



**Sustainability Appraisal  
(Incorporating a Strategic  
Environmental Assessment)**

**Final Report**

**PLANNING OBLIGATIONS  
SUPPLEMENTARY PLANNING  
DOCUMENT (SPD)**

**January 2015**

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## 1. INTRODUCTION

**1.1** This document is a Final Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA) of the Draft Planning Obligation Supplementary Planning Document (SPD) January 2015. It incorporates a Strategic Environmental Assessment (SEA). Consultation on this document was held between 4 July and 15 August 2014 and all representations received were considered in preparing this Final Sustainability Appraisal Report for the Final Planning Obligations SPD.

**1.2** A Non-Technical Summary of the Final SA Report has been produced to accompany this report

## 2. SUSTAINABILITY APPRAISAL CONTEXT

**2.1** An essential consideration when drawing up planning documents is their effect on the environment and people's quality of life, both now and in the future. To help address this, a **Sustainability Appraisal** and a **Strategic Environmental Assessment** have been carried out alongside the preparation of these plans to make sure social, environmental and economic issues are taken into account at every stage.

**2.2** Sustainability Appraisals (SA) are a requirement of the Planning and Compulsory Purchase Act (2004) and Strategic Environmental Assessments (SEA) are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). Recent guidance, 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' (ODPM, 2005), has merged this process to allow for a single joint appraisal to be carried out, which meets the requirements of both.

**2.3** Before the production of the document starts, a scoping stage was necessary to propose and agree the appraisal methodology and collate the information needed to carry this out. The sustainability appraisal needs to be set within the context of existing plans and policies and an understanding of the current baseline situation is essential to help predict effects and identify key sustainability issues and problems. This relates to Stage A of the Planning Practice Guidance (2014)

<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

## 3. AIM OF THE REPORT

**3.1** This report provides a Final Sustainability Appraisal and Strategic Environmental Assessment (SA and SEA) of the Planning Obligations Supplementary Planning Document (SPD). The SPD, once adopted will form part of the Bracknell Forest Local Development Framework (LDF) as planning guidance in support of existing planning policies.

**3.2** The sustainability appraisal sets out a framework for assessing the SPD against social, environmental and economic objectives. It also appraised each of the chapters in the Draft SPD to ensure that the final SPD will contribute to making new development sustainable.

**3.3** Consultation of the Draft SA/SEA was held in parallel with consultation on the Draft SPD in the summer of 2014 and sought views on its content and appraisal of the Draft SPD. All responses were considered in producing the final SA/SEA which will be published alongside the adopted Final SPD.

## 4. SCOPING REPORT

**4.1** A scoping report was prepared and consulted upon in September 2013.

**4.2** It set out the extent of and methodology for the Sustainability Appraisal and Strategic Environmental Assessment (SA / SEA) of the Planning Obligations Supplementary Planning Document (SPD). This SPD forms part of the Bracknell Forest Local Development Framework (LDF).

**4.3** This Scoping Report set out a framework for assessing the SPD against social, environmental and economic objectives. It should be read in conjunction with Bracknell Forest's Local Development Framework Scoping Report January 2010 which sets out the parameters for SA / SEA of Local Development Documents within Bracknell Forest Borough. The full LDF Scoping Report can be viewed online at [www.bracknell-forest.gov.uk/assets/ldf-scoping-report-2010.pdf](http://www.bracknell-forest.gov.uk/assets/ldf-scoping-report-2010.pdf) or supplied on request from the Borough Council.

**4.4** Therefore this more specific scoping exercise identified where the broader LDF SA / SEA is relevant to the specific issues addressed in the SPD. The three statutory agencies with environmental responsibilities in England, along with other relevant bodies with a sustainability remit or a local interest were consulted as part of this exercise.

## 5. PLANNING POLICY AND GUIDANCE FRAMEWORK

**5.1** The Localism Act 2011 contained a wide range of measures including reforms to the planning system. It enabled many of these reforms to occur by making changes to the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990. It also allowed for new secondary legislation to be introduced such as The Town and Country Planning (Local Planning) (England) Regulations 2012

**5.2** The '**National Planning Policy Framework**' (NPPF) was published in March 2012. The NPPF replaces most of the existing national policy documents. It sets out the Government's national planning policies and how these are expected to be applied. At the heart of the NPPF is the presumption in favour of sustainable development. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

## **The Development Plan**

**5.3** In Bracknell Forest a number of policy documents are used to guide the location and other aspects of future development. The policies in these documents are important in deciding planning applications. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

## **Supplementary Planning Documents (SPDs)**

**5.4** An SPD provides additional guidance and detail to explain how a policy in a Local Plan should be interpreted and implemented. An SPD is a material consideration and its production normally involves a single consultation stage before adoption.

# **6. PLANNING OBLIGATIONS SPD**

## **The purpose of the document**

**6.1** The Planning Obligations SPD will:

- give detailed guidance to those involved in the planning application process on infrastructure requirements (either works or financial contributions) to mitigate any negative impacts of development;
- set out the Council's approach towards CIL and Section 106 Agreements;
- set out thresholds and formulae where appropriate in order to ensure consistency, transparency and accountability;
- allow the consideration of such matters at the earliest possible stage in the development process so that developers are able to incorporate the funding of any necessary provision in their development costs and,
- contribute to the achievement of Council's objectives relating to the delivery of sustainable development.

## **Status of the SPD**

**6.2** The SPD will provide guidance on the interpretation of policies contained within the development plan for Bracknell Forest. It will also update and replace the Council's Supplementary Planning Document (SPD) entitled 'Limiting the Impact of Development' which was published in July 2007.

**6.3** The intention to prepare the Planning Obligation SPD is stated in the Bracknell Forest Local Development Scheme 2014-2017 (2014) which sets out the timetable for preparing documents that will form part of the Local Development Framework.

**6.4** The Core Strategy (2008) and Site Allocations Local Plan (SALP) (2013) provide a series of spatial objectives which form a framework for the SPD. The SPD takes full account of the relevant national guidance, notably the National Planning Policy Framework (2012), and CIL Regulations (2010, as amended), in addition to the Planning Act 2008, and Localism Act 2011.

## Content of the SPD

**6.5** The SPD covers the following topics:

- Information on infrastructure needs and priorities, and the roles of CIL and Planning Obligations and the relationship between them;
- The processes involved in securing Planning Obligations, including triggers for payments;
- The role of viability in securing sustainable development and compliance with planning policy requirements.

## Range of Planning Obligations

**6.6** Planning obligations will be used to provide the following services:

- Transport (Section 5.2 of the Planning Obligations SPD)
- Waste Management (Section 5.3)
- Education (5.4)
- Community Facilities (5.5)
- Public Realm (5.6)
- Retail (5.7)
- Affordable Housing (5.8)
- Police Service (5.9)
- Primary Health Care (5.10)
- Open Space of Public Value (5.11)
- Thames Basin Heaths Special Protection Area (SPA) Avoidance and Mitigation (5.12)
- Biodiversity (5.13)
- Public Rights of Way (5.14)
- Flood Management (5.15)

## Planning Obligations SPD objectives

**6.7** The following Table 1 contains the objectives for the plan.

**Table 1 - Plan Objectives**

<b>Ref</b>	<b>Plan Objectives</b>
<b>A.</b>	Set out the basis for seeking planning obligations to mitigate the adverse impact of developments on physical, social and green infrastructure.
<b>B.</b>	To promote a transport system which enables access to services, by a choice of transport modes.
<b>C.</b>	To support and facilitate the provision of essential community and educational facilities in accessible locations.
<b>D.</b>	To deliver accessible development meeting the needs of the Borough.
<b>E.</b>	To maintain and improve the built and natural environment, and to mitigate the effects of new development upon the natural and historic environment.
<b>F.</b>	To promote the sustainable use and disposal of resources.

## 7. THE STAGES OF A SUSTAINABILITY APPRAISAL

7.1 The stages of a Sustainability Appraisal for an SPD are in Table 2 below:

**Table 2 - The stages of a Sustainability Appraisal**

<b>STAGE A: Setting the context and objectives, establishing the baseline, deciding on the scope</b>	
Ensure stakeholder involvement in the appraisal process has been included in the SCI. A1 Identify other relevant plans, programmes and sustainability objectives. A2 Develop relevant baseline information and characterise the area. A3 Identify key sustainability issues. A4 Develop the SA Framework including objectives, indicators and targets. A5 Consult on the scope of the SA.	
<b>Output: Consultation on a Scoping Report</b>	
<b><i>SPD STAGE 2 – PRODUCTION</i></b>	
<b>STAGE B: Developing and refining options and assessing effects</b>	
Task B1 Test the plan objectives against the SA framework Task B2 Develop the plan options Task B3 Predict the effects of the plan, including plan options Task B4 Evaluate the effects of the plan Task B5 Consider ways to mitigate adverse effects and maximise beneficial effects Task B6 Propose measures to monitor the significant effects of implementing the plan	
<b>STAGE C: Prepare the Sustainability Appraisal Report</b>	
Task C1 Prepare the SA Report	<b>Output: Draft Sustainability Appraisal Report</b>
<b>STAGE D: Consulting on the approach of the plan and SA Report</b>	
Task D1 Public participation on the approach of the plan and the SA Report	
<b><i>SPD STAGE 3 – ADOPTION</i></b>	
Task D2 Assessing significant changes Task D3 Making decisions and providing information	
<b>Output: Sustainability Statement</b>	
<b>STAGE E: Monitoring implementation of the plan</b>	
E1 Monitor the significant effects of the plan E2 Respond to adverse effects	
<b>Output: Information in the Annual Monitoring Report (AMR)</b>	

## **STAGE A: Setting the context and objectives, establishing the baseline, deciding on the Scope**

### **8. TASK A1 - IDENTIFYING OTHER RELEVANT PLANS, PROGRAMMES AND SUSTAINABILITY OBJECTIVES**

**Aim: Identify and review other relevant policies, plans, programmes, and sustainable development objectives that will affect or influence the SPD.**

**8.1** The LDF Scoping Report (2010)<sup>1</sup> includes a wide-ranging review of the plans, policies and programmes which are likely to impact on the plans within the Local Development Framework. This SPD scoping updates this list to include additional documents which are specifically relevant to the production of the Planning Obligations SPD.

**8.2** In addition, a review has been carried out identifying how the most relevant documents relate specifically to issues raised within the Planning Obligations SPD.

**8.3** This information is included in Appendix 1.

### **9. TASK A2 - DEVELOP BASELINE INFORMATION**

**Aim: Collect relevant social, environmental and economic baseline information and produce a characterisation of the SPD**

**9.1** A comprehensive amount of baseline data was presented in the LDF Scoping Report 2010<sup>2</sup>. This SPD scoping exercise has identified that this level of detail is sufficient for the Planning Obligation SPD and therefore no additional baseline data is necessary to inform the production of this SPD.

### **10. TASK A3 - IDENTIFYING SUSTAINABILITY ISSUES**

**Aim: Identify key sustainability issues for the SA to address.**

**10.1** The LDF Scoping Report provided information on the significant sustainability issues within Bracknell Forest. This scoping exercise identified that there were no additional issues which must be considered to inform the production of this SPD.

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<sup>1</sup> <http://www.bracknell-forest.gov.uk/assets/appendix-a-updated-ldf-policies-plans-and-programmes.pdf>

<sup>2</sup> <http://www.bracknell-forest.gov.uk/appendix-b-updated-ldf-baseline-and-indicators.pdf>



## 11. TASK A4 - DEVELOPING THE SA FRAMEWORK

Aim: Develop the SA framework, consisting of the sustainability objectives, indicators and targets.

Table 3 - Bracknell Forest Sustainability Objectives

Bracknell Forest Sustainability Objectives
1. To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
2. To reduce the risk of flooding and harm to people, property and the environment
3. To protect and enhance human health and wellbeing
4. To reduce poverty and social exclusion
5. To raise educational achievement levels
6. To reduce and prevent crime and the fear of crime
7. To create and sustain vibrant and locally distinctive communities
8. To provide accessible essential services and facilities
9. To make opportunities for culture, leisure and recreation readily accessible
10. 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
11. To maintain air quality and improve it where possible
12. To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts
13. To conserve and enhance the Borough's biodiversity
14. To protect and enhance, where possible, the Borough's characteristic countryside and its historic environment in urban and rural areas
15. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys
16. To sustainably use and re-use renewable and non-renewable resources
17. To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery
18. To maintain and improve water quality in the Borough's water courses and to achieve sustainable water resource management
19. To maintain and improve soil quality
20. To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough
21. To ensure high and stable levels of employment
22. To sustain economic growth and competitiveness of the Borough
23. To encourage 'smart' economic growth
24. To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work

**11.1** Sustainability is a complex issue so 24 sustainability objectives were produced to consider relevant local issues, covering a range of social, environmental and economic impacts. The justification for their selection and testing for internal compatibility are detailed in the LDF Scoping Report 2010.<sup>3</sup> Table 3 above lists the Bracknell Forest Sustainability Objectives.

**11.2** This table shows that, due to the broad nature of the Planning Obligations SPD, and its relevance to sustainable development, the plan relates to all of the 24 sustainability objectives. All of the objectives can be delivered by the Planning Obligations SPD.

**11.3** As all the sustainability objectives are relevant to this SPD and the Sustainability Appraisal Framework detailed in the LDF Scoping Report (2010) is also directly applicable. Therefore, the SA Framework table has not been reproduced in this document.

## 12. TASK A5 - CONSULTING ON THE SCOPE OF THE SA/SEA

**Aim: Produce a Scoping Report and consult relevant authorities, the public and other key stakeholders on the scope of the appraisal and the key issues and possible options for solutions**

**12.1** The Scoping Report can be made available on request (under **ref: POL1**) and was produced and consulted upon in September 2013 for a 5 week period. It was produced specifically on the SA/SEA of the Planning Obligations SPD. However because much of this document relies heavily upon and refers back to the information presented in the generic LDF Scoping Report 2010 (**ref: POL2**), this document should be referred to.

**12.2** The LDF Scoping Report has been the subject of consultation. This document will continue to be updated as additional comments are submitted throughout the development of the planning policy and guidance framework and associated Sustainability Appraisal / Strategic Environmental Assessment consultations.

**12.3** The Environmental Assessment of Plans and Programmes Regulations 2004 (Regulation 12(6)) define certain timescales for consulting the statutory bodies on a Scoping Report. They require the responsible authority to give the consultation body a period of 5 weeks from the date it receives the Scoping Report (which was between 05<sup>th</sup> September and 10<sup>th</sup> October 2013). The statutory bodies consulted were:

**Table 4 - Statutory Consultation Body**

Statutory Consultation Body
Natural England
English Heritage
Environment Agency

<sup>3</sup> <http://www.bracknell-forest.gov.uk/assets/ldf-scoping-report-2010.pdf>

**12.4** In accordance with the Sustainability Appraisal Guidance 2005 other appropriate social and economic consultees will be contacted at various stages throughout the SA process. This consultation procedure is integrated into the Statement of Community Involvement.

**12.5** The Scoping Report was also available to the public via the Council's website. Its consultation sought to:

- Ensure the SA is comprehensive and robust enough to support the SPD during the later stages of full public consultation.
- Advise on the appropriateness of the sustainability objectives.
- Advise on the appropriateness of the key sustainability issues.
- Advise on the comprehensiveness of the baseline data.

**12.6** As a result of the consultation no representations were received and therefore no changes to Stage A have been made.

## **STAGE B: Developing and refining options and assessing effects**

### **13. TASK B1 - IDENTIFYING OTHER RELEVANT PLANS, PROGRAMMES AND SUSTAINABILITY OBJECTIVES**

**13.1** The relevant plans and programmes can be viewed in Appendix 1. The Bracknell Forest Sustainability Objectives are provided above in Table 3 above.

### **14. TASK B2 – DEVELOP THE PLAN OPTIONS**

**14.1** The SEA Directive also requires that the assessment should consider '*reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*' and '*give an outline of the reasons for selecting the alternatives dealt with.*'

**14.2** Within the Planning Obligations SPD document the 'options' are considered to be the inclusion or exclusion of particular infrastructure types within the document, e.g. education, transport etc. To establish which infrastructures types are suitable, a review of planning obligations recently agreed under the provisions of the Limiting the Impact of Development SPD (2007) was undertaken. Council service providers were also consulted. The options have been identified by officers within the Spatial Policy section at the Council.

**14.3** In order to assess each option (e.g. waste, transport) without examining the many possible combinations, it is assumed that each infrastructure type is implemented in isolation. In reality this will not be the case, but this approach helps to draw out consultees' priorities and develop a package of measures. By examining the extremes, the most severe impacts (both positive and negative) can be identified. The draft assessment of sustainability impacts (Tables 5 and 6) evaluates all options as a package of measures. Conflicts, inconsistencies and synergies between possible options, and cumulative impacts, are examined in section 16.

**14.4** The appraisal shows that each option has a positive sustainability impact if implemented in isolation. However, because the options are discrete, with most covering only one or two aspects of sustainability, the most sustainable plan approach would be to include all infrastructure types tested. In addition, all are necessary to provide a mitigating function for higher tier policies in the Core Strategy Development Plan Document (DPD) which is still relevant and up-to-date in the context of the National Planning Policy Framework (NPPF). Appendix 2 provides an assessment of Policy CS7 Limiting the Impact of Development which is the main policy which the Planning Obligations SPD supports.

**14.5** As a result, the Draft SA recommended that the Planning Obligations SPD take forward all of the options / infrastructure types tested in the final SPD document subject to consultation responses. Table 6 explains how the whole SPD, if all options are implemented simultaneously, will impact on each of the sustainability issues.

## 15. TASK B3 – PREDICT THE EFFECTS OF THE PLAN, INCLUDING PLAN OPTIONS

**15.1** This stage (Task B3) of the SA will help develop and refine appropriate options by assessing, then highlighting, the sustainability implications of each, and suggesting recommendations for improvement. The results of the appraisal inform the final decisions by identifying sustainable options; however the SA does not determine which should be proposed within the Planning Obligations SPD.

**15.2** The methodology used to carry out the Sustainability Appraisal follows the approach suggested in the Planning Practice Guidance (2014)  
<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

**15.3** The assessment predicted and evaluated the effects of each option against the 24 sustainability objectives (paragraph 10.1). Each option has been appraised by looking at the effects on the current baseline or its contribution towards meeting any targets or statutory requirements, over and above the ‘no plan’ option. This ‘no plan’ option makes the assumption that the Planning Obligations SPD is not in place. However, it does recognise that the existing Limiting the Impact of Development SPD (Bracknell Forest Council, July 2007) and National Planning Policy Framework (NPPF) provide a policy and guidance framework.

**15.4** In describing these changes, consideration was given to the positive or negative impact, likelihood of occurrence, geographical scale, time period over which they will occur and whether they are permanent or temporary in nature. This information enabled an evaluation to be made of the significance of the impacts on each of the sustainability objectives. In some cases professional judgement has been used to predict the effects.

**15.5** Where there is a significant positive or negative effect arising from the implementation of the option, this is described in the table below along with an explanation and justification of the reasoning behind it.

**15.6** The assumptions in predicting and evaluating the effects of the plan were:

- That data and information from other reliable sources and external agencies is correct.
- Each of these options is tested using the assumption that only one policy is being implemented, but in reality it will be a package of measures with interactions between them.
- Where relevant the appraisal will consider legislation and government policy as priority.

**15.7** The following Table 5 predicted the sustainability effects of the Planning Obligations SPD:

**Table 5 - Predicting sustainability effects**

Issue	Predicted significant sustainability effects	Recommendations and changes made	Significant changes
<p><b>Transport (section 5.2 of the final Planning Obligations SPD)</b></p>	<p><b>Works/Contributions</b> - within the Draft Planning Obligations SPD there was a requirement for on-site/in-kind works and off-site contributions towards measures identified through the Infrastructure Delivery Plan (IDP). By collecting contributions proportional to the predicted impact of the development, this helps provide accessible essential services and facilities, and can protect human health following the implementation of road safety measures which are included within the Local Transport Plan 3. In addition, maintaining transport infrastructure can have longer term social and economic benefits, which arise from creating extra road capacity, an accessible area with a good quality of life.</p> <p><b>Travel Plans</b> – The Draft Planning Obligations SPD provided more specific requirements for the provision of travel plans, over the ‘no plan’ option, by setting out more thresholds for development types. Therefore, the implementation of travel plans within the Planning Obligations SPD will have significant positive effects on air quality, climate change (in the longer term) and reduce the need to travel by car. There are also potential secondary effects on smart economic growth and competitiveness if congestion can be reduced.</p> <p><b>Other requirements</b> – The Draft Planning Obligations SPD also encourages the use of the Council transport model commuted maintenance sums for the adoption of roads, footpaths and cycleways. Modelling using the Council strategic model helps the Council plan the necessary</p>	<p>No recommended changes regarding works/contributions and travel plans.</p> <p>This provides sufficient mitigation for policies within the Core Strategy DPD and infrastructure/travel plan requirements in site specific policies in the Site Allocations Local Plan</p> <p>Regarding transport modelling it is recommended that the draft Planning Obligations SPD made reference to the full title of the model which is <b><u>Bracknell Forest Multi-Modal Transport Model (BFMMTM)</u></b></p>	<p>This resulted in no significant change to the SPD.</p>

Issue	Predicted significant sustainability effects	Recommendations and changes made	Significant changes
	<p>improvements to the network to ensure development works in transport terms and is sustainable. Clear guidance on commuted sums ensures developers can plan their financial models better.</p> <p>The Draft Planning Obligations SPD made close cross reference to the Local Transport Plan 3 which demonstrates its linkages with other Council strategies. This ensured that the Council is taking a joined up approach to transport related matters to ensure a better and sustainable transport system.</p>		
<b>Waste management (section 5.3)</b>	<p>This met the sustainability objective to address the waste hierarchy, with a longer term, secondary effect of addressing the cause of climate change. This does not provide any significant change from current guidance, but its continued implementation is necessary to provide mitigation for the Core Strategy and Site Allocation Local Plan policies to provide additional housing over the next 20 years. The provision of facilities for new development ensures that recycling opportunities are optimised and close to hand.</p>	<p>No recommended changes. This fulfils the mitigation requirements set out in the Core Strategy DPD and Site Allocations Local Plan.</p>	<p>This resulted in no significant change to the SPD.</p>
<b>Education (5.4)</b>	<p>One of the fundamental ways of raising educational achievement levels is to ensure that there are sufficient school places in the area to meet present and future demand for spaces. The Planning Obligations SPD requires a contribution from new development towards extensions to existing school or providing new schools (primary, secondary, special needs and post-16 education). This is more likely to provide sufficient spaces and meet the sustainability objective. The provision of new schools in</p>	<p>This section provided sufficient mitigation for policies within the Core Strategy DPD and Site Allocations Local Plan regarding primary, secondary, special needs and post-16 education.</p>	<p>This resulted in no significant change to the SPD.</p>

Issue	Predicted significant sustainability effects	Recommendations and changes made	Significant changes
	<p>major developments can help achieve accessible and essential services and facilities, by providing these facilities in proximity to housing.</p> <p>However, the Draft Planning Obligations SPD was not explicit in whether or not contributions will be sought towards nursery school provision. It might be that such provision is incorporated within the Primary School element. This needs clarifying. It is not necessarily unsustainable if nursery provision is not provided for via s106 contributions because it might be a cost borne by the Council's education budget or by other means.</p>	<p>It was recommended that the final Planning Obligations SPD clarified if nursery provision is included within primary provision or otherwise.</p>	
<p><b>Community Facilities (5.5)</b></p>	<p>The previous Limiting the Impact of Development SPD sought various community provision such as libraries, community centres, youth facilities, children's centres and health and social services. Many of these will be provided via the Community Infrastructure Levy (CIL).</p> <p>The Planning Obligations SPD now focuses on providing new or enhancing exiting community centres/hubs and providing land for Full Daycare Nursery facilities on two sites.</p> <p>This approach will generally lead to an increased positive effect on the sustainability objectives: to protect and enhance human health and wellbeing; to create and sustain vibrant and locally distinctive communities; and to make opportunities for culture, leisure and recreation readily accessible.</p>	<p>This provides sufficient mitigation for policies within the Core Strategy DPD and Site Allocations Local Plan regarding community centre/hub facilities.</p> <p>It was recommended that consideration is given to widening the scope for providing land for Full Daycare Nursery</p>	<p>This results in no significant change to the SPD.</p>



Issue	Predicted significant sustainability effects	Recommendations and changes made	Significant changes
	<p>The section is limited however in that it only seeks land for the provision of Full Daycare Nursery provision on two sites. It would be better to ensure that as large sites come forward the need for Daycare Nursery provision would be assessed and where necessary land for provision should be secured.</p>		
<p><b>Public Realm (5.6)</b></p>	<p>This section focuses on improving the urban public realm areas. Financial contributions towards enhancements / provision are to be made on a case-by-case basis. However it is not clear that in instances when the public realm performs a useable public open space function that is required in addition to the provision of open space of public value. This could result in development over providing which could impact on other contributions not being fully secured causing an obvious negative sustainability impact. Therefore it is recommended that the final version of the Planning Obligations SPD makes it explicit that contributions will not be expected towards Public Realm enhancements which perform an open space function in addition to full provision of Open Space of Public Value.</p>	<p>It was recommended that the final Planning Obligations SPD makes it clear that contributions towards full open space of public value standards will not be required where contributions towards public realm will serve all or part of the OSPV function</p>	<p>This resulted in no significant change to the SPD.</p>
<p><b>Retail (5.7)</b></p>	<p>The Planning Obligations SPD seeks the in-kind construction of a neighbourhood centre from developments larger than 700 dwellings. Whilst this provision does not require or guarantee a shop will occupy the centre, it provides the opportunity of local shop provision with new housing developments. This clearly is positive in terms of sustainability by for example, providing facilities near to where people live rather than forcing people to drive further afield.</p>	<p>No changes were recommend</p>	<p>This resulted in no significant change to the SPD.</p>

Issue	Predicted significant sustainability effects	Recommendations and changes made	Significant changes
<b>Affordable Housing (5.8)</b>	The Planning Obligations SPD seeks to ensure that on relevant sites, up to 25% of the total number of dwellings to be built are affordable in tenure, subject to viability. Providing affordable housing makes a key contribution towards achieving balanced, integrated and sustainable communities. Not having any affordable housing in an expensive part of the country would result in a severe housing shortage for those unable to obtain or afford mortgages.	No changes were recommended	This resulted in no significant change to the SPD.
<b>Police Service (5.9)</b>	The draft SPD sought the provision of police points on large developments usually as part of a larger community facility. This will ensure that policing is visible and in the heart of local communities which is important to ensure safe and secure designed environments.	No changes were recommended	This resulted in no significant change to the SPD.
<b>Primary Health Care (5.10)</b>	The draft SPD sought the in-kind provision of, or contributions towards health facilities on a case-by case basis. This could ensure that health provision is secured close to new development which will minimise travel and contribute towards healthy communities	No changes were recommended	This resulted in no significant change to the SPD.
<b>Open Space of Public Value (OSPV) (5.11)</b>	<p><b>Open Space and Outdoor Recreational Facilities:</b> The guidance in the Planning Obligations SPD carries forward guidance set in Limiting the Impact of Development SPD (LIDSPD). Securing contributions towards new or improved OSPV will ensure the high quality and extensive open space legacy is carried forward. This benefits a range of sustainability objectives and enhances quality of life.</p> <p>Therefore, this approach adopted by the Council will help in</p>	No changes were recommended	This resulted in no significant change to the SPD.

Issue	Predicted significant sustainability effects	Recommendations and changes made	Significant changes
	<p>increasing the level of recreational facilities provided across the Borough, which makes opportunities for culture, leisure and recreation readily accessible. There will also be a positive secondary effect of protecting and enhancing human health and wellbeing by providing sports facilities and open space, which improves quality of life.</p>		
<p><b>Special Protection Area (SPA) Avoidance and Mitigation (5.12)</b></p>	<p>This chapter provides guidance on the implementation of SPA policy in a post CIL world. The intention is to clarify the Council’s evolving strategy to implement SPA partly by CIL (i.e. the work to upgrade SANGs) and matters by S106 (i.e. in-perpetuity maintenance, administration and education, facilitation contributions and contributions towards the Strategic Access Management and Monitoring (SAMM) project).</p> <p>To meet legal requirements it is necessary to ensure with certainty that relevant development’ mitigates its impact on the SPA. The provision of such measures via CIL and s106 will achieve this and ensure that development can be permitted. This predominantly meets the objective to conserve and enhance biodiversity. This is also a secondary benefit of meeting local housing needs through the grant of planning permissions.</p> <p>The further changes made to this chapter and supporting information in Appendix 1, section 5, Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, have been made since the publication of the Draft SPD. These changes added clarity to the process and are necessary to make development lawful under the Habitats</p>	<p>No recommended changes. This fulfils the mitigation requirements set out in the Core Strategy DPD and the Thames Basin Heaths SPA Avoidance and Mitigation SPD.</p>	<p>This resulted in no significant change to the SPD.</p>

Issue	Predicted significant sustainability effects	Recommendations and changes made	Significant changes
	<p>Regulations 2010 (as amended). The Draft SPD therefore required updating for factual and clarification reasons as a result of the implementation of CIL in April 2015. Changes made to the text will ensure that the council continues to operate an effective avoidance and mitigation strategy.</p>		
<p><b>Biodiversity (5.13)</b></p>	<p>The Draft SPD made provision to ensure that development that has a negative effect on biodiversity and/or geological interests will provide new or enhanced features either by in-kind planting or contributions towards provision. This is consistent with the NPPF and Core Strategy Policy CS1. A mechanism to secure enhanced or new biodiversity habitat will contribute towards effective and sustainable place making and will be important to wildlife and visual amenity. Existing habitat has an important role in the green character of the borough which is one of the priorities for the borough.</p>	<p>No changes were recommended</p>	<p>This resulted in no significant change to the SPD.</p>
<p><b>Public Rights of Way (5.14)</b></p>	<p>This section states that it may be necessary to re-route existing public rights of way or to enhance existing provision. Both will be assessed and secured on a case-by-case basis using planning obligations. This will ensure that the network of PRoWs is maintained and enhanced which will result in increased leisure connectivity and provide sustainable access to the countryside for pedestrians and cyclists. This will provide positive sustainability benefits for the borough.</p>	<p>No changes were recommended</p>	<p>This resulted in no significant change to the SPD.</p>
<p><b>Flood Management (5.15)</b></p>	<p>This section seeks mitigation measures for managing flood risk. This includes providing in-kind on and off –site measures including Sustainable Drainage Systems (SuDS) and requiring that they are maintained either through securing guarantees from developers that they will be</p>	<p>It was recommended that the first sentence in the mitigation sought table is changed to read as: <i>In-kind</i></p>	<p>This resulted in no significant change to the SPD.</p>

Issue	Predicted significant sustainability effects	Recommendations and changes made	Significant changes
	<p>maintained or by their transfer to the Council with appropriate commuted sums. The management of flood risk is very important in terms of planning and sustainability. All efforts should be made to minimise flood risk and the Draft SPD's measures to achieve this by planning obligations where necessary is vital in this respect. However the wording in the mitigation sought table is not clear and should be amended accordingly.</p>	<p><i>provision on-site and/or provision off-site for flood risk management <b>measures</b>, incorporating SuDS principles</i></p>	

## 16. TASK B4 – EVALUATE THE EFFECTS OF THE PLAN

**16.1** The impact of the Planning Obligations SPD on the issues covered by the sustainability objectives, were evaluated. This is described in Table 6 below.

**Table 6 - Evaluating the effects on sustainability**

<b>Sustainability Topic</b>	<b>Evaluating the effects on Sustainability</b>
Housing	<p><b>Effect: neutral</b>                      The Planning Obligations SPD replaces guidance which was adopted in July 2007, with the exception of the section dealing with affordable housing. This guidance carries forward the Council's strategy for delivering affordable housing in association with new development and with clarification of the delivery of affordable housing in the context of the introduction of CIL and includes the caveat of provision subject to viability as specified in the NPPF. It will not supersede the Council's Affordable Housing Planning Policy, decided by the Council Executive on 29 March 2011.</p>
Flooding	<p><b>Effect: positive</b>  <b>Likelihood:</b> likely provided up to date flood risk areas are used.  <b>Spatial scale:</b> whole Borough, identified flood risk areas  <b>Short/med/long term:</b> long term  <b>Temporary/permanent:</b> permanent                      Drainage improvements are required by the Planning Obligations SPD, which will help reduce the risk of flooding.</p>
Health and wellbeing	<p><b>Effect: positive</b>  <b>Likelihood:</b> probable  <b>Spatial scale:</b> whole Borough  <b>Short/med/long term:</b> short to long term  <b>Temporary/permanent:</b> permanent                      There will be a positive effect on quality of life within the Borough by ensuring infrastructure requirements are delivered in line with housing development. The provision of road safety measures can enhance health, as can the provision of recreational open space, sports facilities and healthcare services. Wellbeing can be increased by the provision of community services and cultural and leisure facilities. The likelihood of this occurring is probable as there are other factors which influence health.</p>
Social exclusion	<p><b>Effect: positive</b>                      There are indirect measures to specifically reduce poverty and social exclusion, such as providing affordable housing and accessible facilities as well as open space, health and footpath/cycleway provision which will contribute to the general wellbeing of the population.</p>
Education	<p><b>Effect: positive</b>  <b>Likelihood:</b> probable  <b>Spatial scale:</b> whole Borough  <b>Short/med/long term:</b> short to long term</p>

Sustainability Topic	Evaluating the effects on Sustainability
	<p><b>Temporary/permanent:</b> permanent The collection of contributions towards the provision of school places could help raise educational achievement levels by ensuring sufficient capacity. The likelihood of this occurring is probable as other factors can influence educational achievement.</p>
Crime and the fear of crime	<p><b>Effect: positive</b> <b>Likelihood:</b> likely <b>Spatial scale:</b> limited to specific developments across the Borough <b>Short/med/long term:</b> short to long term <b>Temporary/permanent:</b> permanent The Planning Obligations SPD requires a planning obligation to be sought towards strategic safety and security measures in order to create a safer environment within the vicinity of the proposed development. For these specific areas this will help reduce and prevent crime and the fear of crime, having a positive effect on the objective.</p>
Vibrant and locally distinctive communities	<p><b>Effect: positive</b> <b>Likelihood:</b> possible <b>Spatial scale:</b> across the Borough <b>Short/med/long term:</b> short to long term <b>Temporary/permanent:</b> permanent The collection of contributions to provide community facilities to meet the needs of the population, such as children’s centres, youth provision, health and social services and libraries, may increase resident’s satisfaction with their local community. In addition, the requirement for development to provide public realm and environmental enhancements and public art and heritage projects, where there is an identified project, could also help create locally distinctive communities.</p>
Accessible essential services, facilities, culture, leisure and recreation	<p><b>Effect: positive</b> <b>Likelihood:</b> likely <b>Spatial scale:</b> across the Borough <b>Short/med/long term:</b> short to long term <b>Temporary/permanent:</b> permanent The requirement on larger developments to provide their own community facilities, and the provision of additional facilities funded by smaller developments, can ensure these are located in accessible locations near the new developments.</p>
Efficiency in land use	<p><b>Effect: neutral</b> There are no measures to specifically improve efficiency in land use, but nothing within the Planning Obligations SPD would lead to a significant negative effect.</p>
Air quality	<p><b>Effect: positive</b> <b>Likelihood:</b> likely <b>Spatial scale:</b> across the Borough <b>Short/med/long term:</b> short to long term <b>Temporary/permanent:</b> permanent Encouraging ‘smart growth’, providing accessible services and the production of travel plans all aim to reduce congestion and travel by the private car, which in turn will help improve air quality. Requiring</p>

Sustainability Topic	Evaluating the effects on Sustainability
	additional contributions to improve air quality monitoring will also inform the Council when thresholds have been reached, which trigger mechanisms to improve air quality.
Climate change	<p><b>Effect: positive</b>  <b>Likelihood:</b> probable  <b>Spatial scale:</b> across the Borough  <b>Short/med/long term:</b> long term  <b>Temporary/permanent:</b> unknown</p> <p>Providing facilities and infrastructure in sustainable locations will reduce the need to travel. The provision of open space and green infrastructure actively combats climate change factors. This SPD does not alone mitigate climate change factors but it, with other strategies and measures contributes to this aim.</p>
Biodiversity	<p><b>Effect: positive</b>  <b>Likelihood:</b> likely  <b>Spatial scale:</b> across the Borough, especially sensitive areas  <b>Short/med/long term:</b> short to long term  <b>Temporary/permanent:</b> permanent</p> <p>The collection of contributions to increase biodiversity and enhance natural flora and fauna will have a significant positive effect on the sustainability objective to conserve and enhance the Borough's biodiversity. In addition, providing suitable avoidance and mitigation measures against the effects on the Thames Basin Heaths SPA are likely to maintain and enhance populations of the protected bird species.</p>
Countryside and historic environment	<p><b>Effect: positive / neutral</b>  <b>Likelihood:</b> likely  <b>Spatial scale:</b> across the Borough, especially sensitive areas  <b>Short/med/long term:</b> short to long term  <b>Temporary/permanent:</b> permanent</p> <p>The impact on characteristic countryside is likely to be neutral. The Planning Obligations SPD does enhance the historic environment however, by requiring investigation and protection of archaeological remains and ancient monuments and addressing heritage issues.</p>
Travel choice and accessibility	<p><b>Effect: positive</b>  <b>Likelihood:</b> likely  <b>Spatial scale:</b> across the Borough  <b>Short/med/long term:</b> short to long term  <b>Temporary/permanent:</b> permanent</p> <p>Encouraging 'smart growth', providing accessible services and the production of travel plans all aim to improve travel choice and accessibility and reduce the need for travel by the private car, having a positive impact on this objective.</p>
Resource use	<p><b>Effect: positive</b>  <b>Likelihood:</b> possible  <b>Spatial scale:</b> across the Borough  <b>Short/med/long term:</b> medium to long term  <b>Temporary/permanent:</b> permanent</p>



Sustainability Topic	Evaluating the effects on Sustainability
	The Planning Obligations SPD encourages sustainable construction and promotes sustainably located infrastructure provision.
Waste	<p><b>Effect: positive / neutral</b>  <b>Likelihood:</b> possible  <b>Spatial scale:</b> across the Borough  <b>Short/med/long term:</b> short to long term  <b>Temporary/permanent:</b> permanent</p> <p>The provision of additional waste and recycling facilities with new developments will potentially lead to higher levels of recycling, although remains neutral on the issue of waste minimisation and reuse.</p>
Water quality	<p><b>Effect: positive</b>  <b>Likelihood:</b> likely  <b>Spatial scale:</b> across the Borough, in particular sensitive areas  <b>Short/med/long term:</b> short to long term  <b>Temporary/permanent:</b> permanent</p> <p>The Planning Obligations SPD also requires all developments at risk of flooding to require the use of Sustainable Drainage Systems (SuDS) or other off-site works, which will help to achieve sustainable water resource management. Also, where relevant, obligations will be sought so that pollution mitigation measures can be carried out as part of some developments; this will maintain and improve water quality.</p>
Soil quality	<p><b>Effect: positive</b>  <b>Likelihood:</b> likely  <b>Spatial scale:</b> across the Borough, in particular sensitive areas  <b>Short/med/long term:</b> short to long term  <b>Temporary/permanent:</b> permanent</p> <p>Where relevant, obligations will be sought so that pollution mitigation measures can be carried out as part of some developments; this will maintain and improve soil quality.</p>
Energy efficiency	<p><b>Effect: positive</b>  <b>Likelihood:</b> possible  <b>Spatial scale:</b> across the Borough  <b>Short/med/long term:</b> short to long term  <b>Temporary/permanent:</b> permanent</p> <p>The Planning Obligations SPD states that planning obligations may be required to achieve sustainable construction, although no specific details are given therefore the likelihood of this is relatively low.</p>
Employment	<p><b>Effect: positive</b>  <b>Likelihood:</b> likely  <b>Spatial scale:</b> across the Borough  <b>Short/med/long term:</b> medium to long term  <b>Temporary/permanent:</b> permanent</p> <p>The delivery of infrastructure in a benefit to local business and it creates jobs both directly and indirectly including adding value to the overall economy. Infrastructure supports housing delivery and unlocks development to the benefit of the economy. The SPD will deliver economic sustainability as well as environmental and social benefits.</p>
Economic growth and	<b>Effect: positive</b>

Sustainability Topic	Evaluating the effects on Sustainability
competitiveness	<p><b>Likelihood:</b> possible  <b>Spatial scale:</b> across the Borough  <b>Short/med/long term:</b> medium to long term  <b>Temporary/permanent:</b> permanent  As for employment above, the SPD will help infrastructure to support /deliver growth to the local and general economy.</p>
Encourage 'smart' economic growth	<p><b>Effect: positive</b>  <b>Likelihood:</b> likely  <b>Spatial scale:</b> across the Borough  <b>Short/med/long term:</b> medium to long term  <b>Temporary/permanent:</b> permanent  The timely provision of infrastructure contributes to smart economic growth.</p>
Develop and maintain a skilled workforce	<p><b>Effect: neutral</b>  <b>Likelihood:</b> unlikely  <b>Spatial scale:</b> N/A  <b>Short/med/long term:</b> N/A  <b>Temporary/permanent:</b> permanent  The SPD does not make provision for maintaining a skilled workforce and therefore is not relevant. However, the requirement for education provision would lend to support this objective.</p>

### **Cumulative and synergistic impacts**

**16.2** The evaluation against each of the sustainability objectives highlighted any interactions, synergies and cumulative effects resulting from the implementation of the Planning Obligations SPD document as a whole.

**16.3** This showed that overall the document has a positive impact on sustainability. The elements of the plan are relatively distinct therefore the appraisal identified no interactions between the requirements of obligations for each of the topics.

**16.4** However, there may be cumulative impacts arising from the implementation of the document as a whole when contributions are collected across all topics. A typical total contribution required from a development has not been calculated as it is dependent upon many factors, including location of development.

**16.5** There is a potential risk that the total contribution required by the Planning Obligations SPD could affect the economics of development, which in turn could lead to a reduction in the levels of housing provided, and therefore negatively impact on the sustainability objective to meet local housing needs.

**16.6** Notwithstanding this, one of the principles behind producing a supplementary planning document on planning obligations is to set out the likely costs of mitigation for separate topics. This would ensure that developers are made aware at an early stage and can factor this into negotiations on land acquisitions. There is also scope to vary s106 requirements if supported by robust evidence.

**16.7** There are no negative synergistic impacts on the Sustainability Objectives because the sum total of measures provided will be beneficial to environmental, social and economic conditions.

## **17. TASK B5 – CONSIDER WAYS TO MITIGATE ADVERSE EFFECTS AND MAXIMISE BENEFICIAL EFFECTS**

**17.1** In the context of Sustainability Appraisal, mitigation refers to any approach which is aimed at avoiding, preventing, reducing or compensating for significant adverse impacts on the sustainability objectives. In addition, the concept of mitigation covers broader issues such as the enhancement of positive effects where relevant. Mitigation should be put forward using a hierarchical approach, with the emphasis being on the avoidance of adverse effects as an initial approach. Where this is not suitable, methods to reduce the scale or importance of the effect should be examined.

**17.2** The mitigation measures can cover a range of approaches including:

- Alterations to the overall approach taken by the SPD.
- Changes to the specific options and suggestion of new options.
- Technical measures required during the implementation stage of schemes.
- Requirements for Environmental Impact Assessment (EIA) at the project level.

**17.3** Overall, the Planning Obligations SPD document aims to provide mitigation for other policies within the Core Strategy DPD and Site Allocations Local Plan (SALP), therefore is inherently a sustainable document. As a result, some minor recommendations have been made in Table 5:

- Regarding transport modelling it is recommended that the draft Planning Obligations SPD made reference to the full title of the model which is **Bracknell Forest Multi-Modal Transport Model (BFMMTM)**. This has been amended in paragraph 5.2.13 of the Planning Obligations SPD.
- It is recommended that the final Planning Obligations SPD clarifies if nursery provision is included within primary provision or otherwise. The requirement for nursery provision has been included in paragraphs 5.4.4 and 5.4.21 of the Planning Obligations SPD.
- It is recommended that consideration is given to widening the scope for providing land for Full Day care Nursery. This change has been included in paragraph 5.5.5 of the Planning Obligations SPD.
- It was recommended that the final Planning Obligations SPD makes it clear that contributions towards full open space of public value standards will not be required where contributions towards public realm will serve all or part of the OSPV function. This change has been included in paragraph 5.11.13 of the Planning Obligations SPD.
- It is recommended that the first sentence in the mitigation sought table in the flood Management section (5.15) is changed to read: *In-kind provision on-site and/or provision off-site for flood risk management measures, incorporating SuDS principles*. This change has been included in paragraph 5.15.6 of the Planning Obligations SPD.

## STAGE C: Prepare the Sustainability Appraisal Report

### 18. TASK C1 – PREPARE THE SUSTAINABILITY APPRAISAL REPORT

18.1 This stage relates to the production of this draft report.

## STAGE D: Consulting on the approach of the Plan and SA Report

### 19. TASK D1 – PUBLIC PARTICIPATION ON THE APPROACH OF THE PLAN AND THE SA/SEA REPORT

19.1 Stage A of the SA/SEA process was established through the scoping report (during September 2013) (see section 12) and its consultation between 4 July and 15 August 2014.

19.2 The Draft Sustainability Appraisal Report was subject of a six week consultation in parallel with the Draft SPD. No comments and representations were received other than those specifically on the Draft SPD. Therefore, the only focus of the final version of the Sustainability Appraisal (this document) was to review any changes made to the SPD as a result of its consultation and other relevant considerations.

### 20. TASK D2 – ASSESSING SIGNIFICANT CHANGES

20.1 Government guidance states that if significant changes to the draft SPD are raised during consultation that have not already been subject to SA, it will be necessary for the LPA to ensure that the significant social, environmental and economic effects of these changes are appraised.

20.2 The following table 7 assesses all the changes made to the Draft SPD in terms of their sustainability. None were found to be significant changes.

**Table 7 – Assessing Significant Changes**

SPD Paragraph	Draft SPD Paragraph	Changes made to the final SPD (in red)	Sustainability comment
N/A	N/A	The deletion of the Publicity and Consultation text in the beginning of the Draft SPD.	This is a minor change which is not required in the final SPD. <b>This has no sustainability appraisal implications.</b>
N/A	N/A	Formatting and paragraph number	These are minor

SPD Paragraph	Draft SPD Paragraph	Changes made to the final SPD (in red)	Sustainability comment
		changes through the final SPD	change which is not required in the final SPD. <b>This has no sustainability appraisal implications.</b>
1.20	N/A	This is a new paragraph which reads as <b>Following a Ministerial Statement made on 28 November 2014, local authorities have been advised that “affordable housing and tariff style” s106 contributions should not be sought from developments comprising 10-units or less, and those which have a maximum combined gross floor space of 1,000 square metres</b>	This is a factual update regarding a statement from the Government. The Council has to take account of this statement but <b>this has no sustainability appraisal implications.</b>
2.11		A new Paragraph ‘CIL Payments In Kind’ which reads: <b>There may be circumstances where the Council, as the CIL charging authority, would wish for the person liable to pay the levy, to instead provide land and/or infrastructure to discharge part or all of a levy liability. This would be at the Council’s discretion and subject to the relevant Regulations. Any such agreement must accord with CIL Regulation 73.</b>	This is a minor change to clarify that CIL ‘payments in kind’ can be used as a mechanism to secure infrastructure. <b>This has no sustainability appraisal implications.</b>
5.2.21	5.2.37	<i>Revised paragraph which reads as Section 4 of the NPPF states that <del>all</del> LPAs should plan for development proposals <del>will be expected to</del> to protect and exploit opportunities for the use of sustainable transport modes. Proposals that will generate significant amounts of movement will need to demonstrate this through the submission of a Travel Plan. A Transport Statement or Transport Assessment should accompany proposals that generate a significant amount of movement.</i>	These are minor change. <b>This has no sustainability appraisal implications.</b>
5.6.1	5.5.6	<b>The quality of the urban environment that is open to public access (whether publicly or privately owned) contributes to the character and identity of an area and affects the way in which people perceive and enjoy</b>	This change simply moves the same text to the head of the Public Realm section. <b>This has no sustainability</b>

SPD Paragraph	Draft SPD Paragraph	Changes made to the final SPD (in red)	Sustainability comment
		places. The achievement of an attractive and safe public realm benefits residents, businesses and visitors.	<b>appraisal implications.</b>
5.6.2	5.6.7	New development has the potential to result in a larger number of users and therefore exerts pressure on the urban environment. This may lead to the need to raise and extend the quality of the public realm.	
5.8.7	5.8.10	The 'Types and Tenures' <del>tables in the when negotiating</del> Infrastructure and Mitigation Annex (Appendix 1) set out the percentages of dwelling types and tenures which will be sought in the affordable housing provision. The <del>Affordable Housing</del> <i>affordable housing</i> to be sought should meet these stated intentions for addressing local housing need. The <del>Affordable Housing</del> <i>affordable housing</i> should be delivered in line with the delivery model set out in the HCA Affordable Homes Programme Framework <del>2014 2015 - 2015 2018 (or its successor)</del> with no reliance on Social Housing Grant for S106 sites	These are minor and formatting changes <b>which have no sustainability appraisal implications.</b>
5.8.8 5.8.10 5.8.14 5.8.15	5.8.12 5.8.16 5.8.22 5.8.23	All references to <del>Affordable Housing</del> have been replaced with <i>affordable housing</i> . Similar changes have been made to other text not listed here have also been made.	These are minor changes which have <b>no implications for the sustainability appraisal</b>
5.8.9	5.8.14	No residential element should commence until <del>Agreement</del> <i>agreement has been reached between the developer and with a registered provider registered social housing for affordable housing.</i> There should be no occupation of the completed affordable housing until the registered provider has signed the council's Global Nomination Agreement in relation to household nomination in accordance with the council's approved allocation scheme. <del>with a registered social housing provider for affordable housing construction and between the social housing provider and the Council dealing with tenant</del>	These are factual updates providing a better clarification relating to the provision of a Global Nomination Agreement. <b>This has no implications for the sustainability appraisal.</b>

SPD Paragraph	Draft SPD Paragraph	Changes made to the final SPD (in red)	Sustainability comment
		<del>nomination and selection in line with the BFC Housing Allocation Scheme.</del>	
5.8.11	N/A	There should be a proportion (5-10% of the affordable total) of dwellings designed to allow full wheelchair access and mobility throughout the dwelling, in line with the Wheelchair Housing Design Guide (Habinteg, 2006 or later). These can relate to flats, houses or bungalows depending on the proposal and which meet the housing needs highlighted in the council's Special Needs Housing Register.	This change adds necessary text which seeks a proportion of wheelchair accessible dwellings as part of the affordable dwellings. <b>This change has a positive impact of sustainability as it further increase accessibility for disabled people in need of affordable housing</b>
5.8.13	5.8.20	The price payable by the <del>Registered registered Provider-provider</del> to the developer should be such as to permit the construction and transfer of the <del>Affordable-affordable Housing-housing</del> and its provision without the need for HCA Social Housing Grant. The Registered Provider should be one of the council's preferred partners <i>with an active interest in affordable housing within Bracknell Forest.</i>	These changes are formatting and add clarification to this paragraph. <b>This has no implications for the sustainability appraisal.</b>
N/A	5.9.7	This paragraph has been deleted from the final SPD	The paragraph only provided lead in text to its following table. The table still remains but its lead in text was considered to be unnecessary. <b>This has no sustainability appraisal implications</b>
5.12.13	5.12.19	The <del>National Planning Policy Framework-NPPF</del> (paragraph 14) states: " <del>At at</del> the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking". However, paragraph 119 and footnote 9 state that the presumption in favour	These are minor changes which have <b>no implications for the sustainability appraisal</b>

SPD Paragraph	Draft SPD Paragraph	Changes made to the final SPD (in red)	Sustainability comment			
		of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered planned or determined.				
5.13.4	5.13.6	<p>Infrastructure mitigation table (mitigation sought column)</p> <table border="1" data-bbox="597 499 1089 1035"> <thead> <tr> <th data-bbox="597 499 1089 596">Mitigation Sought</th> </tr> </thead> <tbody> <tr> <td data-bbox="597 596 1089 716">In kind through the enhancement or creation of features and/or habitats on or off-site;</td> </tr> <tr> <td data-bbox="597 716 1089 1035">A contribution, by negotiation on a site-by-site basis towards measures <i>(and on-going management and maintenance)</i> to avoid and mitigate the effects of the development on biodiversity and geological features, subject to the restriction on pooling of s106 contributions in Regulation 123(3).</td> </tr> </tbody> </table>	Mitigation Sought	In kind through the enhancement or creation of features and/or habitats on or off-site;	A contribution, by negotiation on a site-by-site basis towards measures <i>(and on-going management and maintenance)</i> to avoid and mitigate the effects of the development on biodiversity and geological features, subject to the restriction on pooling of s106 contributions in Regulation 123(3).	This is additional text for clarification. It confirms that on-going maintenance of biodiversity is a requirement and therefore the change makes a <b>positive contribution towards sustainability</b>
Mitigation Sought						
In kind through the enhancement or creation of features and/or habitats on or off-site;						
A contribution, by negotiation on a site-by-site basis towards measures <i>(and on-going management and maintenance)</i> to avoid and mitigate the effects of the development on biodiversity and geological features, subject to the restriction on pooling of s106 contributions in Regulation 123(3).						
5.13.5	N/A	The NPPF states that Local Plans should 'plan positively' for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (Para 114). Specifically, Para 118 states that in the determination of planning applications, given the LPA's aim to conserve and enhance biodiversity, adequate mitigation should be secured from development where harm to biodiversity cannot be avoided.	This text provides further clarification and context to this section. <b>This has no sustainability appraisal implications</b>			
5.13.6	N/A	Bracknell Forest's Core Strategy policies CS1 and CS7 require development to protect and enhance biodiversity, whilst Policy CS6 requires development to mitigate adverse impacts on the environment through on-site and/or off-site measures.	This text provides further clarification and context to this section. <b>This has no sustainability appraisal implications</b>			
5.14.6	N/A	The NPPF states that Local Plans should 'plan positively' for an areas development and infrastructure requirements (Para 157). Planning policies should protect and enhance	This text provides further clarification and context to this section. <b>This has no sustainability</b>			



SPD Paragraph	Draft SPD Paragraph	Changes made to the final SPD (in red)	Sustainability comment
		public rights of way and access, and seek opportunities to provide better facilities for users, for example by adding links to the existing rights of way network (Para 75).	<b>appraisal implications</b>
5.14.7	N/A	Bracknell Forest's Core Strategy policies CS6, CS7 and CS24 are supportive of the consideration and provision of PRoW, as an important element in improving the permeability of development and connectivity to services. This would serve to encourage residents to use sustainable modes of transport, whilst enhancing the Borough's biodiversity-rich 'green links' and promoting high quality design in development.	This text provides further clarification and context to this section. <b>This has no sustainability appraisal implications</b>
5.15.7	N/A	The NPPF states that Local Plans should adopt 'proactive strategies' to mitigate and adapt to climate change, taking full account of flood risk (Para 94). LPAs should ensure development does not increase flood risk elsewhere when determining planning applications (Para 103).	This text provides further clarification and context to this section. <b>This has no sustainability appraisal implications</b>
5.15.8	N/A	Managing the risk of flooding upon, and as a result of, a development is key to delivering the principles of sustainable development, which is supported by Policy CS1 of the Councils Core Strategy.	This text provides further clarification and context to this section. <b>This has no sustainability appraisal implications</b>
N/A	Appendix 1	The text at the beginning which read as <del><i>[This Infrastructure Mitigation Annex will be a stand-alone document (separate from the Planning Obligations SPD), available on the Planning Obligations website]</i></del>	The deletion of this text recognises a change in approach where Appendix 1 forms part of the SPD and is not standalone as intended in the Draft SPD. <b>This has no sustainability appraisal implications</b>
Appendix 1, 2.1	Appendix 1, 3.1	Additional wording has been added in the heading of the table which reads as No. of bedrooms per unit ( <i>Net Additional</i> )	This text provides further clarification to this section. <b>This has no sustainability</b>

SPD Paragraph	Draft SPD Paragraph	Changes made to the final SPD (in red)	Sustainability comment
Appendix 1, 2.4	Appendix 1, 3.4	<p><b>Formula</b> - for calculating a s106 financial contribution towards the provision of new school places. <del>This formulae</del> <b>Formulas</b> should be applied to each educational element where a contribution is sought.</p> <p><b>Financial Contribution formulae</b></p> <p><b>Nursery, Primary &amp; Secondary</b>  Total pupil yield (<i>net of SEN</i>)  x Cost per pupil place  = <u>s106 £ contribution</u></p> <p><b>SEN</b>  ((Total <b>Net</b> Primary and Secondary pupil yield) x 0.0156)  x Cost per pupil place  = <u>s106 £ contribution</u></p> <p><b>Post-16</b>  (Total <b>Net</b> Secondary pupil yield x 48%)  x Cost per pupil place  = <u>s106 £ contribution</u></p> <p><i>In all cases, depending on the project, an <b>additional</b> land contribution could be sought</i></p>	<p><b>appraisal implications</b></p> <p>This text provides further clarification to this section. <b>This has no sustainability appraisal implications</b></p>
Appendix 1, 4.1	Appendix 1, 5.2	<p>If responsibility for maintaining Open Space of Public Value is transferred to the Council, a commuted maintenance sum <del>for a 20-year maintenance period</del> will be sought. The sum is dependent on the nature, or typology, of open space transferred. The following provides an indication of sums:</p> <p>Text in the heading of the second column of the table which reads as <del>20 year maintenance</del>-Maintenance sum per hectare</p> <p>* Total maintenance sum. <b>Per play area as opposed to a</b> per hectare formula <del>does</del></p>	<p>Obligations for maintenance will not be standardised but bespoke in nature. Therefore, a term of maintenance should not be fixed and has been deleted. <b>Provided that the maintenance is reasonable and discussed early in a pre-application process there are no implications for the sustainability</b></p>

SPD Paragraph	Draft SPD Paragraph	Changes made to the final SPD (in red)	Sustainability comment
		<del>not apply.</del>	<b>appraisal</b>
5.1	5.1	<p><b>Strategic Access Management and Monitoring (SAMM)</b>  Contribution towards the SAMM project for development sites of a net increase in residential dwellings located between 400m and 5km of the SPA. <del>See the SPA SPD for the up to date level of contributions. These costs are secured by s106 Agreement.</del></p> <p>The table in the draft SPD showing revised costs has been deleted</p>	These changes are for clarification. <b>There are no implications for the sustainability appraisal</b>
5.2	5.2	<p><b>Strategic Suitable Alternative Natural Greenspace (SANG)</b>  Contributions towards strategic SANG for development sites of 108 or fewer dwellings within 5km of the SPA that do not provide a bespoke solution. <del>See the Table 1 in the SPA SPD for the up to date level of contributions.</del></p> <p>The table in the draft SPD showing revised costs has been deleted.</p>	
5.3	5.3	<p>This comprises:</p> <ul style="list-style-type: none"> <li>• <b>Enhancement works</b></li> <li>• Annual maintenance in perpetuity <del>(59.86%)</del></li> <li>• Admin and education <del>(4.66%)</del></li> <li>• Facilitation <del>(25.92%)</del></li> </ul>	These are factual changes <b>which have no implications for the sustainability appraisal</b>
5.4	5.4	<p><del>Enhancement works (9.5% of the total SANG contribution as set out in Table 1 of the SPA SPD) are provided through CIL with the residual 90.5% of the SANG costs being secured by s106 Agreement. The residual 9.56% is for enhancement works provided through CIL.</del></p>	
5.5 2 <sup>nd</sup> bullet	5.5 2 <sup>nd</sup> bullet	<p><b>Assumptions</b> - Figures based on 2010/11 provide a base line maintenance rate of £1,490 per hectare per annum, and an additional SANGs enhancement maintenance cost (extra cost of managing the sites to SANGs standard) of £979 per hectare per annum, in accordance with the <del>Thames Basin Heaths Special Protection Area Avoidance and</del></p>	These are clarification changes <b>which have no implications for the sustainability appraisal</b>

SPD Paragraph	Draft SPD Paragraph	Changes made to the final SPD (in red)	Sustainability comment
		<p><del>Mitigation Supplementary Planning Document (TBHSPA SPD) (March 2012)</del>. This can be viewed at <a href="http://www.bracknell-forest.gov.uk/thames-basin-heaths-spa-avoidance-and-mitigation-spd.pdf">http://www.bracknell-forest.gov.uk/thames-basin-heaths-spa-avoidance-and-mitigation-spd.pdf</a>. Figures may be updated to reflect current costs.</p> <p>The baseline costs are currently applied for a 20 year period as this is the period which applies to open space contributions as set out in <del>the Limiting the Impact of Development Supplementary Planning Document chapter 5.11 of this document</del>. SANGs annual maintenance costs are applied for a 125 year period as SANGs must be provided in-perpetuity and this is defined as 125 years in the TBHSPA SPD, in line with the Perpetuities and Accumulations Act (2009).</p> <p>In accordance with the TBHSPA SPD, a facilitation cost (35%) is applied for the use of Council land (see SPA SPD <del>para. 4.1.9</del>).</p>	
Appendix 1 – Table entitled: Source of SPA Mitigation for Residential Development Post-CIL		Large residential developments located between 400m – 5km of the SPA (net increase of 109 dwellings or more located in/ <del>close</del> to Bracknell Town Centre	These are clarification changes <b>which have no implications for the sustainability appraisal</b>
		Large residential developments located between 400m – 5km of the SPA (net increase of 109 dwellings or more and not located in/ <del>close</del> to Bracknell Town Centre)	
		Various Deletions relating to percentages	These are clarification changes <b>which have no implications for the sustainability appraisal</b>

## 21. TASK D3 – MAKING DECISIONS AND PROVIDING INFORMATION

**21.1** The following Table 7 details the timetable of the SA / SEA and the Planning Obligations SPD which includes future stages:

**Table 8 - SA/SEA stage timetable**

What stage are we at?	Date	SA Output
Stage A	September – October 2013 (Completed)	<b>Scoping Report</b>
Stages B, C and D1	June – July 2014 (This document)	<b>Consultation on the Sustainability Appraisal Report (including the Environmental Report)</b>
Stages D2 and 3	July 2014 – March 2015	<b>Make changes as a result of consultation</b>
Adoption / Implementation	April 2015	<b>Adoption of SPD and Final Sustainability Report</b>
		<b>Publish adopted SPD and Sustainability Statement</b>
Stage E	Ongoing	<b>Monitoring of SA / SEA</b>

**21.2** Task D3 requires that following the adoption of the SPD a consultation statement must be prepared to show the ways in which responses to consultation have been taken into account.

**21.3** The consultation statement will:

- provide information on how the SPD was changed as a result of the SA process and responses to consultation;
- meet the SEA Directive's requirements on how monitoring will be carried out during implementation; and,
- a summary of the whole SA process.

**21.4** The Consultation Statement has been produced and will be published with the Final Sustainability Appraisal Report where it will be distributed to all relevant bodies along with the Planning Obligations SPD Adoption Statement.

## STAGE E: Monitoring Implementation of the Plan

### 22. TASK E1 – MONITOR THE SIGNIFICANT EFFECTS OF THE PLAN

**22.1** The SA process is an iterative process, so its success and effectiveness will be monitored by the continued collection of baseline data according to the identified indicators.

**22.2** As the Planning Obligations SPD, by its very nature, covers a very wide range of sustainability impacts, the monitoring framework will also be very broad.

**22.3** This section will be developed to include monitoring indicators and will be established in the Final Sustainability Report. Comments and suggested indicators were invited as part of the consultation process for this Draft Sustainability Appraisal Report and the Draft Planning Obligations SPD.

### 23. TASK E2 – RESPOND TO ADVERSE EFFECTS

**23.1** This stage will potentially be produced as a result on the monitoring process and may require the need for a revised Planning Obligations SPD.

### 24. RELEVANT REFERENCES

Bracknell Forest Borough Council (2010) Local Development Framework Scoping Report.

European Commission (2001) Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".

Planning Practice Guidance (2014)

<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>.

Environmental Assessments of Plans and Programmes Regulations (Statutory Instrument 2004 no. 1633).

Countryside Council for Wales; English Nature; RSPB; Environment Agency; Levett-Therival; South West Ecological Surveys; Oxford Brookes University. (June 2004). Strategic Environmental Assessment and Biodiversity: Guidance for Practitioners.

Countryside Council for Wales; English Nature; Environment Agency; UK Climates Change Programme, CAG, Levett-Therival; Environmental Change Institute. (May 2004). Strategic Environmental Assessment and Climate Change: Guidance for Practitioners.

## APPENDIX 1 - REVIEW OF PPPS RELEVANT TO THE PLANNING OBLIGATIONS SPD

The following is not intended to provide a full review of all relevant PPPs, but instead presents a selection of documents most likely to impact on the Planning Obligations SPD and their relevance to the SA / SEA process. A full review can be found in the LDF Scoping Report (Bracknell Forest Borough Council, 2010).

Name of guidance	Relevant para.s	Relation to SPD	Relevance to SA
<b>National legislation</b>			
<b>Section 106 of the Town and Country Planning Act 1990</b>		Section 106 of the Town & Country Planning Act 1990 allows for Local Planning Authorities to seek other improvements from planning applications. Planning obligations can be used in four ways, to restrict the development or use of land; to require operations to be carried out on, in, under or over the land; to require land to be used in a specific way or to require a financial contribution to enable the Council to carry out improvements or mitigation measures.	Relates to all the SA objectives
<b>Part 11: Community Infrastructure Levy, of the Planning Act 2008</b>	<b>205 - 225</b>	The Planning Act (2008) set out the concept of CIL as a method of funding infrastructure provision from development. This included limited detail on the application of a Charging Schedule.  The Planning Act is relevant to this SPD as it was the first piece of legislation which considered CIL as a complimentary method of funding infrastructure alongside Planning Obligations.	Relates to all the SA objectives
<b>Localism Act 2011</b>	<b>114 - 115</b>	This Act amended the Planning Act 2008, by including information on the Examination of a CIL Charging Schedule, with the rates proposed by the Council impacting on the amounts sought through Planning Obligations.	Relates to all the SA objectives
<b>Community Infrastructure Levy Regulations (2010, as amended)</b>		The CIL Regulations (2010, as amended) provide in depth information regarding the setting, implementation and administration of a CIL Charging Schedule. CIL is a tariff based charge on new development, with rates which vary depending on the type and location of development across the Borough.	Relates to all the SA objectives
<b>National Guidance</b>			
<b>NPPF</b>		The NPPF replaces a number of PPSs that are listed in Annex 3 of the framework. Therefore in general the whole of the NPPF is relevant to the SPD.	Relates to all the SA

Name of guidance	Relevant para.s	Relation to SPD	Relevance to SA
		<p>However, the following paragraphs specifically refer to planning conditions and obligations:</p> <p><u>203.</u> Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.</p> <p><u>204.</u> Planning obligations should only be sought where they meet all of the following tests:</p> <ul style="list-style-type: none"> <li>- necessary to make the development acceptable in planning terms;</li> <li>- directly related to the development; and</li> <li>- fairly and reasonably related in scale and kind to the development.</li> </ul> <p><u>205.</u> Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.</p> <p><u>206.</u> Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.</p>	objectives
<b>Planning Practice Guidance</b>	<b>Planning Obligations</b>	<p>The PPG is an internet based service which adds detail to the NPPF in a question and answer format. The Planning Obligations section (Paragraphs 1-11) is relevant to this SPD, which provide information based on the following questions:</p> <ol style="list-style-type: none"> <li>1. When can planning obligations be sought by the local planning authority?</li> <li>2. How do planning obligations relate to other contributions?</li> <li>3. Should policy on seeking obligations be set out in the development plan?</li> <li>4. Does the local planning authority have to justify its requirements for obligations?</li> <li>5. Can planning obligations be required for permitted development?</li> <li>6. Are planning obligations negotiable?</li> <li>7. What evidence is required to support negotiations on obligations?</li> <li>8. Do applicants have to agree to a planning obligation?</li> <li>9. Can an agreed planning obligation be changed?</li> </ol>	Relates to all the SA objectives



Name of guidance	Relevant para.s	Relation to SPD	Relevance to SA
		10. Can there be an appeal against a refusal to change a planning obligation (Section 106 Agreement)? 11. Do local planning authorities have to pay back unspent planning obligations?	
<b>PPS 6: Planning for Town Centres</b>	<b>Para 1.4 Para 1.5 Para 2.2</b>	PPS 6 sets out the Government's policy on planning for the future of town centres. Government objectives include: <ul style="list-style-type: none"> <li>○ securing better access via modes of transport</li> <li>○ improve the quality of the public realm and open space</li> </ul> Para 2.2 – suggests Local authorities should use tools such as area action plans, compulsory purchase orders and, where considered appropriate, town centre strategies to address the transport, land assembly, crime prevention, planning and design issues associated with the growth and management of their centres.	Relates to SA objective 7
<b>PPS 10: Planning for Sustainable Waste Management</b>		Regional planning bodies and all planning authorities should, to the extent appropriate to their responsibilities, prepare and deliver planning strategies that: <ul style="list-style-type: none"> <li>○ help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for;</li> <li>○ provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities;</li> <li>○ help implement the national waste strategy, and supporting targets, are consistent with obligations required under European legislation and support and complement other guidance and legal controls such as those set out in the Waste Management Licensing Regulations 1994;</li> </ul>	Relates to SA objective 17
<b>Waste Management Plan for England (2013)</b>		This Plan is open to public consultation until early September, and will replace PPS10: Planning for Sustainable Waste Management. It provides an overview of waste management in England and set the overarching context for the Council's approach to waste management in the borough	
<b>Regional Guidance</b>			
<b>The South East Plan</b>	<b>Policy NRM6</b>	The South East Plan partial revocation came into force on the 25 March 2013  The Order revokes the Regional Strategy for the South East except for Policy NRM6-Thames Basin Heaths Special Protection Area of the South East Plan Regional Spatial Strategy for the South East of England, published in May 2009.	Relates to SA objective 13
<b>Local Strategies and Plans</b>			

Name of guidance	Relevant para.s	Relation to SPD	Relevance to SA
<b>The Waste Local Plan for Berkshire</b>	<b>Adopted December 1998</b>	<p>Sets out detailed policies for the treatment and disposal of waste. Chapter 5 contains policies dealing with securing waste minimisation and recycling through the control of development – of particular relevance are WLP9 and WLP10 which are concerned with recycling.</p> <p>In September 2007 the Secretary of State directed that many of the policies in the Minerals and the Waste Local Plans should be saved indefinitely until replaced by more up-to-date national or local minerals and waste policies. The saved policies are WLP1, 3, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, and 34.</p>	Relates to SA objective 17
<b>Bracknell Forest Borough Local Plan</b>	<b>Adopted January 2002</b>	<p>The Bracknell Forest Borough Local Plan sets out the detailed framework for the Borough Council's land use, transport, economic and environmental policies. Contains policies aimed at mitigating any adverse effect of development on infrastructure and facilities:</p> <ul style="list-style-type: none"> <li>• R4 – Provision of Open Space of Public Value</li> <li>• R5 – Publicly Usable Open Space for Small Sites</li> <li>• SC1 – Provision of Services and Community Facilities</li> <li>• M4 – Highway Measures Expected in Association with New Development</li> <li>• EN24 – Public Art</li> <li>• EN3 – Nature Conservation</li> <li>• EN4 – Local Nature Reserves, Wildlife Heritage Sites and Regionally Important Geological Sites</li> <li>• EN6 – Ancient Monuments and Archaeological Remains of National Importance</li> <li>• EN20 – Design Considerations in New Development</li> <li>• GB1 – Building in the Green Belt</li> <li>• GB4 – Re-use and change of use of buildings within the Green Belt</li> <li>• M4 – Highway Measures expected in association with New Development</li> <li>• M8 – Public Transport</li> </ul>	Relates to most SA objectives
<b>Bracknell Forest Borough Local Development Framework: Core Strategy Development Plan</b>	<b>February 2008</b>	<p>The Bracknell Forest Borough Core Strategy sets out a planning framework for guiding the location and level of development in the Borough up to 2026. It will be used to determine applications for planning permission, and as a starting point for more detailed policies and site specific proposals to be prepared in other Bracknell Forest Borough Council (Council) planning documents. The Core Strategy will also be used to help implement the land use elements of other plans and strategies for the</p>	Relates to most SA objectives

Name of guidance	Relevant para.s	Relation to SPD	Relevance to SA
<b>Document</b>		Borough.	
<b>Bracknell Forest Council Site Allocations Local Plan,</b>	<b>July 2013</b>	The adopted SALP is an integral part of delivering the council's housing requirement of 11,139 across the plan period until 2026. It amends the boundaries of settlements where this is required as a result of the allocation of edge of settlement sites and urban extensions for housing development. It also includes changes to the defined boundaries of employment and retail areas in the borough.	
<b>Bracknell Forest Sustainable Community Strategy 2008-2014</b>	<b>September 2005</b>	Partnership document setting out a vision for the Borough up to 2015. Identifies 8 agreed key priorities including: <ul style="list-style-type: none"> <li>• Promoting learning and training for all ages</li> <li>• Protecting and enhancing the environment</li> <li>• Improving health and wellbeing</li> <li>• Developing a town fit for the 21<sup>st</sup> century</li> <li>• Improving travel and transport</li> </ul>	Consistent with SA objectives
<b>School Places Plan 2013 - 2018</b>		Sets out the conclusions on the need to add or remove school places within the Borough during the five year period that it covers	Relates to SA objective 5

## APPENDIX 2- APPRAISAL OF CORE STRATEGY DPD POLICY CS6

### POLICY CS6 – LIMITING THE IMPACT OF DEVELOPMENT

1. Development alone or in-combination with other proposals, will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment.
2. Where those occupying development would lead to increased pressure on local infrastructure, community facilities or resources, that impact is to be met by:
  - (i) on-site provision prior to full occupation and maintained for the life of the development; or, in agreement with the Council:
  - (ii) contributing to additional or expanded provision on a different site; or
  - (iii) a mix of on and off-site provision, of infrastructure & facilities, reasonably related and needed to serve the development and which will make it more sustainable. The additional provision to be sufficient and in proportion to the scale and nature of the proposed development.
3. Where the Council agrees off-site mitigation is more practical and of greater value in creating sustainable communities, contributions towards provision on a different site will be secured by planning obligations.

SA objective	Summary baseline – indicators, targets and trends	Impact	Predicted Effects				Mitigation	Cumulative and/or synergistic implications	Justification for assessment
			Nature of effect	Assessment of effect					
				Short	Med	Long			
1 <b>Meet Local Housing Needs</b>	The number of households rose by 21.55% between 1991 and 2001. House prices are increasing and 40% of residents earn less than the national average, making affordability an issue. Annual housing completions are below target. Housing waiting list is currently over 4000 households (or 10% of borough population). 6% of homes considered to be overcrowded. 2% are considered to be unfit. Housing waiting list is currently over 4000 households (or 10% of borough population). 6% of	+	Development obligations will enhance facilities for housing developments.	+	+	+	None suggested.		<b>Likelihood/ Certainty:</b> Likely <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None

SA objective	Summary baseline – indicators, targets and trends	Impact	Predicted Effects				Mitigation	Cumulative and/or synergistic implications	Justification for assessment
			Nature of effect	Assessment of effect					
				Short	Med	Long			
	homes considered to be overcrowded. 2% are considered to be unfit. Housing waiting list is currently over 4000 households (or 10% of borough population).								
<b>2 Reduce Flooding</b>	There is not a large amount of the Borough in a flood risk area. Increasing tarmaced areas can increase the risk of localised flooding if the porosity of the land is decreased	+	On site development contributions can help mitigate flood risk (flood risk assessment).	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>3 Health</b>	The health of the Borough is generally good, considerably higher than the national average.	+	Development contributions can provide access to new health services such as doctors, dentists and polyclinics.	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>4 Social Exclusion</b>	Bracknell Forest is ranked 318th least deprived out of 352 authorities in the Indices Multiple Deprivation	++	Development contributions can be used to reduce social exclusion through new community and leisure facilities.	++	++	++	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>5 Raise Education Levels</b>	There appears to be no significant trend in educational achievement. 3 secondary schools are experiencing overcrowding	+	Development contributions could provide new educational facilities.	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>6</b>	Although not directly comparable,	<b>0/+</b>	Development	<b>0/+</b>	<b>0/+</b>	<b>0/+</b>	None	<b>Likelihood/ Certainty:</b>	

SA objective	Summary baseline – indicators, targets and trends	Impact	Predicted Effects				Mitigation	Cumulative and/or synergistic implications	Justification for assessment
			Nature of effect	Assessment of effect					
				Short	Med	Long			
<b>Crime</b>	local crime rates are at a lower rate than national rates. There is no obvious trends in the Fear of Crime data		contributions may provide facilities that might reduce the root causes of lower level crime (eg: youth centres)				suggested	Moderately Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>7 Create distinctive communities</b>	80.6% of all respondents are satisfied with their local area as a place to live. There are 6 distinctive parishes within the Borough, with distinct settlements.	++	New facilities will help develop sustainable and distinctive communities.	++	++	++	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>8 Provide accessible services</b>	Ensuring easier access to a greater choice of services and facilities, by ensuring proximity to housing, will reduce vehicle mileage and the exclusion of those without access to a car.	++	Development contributions can improve accessibility by providing new facilities.	++	++	++	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>9 Provide access to leisure, culture</b>	The Borough has a high level of open space, from its new town legacy and a the Council seeks 4.3 hectares per 1000 residents for new development – this is one of the highest in the country.	+	Development contributions can provide open space.	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>10 Efficiency in land use</b>	Target is to develop 60% of all forms of development on previously developed land. Locally the % is above target and increasing.	0	Neutral effect.	0	0	0	None suggested.	None suggested.	
<b>11</b>	There are no AQMA in the Borough	0/+	New	0/+	0/+	0/+	None	<b>Likelihood/ Certainty:</b>	

SA objective	Summary baseline – indicators, targets and trends	Impact	Predicted Effects				Mitigation	Cumulative and/or synergistic implications	Justification for assessment
			Nature of effect	Assessment of effect					
				Short	Med	Long			
<b>Maintain air quality</b>	and levels of all pollutants are within targets with the exception of two sites that nitrogen dioxide.		community facilities in accessible locations may reduce the need to use the car, particularly relevant to educational establishments				suggested.	Moderately Likely – Depends on development size. <b>Spatial scale:</b> Local. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>12 Climate Change</b>	To help meet the UK targets for renewable energy. To continue to increase the SAP rating for households – this was 50 in 2002/3 compared to a national average of 52.	+	Developer contributions can be used to develop renewable energy solutions in the Borough as well as ensure development uses a % of energy from renewable sources.	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>13 Protect biodiversity</b>	Over 20% of the Borough is protected by local designations for wildlife and 15% of the Borough are designated as SSSIs. There are 2 Natura 2000 sites in the Borough (an SPA and a cSAC). The Bracknell Forest Biodiversity Action Plan identified 24 species of importance which have been singled out for species action plans.	+	Development contributions can be used to maintain and improve biodiversity, eg: Wildlife or woodland management plans.	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>14 Protect landscape and heritage</b>	The Borough has 10 Grade I and II* listed buildings, 12 scheduled ancient monuments, 5 parks and gardens of special historic interest, 4 conservation areas and several	+	Development contributions can be used to carry out improvements	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local. <b>Short/Med/Long term:</b> Long	

SA objective	Summary baseline – indicators, targets and trends	Impact	Predicted Effects				Mitigation	Cumulative and/or synergistic implications	Justification for assessment
			Nature of effect	Assessment of effect					
				Short	Med	Long			
	areas of high importance for landscape character.		to listed buildings or improve ancient monuments.					term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>15 Improve accessibility</b>	Car ownership in the Borough is high, with 85% of households owning 1 or more cars (double the national average).	++	Development contributions can improve accessibility by providing new facilities.	++	++	++	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>16 Sustainably use resources</b>	Recycling rates have increased over the last 10 years. Targets to recycle 14.6% (actual 2004), 16.5% (2005), 17% (2006). Composting targets 5.8% (actual 2004), 8.3% (2005), 10% (2006).	+	Through conditions and planning obligation – such as requiring efficient waste management plans during construction.	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>17 Sustainably manage waste</b>	Recycling rates have increased over the last 10 years. Targets to recycle 14.6% (actual 2004), 16.5% (2005), 17% (2006). Composting targets 5.8% (actual 2004), 8.3% (2005), 10% (2006).	+	Developer contributions could provide recycling facilities or renewable facilities that utilise waste.	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>18 Sustainably manage water</b>	91% of river length comply with EA River Quality Objectives (2005). Meet the EU Water Framework Directive requirements of achieving a 'Good Ecological Status' for water courses. Water consumption..	+	Developer contributions/c onditions can be used to develop wildlife management plans.	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent.	



SA objective	Summary baseline – indicators, targets and trends	Impact	Predicted Effects			Mitigation	Cumulative and/or synergistic implications	Justification for assessment	
			Nature of effect	Assessment of effect					
				Short	Med				Long
								<b>Assumptions:</b> None	
<b>19 Protect soil quality</b>	The ALC identified is no grade 1 farmland within the Borough. The scale and distribution of contaminated land is currently being assessed.	+	Contaminated PDL sites can be remediated through developer obligations.	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>20 Sustainably manage energy</b>	SAP rating for households was 50 – 2002/03 compared to a national average of 52.	+	Developer contributions can be used to develop renewable energy solutions in the Borough as well as ensure development uses a % of energy from renewable sources.	+	+	+	None suggested.	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>21 Support employment growth</b>	The Borough has traditionally enjoyed high employment growth. There is high employment mainly in the services, particularly the technology industries. There are also lower skilled jobs, particularly in warehousing and logistics.	+	Could provide affordable units to support local business.	+	+	+	None suggested	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	
<b>22 Support economic growth</b>	The Borough is economically competitive within the region, predominantly in the Business Services sector (32%).	+	Could provide affordable units to support local business.	+	+	+	None suggested	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent.	

SA objective	Summary baseline – indicators, targets and trends	Impact	Predicted Effects				Mitigation	Cumulative and/or synergistic implications	Justification for assessment
			Nature of effect	Assessment of effect					
				Short	Med	Long			
								<b>Assumptions: None</b>	
<b>23 Support smart growth</b>	Smart growth describes economic growth that does not require the extra use of land or labour. Bracknell Forest is moving towards this as GVA is showing an increasing trend whilst floor-space is not increasing at as high a rate	0	None suggested	0	0	0	None suggested	None suggested.	
<b>24 Support skills and training</b>	Despite high employment levels, businesses are suffering a shortage of people with suitable skills to recruit. Deficient areas are: ICT, Business Development and Management.	+	This policy promotes lifelong learning and aims to contribute towards meeting all educational needs generated by development	+	+	+	None suggested	<b>Likelihood/ Certainty:</b> Likely – Depends on development size. <b>Spatial scale:</b> Local/ Boroughwide. <b>Short/Med/Long term:</b> Long term. <b>Temporary/permanent:</b> Permanent. <b>Assumptions:</b> None	