: Predicting the effects of the SPD. • B4: Evaluating the effects of the SPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the SPDs.
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • C1: Preparing the SA Report
<p>Stage D: Consulting on the preferred options of the SPD and SA Report</p> <ul style="list-style-type: none"> • D1: Public participation on the preferred options of the SPD and the SA Report. • D2(i): Appraising significant changes.
SPD Stage 3: Examination

6 Bracknell Forest Council (2009) Bracknell Forest Borough Local Development Scheme
7 ODPM (2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*

SA stages and tasks
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations.
SPD Stage 4: Adoption and monitoring
SA stages and tasks
<ul style="list-style-type: none"> • D3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the SPD
<ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects.

This report is the Final Sustainability Appraisal Report. The previous stages of the SA have already been completed, the outputs of which have been as follows:

- Amen Corner AAP SA Scoping Report (June 2007);
- Amen Corner AAP Sustainability Appraisal Report (Issues and Options) (November 2007);
- Amen Corner AAP Sustainability Appraisal Report (Preferred Options) (May 2008).

This report will document and describe the SA process which has been undertaken to appraise the Amen Corner SPD.

Appropriate Assessment

2.14 Natural England has advised the Council that new residential development within 5km of the Thames Basin Heaths SPA is likely to have a significant effect on the site due to increased pressures arising largely as a result of disturbance generated by recreational activities. Amen Corner lies approximately 3km from the SPA, which is protected under European law. Without mitigation, the proposed 725 houses could generate an additional 13,100 visits to the Thames Basin Heaths SPA, potentially resulting in an adverse effect on the integrity of the SPA. The Area Action Plan is therefore accompanied by an Appropriate Assessment which is provided in **Appendix 2** of this Sustainability Appraisal. It sets out the likely impacts of the proposal, a policy setting out the need for and the principles of avoiding effect and the avoidance and mitigation measures which must come forward and be secured at planning application stage. In this way, the Council has set out a flexible, but effective, method by which the development can proceed whilst avoiding harm to the Thames Basin Heaths SPA.

3 STAGE A - SCOPING

Introduction

3.1 This section of the report sets out how the scoping stage of the SA was carried out, with reference to the tasks listed in Stage A in Incorporating SA within the SPD Process in the previous section. It is important to note that the scoping stage for this SA has been able to draw on the Scoping Report for the SA of the overall LDF (April 2006), and the SA of the Core Strategy (February 2005). This has avoided the repetition of much of the contents of these reports, and is an accepted approach to SA. A separate Scoping Report for the Amen Corner AAP SA has also been prepared (June 2007), but this only includes information specific to the Amen Corner AAP and Amen Corner SPD. Although this Scoping Report was prepared for the Amen Corner AAP it has also been used as the Scoping Report for the SA of the Amen Corner SPD. The LDF SA Scoping Report, the Core Strategy Scoping Report, and the Amen Corner AAP SA Scoping Report are available on Bracknell Forest Council's website at www.bracknell-forest.gov.uk.

Task A1: Identify relevant policies, plans and programmes, and sustainability objectives

3.2 This task requires a review of policies, plans and programmes relevant to the Amen Corner SPD to establish the sustainability objectives which need to be considered.

3.3 A comprehensive review of relevant policies, plans and programmes for the Bracknell Forest LDF was undertaken as part of the LDF SA Scoping Report (April 2006) and Core Strategy SA Scoping Report (February 2005). In preparing the SA Scoping Report for the Amen Corner AAP, consideration was given to whether there were additional plans or programmes which should be considered specific to the Amen Corner SPD. However, it was decided that there were no additional plans or programmes to consider, therefore no further plans or programmes were reviewed as part of the Amen Corner AAP SA Scoping Report.

Task A2: Collecting baseline information

3.4 This task requires the collection of baseline information about the plan area and anywhere outside the plan area which may be relevant. A large amount of baseline data is presented in the LDF SA Scoping Report, and the Core Strategy SA Scoping Report, both of which cover the whole of the Borough. The information in these two documents is considered to be sufficient for the Amen Corner SPD, therefore no additional baseline data has been collected specific to the Amen Corner SPD. However, an Amen Corner Fact Pack (November 2007) has been produced which maps out the planning history and key information for the site and is available on Bracknell Forest Council's website. The LDF and Core Strategy SA Scoping Reports and the Amen Corner Fact Pack should be read in conjunction with this document.

Task A3: Identifying sustainability issues and problems

3.5 This task requires the identification of key sustainability issues and problems relevant to the plan in question, based on the review of plans and programmes, and the baseline information collected as part of the previous tasks.

3.6 The LDF SA Scoping Report identified a number of significant sustainability issues within Bracknell Forest. The Amen Corner SA Scoping Report did not identify any additional issues to be considered. Sustainability issues and problems highlighted in the LDF SA Scoping Report

have therefore been selected for consideration for this SA as appropriate. The sustainability issues highlighted in the LDF SA Scoping Report of most relevance to the Amen Corner SPD are listed below:

- Protecting the landscape character of the Borough, for example using the landscape and topography in design to make the most of the setting;
- Biodiversity and conservation issues, especially key species and habitats and the on-site Wildlife Heritage Site;
- Road congestion and journey times;
- Contamination of land;
- Mitigating against the effects of development on the Thames Basin Heaths Special Protection Area.

3.7 There may also be some cross-boundary issues to consider as part of the Amen Corner site directly adjoins the Borough of Wokingham. The map in **Appendix 3** highlights the key sustainability issues at Amen Corner.

Task A4: Developing the SA framework

3.8 The SA framework is made up of a number of SA objectives which are then used to test the plan against. SA objectives were produced as part of the LDF SA Scoping Report, and as these are also considered relevant to the Amen Corner SPD, these have been used for this SA. In some cases, SA objectives can be scoped out as not being relevant to a particular document, but in this case it is thought that all the SA objectives are relevant to this SA, therefore the full list of 24 objectives have been used to make up the SA framework for the Amen Corner SPD SA. The SA objectives are listed below in SA Objectives.

Table 3.1 SA Objectives

Bracknell Forest Council SA Objectives
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
SA2: To reduce the risk of flooding and harm to people, property and the environment
SA3: To protect and enhance human health and wellbeing
SA4: To reduce poverty and social exclusion
SA5: To raise educational achievement levels
SA6: To reduce and prevent crime and the fear of crime
SA7: To create and sustain vibrant and locally distinctive communities
SA8: To provide accessible essential services and facilities
SA9: To make opportunities for culture, leisure and recreation readily accessible

SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs
SA11: To maintain air quality and improve where possible
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts
SA13: To conserve and enhance the Borough's biodiversity
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys
SA16: To sustainable use and re-use renewable and non-renewable resources
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management
SA19: To maintain and improve soil quality
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough
SA21: To ensure high and stable levels of employment
SA22: To sustain economic growth and competitiveness of the Borough
SA23: To encourage 'smart' economic growth
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills to find work

3.9 When carrying out an SA, the SA objectives are used to assess each assessable aspect of the plan. The appraisal is informed by the information from previous stages, notably the review of plans and programmes, and the baseline data, but is also based on the professional judgement of members of the Design, Environment and Transport team at Bracknell Forest Council.

Task A5: Consulting on the scope of the SA

3.10 The LDF SA Scoping Report was consulted upon in 2006, and the Core Strategy SA Scoping Report was consulted upon in February 2005. The Amen Corner SA Scoping Report was consulted upon in 2007. The statutory environmental consultees (Environment Agency, Natural England, English Heritage) were consulted during these consultations as well as other relevant organisations for a minimum of five weeks. A summary of the consultation responses relating to the Amen Corner SA Scoping Report are provided in **Appendix 4**, along with details

of consultations on other parts of the SA which have been undertaken since the Scoping Report was published, namely the SA Reports of the Issues and Options, and the Preferred Options stages of the Amen Corner SPD.

4 STAGE B- DEVELOPING AND REFINING OPTIONS AND ASSESSING EFFECTS

Introduction

4.1 This section sets out how stage B tasks of the SA have been carried out as set out in **Table 1.1** in section 1 of this document. This explains much of the methodology behind the appraisal process itself.

Task B1: Testing the SPD objectives against the SA Framework

4.2 In order to ensure that the principles of sustainability are adequately enshrined within the SPD, it is important for the Amen Corner SPD objectives to be tested for compatibility with the SA objectives. The aim of this process is to help refine the objectives of the SPD where necessary, and identify potential areas of conflict which need to be addressed.

4.3 The objectives of the SPD are based on the objectives of the Core Strategy DPD (adopted February 2008), to ensure consistency with the LDF. Core Strategy objectives A, C, E and I have been expanded for the Amen Corner SPD to provide a local interpretation; these are highlighted in italics in Core Strategy Objectives (including expanded objectives specific to the Amen Corner SPD) below which contains the Core Strategy objectives.

Table 4.1 Core Strategy Objectives (including expanded objectives specific to the Amen Corner SPD)

A	To plan for a balance of housing and employment growth
(i)	<i>To ensure the timely delivery and continued monitoring of suitable development sites</i>
B	To aid the delivery of housing in the Borough which meets the needs of all sectors of the community, including the provision of affordable housing
C	To deliver the regeneration of Bracknell Town Centre
(i)	<i>To support the regeneration of Bracknell Town Centre</i>
D	To promote a sequential approach to the location of new development
E	To promote a transport system which enables access to services, by a choice of transport modes
(i)	<i>To mitigate against the impacts of development on the Strategic Road Network</i>
F	To ensure high quality well designed development is delivered in the Borough
G	To support and facilitate essential community facilities and infrastructure in accessible locations

A	To plan for a balance of housing and employment growth
(i)	<i>To ensure the timely delivery and continued monitoring of suitable development sites</i>
H	To deliver accessible development meeting the needs of the Borough
I	To maintain and improve the built and natural environment, and to avoid or mitigate the effects of new development upon the natural and historic environment
(i)	<i>To protect the function of the gap between Binfield/Bracknell and Wokingham</i>
(ii)	<i>To mitigate against the impact upon the Thames Basin Heaths Special Protection Area</i>
(iii)	<i>To maintain, create and enhance landscape character and biodiversity</i>
J	To maintain high and stable levels of economic growth
K	To promote the sustainable use and disposal of resources
L	To mitigate against and adapt to climate change

4.4 A compatibility matrix of the Core Strategy Objectives, including those specific to the Amen Corner SPD against the SA objectives is shown in SA Objectives below. The key to symbols can be found at the end of the table.

Table 4.2 SA Objectives

SA Objectives	Core Strategy Objectives, including expanded objectives specific to Amen Corner SPD													
	A(i)	B	C (i)	D	E (i)	F	G	H	I(i)	I(ii)	I (iii)	J	K	L

SA Objectives	Core Strategy Objectives, including expanded objectives specific to Amen Corner SPD														
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	
SA2: To reduce the risk of flooding and harm to people, property and the environment						✓	✓		✓	✓	✓			✓	
SA3: To protect and enhance human health and wellbeing	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
SA4: To reduce poverty and social exclusion	✓	✓	✓		✓		✓	✓				✓			
SA5: To raise educational achievement levels					✓		✓	✓				✓			
SA6: To reduce and prevent crime and the fear of crime			✓			✓	✓	✓				✓			
SA7: To create and sustain vibrant and locally distinctive communities	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓			
SA8: To provide accessible essential services and facilities	✓	✓	✓		✓		✓	✓							
SA9: To make opportunities for culture, leisure and recreation readily accessible	✓	✓	✓		✓		✓	✓	✓	✓	✓				
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓		
SA11: To maintain air quality and improve where possible					✓	✓	✓	✓					✓	✓	✓
SA12: To address the					✓	✓	✓	✓					✓	✓	✓

SA Objectives	Core Strategy Objectives, including expanded objectives specific to Amen Corner SPD														
causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts													/ x		
SA13: To conserve and enhance the Borough's biodiversity	✓ / x			✓					✓	✓	✓	✓	/ x		
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas		✓ / x	✓	✓		✓			✓	✓	✓	✓	/ x	✓	
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys			✓		✓	✓	✓	✓	✓	/ x				✓	✓
SA16: To sustainably use and re-use renewable and non-renewable resources				✓	✓	✓	✓	✓						✓	✓
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery														✓	✓
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management		✓ / x				✓	✓							✓	
SA19: To maintain and improve soil quality				✓					✓	✓	✓	✓	/ x	✓	
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough					✓								✓	✓	✓

SA Objectives	Core Strategy Objectives, including expanded objectives specific to Amen Corner SPD													
SA21: To ensure high and stable levels of employment	✓	✓	✓		✓	✓	✓	✓				✓		
SA22: To sustain economic growth and competitiveness of the Borough	✓	✓	✓	✓	✓	✓	✓	✓				✓		
SA23: To encourage 'smart' economic growth	✓	✓	✓	✓	✓	✓	✓	✓				✓		
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills to find work	✓		✓				✓	✓				✓		

Table 4.3 Key

✓	Compatible
x	Incompatible

4.5 Where the table is left blank, these objectives are not applicable, not directly related to each other, or neutral.

4.6 SA Objectives demonstrates that there are some conflicts between some of the SA objectives, and some of the Core Strategy objectives, including expanded objectives relevant to the Amen Corner SPD. However, it is considered that these conflicts are justifiable, and do not warrant any change in the Core Strategy objectives, including expanded objectives relevant to the Amen Corner SPD.

Task B2: Developing the SPD options

4.7 There is more than one way of meeting the needs of people who live and work in and around the Borough of Bracknell Forest by developing Amen Corner, therefore various options were presented in the Amen Corner Area Action Plan Issues and Options Report (November 2007).

4.8 The SEA Directive requires that the Environmental Report (in this case the SA Report) should consider '*reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*' and it should '*give an outline of the reasons for selecting the alternatives dealt with.*' This involves considering what directions the plan may take.

4.9 There are a number of key issues that relate to the development at this site; these have been identified through early discussion with the public, statutory bodies, landowners and developers. Each of these issues can be addressed through a number of options which together form a number of potential directions for the plan to take.

4.10 The themes put forward for consideration as part of the Amen Corner AAP Issues and Options Report were as follows:

- Fixing the boundaries of the site;
- Sustainable growth;
- Quality of life;
- Environment;
- Somewhere to live;
- Somewhere to work;
- Transport.

4.11 Each theme generated a number of strategic options and alternatives which were considered at the Issues and Options stage of the SPD. The options were identified by planning officers within the Development Plan team at Bracknell Forest Council and were considered to be realistic and achievable ways of meeting the objectives of the Core Strategy.

4.12 Each option was assessed against the SA framework. Summary of SA findings of the Options Appraisal below summarises the key impacts of all the options appraised and suggests the most sustainable way forward based on a consideration of the SA objectives.

Table 4.4 Summary of SA findings of the Options Appraisal

Theme	Appraisal Summary	Preferred Option Principle	Justification for selection
Fixing the Boundary of the Site	This theme has synergies with policy AC6 (Bracknell and Wokingham gap), i.e. while the boundary of the site will include parts of Wokingham Borough, this will only be used for open space requirements and will be reinforced by buffer strips along the perimeter of the site which would improve the visual gap between Binfield and Wokingham.	AC1: Development Area	This approach has been informed by, and is in accordance with, responses received from consultation.
Sustainable Growth	The most sustainable option would be to plan for a balanced mixed use scheme with a significant element of employment floorspace, taking into account the current situation in the Borough, and housing of at least 725 dwellings. This option will benefit both economic and social objectives (i.e. provision of housing). However this should be implemented in conjunction with transport initiatives which aim to restrict car usage and promote other transport choices.	AC2: Quantum of Development	This approach has been informed by, and is in accordance with, the recommendations in the Sustainability Appraisal Report (Issues and Options) including responses received from consultation.

Theme	Appraisal Summary	Preferred Option Principle	Justification for selection
Quality of Life	<p>The Council's 'Limiting the Impact of Development SPD' should always be used as a starting point for seeking infrastructure and services in line with the development for the site. However there exist opportunities where a bespoke package of measures may be more suited. Nevertheless it is pertinent that if opportunities for such bespoke measures do exist, they are clearly set out within the Area Action plan, particularly with regard to mitigation for the SPA.</p> <p>Ensuring that high quality design and architecture are key principles used in the redevelopment of the site and the use of previously developed land in favour of greenfield land at the site are also good sustainability options and accord with national priorities. Ensuring innovative and high quality design as part of any development proposal for the site will form an important component in delivering a positive image to the western "gateway" of the Borough.</p>	<p>AC3: Community Facilities and other infrastructure</p> <p>AC4: Design</p>	<p>This approach has been informed by, and is in accordance with, the recommendations in the Sustainability Appraisal Report (Issues and Options) including responses received from consultation.</p>
Environment	<p>Landscape: Any policies guiding development within areas which contribute positively towards the biodiversity and landscape character of the site will have predominantly positive environmental effects. The extent of these benefits will depend on the level of protection offered. For example, keeping development in line with the surrounding character could decrease the ability to deliver sufficient housing for all, and the intensification of other areas could potentially lead to a loss of character. The Council's landscape character assessment report, which is a background document to the Core Strategy, suggests that the site has</p>	<p>AC5: Landscape Character</p> <p>AC6: Bracknell and Wokingham Gap</p> <p>AC7: Green Infrastructure</p> <p>AC8: Thames basin Heath Special Protection Area</p>	<p>This approach has been informed by, and is in accordance with, the recommendations in the Sustainability Appraisal Report (Issues and Options) including responses received from consultation.</p> <p>AC9: Sustainable Resource Management</p>

Theme	Appraisal Summary	Preferred Option Principle	Justification for selection
	<p>'moderate-high' capacity to accept large-scale residential or employment development, without damage to landscape character.</p> <p>Biodiversity: It is important that development proposals do not impact negatively on Biodiversity Action Plan (BAP) habitats or on the Wildlife Heritage Site at Riggs Copse or its surroundings. In order to achieve this, landscape and ecological enhancements adjacent to Riggs Copse should be expected as part of any redevelopment proposal. This could include the introduction of buffer zones between development areas and the Copse to protect and enhance the Wildlife Heritage Site.</p> <p>There are existing rights of way across the site and these have the potential to provide a gain in biodiversity and informal recreational connectivity across the site and to other areas.</p> <p>With regards to the Thames Basin Heath SPA, all options considered in the Sustainability Appraisal Report (Issues and Options) resulted in positive environmental impacts as they: lead to suitable mitigation for development on the SPA; allow for the enhancement and preservation of biodiversity; promote readily accessible open space and allow for the provision of an integrated SUDs scheme as part of the mitigation site. These also influence positive health impacts and provide an attractive environment for employees. It is however important to consider the restrictions these options place on the availability of land within the site and the Borough as a whole. On balance mitigation of effects on the SPA is key if housing it to be delivered.</p>	<p>AC9: Sustainable Resource and Management</p> <p>AC10: Contaminated land</p> <p>AC11: Biodiversity and Wildlife</p>	<p>stems from Core Strategy Policy CS12 and its inclusion was supported by the majority of consultation responses received.</p> <p>The sustainability appraisal process identified the need for a separate Policy on biodiversity and wildlife (AC6) to provide mitigation for the possible adverse effects of Policies AC2 (Quantum of Development), and AC13 (Employment level and type).</p>

Theme	Appraisal Summary	Preferred Option Principle	Justification for selection
	<p>It would also be important to consider the potential for maintaining and enhancing a rights of way network for easy access to off-site mitigation sites, as part of an access management plan.</p>		
Somewhere to Live	<p>Seeking to promote a mix of housing types, size and style in conjunction with requirements for affordable housing all result in positive social and economic benefits.</p> <p>Core Strategy Policy CS16, highlights some of the housing needs of the community and requires development proposals which are in keeping with these needs i.e. mobility and special needs, affordable housing and a range of housing types, sizes and tenures.</p> <p>These policy options should be implemented with measures which seek to make leisure, recreational and community facilities accessible and which promote alternative modes of transport from the private car. This will help to reduce any impact on the environment as a result of residential development. All of these options have negligible impact on environmental objectives.</p>	AC12: Dwelling Mix and Affordability	<p>This approach has been informed by, and is in accordance with, the recommendations in the Sustainability Appraisal Report (Issues and Options) including responses received from consultation.</p>
Somewhere to Work	<p>Promoting predominantly office or smaller scale commercial and industrial employment uses within the site may not be suited to the varying skill set of the surrounding residents and will not contribute to the development of a vibrant mixed-use community. To achieve the maximum amount of employment floorspace, the development will need to provide a range of employment uses with different employee densities to match the available housing supply in the residential area. This will help</p>	AC13: Employment level and type	<p>This approach has been informed by, and is in accordance with, the recommendations in the Sustainability Appraisal Report (Issues and Options) including responses received from consultation.</p>

Theme	Appraisal Summary	Preferred Option Principle	Justification for selection
	<p>strengthen the economic base of the area and bring real benefits to the community by way of new and different jobs to those which are there now. In this way, a balance of skills, employment densities and links with other services in the area may result.</p> <p>In general, any economic growth will lead to increased traffic and greenhouse gas emissions which further impacts on air quality and climate change. In order to mitigate against these negative impacts, it is important for biodiversity interests to be adequately enhanced and preserved and for measures which promote alternatives to car use to be introduced as part of any employment scheme for the site.</p>		
Transport	<p>Public Transport: A combined approach to public transport provision will provide choice and promote reliable, affordable alternatives to the use of car, particularly during peak hour periods and encourage less dependence on car usage.</p> <p>Such an approach will also result in positive impacts on the environment by reducing the likelihood of traffic congestion, the amount of carbon dioxide emissions and other greenhouse gases which in turn has a positive impact on the environment and health in the borough. It also promotes accessibility, travel choice and inclusively in the community as not everyone may be able to afford a car.</p> <p>Railway Station: alternative options considered are likely to result in positive impacts for the environment, in terms of the general reduction in GHG emissions and are also likely to result in positive outcomes when considered alongside economic objectives. For</p>	<p>AC14: Rail Station and associated employment space</p> <p>AC15: Public Transport</p> <p>AC16: Site Access and other Works</p>	<p>This approach has been informed by, and is in accordance with, the recommendations in the Sustainability Appraisal Report (Issues and Options) including responses received from consultation.</p>

Theme	Appraisal Summary	Preferred Option Principle	Justification for selection
	<p>example both options would promote better access to jobs and services, especially the Town Centre and would also make the area more attractive to businesses and investors, leading to additional employment opportunities. However, there is a slight negative impact in terms of the likelihood of increases in land values as a result of the railway station, and increased areas of tarmac for car parking may also lead to increased levels of flood risk in the longer term.</p> <p>Site Access: The adoption of either option or a combined approach could potentially lead to some positive economic and social impacts including promoting access to jobs, essential services and facilities, including leisure and recreational facilities. It could also contribute towards making the area attractive to investment, thereby encouraging the creation of a vibrant and locally distinctive community. There are however some negative effects in terms of increased traffic flows and congestion as a result of increased car usage in and around the site. The resultant effect of increased traffic flows will lead to negative impacts on the environment. The most sustainable solution would be to plan for suitable access and egress from the site while including measures to mitigate for environmental impacts. These might include creating and improving footpaths, pedestrian access ways and bus and cycle routes. Promoting measures which restrict car usage and other travel plan measures would go a long way in promoting travel choice and reduce the likely impact of congestion and increase in greenhouse gas emissions.</p>		

Task B3-B5: Predicting and evaluating the effects of the SPD and considering mitigation

4.13 The purpose of these tasks is to predict and assess the effects of the Amen Corner SPD. The Preferred Options AAP has already been through SA (May 2008). The results of this are shown in **Appendix 5**, and further detail can be found in the Amen Corner AAP SA Report (Preferred Options) dated May 2008. The comments from the Preferred Options stage SA have informed the evolution of later versions of the SPD, therefore have helped to make the SPD more sustainable.

4.14 The methodology used to carry out the SA of the final Amen Corner SPD is based on the approach suggested in Figure 34 of the ODPM guidance on SA (2005). The chosen approach for the table is shown below in Assessment Table Approach, including the key for scoring. The results of the appraisal are shown in section 4 of this document.

Table 4.5 Assessment Table Approach

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Comments: Likelihood of effect: Spatial scale: Temporary/Permanent: Short, medium, long term:
SA2: To reduce the risk of flooding and harm to people, property and the environment	+	Comments: Likelihood of effect: Spatial scale: Temporary/Permanent: Short, medium, long term:
Etc.		

Table 4.6 Key

Scoring	Explanation
++	Very positive effect on the SA objective
+	Minor positive effect on the SA objective

Scoring	Explanation
0	Neutral
-	Minor negative effect on the SA objective
--	Very negative effect on the SA objective
I	Outcome dependant upon implementation
?	Impact cannot be predicted

4.15 The assessment involves predicting and evaluating the effects of each policy against the SA objectives. In describing the effects, consideration is given to the likelihood of these effects, the spatial scale, permanence of effects, and whether the effects will be experienced in the short, medium and/or long term. Baseline information is used to inform the decisions regarding scoring, but professional judgement is also used, therefore there is some subjectivity in the assessment. Reasoning behind the scoring is given in the commentary section. Also, where mitigation is considered necessary to minimise adverse effects or maximise beneficial effects, this is suggested in the commentary column.

Task B6: proposing measures to monitor the significant effects of the SPD

4.16 As part of the SA, a monitoring programme is required to be put forward to monitor the effects of the SPD on the SA objectives over time once the SPD is in place. Monitoring is already in place for the Core Strategy of the LDF, and includes topics relevant to this SPD, therefore no additional monitoring is proposed. Details of monitoring are available in the Annual Monitoring Report on Bracknell Forest Council's website at www.bracknell-forest.gov.uk.

5 RESULTS OF THE APPRAISAL

Introduction

5.1 Since the Preferred Options stage, the Amen Corner SPD has changed and evolved, partly in light of the results of the Preferred Options stage SA, and partly as a result of consultation responses. This has meant that various policies have been re-ordered and re-numbered. The key changes in structure and numbering are shown in SA Commentary on the Scope of Preferred Options Policies, and Changes in Policy Numbering since the Preferred Options stage, which also includes the SA commentary on the scope of policies from the Preferred Options stage.

5.2 In this section the results of the final SA of the Amen Corner SPD are provided following the methodology set out in section 3. Each development principle has been appraised against the SA objectives and an assessment table has been prepared for each. The full assessment tables are provided in **Appendix 6**, but summary tables and a discussion of the significant issues raised in the tables are provided in the main document in this section.

Table 5.1 SA Commentary on the Scope of Preferred Options Policies, and Changes in Policy Numbering since the Preferred Options stage

Policy in Draft Submission Report	SA commentary	Development Principle in SPD Consultation Draft
Policy AC1 – Vision: The Delivery of Comprehensive Development	This policy has been changed to a Development Principle and its wording has been tweaked to adjust the timing of the development from 2010-2016 to 2010-2018 to make it consistent with the Implementation and Phasing Plan. Also, there has been a change of terminology where the Housing Trajectory has been changed to Housing Delivery Projection.	Development Principle AC1 – Vision: The Delivery of Comprehensive Development
Policy AC2 – Community Facilities and Other Services and Infrastructure	This policy has been changed to a Development Principle and the wording in respect to point 1 (the primary school) has been amended to make it read better. The point relating to health, police and fire infrastructure has also been removed because it is uncertain at this time on the certainty and justification of such provision. However, if justifiable provision is required then this can be secured in accordance with the Council's Limiting the Impact of Development SPD or other national or local policy provisions.	Development Principle AC2 – Community Facilities and Other Services and Infrastructure
Policy AC3 – Design Principles	This policy has been changed to a Development Principle but with only minor wording changes to make it read better.	Development Principle AC3 – Design Principles

<p>Policy AC4 – Green Infrastructure and Landscape Character</p>	<p>This policy has been changed to a Development Principle with no changes to its text.</p>	<p>Development Principle AC4 – Green Infrastructure and Landscape Character</p>
<p>Policy AC5 – Landscape Sensitivity</p>	<p>This policy has been changed to a Development Principle. There have been two changes to its text in response to consultation, these are shown in bold as:</p> <p><i>“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 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.”</i></p> <p>The wording in the last paragraph which reads as Area Action Plan has also been changed to read as Supplementary Planning Document.</p>	<p>Development Principle AC5 – Landscape Sensitivity</p>
<p>Policy AC6 – Biodiversity</p>	<p>This policy has been changed to a Development Principle with no changes to its text.</p>	<p>Development Principle AC6 – Biodiversity</p>
<p>Policy AC7 – Thames Basin Heaths Special Protection Area</p>	<p>This policy has been changed to a Development Principle. There have been two changes to its text in response to consultation, these are shown in bold as:</p> <p><i>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:</i></p> <ol style="list-style-type: none"> <i>1. a new SANG minimum of 2 hectares at Riggs Copse (on-site provision);</i> <i>2. a new green corridor route from Riggs Copse to the A329 underpass;</i> <i>3. the enhancement of the existing footpath network within and adjacent to the site;</i> <i>4. the provision of appropriate parking;</i> <i>5. provision of new SANGS of which the size and location is to be agreed with Natural England works and measures to provide a new</i> 	<p>Development Principle AC7 – Thames Basin Heaths Special Protection Area</p>

	<p>SANG at Big Wood adjacent to Jennett’s Park Country Park (off-site provision).</p> <p><i>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.</i></p>	
Policy AC8 – Site Investigation and Pollution Remediation	This policy has been changed to a Development Principle with no changes to its text.	Development Principle AC8 – Site Investigation and Pollution Remediation
Policy AC9 – Housing Provision	This policy has been changed to a Development Principle with no changes to its text.	Development Principle AC9 – Housing Provision
Paragraph 13.13 of Policy AC10 – Employment Provision	A new Development Principle relating to North View and South View has been included in the SPD Consultation Draft. This development principle amends paragraph 13.13 of the Area Action Plan to give more certainty to redeveloping North and South view as part of the development. Its wording still gives a number a options for redevelopment (residential, employment and/or retail) as with the Area Action Plan. However it requires that North and South View are to be developed rather than could be developed as part of the overall scheme.	Development Principle AC10 North View and South View
Policy AC10 – Employment Provision	<p>This policy has been changed to a Development Principle but it has been renumbered. In response to consultation, paragraph 13.12 has been changed and added a point 3 to former paragraph 13.11 (now 14.8) which now reads as 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.</p> <p>Also in response to consultation a new paragraph (14.9) has been included to include a potential railway halt and associate employment provision. It reads as</p> <p>Additional employment space on the Hewlett Packard Recreation Ground will be acceptable subject to:</p> <ul style="list-style-type: none"> • justification for the employment uses; and, 	Renumbered as Development Principle AC11 – Employment Provision

	<ul style="list-style-type: none"> • the provision of a Railway Halt; and, • the provision of alternative recreational facilities in accordance with Core Strategy Policy CS8. <p>The sentences forming paragraphs 13.14 and 13,15 have been merged to form a single paragraph (14.10)</p>	
Policy AC11 Public Transport and Accessibility	<p>This policy has been changed to a Development Principle. In response to consultation, to make the paragraph clearer the last sentence of paragraph 14.9 has had some words deleted as follows:</p> <p><i>The new bus service will be provided in a timely manner to affect local travel patterns e.g. from the appropriate phase of the employment development, and/or the residential occupation.</i></p> <p>Also in response to consultation, the last bullet point to paragraph 14.10 additional text (in bold) has been added to read as</p> <ul style="list-style-type: none"> • Wokingham Borough which may include the Coppid Beech Park and Ride. 	Renumbered as Development Principle AC12 Public Transport and Accessibility
Policy AC12 Site Access and Other Highways Works	<p>This policy has been changed to a Development Principle. In response to consultation, point n4 of paragraph 15.9 (now 16.9) additional text (in bold) has been added to read as:</p> <p>1. <i>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.</i></p>	Renumbered as Development Principle AC13 Site Access and Other Highways Works

Appraisal Results

Table 5.2 Development Principle AC1 – Vision (The Delivery of Comprehensive Development)

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+

SA2: To reduce the risk of flooding and harm to people, property and the environment	0
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	0
SA5: To raise educational achievement levels	+
SA6: To reduce and prevent crime and the fear of crime	I
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	+
SA9: To make opportunities for culture, leisure and recreation readily accessible	+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+
SA11: To maintain air quality and improve where possible	-
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	-
SA13: To conserve and enhance the Borough's biodiversity	-/+
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	-/+
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+
SA16: To sustainably use and re-use renewable and non-renewable resources	I
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	I
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0/?
SA19: To maintain and improve soil quality	-/+
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	+
SA21: To ensure high and stable levels of employment	++
SA22: To sustain economic growth and competitiveness of the Borough	++
SA23: To encourage 'smart' economic growth	0

SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0
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5.3 The results of the appraisal of development principle AC1 are fairly mixed, but are positive on the whole, and it is not thought that the scores could be significantly improved. Positive scores have been awarded, particularly against SA21 and SA22 due to the provision of employment land. The negative effects of the development principle on air quality and climate change are thought to be justifiable as there is a need for employment land and new residential development in the borough, and some of the negative effects, such as increased traffic, will not be new negative effects, but may just be displacing those effects from elsewhere. For example people driving to the site to work may have previously driven to different locations to work. Scores against some of the environmental SA objectives are mixed as there will be positive and negative effects of the development principle. However, it is thought that the SPD overall offers a balance of positive effects to make up for the minor negative effects which may be caused. In any case the site is not considered to be of a particularly high environmental value based on what is known about the site at present; therefore the negative effects are not thought to be highly significant.

Table 5.3 Development Principle AC2 – Community Facilities and Other Services and Infrastructure

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0
SA2: To reduce the risk of flooding and harm to people, property and the environment	+
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	+
SA5: To raise educational achievement levels	+
SA6: To reduce and prevent crime and the fear of crime	+
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	+
SA9: To make opportunities for culture, leisure and recreation readily accessible	+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	?
SA11: To maintain air quality and improve where possible	+/-

SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	+/-
SA13: To conserve and enhance the Borough's biodiversity	I
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	I
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+/-
SA16: To sustainably use and re-use renewable and non-renewable resources	I
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	I/+
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	+
SA19: To maintain and improve soil quality	I
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	I
SA21: To ensure high and stable levels of employment	0
SA22: To sustain economic growth and competitiveness of the Borough	0
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

5.4 There are several positive effects of development principle AC2 against the SA objectives as the provision of the infrastructure and facilities listed in the development principle is considered a positive approach and scores well against social, and some economic SA objectives. The effects of the development principle against more environmental SA objectives are not clear as it will depend to a great extent on how this development principle is implemented, and the details regarding the facilities to be provided.

Table 5.4 Development Principle AC3 – Design Principles

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+
SA2: To reduce the risk of flooding and harm to people, property and the environment	0

SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	0
SA5: To raise educational achievement levels	0
SA6: To reduce and prevent crime and the fear of crime	+
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	+
SA9: To make opportunities for culture, leisure and recreation readily accessible	+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0
SA11: To maintain air quality and improve where possible	?
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+
SA13: To conserve and enhance the Borough's biodiversity	?
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	?
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+
SA16: To sustainably use and re-use renewable and non-renewable resources	+
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	?
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	?
SA19: To maintain and improve soil quality	?
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	+
SA21: To ensure high and stable levels of employment	0
SA22: To sustain economic growth and competitiveness of the Borough	+
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

5.5 This development principle scores positively against a number of the SA objectives as it covers quite a broad range of topics. However, there are some objectives which have had no impacts or the effects are unclear as it is not known what effects the development principle will have on them. It is not thought that the development principle requires changing in light of these scores.

Table 5.5 Development Principle AC4 – Green Infrastructure and Landscape Character

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0
SA2: To reduce the risk of flooding and harm to people, property and the environment	+
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	0
SA5: To raise educational achievement levels	0
SA6: To reduce and prevent crime and the fear of crime	I
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	0
SA9: To make opportunities for culture, leisure and recreation readily accessible	+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+
SA11: To maintain air quality and improve where possible	+
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	0
SA13: To conserve and enhance the Borough's biodiversity	+/I
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0
SA16: To sustainably use and re-use renewable and non-renewable resources	0

SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	+
SA19: To maintain and improve soil quality	+
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0
SA21: To ensure high and stable levels of employment	+
SA22: To sustain economic growth and competitiveness of the Borough	+
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

5.6 The effects of this development principle on the SA objectives are mainly positive, particularly against the environmental objectives, but will also provide social and economic benefits. If a larger amount of space was being protected and stronger language was used in the policy to help protect it, then some ++ scores may have been awarded. However, it is considered that this policy provides an appropriate trade off between ensuring that valuable landscape is protected and enhanced, and allowing development to go ahead which meets peoples' needs.

5.7 The change from the Preferred Options policies to this development principle has involved the education element of the earlier versions of the policies being lost, therefore the positive scores against the educational objectives have now been lost. Also, some of the biodiversity aspects of the policy have been lost, such as protection of specific sites like Riggs Copse. However these have been replaced by a point on the creation and/or retention of a range of habitats for biodiversity, and the policy is still likely to have a positive effect on biodiversity. There is also another policy specifically on biodiversity therefore it is not considered important to focus on that in this policy. The education issue has now been included in the biodiversity development principle.

Table 5.6 Development Principle AC5 – Landscape Sensitivity

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0
SA2: To reduce the risk of flooding and harm to people, property and the environment	+
SA3: To protect and enhance human health and wellbeing	+

SA4: To reduce poverty and social exclusion	0
SA5: To raise educational achievement levels	0
SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	0
SA9: To make opportunities for culture, leisure and recreation readily accessible	0
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	-
SA11: To maintain air quality and improve where possible	0
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	0
SA13: To conserve and enhance the Borough's biodiversity	+
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0
SA16: To sustainably use and re-use renewable and non-renewable resources	0
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0
SA19: To maintain and improve soil quality	+
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0
SA21: To ensure high and stable levels of employment	0
SA22: To sustain economic growth and competitiveness of the Borough	0
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

5.8 The scores awarded against this development principle are positive on the whole, but there are unlikely to be any effects against many of the SA objectives. There has been a negative score awarded against SA10. This was due to the fact that this development principle, which includes maintaining a gap between Bracknell and Wokingham Boroughs, could be viewed as an inefficient use of land which could otherwise be used for meeting future needs. However, it is thought that this is a justifiable negative as the development principle scores well against other environmental and social SA objectives which it would not do if this development principle was changed/omitted, for example SA7 regarding distinctive communities.

Table 5.7 Policy AC6 - Biodiversity

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0
SA2: To reduce the risk of flooding and harm to people, property and the environment	0
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	0
SA5: To raise educational achievement levels	0
SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	0
SA9: To make opportunities for culture, leisure and recreation readily accessible	0
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0
SA11: To maintain air quality and improve where possible	0
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	0
SA13: To conserve and enhance the Borough's biodiversity	++
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0

SA16: To sustainably use and re-use renewable and non-renewable resources	0
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0
SA19: To maintain and improve soil quality	1
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0
SA21: To ensure high and stable levels of employment	0
SA22: To sustain economic growth and competitiveness of the Borough	0
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

5.9 This development principle is much improved from the preferred options policy AC11, and has also improved over later iterations to include education, and ensure that it applies to biodiversity in general rather than specific areas, so that species which may move around different areas are incorporated. This development principle is not relevant to a large number of the SA objectives therefore there are many 0 scores.

Table 5.8 Development Principle AC7 – Thames Basin Heaths Special Protection Area

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0
SA2: To reduce the risk of flooding and harm to people, property and the environment	+
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	0
SA5: To raise educational achievement levels	0
SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	+

SA9: To make opportunities for culture, leisure and recreation readily accessible	+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0
SA11: To maintain air quality and improve where possible	0
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	0
SA13: To conserve and enhance the Borough's biodiversity	++
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0
SA16: To sustainably use and re-use renewable and non-renewable resources	0
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0
SA19: To maintain and improve soil quality	+
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0
SA21: To ensure high and stable levels of employment	0
SA22: To sustain economic growth and competitiveness of the Borough	0
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

5.10 The effects of this development principle are positive, in particular against SA13 relating to biodiversity, as one of the main aims of this development principle is to conserve and enhance biodiversity. No changes are therefore thought to be necessary to this policy.

Table 5.9 Development Principle AC8 – Site Investigation and Pollution Remediation

SA Objective	Assessment of Effect
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SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+
SA2: To reduce the risk of flooding and harm to people, property and the environment	0
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	0
SA5: To raise educational achievement levels	0
SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	0
SA8: To provide accessible essential services and facilities	0
SA9: To make opportunities for culture, leisure and recreation readily accessible	0
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+
SA11: To maintain air quality and improve where possible	+
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	+
SA13: To conserve and enhance the Borough's biodiversity	+
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0
SA16: To sustainably use and re-use renewable and non-renewable resources	+
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	I
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	+
SA19: To maintain and improve soil quality	+
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	I
SA21: To ensure high and stable levels of employment	0

SA22: To sustain economic growth and competitiveness of the Borough	+
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

5.11 Most of the effects of this development principle are positive, particularly against the environmental objectives, as the development principle involves remediating pollution of various types. There are some scores of 'I' indicating that the effects will depend on how this development principle is implemented. This is because there are many different ways of dealing with contamination, which can range from leaving it in situ, to significant disturbance involving digging up and removing large amounts of soil. It will need to be ensured that the most appropriate measures are taken at Amen Corner to manage the existing contamination.

Table 5.10 Development Principle AC9 – Housing Provision

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+
SA2: To reduce the risk of flooding and harm to people, property and the environment	0
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	+
SA5: To raise educational achievement levels	0
SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	++
SA8: To provide accessible essential services and facilities	0
SA9: To make opportunities for culture, leisure and recreation readily accessible	0
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0
SA11: To maintain air quality and improve where possible	0
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	0
SA13: To conserve and enhance the Borough's biodiversity	0

SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0
SA16: To sustainably use and re-use renewable and non-renewable resources	0
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0
SA19: To maintain and improve soil quality	0
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0
SA21: To ensure high and stable levels of employment	+
SA22: To sustain economic growth and competitiveness of the Borough	+
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

5.12 Although this development principle is not relevant to many of the SA objectives, there have been a number of positive scores awarded, in particular against SA7 which results from the addition of character zones to the development principle. This has improved the development principle greatly from the version presented in the Preferred Options document, and is supported by very useful guidance in the supporting text to the development principle.

Table 5.11 Development principle AC10 - North View and South View

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	1
SA2: To reduce the risk of flooding and harm to people, property and the environment	0
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	+/-
SA5: To raise educational achievement levels	0

SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	0
SA9: To make opportunities for culture, leisure and recreation readily accessible	+/?
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+
SA11: To maintain air quality and improve where possible	-/?
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	-/?
SA13: To conserve and enhance the Borough's biodiversity	!
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+
SA16: To sustainably use and re-use renewable and non-renewable resources	0
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0
SA19: To maintain and improve soil quality	0
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0
SA21: To ensure high and stable levels of employment	+
SA22: To sustain economic growth and competitiveness of the Borough	+
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	+

5.13 The predicted effects of this development principle are quite mixed, although several positive scores have been awarded, particularly against economic objectives. Many of the predicted effects are uncertain or will depend on how the development principle is implemented. There are some possible negative effects this is due to the unavoidable impact that the development principle will have on the environment. It is not thought that this development

principle requires changing as other policies in this SPD and the Core Strategy complement this development principle to prevent/minimise negative effects on the environment resulting from the new employment land proposed.

Table 5.12 Development principle AC11 – Employment Provision

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0
SA2: To reduce the risk of flooding and harm to people, property and the environment	0
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	+/!
SA5: To raise educational achievement levels	+/?
SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	0
SA9: To make opportunities for culture, leisure and recreation readily accessible	+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+
SA11: To maintain air quality and improve where possible	-
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	-
SA13: To conserve and enhance the Borough's biodiversity	-
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+
SA16: To sustainably use and re-use renewable and non-renewable resources	0
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0

SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0
SA19: To maintain and improve soil quality	0
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0
SA21: To ensure high and stable levels of employment	+
SA22: To sustain economic growth and competitiveness of the Borough	+
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	+

5.14 Although this development principle has been significantly improved since the Preferred Options stage and again in the SPD, the predicted effects of this development principle are quite mixed. There have been several positive scores awarded, particularly against economic SA objectives, but there are also several negative scores awarded against several of the environmental SA objectives. This is due to the unavoidable negative impacts that a development on this scale is likely to have on the environment. However, it is not thought that this development principle requires changing as other policies in this SPD and the Core Strategy complement this development principle to prevent/minimise negative effects on the environment resulting from the new employment land proposed.

Table 5.13 Development Principle AC12 – Public Transport and Accessibility

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0
SA2: To reduce the risk of flooding and harm to people, property and the environment	0
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	+
SA5: To raise educational achievement levels	0
SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	+

SA9: To make opportunities for culture, leisure and recreation readily accessible	+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0
SA11: To maintain air quality and improve where possible	+
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	+
SA13: To conserve and enhance the Borough's biodiversity	+
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	++
SA16: To sustainably use and re-use renewable and non-renewable resources	+
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0
SA19: To maintain and improve soil quality	+
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	+
SA21: To ensure high and stable levels of employment	0
SA22: To sustain economic growth and competitiveness of the Borough	+
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

5.15 There have been many positive scores awarded for this development principle against social, economic and environmental SA objectives. The best score is against SA15 relating to improved travel choice and accessibility as this development principle will clearly help to meet this objective. The development principle has been amended to ensure that the provision of footpaths/cycleways will involve taking account of their impact on the environment.

Table 5.14 Development Principle AC13 – Site Access and Other Highways Works

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0
SA2: To reduce the risk of flooding and harm to people, property and the environment	I
SA3: To protect and enhance human health and wellbeing	I
SA4: To reduce poverty and social exclusion	0
SA5: To raise educational achievement levels	0
SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	I
SA8: To provide accessible essential services and facilities	+
SA9: To make opportunities for culture, leisure and recreation readily accessible	+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+
SA11: To maintain air quality and improve where possible	-
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	-
SA13: To conserve and enhance the Borough's biodiversity	I
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	-
SA16: To sustainably use and re-use renewable and non-renewable resources	I
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	I
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	I
SA19: To maintain and improve soil quality	I

SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	-
SA21: To ensure high and stable levels of employment	+
SA22: To sustain economic growth and competitiveness of the Borough	+
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

5.16 The scores for this development principle are fairly mixed. There are positive scores against various social and economic SA objectives, but negative scores against several of the environmental objectives. This is because any improvements to roads may encourage people to use their cars which will have a negative effect on the environment. However, it is thought that these negative scores are justifiable as it is unrealistic to expect everyone who uses the Amen Corner development to travel sustainably without a radical change in culture. Road improvements will be an important part of making the development at Amen Corner viable. It is positive that a large number of new roads are not proposed in this SPD, therefore it is only improvements to existing infrastructure that is proposed, rather than a large amount of new infrastructure. The 'I' scores should be considered when the details of the development are being finalised, for example construction methods and materials should be selected to ensure that the impacts on the environment are minimised and resource use is kept to a minimum. Other policies in this SPD compliment this development principle in that they prevent some of the potential negative effects of this development principle.

5.17 Development principle AC14 was been removed for the Amen Corner SPD. It is not thought that this would have any significant effects as the development principle was only safeguarding land for a rail station, it would not have ensured the delivery of a rail station at the site. Furthermore, the area which was to be covered by the development principle is already protected from developments which might prevent the construction of a rail station as it is designated as Open Space of Public Value. If a rail station may be delivered in the future, the lack of development principle AC14 will not prevent this from happening.

6 CONCLUSIONS AND FUTURE TASKS

Conclusions

6.1 Prior to this the Final SA document, a draft SA report was prepared. Having carried out a thorough appraisal of all the recommendations made in the Amen Corner SPD, it was concluded that the development principles as they stand were sustainable and did not require alteration. Many positive scores have been awarded, and a few very positive scores have been awarded. Only a few minor negative scores have been given against some of the policies, all of which are considered to be justifiable. No secondary, cumulative or synergistic effects have been identified.

6.2 Some scores are uncertain and will depend on how the policies are implemented. It is important that all aspects of sustainable development are considered when finalising the details for the Amen Corner development.

6.3 The development principles of the Amen Corner SPD were altered as a direct result of the SA. Considering the results of the appraisal, it is clear that the alterations have been successful in improving the scores achieved by the development principles.

6.4 The Draft SA was subject to consultation with both the statutory environmental consultees (Environment Agency, English Heritage, and Natural England) and the public. Full details of the methods of consultation can be found in the Bracknell Forest Statement of Community Involvement.

6.5 The Environmental Assessment of Plans and Programmes Regulations 2004 (Reg 12[6]) define time scales for consultation. In line with this, the consultees were given a period of 6 weeks to respond to the consultation, which ended in December 2009.

6.6 No comments were made on the draft SA report.

6.7 Comments were received on the draft Amen Corner SPD and subsequently alterations to the Draft SPD were made. However none of the alterations resulted in any areas of the SA having to be amended or revisited.

Future Tasks

6.8 Stages of the SA below lists the various outputs of the SA and shows what stages have been completed and when.

Table 6.1 Stages of the SA

SA Output	Stage	Date
Sustainability Appraisal Scoping Report	Completed	June 2007
Sustainability Appraisal Report (Issues and Options)	Completed	November 2007
Sustainability Appraisal Report (Preferred Options)	Completed	May 2008

Final Sustainability Appraisal Report of Draft Submission of the Amen Corner AAP	Completed	February 2009
Draft Sustainability Appraisal Report of Amen Corner SPD	Completed	October 2009
Final Sustainability Appraisal Report of Amen Corner SPD	Completed - this report	March 2010
Monitoring of the Amen Corner SPD	To be carried out	Ongoing

6.9 As can be seen from the table above, this report is the final SA report of the Amen Corner SPD. The next stage will be the monitoring of the SPD and this will take place as part of the monitoring of the whole LDF.

Quality Assurance

6.10 A quality assurance checklist is provided in 'Appendix 1 - Quality Assurance Checklist' of this document. It is based on figure 14 of the ODPM SA guidance ⁽⁸⁾. It is designed to signpost the requirements of the SEA Directive through references to specific part of the SA Report, or other documents.

8 ODPM (2005) Sustainability Appraisal Spatial Strategies and Local Development Documents

APPENDIX 1: QUALITY ASSURANCE CHECKLIST

The following checklist is taken from Appendix 4 of the ODPM guidance, 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' (November 2005). It is designed to signpost the requirements of the SEA Directive through references to specific parts of the SA Report, or other documents.

Table .1 Quality Assurance Checklist

Quality Assurance Checklist	Completed / Location
Objectives and context	
The plan's purpose and objectives are made clear.	Completed – Section 1.4
Sustainability issues, including international and EC objectives are considered in developing objectives and targets.	Completed – Section 2
SA objectives are clearly set out and linked to indicators and targets where appropriate.	Completed – Section 2.5
Links with other related plans, programmes and policies are identified and explained.	Completed – Section 2.2 and LDF SA Scoping Report, and Core Strategy SA Scoping Report
Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.	Completed – Section 3.2
Scoping	
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report.	Completed – Section 2.6 and Appendix 4
The appraisal focuses on significant issues.	Completed
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Completed – Section 3.4
Reasons are given for eliminating issues from further consideration	Completed – Section 4
Options/Alternatives	
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	Completed – Section 3.3

Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant.	Completed
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared.	Completed – Section 3.3
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	Completed – Section 3.3
Reasons are given for selection or elimination of alternatives	Completed – Section 3.3
Baseline information	
Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	Completed – Section 2 and LDF SA Scoping Report, and Core Strategy SA Scoping Report
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.	Completed – Section 2 and LDF SA Scoping Report, and Core Strategy SA Scoping Report
Difficulties such as deficiencies in information or methods are explained.	Completed – Section 2 and LDF SA Scoping Report, and Core Strategy SA Scoping Report
Prediction and evaluation of likely significant effects	
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant.	Completed – Section 4
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.	Completed – Section 4
Likely secondary, cumulative and synergistic effects are identified where practicable.	Completed – Section 4
Inter-relationships between effects are considered where practicable.	Completed – Section 4
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds.	Completed – Section 4
Methods used to evaluate the effects are described.	Completed – especially Section 3.4
Mitigation measures	

Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	Not applicable
Issues to be taken into account in development consents are identified.	Not applicable
The Sustainability Appraisal Report	
Is clear and concise in its layout and presentation.	Completed
Uses simple, clear language and avoids or explains technical terms.	Completed – especially section 6.2
Uses maps and other illustrations where appropriate.	Completed – especially Appendix 3
Explains the methodology used.	Completed – Section 3
Explains who was consulted and what methods of consultation were used.	Completed – Section 2.6 and Appendix 4
Identifies sources of information, including expert judgement and matters of opinion.	Completed – Section 3 and Section 4
Contains a non-technical summary.	Completed
Consultation	
The SA is consulted on as an integral part of the plan-making process.	Completed – Section 2.6 and Appendix 4
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report.	Completed – Section 2.6 and Appendix 4
Decision-making and information on the decision	
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.	Completed
An explanation is given of how they have been taken into account.	Completed – Section 2.6 and Appendix 4
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	Completed
Monitoring measures	
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA.	Completed – Section 4.5 of the LDF SA Scoping Report

Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA.	To be completed over the lifetime of the SPD
Monitoring enables unforeseen adverse effects to be identified at an early stage (These effects may include predictions which prove to be incorrect).	To be completed over the lifetime of the SPD
Proposals are made for action in response to significant adverse effects.	To be completed over the lifetime of the SPD

APPENDIX 2: APPROPRIATE ASSESSMENT

Background

The Conservation (Natural Habitats &c.) Regulations 1994, referred to as the “Habitats Regulations” implement in Great Britain the requirements of the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, referred to as the “Habitats Directive” (Council Directive 92/43/EEC) and protect areas classified under EC Council Directive 79/409/EEC on the conservation of wild birds, referred to as the “Birds Directive”. The Regulations aim to protect a network of sites in the UK that have rare or important habitats and species in order to safeguard biodiversity.

Article 6(3) of the Habitats Directive sets out the requirement for Appropriate Assessment:

*Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to **appropriate assessment** (AA) of its implications for the site in view of the site’s conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provision of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*

An Appropriate Assessment Screening Exercise was conducted as part of the Sustainability Appraisal for the Amen Corner Area Action Plan (AAP): Issues and Options Consultation. This indicated that the AAP was likely to have a significant effect on the Thames Basin Heaths SPA, and therefore requires a full Appropriate Assessment (AA).

During the Appropriate Assessment stage, the effect of the plan (either alone, or in-combination with other plans or projects) on the integrity of the Natura 2000 site is considered with respect to the conservation objectives of the site and to its structure and function. The integrity of a site involves its ecological functions and the decision as to whether it is adversely affected should focus on, and be limited to, the site’s conservation objectives (European Commission, 2000, para 4.6(3)). This process consists of 6 steps:

Step 1. Collect adequate information to complete the assessment – to include a description of the plan and the baseline conditions of the Natura 2000 site.

Step 2. Predict the likely effects of the plan.

Step 3. Assess whether the predicted effects will have adverse effects on the integrity of the site, as defined by the conservation objectives.

Step 4. Propose and assess impact avoidance measures to cancel or minimise the potential adverse effects, including a timescale and mechanisms through which the measures will be secured, implemented and monitored.

Step 5. Consult with the relevant nature conservation bodies and the public.

The remainder of this document focuses on the effects of the Amen Corner Supplementary Planning Document on the integrity of the Thames Basin Heaths SPA. The assessment does not consider the plan's effects on other Natura 2000 sites as they were 'screened out' during the Screening Stage.

STEP 1. COLLECTION OF ADEQUATE INFORMATION TO IDENTIFY ADVERSE EFFECTS

Plan characteristics which may affect the site

The Amen Corner Supplementary Planning Document (SPD) sets out Development Principles which provide the planning framework to support the redevelopment at Amen Corner.

The following Development Principles could potentially give rise to an adverse impact on the SPA:

Table .1

Development Principle AC1 Vision (The Delivery of Comprehensive Development)
<p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p>

New residential development within 5km of the Thames Basin Heaths SPA could increase the impact of recreation, including fragmentation, disturbance and vandalism on the SPA. Without mitigation, the plan has the potential to have an adverse effect on the SPA.

The following Development Principle is also likely to have a significant effect on the Thames Basin Heaths SPA:

Table .2

Development Principle AC7 Thames Basin Heaths Special Protection Area
<p>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.</p> <p>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, as well as measures to enable access to the SANGs:</p> <ol style="list-style-type: none">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). <p>Contributions will be sought towards acquisition, enhancement of SANGS and management of SANGs in perpetuity. A contribution towards strategic access management and monitoring measures across the SPA in perpetuity will also be required.</p> <p>An alternative solution will be acceptable, subject to passing an Appropriate Assessment and in agreement with the Council and Natural England.</p> <p>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.</p>

This **Development Principle** is likely to give rise to a beneficial impact on the Thames Basin Heaths SPA as a result of the commitment to provide alternative recreational space in agreement with Natural England.

In-combination effects arising from plans or projects

The Appropriate Assessment must be considered both alone and in-combination with other plans or projects because a series of individually modest impacts may in-combination result in a significant impact. Article 6(3) of the Habitats Directive addresses this by requiring AA to take into account the combination of effects from other plans or projects. The intention of this combination provision is to take account of cumulative impacts, and these will often only occur over time.

Guidance from the EC (European Communities, 2000) indicates that the in-combination assessment should only include completed development proposals and development plans if their impacts on the site lead to a continuing loss of integrity.

The screening exercise identified that the relevant plans with the potential to affect the SPA are those which provide residential dwellings, which in turn increase the population surrounding the SPA and increase recreation on the heathland. The proposed plans, that were considered likely to affect the SPA, are:

1. The South East Plan
2. The Bracknell Forest Core Strategy
3. The Bracknell Forest Site Allocations DPD
4. The Bracknell Forest Development Management DPD
5. The Bracknell Forest Warfield SPD
6. Other Thames Basin Heaths affected LA's LDFs

a) The South East Plan **policies** have undergone Appropriate Assessment of their impacts on the integrity of Natura 2000 sites, including the Thames Basin Heaths SPA. The Plan now includes Policy NRM6 which provides for the protection of the SPA both by directing development away from the SPA and by setting out the principles of avoidance and mitigation measures, including the provision of alternative recreational space and contributions towards strategic access management on the SPA. This has allowed a conclusion of no adverse effect on the integrity of Thames Basin Heaths SPA, due to recreational pressure arising from the housing allocation in the South East Plan.

Policy NRM6 states:

POLICY NRM6: THAMES BASIN HEATHS SPECIAL PROTECTION AREA

New residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England.

Priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. Where mitigation measures are required, local planning authorities, as Competent Authorities, should work in partnership to set out clearly and deliver a consistent approach to mitigation, based on the following principles:

- i. **a zone of influence set at 5km linear distance from the SPA boundary will be established where measures must be taken to ensure that the integrity of the SPA is protected**
- ii. **within this zone of influence, there will be a 400m “exclusion zone” where mitigation measures are unlikely to be capable of protecting the integrity of the SPA. In exceptional circumstances, this may vary with the provision of evidence that demonstrates the extent of the area within which it is considered that mitigation measures will be capable of protecting the integrity of the SPA. These small locally determined zones will be set out in local development frameworks (LDFs) and SPA avoidance strategies and agreed with Natural England**
- iii. **where development is proposed outside the exclusion zone but within the zone of influence, mitigation measures will be delivered prior to occupation and in perpetuity. Measures will be based on a combination of access management, and the provision of Suitable Accessible Natural Greenspace (SANG).**

Where mitigation takes the form of provision of SANG the following standards and arrangements will apply:

- iv. a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants**
- v. developments of fewer than 10 dwellings should not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents prior to occupation of the dwellings**
- vi. access management measures will be provided strategically to ensure that adverse impacts on the SPA are avoided and that SANG functions effectively**
- vii. authorities should co-operate and work jointly to implement mitigation measures. These may include, inter alia, assistance to those authorities with insufficient SANG land within their own boundaries, co-operation on access management and joint development plan documents**
- viii. relevant parties will co-operate with Natural England and landowners and stakeholders in monitoring the effectiveness of avoidance and mitigation measures and monitoring visitor pressure on the SPA and review/amend the approach set out in this policy, as necessary**
- ix. local authorities will collect developer contributions towards mitigation measures, including the provision of SANG land and joint contributions to the funding of access management and monitoring the effects of mitigation measures across the SPA**
- x. large developments may be expected to provide bespoke mitigation that provides a combination of benefits including SANG, biodiversity enhancement, green infrastructure and, potentially, new recreational facilities.**

Where further evidence demonstrates that the integrity of the SPA can be protected using different linear thresholds or with alternative mitigation measures (including standards of SANG provision different to those set out in this policy) these must be agreed with Natural England.

The mechanism for this policy is set out in the TBH Delivery Framework by the TBH Joint Strategic Partnership and partners and stakeholders, the principles of which should be incorporated into local authorities' LDFs.

A Delivery Framework has been produced to guide planning authorities in the local implementation of avoidance and mitigation measures, and ensure a consistent approach to mitigation across the affected area.

b) Bracknell Forest Borough Council's adopted Core Strategy includes Policy CS14:Thames Basin Heaths *Special Protection Area*, which states:

The Council will carry out an assessment of the effects of a development proposal on the conservation objectives of the Thames Basin Heaths Special Protection Area (SPA) where there is a risk of the proposal having a significant impact on the integrity of the site, either alone

or in-combination with other proposals. Proposals leading to a net increase in residential dwellings within a straight-line distance of 5 kilometres from the SPA boundary are likely to have a significant effect. The Council will not permit development which, either alone or in-combination with other development, has an adverse effect upon the integrity of the SPA.

Development outside of the 400 metre zone will be permitted where it can be demonstrated that it can remove any adverse effect by contributing towards avoidance and mitigation measures in line with the SPA Technical Background Document.

The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated and secured prior to the approval of the development.

The Thames Basin Heaths Technical Background Document contains both the Appropriate Assessment of the Core Strategy and the Avoidance and Mitigation Strategy, designed to ensure that residential development between 400 metres and 5 kilometres can go ahead without an adverse effect on the integrity of the SPA. The consideration of bespoke solutions is also addressed within the Avoidance and Mitigation Strategy. This will be updated by the Thames Basin Heaths SPA Avoidance and Mitigation SPD which is expected to be adopted in March 2010. This SPD includes an Appropriate Assessment of Core Strategy Policy H1 to including the increased housing allocation (following the adoption of the South East Plan in 2009. Natural England has agreed that they will have no cause to object to applications for residential development where they are in conformity with the Avoidance and Mitigation SPD.

c) The Site Allocations DPD will detail the site allocations for both housing and commercial development. This DPD will be accompanied by its own Appropriate Assessment, ensuring that any potential adverse effects are fully avoided and mitigated. This process has already begun, with the rejection of suggested housing site allocations within 400m of the SPA.

d) Work on the Warfield Supplementary Planning Document has now commenced. Core Strategy Policy CS5: Land North of Whitegrove and Quelm Park (Parish of Warfield), specifically requires measures to avoid and mitigate the impact of development on the Thames Basin Heaths SPA and the **SPD** will be accompanied by an Appropriate Assessment.

e) Each of the affected Local Authorities is in the process of producing a Core Strategy DPD, which will be accompanied by an Appropriate Assessment identifying potential adverse impacts and, where possible, avoiding or removing these.

The Habitats Regulations state that an authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site. Therefore, if the South East Plan Appropriate Assessment and subsequently all of the LDF policies and Appropriate Assessments can conclude no adverse effect, each Local Authority has addressed its own effects arising from an increased population.

Stage 3 of this document proposes avoidance and mitigation measures to remove all adverse effects arising from the Amen Corner Area SPD. If these measures can be secured and implemented, then there will be no adverse impact arising from the Amen Corner Area SPD Development Principles either alone or in-combination with other plans or projects.

Thames Basin Heaths Special Protection Area

Characteristics and description of the Thames Basin Heaths SPA

The Thames Basin Heaths SPA was proposed in October 2000, and full SPA status was approved on 9th March 2005. It is an example of a heathland landscape based within a highly active economy. It consists of a composite site covering an area of some 8,274 hectares, consisting of 13 Sites of Special Scientific Interest (SSSI) scattered from Hampshire in the west, to Berkshire in the north, through to Surrey.

The habitat consists of both dry and wet heathland, mire, oak, birch acid woodland, gorse scrub and acid grassland with areas of rotational conifer.

Conservation Objectives:

The Directive requires Appropriate Assessment to be undertaken 'in view of the site's nature conservation objectives' and the European Commission states that the purpose of the Natura 2000 network, which includes the Thames Basin Heaths SPA, is "*to preserve biodiversity by maintaining or restoring natural habitats of Community importance*".

Conservation objectives are a statement of measures which are related to the maintenance or restoration of the individual site, and its contribution towards the favourable conservation status of the natural habitats and/or populations of species of wild fauna and flora for which the site has been selected. The conservation status of a species is defined as favourable when the population range and natural habitats of the species are stable or increasing and population dynamics indicate the species is able to maintain itself on a long-term basis as a viable component of its natural habitat. Similarly, the conservation status of a habitat is favourable when the range, structure and function, and typical species, thereof, are stable or increasing, i.e. there is sufficient geographical extent of the habitat area to sustain the selected species.

Favourable Conservation Status is a trend-based assessment based on the population as a whole across Europe and not specifically on the Thames Basin Heaths SPA.

Condition assessment is a concept applied to SSSIs rather than SPAs. A condition assessment is an expert judgement of the condition of a site (that is, a site unit) at a moment in time, based upon available information on defined attributes (which may be biological, chemical or physical), for the notified features on the unit at the date of assessment.

This is relevant when carrying out an AA which explores the impact of a plan or project on site integrity. For example, this can conclude that where existing pressures do not have a current, readily-measurable impact on condition, but the appropriate assessment has nevertheless identified the risk of such effects becoming manifest in the future, the existing pressure is threatening the ability of the site to 'maintain' favourable condition in the long term and a conclusion of 'no adverse effect on integrity' cannot be recorded. In these cases, the condition assessment may currently be recorded as favourable.

Qualifying species:

This site qualifies under Article 4.1 of the Birds Directive as it is used by 1% or more of the Great Britain population of species of European Importance listed in Annex I of the Directive.

During the breeding season this includes:

- Dartford warbler (*Sylvia undata*),
- Nightjar (*Caprimulgus europaeus*)
- Woodlark (*Lullula arborea*)

The SPA supports the second largest concentration of Dartford warbler in Great Britain, the third largest number of woodlark, and the fourth largest population of breeding nightjars.

The conservation objective for the Thames Basin Heaths SPA is "**Subject to natural change, to maintain, in favourable condition, the habitats for the populations of Annex 1 bird species of European importance, with particular reference to lowland heathland and rotationally managed plantation.**"

The above conservation objective can be broken down into its separate components to assist with the Appropriate Assessment and impact prediction:

- To maintain, in favourable condition, lowland heathland and rotationally managed plantation to provide habitats for Annex I breeding bird populations of woodlark, nightjar and Dartford warbler.
- To maintain the geographical extent of the habitat area.
- To sustain and improve population numbers of woodlark, nightjar and Dartford warbler.

Non-qualifying species of interest:

Hen harrier (*Circus cyaneus*), Merlin (*Falco columbarious*), short-eared owl (*Asio flammeus*) and kingfisher (*Alcedo atthis*) are all Annex I species that occur in non-breeding numbers of less than 1% of the GB population.

Seasonality:

The breeding season of the protected bird species occurs predominantly in April, May, June and July, but an extended season can occur between March and August, therefore this is when the ground-nesting species are most vulnerable to disturbance. The breeding season for nightjar occurs from mid-May through to August, with a peak in June; woodlark nest from March until July, but commence territorial activity from early February; the Dartford warbler breeds between April and August.

Condition:

Based upon the condition tables for the 13 component SSSIs, the condition of the SPA as a whole is as follows:

Favourable	9.05%
Unfavourable recovering	71.09%
Unfavourable no change	6.25%
Unfavourable declining	13.60%

Natural England has commented that the current condition objectives do not as yet include recreational damage on the Annex I bird species as an indicator. Once this indicator is included, a reassessment may result in a greater proportion of the SPA being classified as unfavourable in the future.

Ecological requirements of the qualifying species:

Dartford warbler - Large unbroken dwarf-shrub layer of heather with scattered gorse; abundance of shrub layer invertebrates; mix of heather trees and gorse amongst heathland vegetation; reduction or displacement of birds; extent and distribution of habitat area

Nightjar - Abundance of night flying insects; open ground with predominantly low vegetation bare patches and sparse woodland/scrub cover; reduction or displacement of birds; extent and distribution of habitat area

Woodlark - Abundance of ground surface invertebrates; mix of shrub/tree cover, short-medium vegetation and bare ground; reduction or displacement of birds; extent and distribution of habitat area.

Relationship between the plan area and SPA

The Thames Basin Heaths SPA covers 12.2% of the Borough of Bracknell Forest, a total of 1,333 hectares.

This is 15.9% of the entire Thames Basin Heaths SPA and is provided in one large block of heathland (1,248 hectares) and a smaller, unconnected area (86 hectares).

The nearest part of the SPA is Broadmoor to Bagshot Woods and Heaths, located approximately 2.8km from Amen Corner.

STEP 2. PREDICT LIKELY EFFECTS OF THE PLAN

Site Integrity

Article 6(3) of the Habitats Directive gives the following guidance as to the way conclusions should be drawn from the Appropriate Assessment:

“In the light of the conclusions of the [appropriate] assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned.”

A commonly used definition of site integrity is given in the DCLG circular 06/2005 (para. 20) and the European guidance on the provisions of Article 6 of the ‘Habitats Directive’. This defines site integrity as:

“the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified”.

European guidance goes on to describe the integrity of the site as involving its ecological functions, and the decision as to whether it is adversely affected should focus on, and be limited to, the site’s conservation objectives (EC, 2000).

As discussed in the previous section, the concept of favourable conservation status and the conservation objectives both provide parameters within which an assessment can be made. It is therefore necessary to use this information to predict or forecast what would happen to the SPA habitats and bird populations if the Amen Corner SPD was adopted and implemented.

Description of the potential adverse effects on site integrity

At the screening stage, Bracknell Forest Borough Council identified the following potential effects arising from the plan:

- Fragmentation within the heathland;
- Predation;
- Enrichment;
- Disturbance;
- Trampling.

Previous consultation responses from Natural England, Berks, Bucks and Oxon Wildlife Trust and RSPB did not raise any additional potential effects.

Plan characteristics which could lead to these adverse effects

Additional residential development within the proximity of the SPA has the potential to increase the population surrounding the site, which could, in turn lead to an increase in recreational and urbanisation impacts. Various visitor surveys have indicated people will travel relatively long distances to use such sites for recreational purposes (see for example, Liley, Jackson & Underhill-Day 2005). As a result the impacts from developments up to several kilometres away from the site must also be considered. Natural England's advice based upon the visitor surveys is that, in-combination, there will be a significant impact arising from new residential development which falls within a 5km straight line distance from the boundary of the SPA.

The Amen Corner SPD proposes 725 new residential dwellings. The proposed dwellings would all be located within 5km of the SPA. Therefore the main potential impact arising from the SPD is:

- An increase in population, leading to increased recreational activity

Quantifying the increased population

The Appropriate Assessment for the Core Strategy scrutinised both historic average household sizes in Bracknell Forest and the predicted household size. This concluded that for the purposes of calculating impact on the SPA, it was appropriate to use an average household size over the South East Plan period, i.e. until 2026. Natural England supported the conclusion, that the average number of persons per dwelling in Bracknell Forest Borough should be considered to be 2.31.

Projected population arising from the Amen Corner SPD

Development Principle AC1 Vision (The Delivery of Comprehensive Development) provides for 725 new residential properties at Amen Corner. At a household size of 2.31, these properties would accommodate 1675 new residents.

Calculation of additional visitors resulting from this increased population

As a general rule, the number of walkers, riders, cyclists and motor cyclists using a heathland will increase with an increase in local population, which would indicate a relationship between housing development and recreational disturbance.

In reality this is not likely to be a linear relationship due to the effect of other complex factors, such as the accessibility of the SPA, education, information available and access to other areas of open space.

However, it is necessary to quantify the impact arising from the new residents; therefore a linear correlation has been assumed for the purposes of this assessment,

The Appropriate Assessment of the Core Strategy calculated that, on average each resident of Bracknell Forest Borough visits the SPA 7.81 times a year. If this is extrapolated forward, and it is assumed this rate of visits will remain the same or decline because no plans or projects are currently being approved which would increase this level, the number of visits arising from the new population can be calculated. This amount of new visits per annum, arising from residential development at Amen Corner, works out to an estimated 13,100 visits. To give a degree of scale to this number, this impact is 0.2% of the total number of current visits to the SPA.

Conclusions

Table .3

The above information has lead the Council to conclude that, in order to remove the adverse impact arising from development at Amen Corner, avoidance and mitigation measures are required.

STEP 3: ASSESSMENT OF SITE INTEGRITY

Impacts arising from plan characteristics

Once the effects of the plan have been identified and predicted, it is necessary to assess whether any of these will lead to adverse effects on the integrity of the site as defined by the conservation objectives.

As discussed previously, the conservation objectives for the Thames Basin Heaths are:

"Subject to natural change, to maintain, in favourable condition, the habitats for the populations of Annex 1 bird species of European importance, with particular reference to lowland heathland and rotationally managed plantation."

Therefore, the impacts arising from the plan characteristics, shown in Table 1 (overleaf), have been viewed in the context of their impacts on the conservation objective of the site, as described above. A precautionary approach has been taken, and adverse effects must be assumed where it cannot be objectively demonstrated, with supporting evidence, that the integrity of the site would not be compromised.

Table 1. Impacts arising from Amen Corner SPD

Adverse effects	Impact on conservation objectives
PLAN CHARACTERISTIC: Increased recreational activity	
<p>Fragmentation within heathland – the proliferation of footpaths and widening of existing tracks may cause isolation of plants and animals.</p>	<p>The paths within the areas of the SPA most visited by residents of the Borough are wide and well-defined and the surrounding habitat is often dense, containing gorse, in many places. Research by Clarke <i>et al</i> (2005) in Dorset found that the majority of people (82%) visiting the SPA stayed on the paths. Therefore, fragmentation</p>

	<p>within the heathland is not likely to have a significant impact affecting the condition of the heathland or plantations, and is for that reason, unlikely to impact on the populations of protected birds.</p>
<p>Predation – dogs could potentially have an effect on predation. There may be a direct effect arising from dogs preying on the birds, their eggs or chicks, but also an indirect effect as the dogs scare ground nesting birds from their nests, leaving the eggs and chicks vulnerable to other types of predation.</p>	<p>Predation of chicks or eggs by either domestic dogs or cats, or other wild animals as a result of the nests being temporarily abandoned can result in a reduction in species density.</p>
<p>Enrichment – dogs could potentially contribute to enrichment of the soil.</p>	<p>Enrichment can cause nutrient-loving plant species to out-compete heathland species, changing the birds' habitat.</p>
<p>Disturbance – car-borne visitors, dog walkers and cyclists travel over 5km to visit the site. These activities have been shown to cause disturbance of the protected bird species, for example dogs, particularly off lead and off the paths, can scare birds off the nests which leaves the eggs or chicks vulnerable to chilling or predation from other sources.</p>	<ul style="list-style-type: none"> • Increased nest predation by natural predators when adults are flushed from the nest or deterred from returning to it by the presence of people or dogs, resulting in a reduction in species density • Chicks or eggs dying of exposure because adults are kept away from the nest, resulting in a reduction in species density • Reduced nest/territory density, delayed territory establishment and/or delayed egg laying (i.e. fewer broods in a season) • Increasing stress levels in adult birds resulting in an associated reduction in breeding success and therefore population density. <p>These factors can all lead to adverse effect on population and less resilience of population to natural factors, such as climatic variations.</p>
<p>Trampling - an increase in track use and proliferation of tracks could cause habitat erosion and trampling of eggs. The tracks at the part of the SPA most used by residents of BracknellForest (the two relevant SSSI components) are very well defined and maintained, with clear way-marking. Also, research has shown (Clarke <i>et al</i> 2005) that visitors stick mainly to the defined routes, so erosion off track is unlikely. However, research at Bourley</p>	<p>Accidental trampling of eggs by people, given that the woodlark and nightjar are ground nesting, will affect bird populations. This is not likely to affect the site to a great degree due to the small numbers, but could not be said to have a <i>de minimus</i> impact. Some parts of the SPA may be more sensitive and prone to trampling.</p>

and Long Valley SSSI (part of the SPA) indicated that 42% of visitors left the main track.	
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The outcome of this stage of the Appropriate Assessment was to identify those aspects of the Amen Corner SPD where a likely effect on the SPA is confirmed or uncertain. The next stage of the assessment process will determine whether the effects can be avoided by changes to the policies, or by the use of additional conditional requirements governing the way in which the SPD is implemented.

STEP 4: PROPOSE AND ASSESS AVOIDANCE AND MITIGATION MEASURES

Table 1 identifies ways in which the Amen Corner SPD could have an adverse effect on the integrity of the SPA. It is, therefore, necessary to devise measures to avoid, where possible, the identified adverse effects. Avoidance measures need to specifically relate to the adverse effects the plan is likely to cause. It is for the competent authority to determine what level of avoidance measures are required, taking into account suggestions from the relevant nature conservation bodies.

It is widely recognised that avoidance and mitigation measures are required to safeguard the SPA from recreational impacts arising from new housing development. A three-pronged approach is being advocated by Natural England; it consists of:

- On-site habitat management to bring the SSSIs into favourable condition:
- On-site access management to avoid the impacts of current and future SPA users:
- Off-site avoidance measures, for example, in the form of alternative greenspace for recreation.

Habitat management

Habitat management of lowland heathland and young plantations is an effective measure to avoid negative impacts on the populations of the protected bird species (UK Biodiversity Action Plan). This will be addressed by Natural England working with landowners across the SPA to improve any areas of unfavourable or declining habitat condition.

Natural England notes that whilst habitat management is essential to ensure the robustness of the SPA and maximise its ability to support the Annex I birds, habitat management alone cannot avoid negative impacts from recreation.

Article 6(2) of the Habitats Directive effectively precludes the use of habitat management as mitigation, as member states (and landowner and occupiers, under the Countryside and Rights of Way Act 2000) have a legal responsibility to carry out appropriate habitat management. Habitat management is therefore not currently considered to represent a mitigation measure towards which new development could contribute.

On-site access management

The Thames Basin Heaths SPA comprises multiple SSSI sites, owned and managed by many different organisations and some private individuals. In order to ensure that access management implemented in one area does not simply displace visitors onto another part of the SPA, it is necessary to take a strategic approach to visitor access management.

The Access Management and Monitoring Partnership (made up of landowners and managers of the SPA) with support from Natural England and Hampshire County Council, has put forward a programme of strategic visitor access management measures for the purpose of mitigating the impacts of new development on the SPA, to be funded by developer contributions. These measures, in combination with a complimentary monitoring programme, have been taken forward into the Strategic Access Management and Monitoring (SAMM) project. Natural England currently hosts the project co-ordinator, whilst Hampshire County Council manages the finances. The SAMM project aims to:

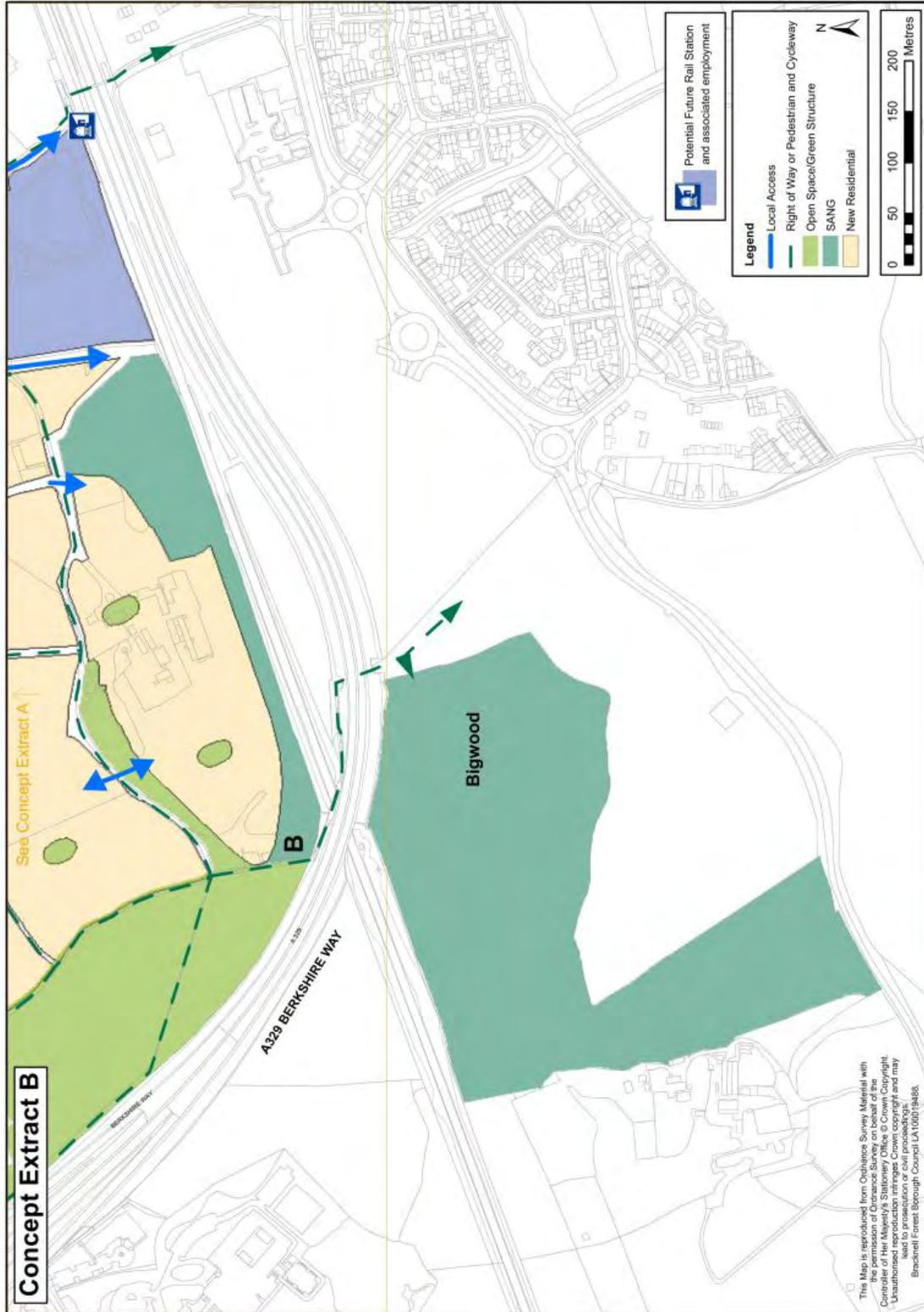
- Promote SANGS as new recreational opportunities for local people and particularly encourage their use during the breeding bird season
- Provide on-the-ground wardening service to supplement existing wardening efforts
- Provide an SPA-wide education programme
- Create new volunteering opportunities
- Demonstrate best practice for strategic access management of visitors and visitor infrastructure where the supply of greenspace is heavily dependent on protected areas
- Monitor visitor usage of SANGs and SPA
- Monitor Annex 1 birds on SPA sites

SAMM Project works have been costed and developer contributions will be used to ensure a standard approach to access management across the SPA. It is intended that a contribution of £630 per dwelling will be collected as set out in the Thames Basin Heaths SPA Avoidance and Mitigation SPD. The likely timescale for the start of payment of these contributions is 1 April 2010, pending Executive decision.

Off-site avoidance measures

This can be a range of measures, including: the provision of new or enhanced recreational open space, policies to prevent inappropriate development in the most sensitive areas and conditions or restrictions on new dwellings, for example restricting pet ownership. Unless an alternative scheme is agreed by the Council, two new SANGs will be provided at Riggs Copse and Big Wood. These are set out in the Development Principle AC7. Big Wood represents an off-site SANGs solution. See map below for location of this site.

Location of Big Wood



Inter-relationship between measures

The Borough Council believes that a package of measures would represent the most useful mitigation for new residential development. Ideally, this should not only provide attractive alternative opportunities for recreation, but also encourage residents to use these spaces by making the SPA a less attractive option (i.e. by SPA access management).

Measures to be introduced and how they will avoid or reduce the adverse impacts on the SPA

Table 2 shows the measures necessary to avoid each adverse effect arising from the Amen Corner SPD. The effectiveness of each of these measures and the proposed methods of implementation are given in more detail in the following sections.

Table 2. Measures to avoid adverse effects

Effects	Proposed measure
Increased recreational pressure	
Predation	<ul style="list-style-type: none"> On-site visitor access management can avoid impacts arising from predation from dogs belonging to current and future dog-walkers. This could include the implementation of a policy of keeping dogs on leads during the breeding season and enforcing this, using wardens. Education can encourage visitors to act in a more responsible, less harmful way.
Enrichment	<ul style="list-style-type: none"> On-site visitor access management measures, such as wardens enforcing the requirements of the CRoW Act and the Clean Neighbourhood Act, in addition to the provision of additional dog-fouling bins, can reduce enrichment by encouraging and enforcing responsible dog ownership Education can encourage visitors to act in a more responsible, less harmful way.
Disturbance	<ul style="list-style-type: none"> Natural England believes that the provision of a significant quantity of new or enhanced semi-natural alternative green space, for new residents to visit for recreational purposes, will keep the levels of visitors to the SPA at the current baseline level.
Trampling	<ul style="list-style-type: none"> The provision of clear way-marked routes will encourage users to keep to the paths. This should therefore be considered as part of the strategic access management.

Appropriate Assessment Finding's Summary

The table above sets out the measures which are necessary to address the identified adverse effects arising from the Amen Corner SPD.

In summary, if the following recommended measures are implemented, an Appropriate Assessment could conclude no adverse effect arising from the Amen Corner SPD:

1. Include a comprehensive policy on Thames Basin Heaths within the Amen Corner SPD:

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 Policy 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 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 SANGs) 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 a 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 the Development Principle DC7 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, to meet Natural England SANGs Quality Guidance.
- 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.
- Access management and monitoring provision.

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.

Table .6

Development Principle AC7 Thames Basin Heaths Special Protection Area

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.

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, 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).**

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

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

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.

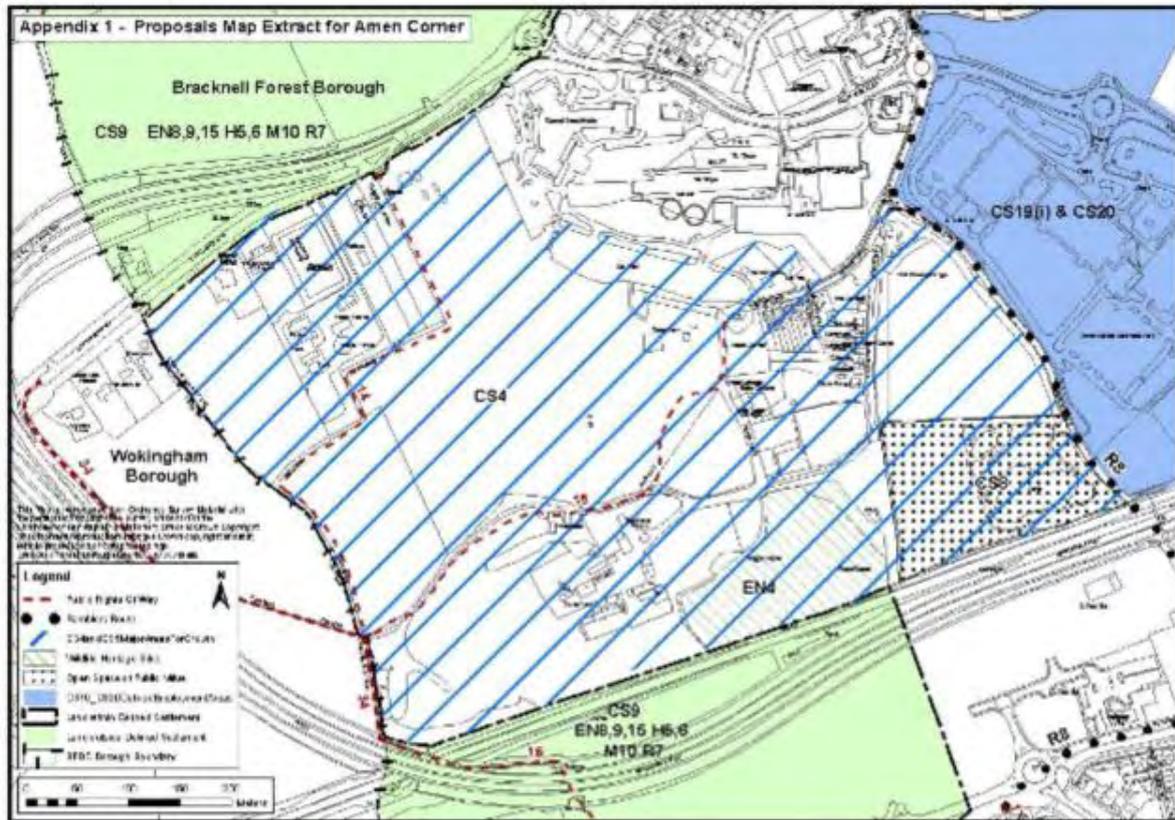
Implementation

This Development Principle will be implemented through:

- 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.
- 2) Include the parameters within which a bespoke avoidance and mitigation solution must be provided. Detailed elements of the strategy are the responsibility of the developer; however the Council will set out the measures and provisions which it considers to be both deliverable and appropriate to ensure that an adverse impact on the integrity of the Thames Basin Heaths SPA will be avoided.

The Council will continue to work with Natural England and other stakeholders to ensure that a package of measures is secured which ensures no adverse effect on the integrity of the Thames Basin Heaths SPA.

APPENDIX 3: CONSTRAINTS MAP OF AMEN CORNER & SURROUNDING AREA



APPENDIX 4: SUMMARY OF CONSULTATION RESPONSES TO ALL STAGES OF THE SA SO FAR

Table .1 Consultation on Amen Corner AAP SA Scoping Report

Organisation	Summary of Comments	Action Taken
Environment Agency	<p>The following documents should be considered as part of the policies, plans and programmes section:</p> <ul style="list-style-type: none"> • EU Waste Framework Directive and its daughter Directives; • EU Habitats Directive; • The Landfill (England and Wales) Regulations 2002; • Waste Strategy for England 2007 • PPS9; • PPS10; • PPS23; • PPS25; • BracknellForest Strategic Flood Risk Assessment 	A review of these documents is to be added to the LDF SA Scoping Report when it is updated
	The Environment Agency is pleased that BAP habitats and the location of SSSIs have been identified in appendix 1 of the scoping report as constraints for this area.	No action required
	Approximately a quarter of the area is underlain by historic landfills, therefore there is potential for contamination which may impact upon controlled waters and human health. This should be marked as a key constraint on the map provided in Appendix 1 of the Amen Corner AAP SA Scoping Report	Landfills are now shown in Appendix 2 of the Final SA Report
	The Environment Agency is disappointed that the draft DPD Objectives do not link to and	A compatibility matrix between the Amen Corner AAP objectives and the SA objectives was

	represent the SA objectives, as they do not seem to consider the natural environment	provided in the SA Report for the Preferred Options stage of the Amen Corner AAP
	The Environment Agency supports the SA objectives	No action required
	In relation to SA Objective 2, it is recommended that the indicator of “the number of applications approved contrary to the Environment Agency’s advice” is included, and an associated target would be “No objections approved contrary to the Environment Agency’s advice.”	This is to be added to the LDF SA Scoping Report when it is updated
	In relation to SA Objective 18, it is recommended that this is expanded to incorporate the protection of groundwater	No change has been made to objective SA18 as it is considered that the protection of groundwater is already covered in this objective
	The indicators and targets do not appear to be very measurable. Much of the wording is subjective and it could therefore be difficult to demonstrate whether the Borough is meeting these objectives.	No change has been made to the indicators and targets resulting from this comment. Both qualitative and quantitative indicators and targets have been used, and it is felt that this is appropriate.
Natural England	Natural England is please to see that the SA Scoping Report makes reference to the need for mitigation in its draft objectives.	No action required
	ThamesBasin Heaths SPA – Appropriate Assessment required.	An Appropriate Assessment could not be prepared at the scoping stage of the SA, but an Appropriate Assessment has subsequently been prepared.
	Plans and programmes review should include Core Strategy Site Allocations DPD, Sustainability Appraisals etc.	The LDF SA Scoping Report is to be updated to include the Core Strategy. At the time that the Scoping Report was produced none of the LDF documents had been adopted, therefore it was not considered appropriate to include them in the plans and programmes review. Since then, the Core Strategy DPD has been

		adopted, and has been considered as part of the SA of the Amen Corner SPD.
	The statement that the baseline data from the LDF SA Scoping report is of a sufficient level of detail is questioned. It is recommended that baseline data is updated regularly.	The LDF SA Scoping Report is to be updated.
	Natural England is pleased to see that biodiversity and conservation issues, especially key species and habitats have been recognised.	No action required
Wokingham Borough Council	The Scoping Report should have regard to the following documents: <ul style="list-style-type: none"> • <ul style="list-style-type: none"> • Berkshire Minerals and Waste Development Framework; • Wokingham Borough LDF Development Plans 	The LDF SA Scoping Report is to be updated to include these documents
	Baseline data for the AAP should include information on the land adjoining the AAP within Wokingham Borough. Otherwise there is a significant risk that important constraints/opportunities could be ignored in establishing the AAP for the site.	The Amen Corner SA Scoping Report does highlight cross-boundary issues as a key sustainability issue for the SA to address. These issues are further addressed at later stages in the SA.
	Some of the SA objectives need amending to ensure that they are consistent with the context and location of the AAP e.g. objective 14 should include reference to avoiding impacts upon the characteristic countryside of Wokingham borough due to the potential location of development along the administrative boundary. Similar issues arise for other objectives.	The Amen Corner SA Scoping Report already highlights cross-boundary issues as a key sustainability issue for the SA to address. These issues have been further addressed at later stages of the SA. It is not thought necessary to change the SA objectives.
	The need for Appropriate Assessment should be considered.	An Appropriate Assessment could not be prepared at the scoping stage of the SA, but an Appropriate Assessment has subsequently been prepared.

RSPB	Appropriate Assessment is required at both the LDF and detailed application stages. It does not appear that an Appropriate Assessment is being prepared to support the Amen Corner AAP	An Appropriate Assessment could not be prepared at the scoping stage of the SA, but an Appropriate Assessment has subsequently been prepared.
Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust (BBOWT)	An Appropriate Assessment may be necessary.	An Appropriate Assessment could not be prepared at the scoping stage of the SA, but an Appropriate Assessment has subsequently been prepared.
	BBOWT does not believe that the baseline information contained within the LDF SA Scoping Report is adequate for SA/SEA on a site based level. It is suggested that baseline data is collected on non-designated habitats and protected/BAP species for the SA to ensure that all important biodiversity features are identified where relevant in accordance with this guidance.	The baseline data including in the LDF SA Scoping Report admits that 'the extent of the key habitats and designations along do[es] not provide a relevant measure of healthy biodiversity which is sustainable in the long term'. In keeping with this assertion, included as one of the indicators is: 'achieving local Biodiversity Action Plan objectives and the extent of key habitats for which BAPS have been established'. The Borough's BAP identifies targets for habitats and species that are important to the local area and people and which extend further than designated habitats. These targets provide a basis for monitoring progress in biodiversity conservation.
	BBOWT agrees with the key sustainability issues.	No action required
West Waddy ADP – architects and town planners representing Markfield Investments	It is not considered that the Amen Corner AAP or the associated SA Scoping Report should be developed at this stage as West Waddy ADP consider that the Core Strategy will be found unsound due to it seeking to promote site-specific allocations.	The approach taken by the Council was considered appropriate at the time of publishing the Amen Corner SA Scoping Report, and the Core Strategy has since been found sound.
	It is not considered that the SAs for the LDF or the Amen Corner AAP are based on a robust and credible evidence base.	The SA Scoping Reports for both the LDF and the Amen Corner AAP have used the data available to Bracknell Forest Council at the time, and the sources of information have been

		referenced as appropriate. No changes have been made as it is thought that these reports <i>are</i> based on a robust and credible evidence base.
DP9 – planning consultants representing Airtrack Railways Limited	The document makes no mention of the Thames Basin Heaths or any provision of mitigation. This needs to be addressed within the Scoping Report as this is a key part of the sustainability baseline.	An Appropriate Assessment could not be prepared at the scoping stage of the SA, but an Appropriate Assessment has subsequently been prepared.
	DP9 have previously made representations in respect of the inaccuracy of the indicators used for the Core Strategy SA. If this SA process is going to use the same indicators then the process will again be flawed.	At this stage of the SA, there has been no reasonable evidence presented to amend the indicators.

Consultation on Amen Corner AAP SA Report (Issues and Options)

Organisation	Summary of Comments	Action Taken
Environment Agency	An additional objective should be included 'to protect and enhance the natural environment', as biodiversity is not the only environmental constraint, which the AAP needs to consider.	The SA contains 24 SA objectives which consider a range of environmental issues which affect the natural environment i.e. flood risk (SA2), land contamination (SA19), waste management (SA17) as well as protecting and enhancing the Borough's countryside and historic environment (SA14). This suggested additional objective is therefore unlikely to have any added benefit in this regard, therefore no change has been made.
	Additional options identified by the SA should be incorporated into key issue 4 on the environment to ensure that the issue is representative of the environment as a whole and not just biodiversity.	The SA suggests that there is a need to establish additional options relating to contamination, SUDS, Rights of Way and mineral extraction, these will be taken forward in the DPD at the Preferred Options Stage.
RSPB	RSPB broadly supports the issues identified in the SA and welcomes the conclusions of the parallel Habitats Regulations Assessment screening.	No action required.

<p>Wokingham Borough Council</p>	<p>In order to ensure that the SA for Amen Corner adequately addresses the need to maintain the separation of Bracknell/Binfield from Wokingham, SA14 should be amended to read 'to protect and enhance where possible the countryside of both Bracknell Forest and Wokingham and their historical environments in urban and rural areas'.</p> <p>The penultimate paragraph in section 2.3 of the SA needs amending to make it clear that the Amen Corner site directly adjoins Wokingham BC.</p>	<p>The Amen Corner SA Scoping report already highlights cross-boundary issues as a key sustainability issue for the SA to address. Further to this, the initial SA also provides an assessment on the option regarding maintaining the gap between both areas.</p>
	<p>The boundary of the AAP in appendix 1 of the SA does not accord with that in the Issues and Options Report. This discrepancy needs to be addressed.</p>	<p>This is an oversight and will be amended in subsequent versions of the appraisal.</p>
	<p>The AA screening should refer to the 2007 Habitats Regulations which imposes this requirement, rather than that within the 1994 version.</p>	<p>Reference to be made to the 2007 Regulations.</p>
<p>DP9 (Air Track)</p>	<p>DP9 seeks assurance that the matters that were identified in the SA of the Core Strategy Development Site Identification process, particularly with respect to the inconsistency of approach and scoring as well as the use of inappropriate indicators for certain sustainability objectives are addressed in this assessment.</p>	<p>As a result of the Examination in Public process, the Core Strategy was found 'Sound' by an independent inspector and has since been adopted. There were no inconsistencies identified in the Core Strategy SA. Should any specific inconsistencies be found in the approach used during the appraisal process this should be made known through the consultation process.</p>
	<p>Strategic Gaps should not be treated as an issue that relates to sustainability and therefore should not be included as an objective (Section 3.3 – Objective Ii)</p>	<p>While strategic gaps are ultimately a planning issue, they do have social and environmental consequences. The aim of the SA at this stage is to assess the sustainability impacts of the options put forward by the DPD. Thus the assertions put forward by the SA under this option have been as a result of this process.</p>

	<p>The assertion that maintaining the physical gap between Binfield and Wokingham will automatically lead to the loss of Ancient Woodlands or encourage the work force to live closer to employment locations is incorrect and should be reconsidered.</p>	<p>During the policy appraisal process a variety of factors are used to inform judgements made. These factors have also been identified by central government guidance.</p>
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Consultation on Amen Corner AAP SA Report (Preferred Options)

Organisation	Summary of Comments
<p>Natural England</p>	<p>Natural England is pleased to see that the Thames Basin Heaths Special Protection Area is highlighted as a potential issue in the findings of this appraisal, that mitigation will be required for all net increases in dwellings.</p> <p>Natural England is pleased to see the four potential mitigation measures outlined in this document.</p> <p>In the Environment section of the options and appraisal summary, it states that it is important to manage off-site mitigation sites as part of an access management plan. Natural England agrees with this, but would also recommend that these are advertised and promoted accordingly as well.</p> <p>Natural England agrees with the conclusion of the AA.</p>
	<p>Natural England welcomes the list of DPD Objectives. Objective E, advocates the use of a more sustainable transport system, that removes reliance of car travel. This aim is in line with Natural England's position on Transport and the Natural Environment. Natural England agrees with objective I, improvements should be made to all the natural and historic features in the area, not just concentrating on the Thames Basin Heaths SPA. Natural England fully supports the recognition of the need to maintain, preserve and enhance the Wokingham and Bracknell strategic gap. The need to engage closely within Wokingham District Council, over green gap strategies, due to Amen Corner falling partly within their Unitary Authority Boundary is crucial. Natural England are also please to see objective L, taking account of climate change, as this is one of Natural England's current corporate targets.</p>
	<p>Natural England is pleased to see the sustainable options available in the transport section that will hopefully remove traffic from the road network. The Council will need to consider the implications and potential impact the establishment of a train station at Amen Corner will have on all of the protected sites within the area as well as the far wider impacts that the creation of a train station could have on the environment in general.</p>
	<p>Natural England would advise that the incorporation of SUDS are fully assessed in such development proposals.</p>

<p>RSPB</p>	<p>The RSPB welcomes work that has been undertaken to date on the SA and AA to appraise the impact of the Amen Corner AAP on the Thames Basin Heaths SPA. RSPB also welcomes proposals to provide Open Space of Public Value (to a standard of 4.3 ha per 1,000 population) within the development site, in addition to the bespoke approach that will be provided to avoid and mitigate any impacts arising from residential development at Amen Corner, including providing informal open space (SANGS) as an alternative to the SPA. It is recommended that SANGS from Amen Corner are provided at a standard of at least 12 ha per 1,000 population, in line with the Council's current Thames Basin Heaths SPA Avoidance and Mitigation Strategy. The SANGS and their management must be provided for in perpetuity (ie for the lifetime of the housing), providing an attractive alternative to the SPA over that period.</p> <p>The RSPB would welcome the inclusion of the above information in the submission version of the Amen Corner AAP and would welcome the opportunity to comment further at that stage.</p>
<p>Berkshire Archaeology</p>	<p>Recommends that the historic environment should be given more emphasis as it is currently included briefly in a section entitled "Biodiversity and Wildlife". Despite Berkshire Archaeology's original recommendations, an archaeological assessment for the site as a whole has not been carried out as part of the "evidence gathering" exercise. However, it is noted that in policy AC11 a historic environment report is to be required, which is welcomed (with some suggested changes to wording to clarify this requirement).</p> <p>There is very little mention of the historic environment in the sustainability appraisal – Task B1 notes a number of inconsistencies around SA14 and yet these potential conflicts are not further explored with regard to the historic environment in the same way as for biodiversity and for wildlife. This may be because of a lack of baseline information, which Berkshire Archaeology has identified as an issue throughout the LDF process – however Berkshire Archaeology continue to be concerned that the need to protect and enhance the historic environment seems to be very much sidelined and not being given the consideration it needs, in accordance with SA14.</p>

APPENDIX 5: RESULTS OF POLICY EVALUATION FROM THE PREFERRED OPTIONS STAGE

Preferred Option Draft Policy Principle	Significant Sustainability Impacts and Recommendations	Suggested Changes to Policy (additional wording in bold)	Mitigation
AC1: Development Area	The underlying purpose of this policy is to set the boundary of the site while ensuring that there is adequate open space available to mitigate against the effect of large scale development on the site. This will generally have some positive environmental and social effects. However as it reads, the policy seems to suggest that the purpose of including land within Wokingham is primarily to 'achieve the level of housing needed for the site'	This has been considered and a possible option to help support the level of housing needed on this site by providing adequate amount of open space needed to make development sustainable. As a result we have identified this land for possible inclusion within the Action Area Boundary at this preferred options stage.	No suggested mitigation measures
AC2: Quantum of Development	This policy generally has all-round positive impacts. A balanced mixed use scheme will promote access to key services including bringing jobs closer to where people live. There are however negative environmental impacts i.e. may lead to localised flooding due to intensification of development and loss of biodiversity and wildlife	No suggested changes	This should be implemented in conjunction with transport initiatives which aim to encourage and promote other transport choices over and above car usage (see AC 15). Should be implemented along with

			<p>policies which seek to promote SUDS principles in any development on site (AC3).</p> <p>This should also be implemented with measures which seek to promote and enhance biodiversity and wildlife on site. This will help to promote the environmental benefits of this policy (AC11).</p>
AC3: Infrastructure	<p>By providing essential facilities and infrastructure, the policy promotes accessibility to services which result in social and environmental benefits such as educational and health facilities, waste and recycling facilities. However as noted above it would be useful to plan for an integrated SUDS system as part of the site's redevelopment. The Council is currently in discussions with the Environment Agency on the details of a suitable Concept Strategy relating to surface water drainage for the site. Please see section 3.9 of this document for the draft SUDS concept strategy for the site.</p>	<p>Measures will also be sought towards the provision of an integrated surface water drainage strategy for the site.</p>	<p>A Concept Strategy demonstrating how an integrated surface water drainage system will be implemented on site must be prepared.</p>
AC4: Design	<p>This policy adopts the principles of the Borough Council's Core Strategy Policy CS7 and provides essential mitigation against negative impacts of development. The policy generally has highly positive social benefits including the development of sustainably constructed homes, designing out crime and encouraging urban renaissance.</p>	<p>No suggested changes</p>	<p>No suggested mitigation measures</p>

AC5: Landscape character	The recommendations from the issues and options sustainability appraisal form the basis of this policy. As a result the policy scores positively against environmental objectives by providing opportunities for biodiversity gains within the development.	No suggested changes	No suggested mitigation measures
AC6: Bracknell and Wokingham Gap	The inclusion of this policy was also supported by the initial Sustainability Appraisal carried out at the issues and options stage. Within the proposed gaps there are areas of characteristic countryside, publicly accessible open space and some areas designated for their biodiversity importance. Through maintaining and improving vegetative buffers along this corridor, the two settlements will continue to remain physically and visually separated and will ensure that these features remain protected. The creation of gaps also maintains distinct communities and minimises sprawl; this has socio-economic benefits and maintains the Borough as a green and pleasant area to live and work, which is known to make it economically attractive.	No suggested changes	No suggested mitigation measures
AC7: Green Infrastructure	The underlying principle of this policy follows the recommendations from the issues and options sustainability appraisal. The provision of green infrastructure as part of the site's redevelopment is significant in providing mitigation against adverse environmental effects and provides social benefits for Amen Corner residents. For example the provision of Open Space of Public Value and green corridors not only allows for gains in biodiversity but also promotes the health and wellbeing of the Amen Corner population by providing areas for physical exercise i.e. walking. It also promotes the visual amenity of the site.	No suggested changes	No suggested mitigation measures

<p>AC8: ThamesBasin Heath Special Protection Area</p>	<p>The choice of this preferred policy has been informed by the Screening exercise carried out as part of the issues and options stage and the results of the Appropriate Assessment. This option would result in positive impacts all round as it would not only lead to suitable mitigation for development within 5km of the SPA but will also allow for the enhancement and preservation of biodiversity, promote readily accessible open space and allow for the provision of an integrated SUDs scheme as part of the mitigation site. These also influence positive health impacts and provide an attractive environment for employees.</p>	<p>No suggested changes</p>	<p>No suggested mitigation measures</p>
<p>AC9: Sustainable Resource Management</p>	<p>This policy follows the principles set out in the Borough Council's Core Strategy Policies 10 and 12 and the Council's emerging Supplementary Planning Document on Sustainable Resource Management. Maximising energy efficiency and requiring developments to use a proportion of renewable energy will have positive impacts on social exclusion (by reducing fuel poverty), air quality, and climate change There may however be cost implications for developers, which could impact on the affordability of housing and the provision of other facilities.</p>	<p>All new development will need to demonstrate that buildings have incorporated energy efficiency measures which have in turn reduced their carbon emissions by 10% and should, through a Sustainability Statement demonstrate all other measures including the use of sustainable materials, water efficiency technologies and sustainable construction measures, as required by the Council's emerging</p>	<p>Where these targets cannot be achieved developers must provide reasonable justification indicating where such targets may jeopardise the viability of the scheme or place undue burden on the developer.</p>

		<p>Sustainable Resource Management SPD.</p> <p>Redevelopment proposals should also indicate where they have had regard to best practice policies over and above building regulations.</p> <p>The Code for Sustainable Homes and Building Research Establishments Environmental Assessment Methods (BREEAM) is currently the industry standard for residential and non residential buildings respectively. Therefore schemes must demonstrate how they meet Level 3 of the Code for Sustainable Homes or BREEAM ‘very good’ or ‘excellent’ standards. These standards may change and be replaced over time so developers</p>	
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		must ensure that the most up-to-date standard has been used as part of any sustainability statement submitted to the Council.	
AC10: Contamination	This policy follows the recommendations of the issues and options sustainability appraisal report. Decontamination of the site is essential for the health and well being of the final occupants of the site. There are also environmental benefits to this policy i.e. improving soil quality and groundwater.	No suggested changes	A Site Contamination Concept Strategy establishing the process and methods for decontamination of the site must be undertaken
AC11: Biodiversity and wildlife	This policy was introduced as part of the sustainability process to mitigate against the possible effects of policies AC2 and AC13. As such it has positive environmental and social effects i.e. the protection and enhancement of biodiversity and wildlife and potential improvements to health.	No suggested changes	No suggested mitigation measures
AC12: Dwelling Mix	Seeking to promote a mix of housing types, size and style in conjunction with requirements for affordable housing all result in positive social and economic benefits and have negligible impact on the environment. The positive economic impacts of providing a mix of dwelling types and affordable housing may potentially promote sustainable economic growth by increasing the likelihood of staff retention and promoting a diverse range of skills available to meet the borough's labour needs. Social benefits also include the reduction of social exclusion the potential improvement of health and living conditions with the provision of additional affordable homes of good	No suggested changes	Draft Policy AC3 (Community facilities and other infrastructure), 4 (Design) and 15 (Public Transport) will also provide the necessary mitigation against the potential adverse effects of this policy.

	quality. There is also a need to mitigate against possible adverse impacts related to intensification of development.		
AC13: Employment Level and Type	This policy will generally result in positive economic impacts by strengthening the economic base of the area and bringing real benefits to the community by way of new and different jobs to those which are available now. There are synergies between this policy and AC12 (Dwelling Mix), for example promoting a mix of employment types will be suited towards the potential varying levels of skill sets that a mix in dwelling types and affordable housing might attract. As a result the policy could potentially result in positive social impacts. In general, any economic growth will lead to increased traffic and greenhouse gas emissions which further impact on air quality and climate change. In order to mitigate against these possible negative impacts, it is important for biodiversity interests to be adequately enhanced and preserved and for measures which promote alternatives to car use to be introduced as part of any employment scheme for the site (see policy AC15).	No suggested changes	Based on the potential adverse environmental effects of this policy, it is necessary for the ACAAP DPD to include a policy which seeks the promotion and enhancement of water, air, land and biodiversity as part of any redevelopment on site (AC11).
AC14: Rail Station	This policy is likely to result in positive impacts overall. For example, the provision of a railway station is likely to promote better access to jobs and services, especially to the Town Centre and would also make the area more attractive to businesses and investors, leading to additional employment opportunities. There are also potential environmental benefits i.e. the reduction in greenhouse gas emissions. There are however possible negative impacts including the potential loss of open space, associated noise pollution, increased land values as a result of the railway	No suggested changes	Any proposal for a railway station must include measures which seek to mitigate against potential adverse environmental impacts. Should an application for a railway be submitted it would normally be subject to an Environmental

	station, and increased levels of flood risk due to the increased areas of tarmac required for car parking etc.		Impact Assessment which would seek mitigation for any potential adverse impacts.
AC15: Public Transport	This policy will generally result in positive impacts all round, i.e. the promotion of affordable alternatives to car use which would in turn result in positive impacts on the environment by reducing the likelihood of road congestion, the amount of carbon dioxide emissions and other greenhouse gases which in turn has a positive impact on the environment and health in the borough. It also promotes accessibility, travel choice and inclusively in the community as not everyone may be able to afford a car.	No suggested changes	No suggested mitigation measures
AC16: Site Access and other works	This policy will promote access to jobs, essential services and facilities, and thus contributing to making the area attractive to investment. There are however some negative effects in terms of increase in traffic flows and congestion as a result of increased car usage in and around the site. The resultant effect of increased traffic flows will lead to negative impacts on the environment including increased emission of greenhouse gases which in turn impact negatively on air quality and the loss of wildlife and biodiversity features on site. Further negative impacts may also arise through increased pollution from noise and run-off of pollutants from roads. There are however synergies between this policy and policy AC15 which seeks to provide alternative transport to cars. This would provide some mitigation in this regard.	No suggested changes	Any proposals for site access works should include measures which seek to promote and enhance on-site biodiversity features.

APPENDIX 6: FULL APPRAISAL TABLES- FINAL SUBMISSION

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

Table .1 Development Principle AC1 – Vision (The Delivery of Comprehensive Development)

SA Objective	Assessment of Effect	Commentary
<p>SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</p>	+	<p>Comments: The development principle will help to deliver more houses to meet local needs. Without any detail on the quality of the houses, a ++ score cannot be applied.</p> <p>Likelihood of effect: Likely, but may depend on housing market in the short-medium term.</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Mainly medium and long term. Short term the credit crunch may cause a delay in the new houses being delivered.</p>
<p>SA2: To reduce the risk of flooding and harm to people, property and the environment</p>	0	<p>Comments: Flooding is not a significant issue in the Amen Corner area therefore there are unlikely to be any significant effects of this development principle on this objective.</p>
<p>SA3: To protect and enhance human health and wellbeing</p>	+	<p>Comments: Providing new housing, employment and leisure space, a local centre, an improved transport network, a new primary school, and community and recreational facilities is likely to be beneficial to the human health and well being of local people.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term.</p>

SA Objective	Assessment of Effect	Commentary
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	+	<p>Comments: Providing new housing, employment and leisure space, a local centre, an improved transport network, a new primary school, and community and recreational facilities is likely to be beneficial to the human health and well being of local people.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA6: To reduce and prevent crime and the fear of crime	I	Comments: The effects of the development principle on this objective depend on how it is implemented, for example whether the area is well designed to minimise crime. However, the recreational and community facilities are likely to be beneficial to meeting this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	<p>Comments: This development principle will help to create a new locally distinctive community, but, if developed sensitively as the supporting text suggests, will also sustain the existing community.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term.</p>
SA8: To provide accessible essential services and facilities	+	<p>Comments: This development principle will help meet this objective as it will involve provision of essential facilities such as a school, and community facilities.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p>

SA Objective	Assessment of Effect	Commentary
		Short, medium, long term: Short, medium and long term.
<p>SA9: To make opportunities for culture, leisure and recreation readily accessible</p>	+	<p>Comments: This development principle could have positive effects on this objective by providing housing in close proximity to existing leisure facilities on John Nike Way, and including the provision of community and recreational facilities in the actual development.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and the immediate vicinity, but could extend further afield.</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term.</p>
<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	+	<p>Comments: This development principle is likely to have a very positive effect on urban renaissance by making improvements to the Amen Corner area. The area includes some previously developed land which is thought likely to benefit from redevelopment such as that being proposed by this development principle. It is thought that the proposed development is an efficient use of land, and is likely to make the area more attractive. However, without detailed plans for the development which would be inappropriate for an SPD, the full effects in terms of design and layout are not known.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen corner and the immediate vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Mainly medium and long term. Short term the credit crunch may cause a delay in delivery.</p>
<p>SA11: To maintain air quality and improve where possible</p>	-	<p>Comments: Additional employment space and housing is likely to cause an increase in traffic in the area, which will have a negative effect on air quality locally. However, it is thought that this is a justifiable negative score as employment land and residential development</p>

SA Objective	Assessment of Effect	Commentary
		<p>is required to meet peoples' needs, and the site is not located within an Air Quality Management Area. To some extent the development will also merely move the location of the pollution from one area to another, as if people start to work at the site, they would have been travelling somewhere else before this for work, so would be causing pollution on their journeys to that location instead. Mitigation can be used to minimise the negative effects on air quality, for example providing good sustainable transport facilities, and ensuring there are some services provided locally for the residents of the new houses.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen corner and immediate vicinity but could extend further.</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Mainly medium-long term as it may take time for effects to take hold.</p>
<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts</p>	<p>-</p>	<p>Comments: Additional employment space and housing is likely to cause an increase in traffic in the area, which will increase the emissions of greenhouse gases locally. However, it is thought that this is a justifiable negative score as employment land and residential development is required to meet peoples' needs. To some extent the development will also merely move the location of the pollution from one area to another, as if people start to work at the site, they would have been travelling somewhere else before this for work, so would be causing pollution in that location instead. Mitigation can be used to minimise the negative effects on climate change, for example providing good sustainable transport facilities, and ensuring there are some services provided locally for the residents of the new houses.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen corner and immediate vicinity but could extend further.</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Mainly medium-long term as it may take time for effects to take hold.</p>

SA Objective	Assessment of Effect	Commentary
<p>SA13: To conserve and enhance the Borough's biodiversity</p>	<p>-/+</p>	<p>Comments: The effects of this development principle are likely to be both positive and negative. The areas of greenfield land to be developed will cause a loss of biodiversity in those areas. However, as part of the development (noted in another development principle), there are areas of the site which are to be enhanced in order to compensate for the negative effects the development might have. This is thought to be an appropriate solution for the site. Further, the areas to be developed are not thought to be of a high value for biodiversity, however, detailed surveys have not been carried out.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas</p>	<p>-/+</p>	<p>Comments: The effects of this development principle are likely to be both positive and negative. There are some areas of countryside which are to be lost, but as noted in another development principle, there are areas of the countryside which are to be enhanced in order to compensate for the negative effects the development might have. This is thought to be an appropriate solution for the site. Further, the areas to be developed are not thought to be of a high value in terms of characteristic countryside. There are no features of known historic value at the site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA15: To improve travel choice and accessibility, reduce the need for travel</p>	<p>+</p>	<p>Comments: This development principle indicates that the transport network will be improved, therefore it is considered likely that accessibility will improve.</p> <p>Likelihood of effect: Likely</p>

SA Objective	Assessment of Effect	Commentary
by car and shorten the length and duration of journeys		<p>Spatial scale: Amen corner and the immediate vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term.</p>
SA16: To sustainably use and re-use renewable and non-renewable resources	I	Comments: The effects of this development principle on this objective depend on how the development principle is implemented.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	I	Comments: The effects of this development principle on this objective depend on how the policy is implemented. On- and off-site community recycling facilities are to be provided as mentioned in the supporting text.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0/?	Comments: The effects of this development principle on water quality in water courses including groundwater are thought to be minimal. There is little in terms of water courses on the site. However, there are some areas of restored landfill on the site, so if these are to be built upon measures will need to be taken to ensure that groundwater does not become polluted as a result of disturbance of these areas. It is unclear what effects there will be on water resource management.
SA19: To maintain and improve soil quality	-/+	<p>Comments: The effects of this development principle are likely to be both positive and negative. There are some greenfield areas of site which are to be developed which may have negative effects on soil quality, but other areas of the site contain unlawful uses, some of which may be having a negative effect on soil quality, and if these were removed as part of this development, this is likely to result in a positive effect on soil quality. As there are some areas of restored landfill at the site, measures will need to be taken to ensure that these are not disturbed in a way which causes harm to soil quality. Measures to enhance the areas of greenspace in the area are likely to result in positive impacts on soil quality in those areas.</p> <p>Likelihood of effect: Uncertain</p>

SA Objective	Assessment of Effect	Commentary
		<p>Spatial scale: Amen corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough</p>	<p style="text-align: center;">+</p>	<p>Comments: In order to comply with policy CS12 of the Core Strategy this development will have to provide at least 20% of their energy requirements from on-site renewable energy generation, therefore effects on this objective are likely to be positive.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Borough-wide</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Mainly short term when the development is built.</p>
<p>SA21: To ensure high and stable levels of employment</p>	<p style="text-align: center;">++</p>	<p>Comments: This development principle will help to ensure high and stable levels of employment as it provides areas for employment development.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term.</p>
<p>SA22: To sustain economic growth and competitiveness of the Borough</p>	<p style="text-align: center;">++</p>	<p>Comments: This development principle will help to encourage economic growth and competitiveness by providing additional employment land, which will add to the already large amount of employment land nearby, helping to make the area more competitive.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Borough-wide</p> <p>Temporary/Permanent: Permanent</p>

SA Objective	Assessment of Effect	Commentary
		Short, medium, long term: Short, medium and long term.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle on its own is unlikely to have any effects on this objective as it promotes <i>new</i> growth rather than 'smart' growth.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle on its own is unlikely to have any effects on this objective.

Table .2 Development Principle AC2 – Community Facilities and Other Services and Infrastructure

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	+	<p>Comments: Although the development is unlikely to have a significant effect on flood risk, part 6 of the policy may help to reduce flood risk.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>

<p>SA3: To protect and enhance human health and wellbeing</p>	<p>+</p>	<p>Comments: The provision of the facilities listed in this development principle is likely to benefit health and well being.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner, and people living within a short distance of the facilities provided</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA4: To reduce poverty and social exclusion</p>	<p>+</p>	<p>Comments: Investing in education and other community facilities is likely to help give people the skills they need to find a good job, and to encourage people to do things together as a community, thus reducing social exclusion.</p> <p>Likelihood of effect: Uncertain, depends on how successful these facilities are at providing for all sections of the community.</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: More medium-long term as effects will take time to come to fruition.</p>
<p>SA5: To raise educational achievement levels</p>	<p>+</p>	<p>Comments: The provision of a primary school on site or in the vicinity, and contributions towards a secondary school off-site is likely to have a positive effect on this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA6: To reduce and prevent crime and the fear of crime</p>	<p>+</p>	<p>Comments: The provision of community facilities and other infrastructure is likely to help reduce/prevent crime, however, this does depend to some extent on how these community facilities are run, and who the activities are aimed at.</p> <p>Likelihood of effect: Uncertain</p>

		<p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: More medium and long term. These kinds of facilities are likely to take time to become popular, and to provide a wide range of activities.</p>
<p>SA7: To create and sustain vibrant and locally distinctive communities</p>	+	<p>Comments: The provision of the infrastructure and facilities listed in the development principle is likely to help create and/or sustain vibrant and locally distinctive communities. However, the extent of the positive effects will depend on how successful the facilities are.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: More medium and long term. These kinds of facilities are likely to take time to become popular, and to provide a wide range of activities.</p>
<p>SA8: To provide accessible essential services and facilities</p>	+	<p>Comments: It is presumed that the facilities proposed will be accessible, however, this will depend on the location of these facilities.</p> <p>Likelihood of effect: Possible</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term.</p>
<p>SA9: To make opportunities for culture, leisure and recreation readily accessible</p>	+	<p>Comments: This development principle will help to make opportunities for culture, leisure and recreation readily accessible by increasing the provision of these facilities. However the full effects of this development principle will depend on the success of the community facilities.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term.</p>

<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>?</p>	<p>Comments: It is unclear what effects this development principle might have on this objective.</p>
<p>SA11: To maintain air quality and improve where possible</p>	<p>+/-</p>	<p>Comments: The provision of educational facilities at the site would encourage local children/parents to walk to the primary school, therefore not requiring motorised transport. However, the secondary school will be located off-site, and the primary school <i>may</i> be located off-site, which may encourage people to drive there. Green travel plans will be needed for the schools, and adequate facilities for sustainable transport should be provided.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: The borough, but may affect further afield</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: More medium-long term as effects may take time to take hold.</p>
<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts</p>	<p>+/-</p>	<p>Comments: The provision of educational facilities at the site would encourage local children/parents to walk to the primary school, therefore not requiring motorised transport. However, the secondary school will be located off-site, and the primary school <i>may</i> be located off-site, which may encourage people to drive there. Green travel plans will be needed for the schools, and adequate facilities for sustainable transport should be provided.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: The borough, but may affect further afield</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Mainly medium-long term as effects may take time to take hold.</p>

<p>SA13: To conserve and enhance the Borough's biodiversity</p>	<p>I</p>	<p>Comments: The effects of this development principle on this objective depend on how it is implemented, and where the new facilities are located, but effects are thought to be limited.</p>
<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas</p>	<p>I</p>	<p>Comments: The effects of this development principle on this objective depend on how it is implemented, and where the new facilities are located, but effects are thought to be limited.</p>
<p>SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys</p>	<p>+/-</p>	<p>Comments: The provision of educational facilities at the site would encourage local children/parents to walk to the primary school, therefore not requiring motorised transport. However, the secondary school will be located off-site, and the primary school <i>may</i> be located off-site, which may encourage people to drive there. Green travel plans will be needed for the schools, and adequate facilities for sustainable transport should be provided.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Amen Corner and the vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term.</p>
<p>SA16: To sustainably use and re-use renewable and non-renewable resources</p>	<p>I</p>	<p>Comments: The effects of this development principle on this objective depend on how it is implemented, for example the manner in which the facilities are constructed, and the materials used.</p>
<p>SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery</p>	<p>I/+</p>	<p>Comments: The effects of this development principle on this objective depend on how it is implemented, for example the manner in which the facilities are constructed, and the materials used. However there will be positive effects on this objective as a result of the provision of on-site recycling facilities.</p>
<p>SA18: To maintain, protect and improve water quality in the Borough's water</p>	<p>+</p>	<p>Comments: Part 6 of this development principle may have a positive effect on water quality.</p> <p>Likelihood of effect: Likely</p>

courses including groundwater and to achieve sustainable water resource management		<p>Spatial scale: Amen Corner vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA19: To maintain and improve soil quality	I	Comments: The effects of this development principle on this objective depend on how it is implemented, and where the new facilities are located, but effects are thought to be limited.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	I	Comments: The effects of this development principle on this objective depend on how it is implemented, for example whether renewable energy technology is built into these facilities.
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Development Principle AC3 – Design Principles

Table .3 Development Principle AC3 – Design Principles

SA Objective	Assessment of Effect	Commentary
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<p>SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</p>	<p>+</p>	<p>Comments: This development principle will help to ensure that new housing that is built at Amen Corner is decent and sustainably constructed home, but will have no impact on affordability.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA2: To reduce the risk of flooding and harm to people, property and the environment</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA3: To protect and enhance human health and wellbeing</p>	<p>+</p>	<p>Comments: This development principle is likely to help meet this objective as good design tends to benefit human health and wellbeing.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner, and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA4: To reduce poverty and social exclusion</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA5: To raise educational achievement levels</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA6: To reduce and prevent crime and the fear of crime</p>	<p>+</p>	<p>Comments: This development principle is likely to help meet this objective, in particular by requiring good levels of surveillance over the public realm. Good surveillance will deter people from carrying out criminal activities in the public realm.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner, and vicinity</p> <p>Temporary/Permanent: Permanent</p>

		<p>Short, medium, long term: Short, medium and long term</p>
<p>SA7: To create and sustain vibrant and locally distinctive communities</p>	+	<p>Comments: This development principle is likely to help meet this objective as it requires new development to establish a defined, contemporary sense of place, and to create a vibrant community and environment.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner, and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA8: To provide accessible essential services and facilities</p>	+	<p>Comments: This development principle may help meet this objective as although it does not involve the provision of services or facilities, it does relate to providing good infrastructure to link the new development to existing infrastructure, which in turn will help to ensure that facilities and services are readily accessible.</p> <p>Likelihood of effect: Possible</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA9: To make opportunities for culture, leisure and recreation readily accessible</p>	+	<p>Comments: This development principle may help meet this objective as although it does not involve the provision of recreational facilities, it does relate to providing good infrastructure to link the new development to existing infrastructure, which in turn will help to ensure that facilities are readily accessible.</p> <p>Likelihood of effect: Possible</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>

<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective as there is no mention of efficient use of land in the development principle.</p>
<p>SA11: To maintain air quality and improve where possible</p>	<p>?</p>	<p>Comments: It is unclear what effects this development principle might have on this objective.</p>
<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts</p>	<p>+</p>	<p>Comments: This development principle is likely to help meet this objective as it requires development to contribute towards mitigating the impacts of climate change.</p> <p>Likelihood of effect: likely</p> <p>Spatial scale: Amen Corner but likely to extend further</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: More medium and long term as effects are likely to take time.</p>
<p>SA13: To conserve and enhance the Borough's biodiversity</p>	<p>?</p>	<p>Comments: It is unclear what effects this development principle might have on this objective.</p>
<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas</p>	<p>?</p>	<p>Comments: It is unclear what effects this development principle might have on this objective.</p>
<p>SA15: To improve travel choice and accessibility, reduce the need for travel</p>	<p>+</p>	<p>Comments: This development principle may help meet this objective as it requires the provision of good infrastructure to link the new development to existing infrastructure.</p>

by car and shorten the length and duration of journeys		<p>Likelihood of effect: Possible</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA16: To sustainably use and re-use renewable and non-renewable resources	+	<p>Comments: This development principle is likely to help meet this objective as it requires new development to be energy efficient and sustainable.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	?	<p>Comments: It is unclear what effects this development principle might have on this objective.</p>
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	?	<p>Comments: It is unclear what effects this development principle might have on this objective.</p>
SA19: To maintain and improve soil quality	?	<p>Comments: It is unclear what effects this development principle might have on this objective.</p>
SA20: To increase energy efficiency, and the proportion of energy generated	+	<p>Comments: This development principle is likely to help meet this objective as it requires new development to be energy efficient and sustainable.</p> <p>Likelihood of effect: Likely</p>

from renewable sources in the Borough		<p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	+	<p>Comments: This development principle may have positive effects on this objective as well-designed development can encourage investment in the area.</p> <p>Likelihood of effect: Possible</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Table .4 Development Principle AC4 – Green Infrastructure and Landscape Character

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent,	0	Comments: This development principle is unlikely to have any effects on this objective. It is thought that housing can still be delivered whilst at the same time meeting the requirements of this development principle.

sustainably constructed and affordable home		
SA2: To reduce the risk of flooding and harm to people, property and the environment	+	<p>Comments: The provision of a Sustainable Urban Drainage System will help to meet this objective. Also, retaining green infrastructure/landscape character is thought to have a positive impact on reducing the risk of flooding, although it should be noted that there is not a significant risk of flooding at the site in any case, therefore effects are likely to be minimal.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and the vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA3: To protect and enhance human health and wellbeing	+	<p>Comments: Providing green infrastructure and protecting landscape character is thought to be beneficial to human health and wellbeing.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium, and long term</p>
SA4: To reduce poverty and social exclusion	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
SA5: To raise educational achievement levels	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
SA6: To reduce and prevent crime and the fear of crime	I	<p>Comments: The effects of this development principle depend on how it is implemented as open space can be the location of criminal activity if poorly-designed.</p>
SA7: To create and sustain vibrant and locally distinctive communities	+	<p>Comments: Providing green infrastructure and protecting landscape character can contribute towards sustaining vibrant and locally distinctive communities, although the effects may be fairly small.</p> <p>Likelihood of effect: Likely</p>

		<p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium, and long term</p>
SA8: To provide accessible essential services and facilities	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	<p>Comments: This development principle will help to ensure that there is space available for recreation, in particular Active Open Space of Public Value, Passive Open Space of Public Value and Public Rights of Way.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+	<p>Comments: Retaining open space can be considered a good use of land, providing for peoples' needs.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA11: To maintain air quality and improve where possible	+	<p>Comments: Retaining trees and open space can be considered to have a positive effect on air quality, mainly due to the positive impacts of plants and trees.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner, but could extend further afield</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>

<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective, although plants can help to absorb carbon dioxide unlike hard landscaping.</p>
<p>SA13: To conserve and enhance the Borough's biodiversity</p>	<p>+/-</p>	<p>Comments: This development principle is likely to have a positive effect on biodiversity as it will retain, protect, and increase planting of trees, and generally encourage the provision of green infrastructure which may be suitable for a variety of fauna and flora. However, the effects of this development principle will to some extent depend on how it is implemented, and the way the areas of green infrastructure are managed as different planting/landscaping will encourage different species to live there. Some of the biodiversity elements of the previous version of the policy appear to have been lost, such as the protection of important habitats such as Riggs Copse, but these have been replaced by point 6 which encourages the creation and/or retention of a range of habitats for biodiversity.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas</p>	<p>+</p>	<p>Comments: This development principle will help to protect and enhance the Borough's important existing landscape features.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA15: To improve travel choice and accessibility, reduce the need for travel</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

by car and shorten the length and duration of journeys		
SA16: To sustainably use and re-use renewable and non-renewable resources	0	Comments: This development principle is unlikely to have any effects on this objective.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	+	<p>Comments: The SUDS element of this development principle may help to improve water quality in nearby watercourses.</p> <p>Likelihood of effect: Possible</p> <p>Spatial scale: Local catchment</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA19: To maintain and improve soil quality	+	<p>Comments: This development principle will help to maintain soil quality in the areas which are being protected or enhanced.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Areas of Green Infrastructure</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.

SA21: To ensure high and stable levels of employment	+	<p>Comments: Ensuring there is attractive landscape in the area helps to make it an attractive place for employers to locate, although the effects may be limited.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA22: To sustain economic growth and competitiveness of the Borough	+	<p>Comments: Ensuring there is attractive landscape in the area helps to make it an attractive place for employers to invest, although the effects may be limited.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA23: To encourage 'smart' economic growth	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

Development Principle AC5 – Landscape Sensitivity

Table .5 Development Principle AC5 – Landscape Sensitivity

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent,	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

sustainably constructed and affordable home		
SA2: To reduce the risk of flooding and harm to people, property and the environment	+	<p>Comments: Providing a landscaped gap is thought to have a positive impact on reducing the risk of flooding, although it should be noted that there is not a significant risk of flooding at the site in any case, therefore effects are likely to be minimal.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and the vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA3: To protect and enhance human health and wellbeing	+	<p>Comments: Providing a landscaped gap is thought to have a positive impact on human health and well being as communities often like retaining a separate identity from neighbouring towns. Also protecting the proposed residential area from noise and visual impacts of the A329 will benefit the health and well being of those residents.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs – adjacent to the area.</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.

<p>SA7: To create and sustain vibrant and locally distinctive communities</p>	<p>+</p>	<p>Comments: Maintaining a gap between the settlements of Bracknell and Wokingham will help to sustain the two distinctive communities and retain their individual identity.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA8: To provide accessible essential services and facilities</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA9: To make opportunities for culture, leisure and recreation readily accessible</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>-</p>	<p>Comments: Maintaining a gap between settlements could be viewed as an inefficient use of land, which could otherwise be used for meeting future development needs. However, it is considered as important to maintain a gap between the two settlements to maintain settlement identity.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA11: To maintain air quality and improve where possible</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases,</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

and ensure Bracknell Forest is prepared for associated impacts		
SA13: To conserve and enhance the Borough's biodiversity	+	<p>Comments: Maintaining a gap between Wokingham and Bracknell may help to conserve biodiversity in the area of the gap.</p> <p>Likelihood of effect: Possible</p> <p>Spatial scale: Within the gap itself</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+	<p>Comments: Maintaining the gap between Bracknell and Wokingham will help to protect and enhance Bracknell's characteristic countryside.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Within the gap itself</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
SA16: To sustainably use and re-use renewable and non-renewable resources	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

recycling, composting or energy recovery		
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: This development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	+	Comments: This development principle may help to maintain and improve soil quality within the gap itself, but will have limited/no effects elsewhere. Likelihood of effect: Likely Spatial scale: The gap itself Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.

SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.
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Development Principle AC6 – Biodiversity

Table .6 Development Principle AC6 – Biodiversity

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	+	<p>Comments: Protecting biodiversity may help to benefit human health and wellbeing</p> <p>Likelihood of effect: Possible</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.

SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective. There is an opportunity for this policy to include something on education – possible add something to the policy relating to this.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	<p>Comments: Part of the distinctiveness of the Amen Corner area is its rich biodiversity, therefore helping to conserve and enhance biodiversity will help to maintain this.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA8: To provide accessible essential services and facilities	0	Comments: This development principle is unlikely to have any effects on this objective.
SA9: To make opportunities for culture, leisure and recreation readily accessible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0	Comments: This development principle is unlikely to have any effects on this objective.
SA11: To maintain air quality and improve where possible	0	Comments: This development principle is unlikely to have any effects on this objective.

<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA13: To conserve and enhance the Borough's biodiversity</p>	<p>++</p>	<p>Comments: This development principle will help meet this objective as it will ensure that the Borough's biodiversity is conserved and enhanced.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity but could extend further</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA16: To sustainably use and re-use renewable and non-renewable resources</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA17: To address the waste hierarchy by: minimising waste</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

as a priority, reuse, then by recycling, composting or energy recovery		
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: This development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	I	Comments: The effects of this development principle depend on how it is implemented. Conserving and enhancing areas of biodiversity identified as important could maintain and improve soil quality in those areas, but will not affect areas of low biodiversity value.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Development Principle AC7 – Thames Basin Heaths Special protection Area

Table .7 Development Principle AC7 – Thames Basin Heaths Special protection Area

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	+	<p>Comments: Providing sites such as SANGs is thought to have a positive impact on reducing the risk of flooding, although it should be noted that there is not a significant risk of flooding at the site in any case, therefore effects are likely to be minimal.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: In the vicinity of SANGs/sites providing mitigation</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA3: To protect and enhance human health and wellbeing	+	<p>Comments: The provision of SANGs or similar are likely to benefit human health and wellbeing as they provide places for leisure and recreation which people can enjoy, and also possibly use for exercise also which will benefit health.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Areas in the vicinity of the SANGs/sites providing mitigation</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.

SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	<p>Comments: Preserving the SPA, and creating SANGs/similar will help to create and sustain locally distinctive communities which are distinctive due to their open space.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Communities located in close proximity to the SPA/SANGs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA8: To provide accessible essential services and facilities	+	<p>Comments: SANGs can be considered as essential facilities, therefore this development principle is likely to have a positive effect on this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Areas located in near to SANGs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	<p>Comments: Mitigation for SPAs includes the provision of green open space which can be used for leisure and recreational purposes, therefore this policy is likely to have a positive effect on this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Areas located near to SANGs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>

<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA11: To maintain air quality and improve where possible</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA13: To conserve and enhance the Borough's biodiversity</p>	<p>++</p>	<p>Comments: The purpose of this development principle is to conserve the biodiversity within the SPA, but will also have beneficial effects by creating/enhancing new/existing areas of natural green space</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Mainly in the SPA, but also other green spaces</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its</p>	<p>+</p>	<p>Comments: This development principle will help to protect and enhance the SPA, and will also enhance other areas of green space. There will be no effect on the historic environment.</p> <p>Likelihood of effect: Likely</p>

historic environment in urban and rural areas		<p>Spatial scale: Mainly in the SPA, but also other green spaces</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	Comments: This development principle is unlikely to have any effects on this objective.
SA16: To sustainably use and re-use renewable and non-renewable resources	0	Comments: This development principle is unlikely to have any effects on this objective.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: This development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	+	<p>Comments: This development principle will have positive effects on soil quality within the SPA and the SANGs, but will have limited effects elsewhere.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Within the SPA and SANGs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>

SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Development Principle AC8 – Site Investigation and Pollution Remediation

Table .8 Development Principle AC8 – Site Investigation and Pollution Remediation

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	<p>Comments: This development principle will help to ensure that the houses constructed at Amen Corner will not suffer negative effects from being built on or near to contaminated land, and impacts of noise and air pollution from close proximity to the A329 and railway will also be mitigated. Further, impacts resulting from construction will be minimised.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner, but could extend to the vicinity</p> <p>Temporary/Permanent: Permanent</p>

		Short, medium, long term: Short, medium and long term
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	+	<p>Comments: This development principle will ensure that the human health of residents is protected from the effects of contamination and air pollution, and that their well being is protected by buffering noise from the nearby A329 and railway.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner, but could extend further</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	0	Comments: This development principle is unlikely to have any effects on this objective.
SA8: To provide accessible essential services and facilities	0	Comments: This development principle is unlikely to have any effects on this objective.
SA9: To make opportunities for culture, leisure and recreation readily accessible	0	Comments: This development principle is unlikely to have any effects on this objective.

<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>+</p>	<p>Comments: Ensuring that contaminated land is remediated before being developed helps to make good use of previously developed land which can then be used in the future for a wider range of uses than if it remained contaminated.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA11: To maintain air quality and improve where possible</p>	<p>+</p>	<p>Comments: This development principle requires measures to be taken to improve air quality therefore scores positively against this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts</p>	<p>+</p>	<p>Comments: This development principle requires measures to be taken to improve air quality therefore scores positively against this objective. Also, if contamination is remediated this can also have a positive effect on this objective if, for example, the contaminated land was emitting methane or other greenhouse gases.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA13: To conserve and enhance the Borough's biodiversity</p>	<p>+</p>	<p>Comments: Taking steps to remediate contamination is likely to have a positive effect on biodiversity.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>

<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas</p>	+	<p>Comments: This development principle requires a programme for investigating and cataloguing important historical and archaeological finds to be undertaken prior to development which is likely to have a positive effect on this objective in terms of the historic environment. There are unlikely to be effects on the countryside however.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys</p>	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA16: To sustainably use and re-use renewable and non-renewable resources</p>	+	<p>Comments: Land can be considered as a resource, and remediating contaminated land can be considered a good way to re-use it.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery</p>	I	<p>Comments: The effects of this development principle depend on implementation. For example if remediation of contamination involves digging up contaminated soil and disposing of it then this may create more waste than finding an alternative use for the site which does not require remediation.</p>
<p>SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to</p>	+	<p>Comments: Taking measures to deal with contaminated land can help protect and in some cases improve water quality by ensuring that groundwater is not contaminated, or removing an existing source of contamination.</p> <p>Likelihood of effect: Likely</p>

achieve sustainable water resource management		<p>Spatial scale: Amen Corner but likely to extend further afield</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA19: To maintain and improve soil quality	+	<p>Comments: Taking measures to deal with contaminated land can help protect and in some cases improve soil quality by ensuring that soil is not contaminated, or removing an existing source of contamination.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	I	<p>Comments: The effects of this development principle depend on implementation. For example if remediation of contamination involves digging up contaminated soil and removing it from the site, this may remove a source of renewable energy, as landfills can be used to generate energy from gases which are emitted such as methane. Remediation can also require the use of a lot of energy.</p>
SA21: To ensure high and stable levels of employment	0	<p>Comments: This policy is unlikely to have any effects on this objective.</p>
SA22: To sustain economic growth and competitiveness of the Borough	+	<p>Comments: Removing contamination is likely to benefit economic growth in the immediate vicinity of Amen Corner as it makes the area more attractive for investment, though the effects may be limited. The development principle also ensures that existing businesses will not be inconvenienced during the construction phase.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA23: To encourage 'smart' economic growth	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.
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Development Principle AC9 - Housing Provision

Table .9 Development Principle AC9 - Housing Provision

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	<p>Comments: This development principle will help to ensure that people can live in an affordable home of an appropriate size for their household. There is no mention of sustainable construction in the policy therefore a ++ score cannot be awarded, but this is covered in other policies.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	+	<p>Comments: This development principle could help enhance human health and well being by providing additional housing, in particular affordable and key worker housing, and Lifetime Homes which will benefit certain groups of the community especially.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Borough-wide</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>

<p>SA4: To reduce poverty and social exclusion</p>	<p>+</p>	<p>Comments: This development principle could help to reduce poverty and social exclusion by ensuring that the provision of affordable housing and key worker housing in Bracknell is increased. Also, as the affordable housing will be mixed in with other housing this should help to reduce social exclusion.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Borough-wide</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA5: To raise educational achievement levels</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA6: To reduce and prevent crime and the fear of crime</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA7: To create and sustain vibrant and locally distinctive communities</p>	<p>++</p>	<p>Comments: This development principle will help to create vibrant and locally distinctive communities through the development of housing in distinct character zones. The supporting text provides useful guidance on what this should be. The development principle has been significantly improved since the Preferred Options stage in relation to this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Borough-wide</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA8: To provide accessible essential services and facilities</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA9: To make opportunities for culture, leisure and recreation readily accessible</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA11: To maintain air quality and improve where possible</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA13: To conserve and enhance the Borough's biodiversity</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA16: To sustainably use and re-use renewable and non-renewable resources</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

<p>SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA19: To maintain and improve soil quality</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA21: To ensure high and stable levels of employment</p>	<p>+</p>	<p>Comments: Providing a mix of dwelling sizes can be beneficial to employment as it means people of different size households can live and work in the area, which might not be possible if for example the site proposed only small flats.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA22: To sustain economic growth and competitiveness of the Borough</p>	<p>+</p>	<p>Comments: Providing a mix of dwelling sizes can aid economic as it means people of different size households can live and work in the area, which might not be possible if for example the site proposed only small flats.</p> <p>Likelihood of effect: Likely</p>

		<p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Development Principle AC10 - North View and South View

Table .10 Development Principle AC10 - North View and South View

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	I	Comments: The effects of this development principle on this objective will depend on implementation as the development principle either result in additional housing or alternative uses could be developed on the site such as employment or retail.
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	+	<p>Comments: The provision of employment and retail uses are likely to be a benefit to human health and wellbeing. All employment generating development should integrate with existing surrounding uses and should not affect the amenity of the residents of North View and South View.</p> <p>Likelihood of effect: Uncertain</p>

		<p>Spatial Scale: North and South View and Amen Corner</p> <p>Temporary / Permanent: Permanent</p> <p>Short, Medium, long term: short, medium and long term</p>
<p>SA4: To reduce poverty and social exclusion</p>	<p>+/-</p>	<p>Comments:The provision of employment land can mean the provision jobs which could help to reduce poverty. However this is dependent on what jobs are provided. For example if companies are moved from elsewhere employees may relocating with the company, this would not effect poverty.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial Scale: Bracknell and Wokingham Boroughs</p> <p>Temporary / Permanent: Permanent</p> <p>Short, Medium, long term: Short term mainly, with the provision of new jobs.</p>
<p>SA5: To raise educational achievement levels</p>	<p>0</p>	<p>Comments: This development priciple is unlikely to have any effects on this objective.</p>
<p>SA6: To reduce and prevent crime and the fear of crime</p>	<p>0</p>	<p>Comments: This policy is unlikely to have any effects on this objective.</p>
<p>SA7: To create and sustain vibrant and locally distinctive communities</p>	<p>+</p>	<p>Comments: This development principle is likely to enhance the local area.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Amen Corner and vicinity</p> <p>Temporary / Permanent: Permanent</p> <p>Short, Medium, long term: Short, medium and long term</p>
<p>SA8: To provide accessible essential services and facilities</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

<p>SA9: To make opportunities for culture, leisure and recreation readily accessible</p>	<p>+/?</p>	<p>Comments: This development principle could make leisure facilities more accessible, although effects could be limited.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>+</p>	<p>Comments: This development principle will help to meet future employment and leisure needs.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA11: To maintain air quality and improve where possible</p>	<p>- / ?</p>	<p>Comments: The provision of employment land and leisure facilities may encourage more people to drive to the area and therefore could increase pollution. However there is also a significant provision on the site which therefore it is hoped that many people will live and work on the site.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Amen Corner and vicinity but could extend further</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts</p>	<p>- / ?</p>	<p>Comments: The provision of employment land and leisure facilities is likely to encourage more people to drive to he area, which may increase air pollution. However the proposed housing on the site may help to reduce this effect.</p> <p>Likelihood of effect: Uncertain</p>

		<p>Spatial scale: Amen Corner and vicinity but could extend further</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA13: To conserve and enhance the Borough's biodiversity	I	Comments: The effects of this development principle will depend on how it is implemented.
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0	Comments: This development principle is unlikely to have any effects on this objective.
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+	<p>Comments: The provision of new employment land and leisure facilities and the provision of residential units may help to meet this objective, if people live and work at Amen Corner.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA16: To sustainably use and re-use renewable and non-renewable resources	0	Comments: The development principle is unlikely to have any effects on this objective.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: The development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water	0	Comments: The development principle is unlikely to have any effects on this objective.

courses including groundwater and to achieve sustainable water resource management		
SA19: To maintain and improve soil quality	0	Comments: The development principle is unlikely to have any effects on this objective.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: The development principle is unlikely to have any effects on this objective.
SA21: To ensure high and stable levels of employment	+	<p>Comments: Providing new retail and small business units will help sustain and increase current employment levels.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA22: To sustain economic growth and competitiveness of the Borough	+	<p>Comments: Providing new small business units will help to sustain economic growth and competitiveness.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short and medium term</p>
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for	+	Comments: This development principle could have a positive effect on this objective as small business enterprises could allow schemes such as apprenticeships which are more likely in small enterprises than in larger companies.

everyone to acquire the skills needed to find work		<p>Likelihood of effect: Uncertain</p> <p>Spatial Scale: Bracknell and Wokingham Borough</p> <p>Temporary / Permanent: Permanent</p> <p>Short, medium, long term: Short, Medium and long term</p>
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Development Principle AC11 – Employment Provision

Table .11 Development Principle AC11 – Employment Provision

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	+	<p>Comments: The provision of employment and leisure facilities and a Local Centre are likely to benefit human health.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA4: To reduce poverty and social exclusion	+/I	Comments: The provision of employment land can mean the provision of jobs which can help to reduce poverty. However it depends on what jobs are provided at the site as to how effective this is, for example re-locating jobs from elsewhere will not necessarily help to reduce poverty if the current employees simply re-locate with the firm.

		<p>Likelihood of effect: Uncertain.</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short term mainly with the provision of new jobs.</p>
<p>SA5: To raise educational achievement levels</p>	<p>+/?</p>	<p>Comments: This development principle <i>could</i> have a positive effect on educational achievement levels if there are educational schemes offered, for example apprenticeships, which are more likely in Small Business Enterprises than in larger companies. Also the provision of employment in areas can help to encourage young adults to remain in school as they are likely to find a job once they leave education.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA6: To reduce and prevent crime and the fear of crime</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA7: To create and sustain vibrant and locally distinctive communities</p>	<p>+</p>	<p>Comments: The Amen Corner area is already distinctive as a location for high-tech office use and leisure facilities, therefore this policy helps to maintain this. A Local Centre would help to enhance this.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham Boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA8: To provide accessible essential services and facilities</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

<p>SA9: To make opportunities for culture, leisure and recreation readily accessible</p>	<p>+</p>	<p>Comments: The Leisure Zone proposed as part of this development principle is likely to help meet this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham Boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>+</p>	<p>Comments: This development principle will help to meet future employment and leisure needs and makes use of previously developed land. It can therefore be considered as beneficial in meeting this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA11: To maintain air quality and improve where possible</p>	<p>-</p>	<p>Comments: The provision of new offices and leisure facilities is likely to encourage more people to drive to the area, which may increase air pollution. However, the development also includes lots of housing so it is hoped that many people working at Amen Corner will live nearby and therefore not need to travel by car.</p> <p>Likelihood of effect: Possible</p> <p>Spatial scale: Amen Corner but could extend further afield</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure</p>	<p>-</p>	<p>Comments: The provision of new offices and leisure facilities is likely to encourage more people to drive to the area, which may increase air pollution. However, the development also includes lots of housing so it is hoped that many people working at Amen Corner will live nearby and therefore not need to travel by car.</p>

<p>BracknellForest is prepared for associated impacts</p>		<p>Likelihood of effect: Possible</p> <p>Spatial scale: Amen Corner but could extend further afield</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA13: To conserve and enhance the Borough's biodiversity</p>	<p>-</p>	<p>Comments: As it is known that there are protected species at the site, and this development principle proposes a significant amount of development, it is thought that some negative impacts on biodiversity will be unavoidable. However, other development principles in this SPD will ensure that as much as possible is done to prevent/minimise these impacts therefore this is considered a justifiable negative.</p> <p>Likelihood of effect: Possible</p> <p>Spatial scale: Amen Corner but could extend further afield</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys</p>	<p>+</p>	<p>Comments: The provision of new offices and leisure facilities within a larger development including a large number of residential units may help to meet this objective if people who live in the new houses also work in the new office or other offices already located at Amen Corner.</p> <p>Likelihood of effect: Possible</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p>

		Short, medium, long term: Short, medium and long term
SA16: To sustainably use and re-use renewable and non-renewable resources	0	Comments: This development principle is unlikely to have any effects on this objective.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: This development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	0	Comments: This development principle is unlikely to have any effects on this objective.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA21: To ensure high and stable levels of employment	+	<p>Comments: Providing new offices will help to maintain and increase current employment levels.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>

SA22: To sustain economic growth and competitiveness of the Borough	+	<p>Comments: Providing new offices will help to sustain economic growth and competitiveness.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA23: To encourage 'smart' economic growth	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	+	<p>Comments: This development principle could have a positive effect on developing or maintaining skill if there are training schemes offered, for example apprenticeships, which are more likely in Small Business Enterprises than in larger companies.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>

Development Principle AC12 – Public Transport and Accessibility

Table .12 Development Principle AC12 – Public Transport and Accessibility

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>

<p>SA3: To protect and enhance human health and wellbeing</p>	<p>+</p>	<p>Comments: The provision of good transport links to and from the site will enhance human health and well being within and near to the site, particularly where the mode of transport involves exercise.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA4: To reduce poverty and social exclusion</p>	<p>+</p>	<p>Comments: The provision of public transport and good facilities for walking and cycling enables people unable to afford a car to travel to work, thus helping to reduce poverty.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA5: To raise educational achievement levels</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA6: To reduce and prevent crime and the fear of crime</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA7: To create and sustain vibrant and locally distinctive communities</p>	<p>+</p>	<p>Comments: Good public transport and cycling and walking facilities can help to create and sustain vibrant and locally distinctive communities, as opposed to developments which focus on car travel which can be quite empty during the day and can have few people on the streets.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>

<p>SA8: To provide accessible essential services and facilities</p>	<p>+</p>	<p>Comments: Good transport facilities help to ensure essential services and facilities are accessible.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham Boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA9: To make opportunities for culture, leisure and recreation readily accessible</p>	<p>+</p>	<p>Comments: Good transport facilities help to ensure that cultural, leisure and recreation facilities are accessible.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Bracknell and Wokingham Boroughs</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA11: To maintain air quality and improve where possible</p>	<p>+</p>	<p>Comments: Good public transport facilities, in particular walking and cycling facilities are likely to encourage people to travel by sustainable means rather than using their cars, which will have a beneficial effect on air quality.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity but could spread further afield</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: More medium to long term as it will take time for air quality to improve even after emissions are reduced</p>

<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts</p>	<p>+</p>	<p>Comments: Good public transport facilities, in particular walking and cycling facilities are likely to help reduce emissions, which will have a beneficial effect on climate change.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity but could spread further afield</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: More medium to long term as it will take time for air quality to improve, and climate change to be affected even after emissions are reduced</p>
<p>SA13: To conserve and enhance the Borough's biodiversity</p>	<p>+</p>	<p>Comments: By taking account of the impact of footpaths and cycleways on the environment this development principle will help to meet this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas</p>	<p>0</p>	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys</p>	<p>++</p>	<p>Comments: This development principle is likely to have a major positive effect on this objective as it will help to improve travel choice and accessibility in Amen Corner and the vicinity, and will help reduce the need/desire for travel by car.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity, could go further afield</p> <p>Temporary/Permanent: Permanent</p>

		Short, medium, long term: Short, medium and long term
SA16: To sustainably use and re-use renewable and non-renewable resources	+	<p>Comments: As this development principle is likely to result in reduced car use, then this will help to reduce the use of fuel (non-renewable resource).</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: This development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	+	<p>Comments: By taking account of the impact of footpaths and cycleways on the environment this policy will help to meet this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA20: To increase energy efficiency, and the proportion of energy	+	Comments: Public transport can be considered as energy efficient as a number of people using one vehicle expends less energy than each person using a separate vehicle.

generated from renewable sources in the Borough		<p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	+	<p>Comments: Good transport facilities are likely to encourage economic growth and competitiveness.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Development Principle AC13 – Site Access and Other Highways Works

Table .13 Development Principle AC13 – Site Access and Other Highways Works

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to	0	Comments: This development principle is unlikely to have any effects on this objective.

live in a decent, sustainably constructed and affordable home		
SA2: To reduce the risk of flooding and harm to people, property and the environment	I	Comments: The effects of this development principle on this objective will depend on implementation as new roads increase the amount of impermeable surfaces in an area and increase run off, which can increase the risk of flooding, particularly flash flooding. Drainage will need to be considered when making these road improvements to ensure that run off can be directed appropriately during heavy rain. However, it is acknowledged that flooding is not a significant issue in the area of Amen Corner.
SA3: To protect and enhance human health and wellbeing	I	Comments: Improvements to roads can be considered beneficial to human health if it makes travel easier. However, alternatively this policy could have negative effects if road improvements increase severance between/within residential areas, or if the roads create a dangerous environment for pedestrians/cyclists/motorists. The effects of this policy therefore depend on how it is implemented.
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	I	Comments: Improvements to roads can be considered beneficial to communities if it makes travel easier. However, alternatively this development principle could have negative effects if road improvements increase severance between/within residential areas, or if the roads create a dangerous environment for pedestrians/cyclists/motorists. The effects of this policy therefore depend on how it is implemented.
SA8: To provide accessible essential services and facilities	+	Comments: This development principle is likely to help make essential services and facilities more accessible, although the effects could be limited as the development principle will not change the location of the services or facilities. Likelihood of effect: Likely

		<p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA9: To make opportunities for culture, leisure and recreation readily accessible</p>	+	<p>Comments: This development principle is likely to help make cultural, leisure and recreational facilities more accessible, although the effects could be limited as the policy will not change the location of the facilities.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	+	<p>Comments: New investment in roads can help to make the best use of previously developed land such as that at Amen Corner by making it more accessible, and can encourage urban renaissance. However, the design of the roads/improvements will need to be appropriate to link areas successfully.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA11: To maintain air quality and improve where possible</p>	-	<p>Comments: Making improvements to roads can encourage people to use their cars rather than more sustainable modes of transport which can in turn have a negative effect on air quality. However it is considered a justifiable negative, as to make the Amen Corner development viable, improvements to the roads will be required, and will not necessarily increase the amount of traffic on the roads, particularly if cycle lanes or footpaths are well integrated with the roads.</p> <p>Likelihood of effect: Uncertain</p>

		<p>Spatial scale: Amen Corner and vicinity but could extend further</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts</p>	-	<p>Comments: Making improvements to roads can encourage people to use their cars rather than more sustainable modes of transport thus increasing emissions. However it is considered a justifiable negative, as to make the Amen Corner development viable, improvements to the roads will be required, and will not necessarily increase the amount of traffic on the roads, particularly if cycle lanes or footpaths are well integrated with the roads.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Amen Corner and vicinity but could extend further</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA13: To conserve and enhance the Borough's biodiversity</p>	I	<p>Comments: The effects of this development principle on this objective depend on how it is implemented, notably how the road improvements are carried out. Road improvements need to be carried out in a manner sensitive to local biodiversity.</p>
<p>SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas</p>	0	<p>Comments: This development principle is unlikely to have any effects on this objective.</p>
<p>SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys</p>	-	<p>Comments: This development principle is likely to have a negative effect on this objective as it makes no improvement to travel choice and does not reduce the need for travel by car or shorten the length and duration of journeys. However, other development principles compensate for this.</p> <p>Likelihood of effect: Likely</p>

		<p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: Short, medium and long term</p>
<p>SA16: To sustainably use and re-use renewable and non-renewable resources</p>	I	<p>Comments: The effects of this development principle on this objective depend on how it is implemented, notably the use of resources when the roads are built/improved. Recycled materials should be used where possible, and the use of resources should be minimised.</p>
<p>SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery</p>	I	<p>Comments: The effects of this development principle on this objective depend on how it is implemented, notably the use of resources when the roads are built/improved. Recycled materials should be used where possible, and the use of resources should be minimised.</p>
<p>SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management</p>	I	<p>Comments: The effects of this development principle on this objective will depend on implementation as new roads increase the amount of impermeable surfaces in an area and increase run off, which can lead to pollution as run off from roads often contains fuel residue. Appropriate destinations for drainage will need to be considered when making these road improvements to ensure that run off can be directed appropriately during heavy rain, and will not lead to contamination of potable water or water courses.</p>
<p>SA19: To maintain and improve soil quality</p>	I	<p>Comments: The effects of this development principle on this objective will depend on implementation as new roads increase the amount of impermeable surfaces in an area and increase run off, which can lead to pollution as run off from roads often contains fuel residue. Appropriate destinations for drainage will need to be considered when making these road improvements to ensure that run off can be directed appropriately during heavy rain, and will not lead to contamination of land.</p>
<p>SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough</p>	-	<p>Comments: Making improvements to roads can encourage people to use their cars more, which will increase energy use.</p> <p>Likelihood of effect: Likely</p> <p>Spatial scale: Amen Corner</p> <p>Temporary/Permanent: Permanent</p>

		Short, medium, long term: Short, medium and long term
SA21: To ensure high and stable levels of employment	+	<p>Comments: Improving roads can encourage investment in the area which can in turn help to generate jobs.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: More medium and long term, as it can take time for investment to happen after road improvement have been made.</p>
SA22: To sustain economic growth and competitiveness of the Borough	+	<p>Comments: Improving roads can encourage investment in the area which can help to sustain economic growth and competitiveness in the Borough.</p> <p>Likelihood of effect: Uncertain</p> <p>Spatial scale: Amen Corner and vicinity</p> <p>Temporary/Permanent: Permanent</p> <p>Short, medium, long term: More medium and long term, as it can take time for investment to happen after road improvement have been made.</p>
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

APPENDIX 7: Sustainability Appraisal Statement

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

Sustainability Appraisals are a requirement of the Planning and Compulsory Purchase Act (2004) and Strategic Environmental Assessments are required by European Directive EC/2001/42 (SEA Directive), which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). Government guidance has merged this process to allow for a single joint appraisal to be carried out which is referred to as a Sustainability Appraisal.

The SEA Directive requires local planning authorities to carry out formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. The SEA process ensures that opportunities for public involvement are provided and that the significant environmental effects arising from policies, plans and programmes are assessed, mitigated against and monitored.

The objective of an SEA is *“to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans.....with a view to promoting sustainable development”*.

A Sustainability Appraisal is an iterative process, which broadens the requirements of the SEA Directive to include both social and economic considerations. The purpose of the Sustainability Appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a local development document from the outset of the preparation process. This will ensure that sustainable development is taken into account at all stages of the plan making process.

How does this relate to the Amen Corner SPD?

The formal preparation of the Supplementary Planning Document (SPD) began on September 2009, therefore according to the requirements of the SEA Directive this plan falls within the timescale of those requiring an SEA. Government planning policy also requires that local planning authorities undertake Sustainability Appraisals throughout the preparation process of an SPD (PPS12, 2004). Please note that the SPD was converted from an Area Action Plan which was being produced in 2007.

Purpose of the Sustainability Statement

The Town and Country Planning Regulations (2004) requires local planning authorities to prepare a statement summarising how sustainability issues have been integrated into the SPD, how the sustainability appraisal and consultation has been taken into account, and the reasons for choosing the document as adopted in light of the other reasonable alternatives. In addition full details of the SA process are set out in the Final Sustainability Appraisal Report published alongside the SPD.

Methodology

The LDF Sustainability Appraisal Scoping Report is the parent Scoping Report for all planning documents produced by the Council; which sets out common elements to the scope and level of detail for the SA Reports for the documents in the Local Development Framework. In June 2007, the Borough Council produced an SA Scoping report for the Amen Corner AAP which was sent to the statutory organisations with environmental responsibility and other social and economic consultees for consultation. Responses were received on the Amen Corner SA Scoping Report, a summary of this can be found in Appendix 4 of the Final SA.

The next stage involved developing and refining plan options as well as predicting and evaluating their effects. The options appraisal considered which topics could be included in the SPD. An assessment of the draft SPD followed, which was carried out in the context of other policy guidance, indicators, targets and baseline data identified during the scoping process. This evaluation addressed the cumulative and synergistic effects of implementing the plan as a whole, in addition to suggesting measures to maximise beneficial effects to further improve the sustainability of the plan.

The results from this process were then documented in the draft Sustainability Appraisal Report in October 2009. This was sent out for consultation, however at this stage there were no responses. The final SA Report, published with the final Amen Corner SPD (March 2010) provides the results of the SA of the finalised SPD.

The final stage in the SA process will involve monitoring the effects of the SPD, which will be an ongoing process, and will be undertaken for all documents making up the LDF.

The full process and recommendations is explained in more detail in the Final Sustainability Appraisal Report (March 2010) which can be downloaded at: www.bracknell-forest.gov.uk or is available on request from the Senior Environmental Policy Officer, Bracknell Forest Borough Council: simon.roskilly@bracknell-forest.gov.uk, 01344 352569.

The SA has been carried out by an Environmental Policy Officer within the Council, enabling a close and continuous working relationship between the plan-makers and the Environmental Policy Officer throughout the whole process. This meant that although both the SPD and the SA were produced simultaneously, the SA maintained a degree of independence from the policy formation. It also ensured relevant suggestions and recommendations were integrated at an early stage.

Summary of Sustainability Impacts

In order to appropriately assess the sustainability impacts of the proposed Amen Corner SPD, the SPD was evaluated against each of the relevant SA Objectives. This process highlighted interactions, synergies and cumulative effects resulting from implementation of the Amen Corner SPD as a whole. A full version is included in the Final SA Report of the Amen Corner SPD.

The results of the appraisal of the final SPD are that overall, the Amen Corner SPD is considered likely to have a positive effect on sustainability, although some negative scores were awarded and are considered justified.

Cumulatively, the SPD is thought to contribute positively to almost all aspects of sustainability. Overall, the Amen Corner SPD aims to provide mitigation for other policies within the Core Strategy DPD, therefore it is considered to be an inherently sustainable document. As a result, no further mitigation measures have been proposed.

Public Involvement

A key component of the SA process is consultation with stakeholders. The consultation throughout this appraisal process has been in accordance with relevant regulations, government guidance and the Borough Council's Statement of Community Involvement.

There have been four consultation stages so far associated with the SA process to gain consensus on sustainability issues and provide the opportunity for the public and other specialists to input into the process. Three of the consultation stages were carried out when the SPD as it is now was being prepared as an Area Action Plan. The SA Scoping Report (June 2007) was produced during the preparation of the Area Action Plan and was used in the subsequent preparation of the Amen Corner SPD which replaced the AAP. The SA Scoping Report set out the methodology for and the extent of the assessment. The fourth consultation stage was the Draft SA Report (October 2009) which set out the significant impacts arising from various options within the Amen Corner SPD along with any mitigation measures and future monitoring.

The draft SA Report published with the Draft Amen Corner SPD (October 2009) was consulted upon with the statutory environmental consultees (Environment Agency, English Heritage, Natural England) as well as the general public for a minimum of six weeks. No comments on the draft SA were received.

What difference has the process made?

The SA process has enabled the incorporation of environmental, social and economic considerations into the strategic decision-making process. This has been possible by commencing the SA early in the plan-making process and assessing the sustainability implications of the Amen Corner SPD, using several iterations, before the plan was finalised and adopted.

The SA process has dealt with impacts which are not considered at the project level, such as cumulative and synergistic impacts of multiple projects. It has also been able to look at larger-scale impacts, such as climate change and water quality in a more effective and co-ordinated manner.

Having carried out the SA process in the iterative manner in which it is to be undertaken, this has resulted in an SPD which is considered to have no significant negative impacts on any of the relevant SA objectives, and therefore the production of an SPD which follows the principles of sustainable development.

Future Stages

The final Sustainability Appraisal Report has been published alongside the Amen Corner SPD, and is available at www.bracknell-forest.gov.uk.

As part of the SA process, the success and effectiveness of the SPD will be monitored by the continued collection of baseline data according to the identified indicators. The process will be carried out for all documents making up the LDF.

REFERENCES AND GLOSSARY

References

Bracknell Forest Council (Feb 2008) **Core Strategy Development Plan Document**, available at www.bracknell-forest.gov.uk

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Bracknell Forest Council (June 2007) **Amen Corner Area Action Plan Sustainability Appraisal (incorporating a Strategic Environmental Assessment) Scoping Report**

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European Commission (2001) **Directive 2001/42/EC “On the assessment of the effects of certain plans and programmes on the environment”**, available at <http://europa.eu.int/>

ODPM (2005) **Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents**, available at www.communities.gov.uk/corporate/

UK Government (1999) **A Better Quality of Life, a Strategy for Sustainable Development in the UK**

UK Government (2005) **Securing the Future**

Glossary

Affordable housing – housing to meet the needs of those whose income makes it difficult to obtain accommodation on the open market.

Air Quality Management Area (AQMA) – Local Authorities in the UK have a duty to carry out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years. If a Local Authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area. The Local Authority will then put together a plan to improve the air quality – a Local Air Quality Action Plan.

Baseline information – Information or data gathered at a point in time which is used to describe the present conditions and the state of an area and monitor future changes against. Gathered to describe the conditions that existing before an action is taken.

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

Biodiversity – The variability among living organisms from all sources, including land-based and aquatic ecosystems, and the ecosystems of which they are part. This includes diversity within species, between species, and of ecosystems.

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

Climate Change – A change in climate attributable directly or indirectly to human activity such as the burning of fossil fuels which alters the composition of the atmosphere and causes changes in weather patterns on a large scale.

Core Strategy – Sets out the Council's long-term vision and strategy to be applied in promoting and controlling development throughout its area.

Cumulative impacts – These arise where several individual effects of the plan have a combined effect.

Development – “The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any buildings or other land” (Section 55, Town and Country Planning Act 1990).

Development Plan Document (DPD) – A document which is subject to external examination and therefore carries full statutory weight for determining planning applications. DPDs are a series of documents which set out the Borough's policies relating to the development and use of land in its administrative area.

Greenfield site – Land which has not been previously developed

Greenhouse gases – Gases that trap the heat of the sun in the Earth's atmosphere producing the greenhouse effect. The two major greenhouse gases are water vapour and carbon dioxide. Other greenhouse gases include methane, ozone, chlorofluorocarbons, and nitrous oxide.

Indicator – A measure of variables over time often used to measure achievement of objectives.

Listed Building – A building of special architectural interest that is included on a statutory list. A listed building in England is assigned a grade of I, II, or II*. Can also include structures other than buildings, such as walls, bridges, and telephone boxes.

Local Development Framework – The overall folder of documents (Local Development Documents) setting out the planning strategy and policies for the area. This is a result of the Planning and Compulsory Purchase Act (2004) which introduced significant changes to the plan-making process at all levels.

Local Development Document (LDD) – Any document making up the LDF

Mitigation – An approach which is aimed at avoiding, preventing, reducing or compensating for significant adverse impacts.

Objective – A statement of what is intended, specifying the desired direction of change.

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

Smart Growth – Economic growth that does not require the importing of extra labour or the use of extra land. This is achieved by such means as: encouraging more of the existing population to become economically active, increasing the skill base of the workforce, the use of technology to improve productivity, and out-sourcing jobs that do not have to be based in the area.

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) – Guidance which provides additional information to explain further policies and proposals within the Local Development Framework to assist in the preparation of planning applications.

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 Development – Most common definition is from the Brundtland Commission (1987) – “Development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs”.

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

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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