

Appendix 1 – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/para	Main Modification
MM1: Vision (Section 4.1)			
MM1	24	4.2	<p>New development will have been focused on Bracknell, optimising the use of available brownfield sites, supporting the continued regeneration of the Town Centre and enabling it to thrive as a destination for retail, leisure, and <u>cultural activities and office-based employment.</u></p> <p><i>Delete rest of paragraph 4.2</i></p>
	24	4.3	<p>Elsewhere, a range of new homes (including affordable homes <u>and specialist housing for older people</u>) built to high environmental and design standards, will have been provided that will have met the needs of a growing and ageing population, with some smaller sites having been developed as extensions to <u>some of</u> the Borough's other towns and villages <u>other defined settlements.</u></p>
	25	4.8	<p>A positive approach to adapting to and mitigating against the effects of climate change will have been taken by:</p> <ul style="list-style-type: none"> • promoting sustainable transport; • encouraging sustainable building design; • avoiding <u>inappropriate</u> development in areas at greatest risk of flooding; • promoting sustainable drainage and challenging water efficiency standards; and • protecting and enhancing green networks.
	25	4.9	<p>There will have been a net gain in biodiversity and any adverse environmental impacts of development will have been prevented or mitigated. Designated and non-designated heritage assets and their settings will have been effectively safeguarded <u>conserved and enhanced</u> for future generations.</p>

Ref	Page	Policy/para	Main Modification
MM2: Plan objectives (Section 4.2)			
MM2	26	B	Protect/enhance/ conserve existing assets and create new assets To manage change in a way that ensures that the Borough's valued natural and historic environment is properly protected, conserved , enhanced, supplemented and managed as appropriate to its significance.
	26	D	To allocate suitable, available and well located land to meet all identified development needs (including affordable housing and specialist housing for older people) sustainably. This will include: <ul style="list-style-type: none"> • using land effectively, • minimising pollution, • addressing the effects and causes of climate change, including all sources of flood risk and supporting the move towards net zero carbon.
	26	E	To plan for the continued regeneration of Bracknell Town Centre to accommodate a range of uses to support and expand its role as the main retail, leisure and cultural centre for the Borough, along with office-based employment and to maintain the vitality and viability of all other identified retail centres within the Borough.
	28	Section 5	<i>Insert new title to reflect merging sections 5 and 6 – consequential change of insertion of new policy on Settlement hierarchy and deletion of Section 6.2 Sustainable locational principles</i> Spatial strategy A sustainable approach
MM3: Spatial strategy (Section 5)			
MM3	31	5.6	The Sstrategy <i>Delete paragraph 5.6</i>
	31	5.7	The following section considers the approach taken on a parish basis. For each area, the justification and reasoning for the approach is given. The overall strategy taken in the Plan is set out at the end. In seeking to achieve sustainable development, the strategy generally reflects the size, character, facilities and services available in existing settlements. Key aims of the strategy are meeting future housing needs, stimulating economic growth and delivering further infrastructure where needed

Ref	Page	Policy/para	Main Modification
			<u>whilst mitigating and adapting to climate change and protecting the natural and historic environment.</u>
	31	5.8	<p>Bracknell Town</p> <p>The principal settlement in the Borough is Bracknell Town, which contains most of the Borough's population <u>is where the majority of the Borough's population lives.</u> It has expanded rapidly since being designated as a New Town, and, primarily through changes of use and redevelopment proposals. It is the most sustainable area in the Borough being the most accessible and containing the greatest range of facilities and services. <u>the built-up area now extending into some of the adjoining parishes.</u> Further residential and economic development is already planned <u>committed</u> on a range of sites, <u>including some that were allocated through the SALP and are in the process of being developed, such as Land at Warfield.</u> It is the most sustainable <u>area settlement</u> in the Borough being the most accessible and containing the greatest range of facilities and services.</p>
	31	5.10	<p><u>This Plan proposes</u> Further developments are planned in and around Bracknell Town Centre on sites allocated for residential/mixed use development. Most <u>These</u> involve <u>maximising the effective use of</u> previously developed land and <u>underutilised land.</u> They provide opportunities to improve linkages and supplement the current offer with complementary and innovative forms of floorspace. They will help Bracknell Town Centre respond to continuous changes and the need to have a character and offer that distinguishes it from other competing centres. Most of these sites are allocated for mixed use development. It is envisaged that this <u>proposed economic development</u> will include some office floorspace, in accordance with national policy, which treats offices as a main town centre use. Whilst the appeal of the area as a location for office development has declined in recent years, this has been primarily due to the poor environment which has now been addressed through the regeneration scheme. <u>The enhancement of the public realm, introduction of a greater mix of uses, including leisure and entertainment, together with improved linkages resulting from the ongoing regeneration scheme, have already increased the appeal of the area as a location for office development.</u></p>
	31	5.11	<p>In order to broaden the range of housing planned in Bracknell Town, a greenfield site to the south west of the existing concentration of development in the town is allocated for comprehensive well-designed development, and will form an urban extension. <u>A strategic greenfield site at Beaufort Park is also proposed as an urban extension on the south western edge of the settlement for comprehensive, well-designed development.</u> It is envisaged that this will be aimed at providing family-orientated housing <u>to supplement the supply through the SALP allocations.</u> <u>It will balance the provision of smaller units to be constructed on sites in and near the town centre. Other smaller allocations within the wider built-up area of Bracknell and on its periphery will add to the supply.</u></p>

Ref	Page	Policy/para	Main Modification
	31	5.12	There are also three established concentrations of employment floorspace to the west, east and south west of the Town Centre that are designated as employment areas. The function of these areas is protected with an Article 4 Direction. They are important in providing space for more extensive industrial, storage and distribution uses. They are accessible from both the strategic road network and local residential neighbourhoods whilst being sufficiently segregated from them to minimise the possibility of conflict between uses. Due to the dated nature of some of the buildings, it is likely that there will be opportunities to intensify the use of these areas, which already include some clusters of similar activities.
	32	5.13	In spite of Despite the development that has taken place over the last few years, much of the layout of Bracknell still follows the principles that guided its development as a New Town. <u>This is based around</u> a series of residential neighbourhoods each with a local centre with valued <u>community facilities and shops together with good access to extensive greenspaces.</u> <u>Responses to consultations during the preparation of this Local Plan highlighted the importance of retaining these features. Policies in the Plan will help respect the physical form and identity of these neighbourhoods.</u>
	32 - 33	5.14 – 5.23	<i>Delete paragraphs 5.14 to 5.23</i>
	33	5.24	<u>Crowthorne and Sandhurst (the southern parishes)</u> These settlements do not have as wide a range of services and facilities as Bracknell Town, but, are still . <u>However, they are</u> sustainable locations <u>providing employment, retail, education, health, access to public transport including buses, access to two train stations on the Reading to Gatwick Line and other community facilities.</u> It is important that the viability and vitality of their centres (especially the District Centres of Crowthorne and Sandhurst) are supported to help maintain the functionality of the area. Whilst options for growth in these centres are limited, there may be small scale opportunities for intensification and extensions where appropriate. This would assist in ensuring that suitable floorspace is available to allow centres to adapt and meet the changing needs of local communities. Other Local Centres <u>in the settlements</u> are also important in helping to meet the day to day needs of local residents. Some include valued community facilities. They are within walking distance of many residents and therefore help reduce the need to travel.
	34	5.26	Locally, there are environmental and physical constraints that impact on possible locations for further growth. For example, land in the south eastern part of the Borough forms part of the Thames Basin Heaths, which is a SPA. There is also an 'exclusion zone' restricting residential development within 400m of the SPA. No further sites were submitted in the Parish of Crowthorne through the SHELAA although <u>One</u> greenfield site <u>at Derby Field</u> (in the <u>Parish of Crowthorne/Sandhurst</u>) was submitted for consideration through the SHELAA. <u>It</u> adjoins the built-up area of Crowthorne, to the west. This is allocated for a comprehensive well designed development which is located in a highly sustainable location adjacent to the railway station <u>and near to a Local Centre (Station Parade) and other services.</u> It is also near Wellington Business Park

Ref	Page	Policy/para	Main Modification
	34	5.27	<p>(which is together with Vulcan Way, Sandhurst are designated as an employment areas, as shown on the Policies Map. in view of its importance in providing local employment opportunities), a Local Centre (Station Parade) and other services. In order to provide smaller sites in this area, two small greenfield sites are allocated for residential development further south in Sandhurst. <u>The location of these settlements in the southern part of the Borough means that residents are likely to access certain key services, such as a main hospital, outside the Borough.</u></p>
	34		<p>In the past, a variety of unallocated sites have also come forward in this area as 'windfalls' and it is likely that this trend will continue <i>Insert new text following para 5.27</i></p> <p><u>Binfield and North Ascot</u></p> <p><u>Binfield provides a range of basic facilities such as convenience stores and services within a Local Centre that meet the everyday needs of local residents and people living in hamlets and scattered development in the surrounding rural area. Whilst a number of sites were allocated through the SALP in the Parish of Binfield, the largest form urban extensions to the wider built-up area of Bracknell. However, due to their proximity to the settlement of Binfield, supporting infrastructure being provided as part of these developments is likely to be accessed by residents of Binfield. One example is the new community and health hub adjacent to Kings Academy School. One smaller site (south of Forest Road/east of Cheney Close) is being allocated through this Plan which will form a small extension to the settlement of Binfield. This will add choice and variety in the housing market in this part of the Borough and help maintain the vitality of the community.</u></p> <p><u>North Ascot straddles the boundary between Bracknell Forest and the Royal Borough of Windsor and Maidenhead. The higher density areas where basic facilities and services tend to be located are within Bracknell Forest. Whilst these meet everyday needs, residents also benefit from being in close proximity to the larger centre of Ascot which has a more diverse range of retail and other services, including a railway station. This is subject to further growth proposals focused on the High Street and its immediate vicinity, in the Royal Borough of Windsor and Maidenhead's Borough Local Plan¹. Whilst the extension of North Ascot beyond its existing boundaries is highly restricted by Green Belt policy, development is acceptable in principle within the defined settlement and opportunities may arise for further intensification and redevelopment.</u></p> <p><u>Hayley Green, Winkfield Row (North and South) and Chavey Down</u></p> <p><u>These settlement areas have a limited range of services and inevitably draw upon those located in other nearby parts of Bracknell. There is a need to maintain and enhance the infrastructure available to make these communities more self-sufficient. Two small greenfield sites are being allocated, one on the northern side of Hayley Green and another on the western side of Winkfield Row (South). This development will help support existing infrastructure</u></p>

¹ Borough Local Plan 2013 – 2033 Adopted 2022: Royal Borough of Windsor and Maidenhead

Ref	Page	Policy/para	Main Modification
	35		<p><u>such as public transport. The provision of affordable housing alongside market housing will assist diversity in these areas.</u></p> <p><u>Other land within the Plan area</u></p> <p><u>Despite the development that has already occurred and the sites that are planned to be developed, there is a significant amount of land with a rural character.</u></p> <p><u>Land in the countryside</u></p> <p><u>A large swathe of land in the south eastern part of the Borough forms part of the Thames Basin Heaths Special Protection Area. Fragile bands of countryside remain to the west, east and north of the settlements of Bracknell and Binfield. This land is characterised by small villages, hamlets and scattered development that vary in scale and character reflecting their natural setting and historical development. Certain parts also play a significant role in separating and securing the distinctive character and setting of individual settlements and local communities.</u></p> <p><u>Land within the Green Belt</u></p> <p><u>Land in the northern and eastern parts of the Borough forms part of the Metropolitan Green Belt. Development within these areas is restricted in line with national planning policy. Specific locations in certain villages within the Green Belt have been identified where infill development may be acceptable.</u></p> <p><u>Neighbourhood planning</u></p> <p><u>Local communities have the power to prepare their own neighbourhood plans and to identify and respond to planning issues that are important locally such as the particular characteristics of an area that residents might want to protect. Once 'made' a neighbourhood plan forms part of the Development Plan and its policies sit alongside other policies in documents comprising the Development Plan for the area, including this Plan. Collectively, these policies form the basis for determining planning applications in the neighbourhood area. National planning policy requires local plans to set out a housing requirement for designated neighbourhood areas. In this case, all the Borough's outstanding housing need is to be met through existing commitments, sites allocated for development in this Plan and 'windfall' development. There is no requirement for further housing development to be allocated in neighbourhood plans and this is reflected in the allocation policy of this Plan.</u></p> <p><u>The Council will expect communities preparing or reviewing neighbourhood plans, to consider local needs (based on evidence) and to address them in their plans where possible whilst respecting the overall strategy set out in this Plan.</u></p> <p><u>Objectives</u></p>

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			<p><u>A Positive/proactive</u> <u>B - Protect/enhance/ conserve existing assets and create new assets</u> <u>C - Support economic growth and resilience</u> <u>D - Level of development/land supply</u> <u>E - Town Centres</u> <u>F - Strong communities</u> <u>G - Achieving high quality development</u> <u>H - Transport</u> <u>I - Infrastructure</u></p> <p><u>Policy X: Spatial Strategy</u></p> <p><u>1. Context</u> In order to contribute towards the delivery of sustainable development and meet the vision and strategic objectives of this Local Plan, growth will be accommodated as set out below, <u>reflecting:</u></p> <ul style="list-style-type: none"> i. the need to deliver homes and jobs during the plan period and beyond; ii. <u>the need to mitigate and adapt to climate change;</u> iii. the need to maintain or enhance existing local services and facilities, including community facilities; iv. the capacity of <u>existing</u> infrastructure within the defined settlements and the timescale required for any necessary investment and improvement; v. the settlement's role, character and setting; and, vi. environmental and policy constraints. <p><u>2. Bracknell Town</u> Development will be focused on <u>Bracknell which is the most sustainable settlement in the Borough, making maximum use of</u> previously developed sites <u>and underutilised land, especially</u> in and around Bracknell Town Centre. <u>Mixed use development is proposed</u> to help the continued revitalisation of the area. This should provide it with the flexibility to respond to continually changing retail, leisure and other 'main town centre' floorspace needs in a way that enables the area to develop its character and offer in a manner that distinguishes it from other competing centres.</p> <p>Employment development will be concentrated in Bracknell Town Centre (as appropriate) and the designated Employment Areas supporting existing and new businesses through the encouragement of schemes to redevelop sites or extend premises and use land more efficiently.</p>

Ref	Page	Policy/para	Main Modification
	36		<p>An urban extension will be developed on the south western area of the parish boundary <u>of the settlement at Beaufort Park</u>, predominantly with family housing and an integrated network of greenspace, to <u>add to the existing supply and</u> to balance the provision of smaller dwellings in the central area. <u>Smaller allocations are also planned within the wider built-up area of Bracknell and on its periphery to add to the short-term supply.</u></p> <p>The established pattern of residential neighbourhoods arranged around a network of local centres will be retained.</p> <p><u>Binfield, Warfield and Winkfield (the northern parishes)</u></p> <p>A new Garden Village will be developed based on the site of an existing local business at Jealott's Hill. The pace of change means that it is imperative for the existing company to collaborate even more intensively with external sources of expertise. The status quo is not considered a viable long term option in its ability to win major projects and funding. It will also struggle to retain and attract specialist talent, and lose its top-tier status as a global research and development location. It is therefore proposed to develop a Science and Innovation Park. It will be capable of accommodating existing and new demand from third party occupiers who are looking to cluster to access all necessary capabilities to deliver accelerated innovation to market.</p> <p>Estimates of the development costs and projections of potential revenues from the Science and Innovation Park indicate a significant viability gap affecting initial phases so it will require cross-subsidy from residential development to enable the delivery of this</p> <p><u>3. Crowthorne and Sandhurst (the southern parishes)</u></p> <p>An urban extension will be developed on the western edge of Crowthorne (including additional parking for the railway station) and two smaller sites in south west Sandhurst. These will add to the range of sites and help meet local needs in this part of the Borough. Further expansion through small scale developments, redevelopments and extensions within the settlement will also help support the role and function of the District Centres of Crowthorne and Sandhurst.</p> <p>Employment development will be directed to two designated Employment Areas reinforcing the importance of their role in providing suitable locations for small to medium sized enterprises and employment opportunities for local residents.</p>

Ref	Page	Policy/para	Main Modification
			<p>The Council also respects and supports the role that local communities can play in developing their areas through the production of neighbourhood plans.</p> <p><u>Whilst the scale of provision is less than within Bracknell, these settlements offer access to employment, retail, education, health, public transport and other community facilities. Whilst options for growth in these centres are limited (especially the District Centres of Crowthorne and Sandhurst), there may be small scale opportunities for intensification and extensions where appropriate. This would assist in ensuring that suitable floorspace is available to allow centres to adapt and meet the changing needs of local communities. ‘Main town centre’ floorspace will be directed to these centres and employment floorspace to two designated Employment Areas at Wellington Business Park and Vulcan Way, reinforcing the importance of their role in providing suitable locations for small to medium sized enterprises and job opportunities for local residents.</u></p> <p><u>To help provide a continuing supply of housing in this area over the plan period, a greenfield site that adjoins the western boundary of the built-up area of Crowthorne at Derby Field is allocated for a comprehensive well-designed development. Whilst it is recognised that movement patterns are complex and vary with the purpose of the journey, better links to Bracknell will be sought with new development.</u></p> <p>4. <u>Binfield and North Ascot</u> <u>Binfield fulfils an important role in providing for the everyday needs of local residents and supporting other villages, hamlets and isolated development in the more rural areas beyond the settlement boundary. One further site is being allocated through this Plan in Binfield. This will add to choice and variety in the housing market in this part of the Borough and support and enhance the role of Binfield as a local service centre with particular attention being given to maintaining character and distinctiveness. Whilst North Ascot has a similar role to Binfield, any extension of the settlement is constrained by the surrounding Green Belt. Further growth is therefore limited to development within the settlement.</u></p> <p>5. <u>Hayley Green, Winkfield Row (North and South) and Chavey Down</u> <u>The limited services and facilities that are present help meet the needs of residents of these settlements. Two greenfield sites are allocated on the northern side of Hayley Green and on the western side of Winkfield Row (South) both</u></p>

Ref	Page	Policy/para	Main Modification
			<p><u>providing a proportion of affordable housing and helping to secure mixed communities whilst assisting with the retention and provision of services.</u></p> <p><u>6. All defined settlements</u> <u>Within all the above defined settlements there is likely to be a limited supply of housing coming forward through 'windfall' sites.</u></p> <p><u>Other areas in the plan area</u></p> <p><u>7. Land in the countryside</u> <u>Development in this area is subject to greater restrictions and the area will be protected, in line with local policies.</u></p> <p><u>8. Land within the Green Belt</u> <u>Development within these areas is restricted in line with national planning policy. Specific parts of certain villages within the Green Belt have been identified where infill development may be acceptable.</u></p> <p><u>9. Neighbourhood Plans</u> <u>The Council will support development proposals in accordance with 'made' neighbourhood plans. It will also guide communities preparing or reviewing neighbourhood plans and developing policies where evidence indicates a need to address particular local requirements. Such policies will reflect the overall strategy for the scale and distribution of development set out in the strategic policies of this Plan.</u></p>
38	38	5.29	<p>The principles set out above will guide the distribution of growth. Other <u>A range of</u> development proposals will be submitted for consideration during the plan period through the development management process.</p>
38	38	5.30	<p>The Spatial Strategy outlined above will continue to be pursued in the assessment of planning applications against the locational elements of the strategic policies, particularly Policy LP2 – Sustainable locational principles <u>LPX – Settlement hierarchy.</u></p>

Ref	Page	Policy/para	Main Modification
MM4: Settlement Hierarchy (New section/new Policy)			
MM4		To follow para 5.30 (New policy and explanatory text)	<p><u>Settlement hierarchy</u></p> <p><u>A settlement hierarchy ranks settlements according to their size and range of services and facilities. The relative sustainability of settlements has influenced the Spatial Strategy and allocations in this Plan. The settlement hierarchy is used to inform decisions about other developments that come forward on unallocated sites to assist in delivering the ‘Vision’ and objectives of the Plan.</u></p> <p>Objectives</p> <p><u>A – Positive/proactive</u></p> <p><u>B – Protect/enhance/conserv e existing assets and create new assets</u></p> <p><u>C – Support economic growth and resilience</u></p> <p><u>E – Retail centres</u></p> <p><u>F – Strong communities</u></p> <p><u>H – Transport</u></p> <p><u>I – Infrastructure</u></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><u>Policy XX Settlement Hierarchy</u></p> <p><u>1. Proposals for new development will be directed towards the most sustainable locations in accordance with the Borough’s settlement hierarchy.</u></p> <p><u>2. Settlement boundaries for first, second, third and fourth tier settlements are defined on the Policies Map. Development within the defined settlement boundaries is acceptable in principle but should be proportionate to the scale, role and function of the settlement.</u></p> <p><u>Tier 1: Bracknell</u></p> <p><u>Tier 2: Crowthorne and Sandhurst</u></p> <p><u>Tier 3: Binfield and North Ascot</u></p> <p><u>Tier 4: Hayley Green, Winkfield Row (North and South) and Chavey Down</u></p> </div>

Ref	Page	Policy/para	Main Modification
			<p><u>Areas not defined within the settlement hierarchy:</u></p> <p><u>Countryside</u> <u>Development in small villages, hamlets, scattered development and countryside outside the settlements listed above is restricted to that which requires a countryside location, meets an essential local rural need or supports rural diversification.</u></p> <p><u>Green Belt</u> <u>Development within these areas is restricted in line with national planning policy. Specific parts of certain villages within the Green Belt have been identified where infill development may be acceptable.</u></p> <p><u>The classification of settlements within the hierarchy is based on both their existing characteristics and their future role through the plan period, taking account of planned development referred to in the Spatial Strategy. The settlement boundary shown on the Policies Map includes the developable areas of allocated sites.</u></p> <p><u>To ensure that the principles of sustainable development are achieved across the plan area, the highest priority is to focus development on the settlement of Bracknell reinforcing its role as a primary town centre and supporting the continuing regeneration of Bracknell Town Centre. Although much of the growth will be through sites allocated in this Plan, opportunities will arise for further intensification or renewal of existing sites and appropriate infill.</u></p> <p><u>Sandhurst and Crowthorne also have substantial populations and contain a number of key facilities and services. It will be important to support the District Centres of Crowthorne and Sandhurst. The level of growth directed to these settlements through site allocations reflects their more limited role than Bracknell. Opportunities for further proportionate development will be supported on unallocated sites in defined settlements that may come forward, subject to other policy considerations.</u></p> <p><u>Settlements listed in Tiers 3 and 4 have lower sustainability than higher tiers. However, Binfield and North Ascot have important roles in meeting the day to day needs of residents and communities in the local area. Apart from the allocations in this Plan, small scale development may be appropriate on sites that become available within the defined settlement areas which will help maintain infrastructure and help these communities to thrive. Further development proposals should be assessed accordingly within the confines of the settlement.</u></p> <p><u>Other land outside the boundaries of the settlements listed in Tiers 1-4 is notated as ‘countryside’ or ‘Green Belt’ on the Policies Map. It is predominantly used for agriculture, woodland and outdoor recreational uses. It can assist in helping to retain the setting and individual identities of settlements.</u></p>

Ref	Page	Policy/para	Main Modification
	39	Section 6	<p><u>Linked Development Management Policies</u></p> <ul style="list-style-type: none"> • <u>All Part 2 - Non Strategic Policies</u> <p><u>KEY EVIDENCE</u></p> <ul style="list-style-type: none"> • <u>NPPF (paras 7 – 9)</u> <p><u>DELIVERY</u></p> <ul style="list-style-type: none"> • <u>Through the determination of planning applications.</u> <p><i>Delete section heading due to re-structuring.</i></p> <p><u>Sustainability principles</u></p>
MM5: Sustainable Development Principles (Section 6.1/Policy LP1)			
MM5	39	Objectives	B – Protect / enhance / <u>conserve</u> existing assets and create new assets
	40	Policy LP1	2. Make efficient use of land/buildings, <u>particularly suitable previously developed land</u>
	40	6.3 bullet 1	4. protect and enhance the natural environment and <u>conserve and enhance</u> the significance of heritage assets including their settings By ensuring that sufficient land and buildings come forward to meet local needs for housing and as far as possible, for employment uses. <i>Delete remainder of text within bullet point</i>
	41	6.5 bullet 2	By protecting <u>conserving</u> and enhancing the significance of buildings, sites and features of archaeological and historic interest, together with their settings.
	41	6.6	<u>DELIVERY AND MONITORING</u> Delivery <ul style="list-style-type: none"> • <u>Through the d</u>determination of planning applications.

Ref	Page	Policy/para	Main Modification
	42	6.7	Delete paragraph 6.7.
MM6: Sustainable Locational Principles (Section 6.2/Policy LP2)			
MM6	43-44	Section 6.2 6.8 – 6.15 Policy LP2	Delete Section 6.2, Policy LP2 and paragraphs 6.8 – 6.15.
MM7: Provision of Housing (Section 7.1/Policy LP3)			
MM7	46-47	7.7	<p>...Under the standard method for calculating local housing need, there is currently no unmet need that needs addressing. <u>There is an unmet need within Reading Borough's adopted local plan (covering the period 2021 to 2036) of 230 dwellings, which is projected to arise in the second half of the plan period. As agreed by Western Berkshire HMA Authorities [insert footnote], this unmet need will be accommodated in the HMA area.</u></p> <p><i>New footnote:</i> <u>Reading's housing needs:</u> <u>Memorandum of Understanding between the authorities in the Western Berkshire Housing Market Area, August 2021</u></p>
	47	7.9	The LHN applies from 2020 and therefore the base date of the Plan is 1st April 2020. Furthermore, national policy requires strategic policies to cover a minimum of 15 years from the date of adoption. As the estimated date of adoption of this Plan is 2022, the The housing need must be calculated for the period 2020/21 to 2036/37 (17 years). This results in a local need for a minimum of 10,438 (net) additional homes over the plan period, <u>equating to 614 dpa.</u>
	47	7.10	Delete paragraph 7.10.
	47	Table 4	<p>4th line: Flexibility allowance (10% of total local housing need): 1,044</p> <p>5th line: LHN with 10% flexibility buffer over Total homes to be planned over the plan period: 11,482</p>
	47	7.11	<p><i>Relocate before Table 4 instead of after, with amendments:</i></p> <p>Taking account of existing commitments, the Plan therefore identifies further sites (including a windfall allowance) to meet the <u>minimum</u> requirement for 11,482 additional <u>10,438</u> homes across the plan period (675 <u>614</u> per annum); as set out in Policy LP 3 'Provision of Housing'.</p>

Ref	Page	Policy/para	Main Modification														
	48	Policy LP3	<p>Policy LP 3 Provision of Housing</p> <p>Provision will be made in Bracknell Forest for the period 2020/21 to 2036/37 for:1- sufficient land to accommodate at least 10,438 homes (614 dpa) to meet the Borough's Local Housing Need. and,</p> <p>2- an additional supply of land for 1,044 homes (amounting to a buffer of 10%) to allow for flexibility.</p> <p><u>An additional supply of land is also provided to allow for flexibility.</u></p>														
	48	7.16	<p>.... Whilst an allowance of 77 dwellings (net) per year has been included for the period 2023/24 2025/26 to 2036/37; to avoid double counting, no allowance has been included for the first 2 years of projected completions and 50% of the allowance has been taken for the third year of the projections....</p>														
	49	Table 5	<p>Table 5 Outstanding commitments for housing development at 31st March 2020 2023</p> <table border="1"> <thead> <tr> <th>Type of commitment</th> <th>Number of homes</th> </tr> </thead> <tbody> <tr> <td><u>Existing completions</u></td> <td><u>2,189</u></td> </tr> <tr> <td><u>(2020/21: 973</u> <u>2021/22: 779</u> <u>2022/23:437)</u></td> <td></td> </tr> <tr> <td>Homes with planning permissions (large and medium sites)²</td> <td>3,705</td> </tr> <tr> <td><u>(C3 use: 2,772</u> <u>C3 specialised use: -1</u> <u>C2 use: 38</u> <u>Prior approvals: 183)</u></td> <td><u>2,992</u></td> </tr> <tr> <td>Large and medium sites already allocated, but without permission (2,429)</td> <td>3,019</td> </tr> <tr> <td><u>(SALP sites)</u></td> <td><u>1,850</u></td> </tr> </tbody> </table>	Type of commitment	Number of homes	<u>Existing completions</u>	<u>2,189</u>	<u>(2020/21: 973</u> <u>2021/22: 779</u> <u>2022/23:437)</u>		Homes with planning permissions (large and medium sites) ²	3,705	<u>(C3 use: 2,772</u> <u>C3 specialised use: -1</u> <u>C2 use: 38</u> <u>Prior approvals: 183)</u>	<u>2,992</u>	Large and medium sites already allocated, but without permission (2,429)	3,019	<u>(SALP sites)</u>	<u>1,850</u>
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² C3 (including C3 specialised) and C2 Use Class. C2 figures adjusted by applying the nationally set ratio set out on page 11 Housing Delivery Test: 2019 Measurement Technical Note Book February 2020 (MHCLG) to convert communal accommodation to dwelling

Ref	Page	Policy/para	Main Modification																		
			<p>(C3 use: 1,555 C3 specialised use: 60)</p> <p>Warfield Neighborhood Plan site: C3 use: 235)</p> <p>and homes approved subject to legal agreements (590).</p> <table border="1"> <tr> <td>Homes approved subject to legal agreements</td> <td>859</td> </tr> <tr> <td>Windfall allowance</td> <td>1,524</td> </tr> <tr> <td>Small sites:</td> <td>1,220</td> </tr> <tr> <td>24 homes per year for the period 2020/21 2023/24 to 2036/37 i.e. 47 14 years. Small sites total = 408 336 homes.</td> <td></td> </tr> <tr> <td>Medium sites:</td> <td></td> </tr> <tr> <td>77 homes per year for the period 2023/24 2026/27 to 2036/37 i.e. 44 11 years total = 4,078 847</td> <td></td> </tr> <tr> <td>38 37 homes for 2022/23 2025/26 i.e. 1 year total = 38 37</td> <td></td> </tr> <tr> <td>Medium sites total = 4,416 884 homes</td> <td></td> </tr> <tr> <td>TOTAL</td> <td>8,248 9,110</td> </tr> </table>	Homes approved subject to legal agreements	859	Windfall allowance	1,524	Small sites:	1,220	24 homes per year for the period 2020/21 2023/24 to 2036/37 i.e. 47 14 years. Small sites total = 408 336 homes.		Medium sites:		77 homes per year for the period 2023/24 2026/27 to 2036/37 i.e. 44 11 years total = 4,078 847		38 37 homes for 2022/23 2025/26 i.e. 1 year total = 38 37		Medium sites total = 4,416 884 homes		TOTAL	8,248 9,110
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49	7.18		Deducting the outstanding commitments from the requirement, leaves a need to identify sites for a further 3,234 1,328 new homes, as set out in table below.																		
50	Table 6		Table 6 Outstanding need for land to meet the housing requirement over the plan period																		

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51	7.24		The NPPF refers to the need for a five year supply of deliverable housing sites against the housing provision requirement requirement								
51	7.25		Taking account of Policy LP3 'Provision of housing', for For Bracknell Forest, this means that at 1st April 2022 2023 , there will be is a need to identify sites which provide 675 614 homes per year plus an appropriate buffer, dependent on a range of circumstances set out in the NPPF ²⁹								
51			DELIVERY AND MONITORING								
	7.27		Delivery Through the d Determination of planning applications.								
51	7.28		<i>Delete paragraph 7.28.</i>								
MM8: Housing Supply (general) (Section 7.1)											
MM8	51	7.25	<u>... On adoption of this Plan, Bracknell Forest is able to identify a five year housing land supply (see Appendix 1: 'Housing Trajectory'). The Appendix includes the calculation of the 5 year housing land supply.</u>								
MM9: Sites allocated for Residential/Mixed Use Development (Section 7.2/Policy LP4)											
MM9	52	7.31-7.33 (inclusive)	<i>Delete paragraphs 7.31 - 7.33.</i>								

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	53-54	Policy LP4, including Tables 7, 8 and 9	<p>Policy LP4</p> <p>Sites allocated for residential/mixed use development</p> <p>The following sites, as shown on the Policies Map, are allocated and should be developed in accordance with the relevant policies within this plan Plan and site-specific requirements (Appendix 2: 'Site profiles for allocated sites').</p> <p>Table 7 Large sites (more than 1ha or more and 5 [net] dwellings or more) are allocated for residential/mixed use development and are defined on the Policies Map</p> <table border="1"> <thead> <tr> <th>Site ref (as used in the SHELAA)</th> <th>Address</th> <th>Suggested Approximate dwelling capacity (including 35% No. of affordable dwellings)¹</th> </tr> </thead> <tbody> <tr> <td>BIN5</td> <td>Land south of Forest Road and east of Cheney Close, Binfield</td> <td>40 (44)</td> </tr> <tr> <td>BIN20</td> <td>Land previously reserved for Park and Ride, Peacock Farm, Binfield</td> <td>100 (35)</td> </tr> <tr> <td>BRA4*</td> <td>Land at Beaufort Park, Nine Mile Ride (South Road), Bracknell</td> <td>226 (79) 230</td> </tr> <tr> <td>BRA13</td> <td>Coopers Hill Youth and Community Centre, Crowthorne Road North</td> <td>69 (24)</td> </tr> <tr> <td>BRA7**</td> <td>Eastern Gateway Development Area (Town Square), Bracknell</td> <td>213 (75) 210</td> </tr> <tr> <td>BRA14, 15, 17**and**</td> <td>Southern Gateway Development Area, Bracknell</td> <td>600</td> </tr> <tr> <td>BRA18^{*and**}</td> <td>The Peel Centre and The Point, Skimped Hill Lane, Bracknell</td> <td>900 (315) of which 600(210) to be delivered within the plan period.</td> </tr> <tr> <td>SAND5*</td> <td>Land east of Wokingham Road and south of Dukes Ride (Derby Field), Crowthorne</td> <td>217 (76) 220</td> </tr> <tr> <td>WAR3^{*and**}</td> <td>Land at Jealott's Hill</td> <td>2,000 (700) of which 1,350(473) to be delivered within the plan period</td> </tr> <tr> <td>WAR9</td> <td>Land North north of Herschel Grange, Warfield</td> <td>33 (12) 30</td> </tr> <tr> <td>WINK15</td> <td>Whitegates, Mushroom Castle, Chavey Down Road, Winkfield</td> <td>42 (15) 40</td> </tr> </tbody> </table>	Site ref (as used in the SHELAA)	Address	Suggested Approximate dwelling capacity (including 35% No. of affordable dwellings) ¹	BIN5	Land south of Forest Road and east of Cheney Close, Binfield	40 (44)	BIN20	Land previously reserved for Park and Ride, Peacock Farm, Binfield	100 (35)	BRA4*	Land at Beaufort Park, Nine Mile Ride (South Road), Bracknell	226 (79) 230	BRA13	Coopers Hill Youth and Community Centre, Crowthorne Road North	69 (24)	BRA7**	Eastern Gateway Development Area (Town Square), Bracknell	213 (75) 210	BRA14, 15, 17**and**	Southern Gateway Development Area, Bracknell	600	BRA18 ^{*and**}	The Peel Centre and The Point, Skimped Hill Lane, Bracknell	900 (315) of which 600(210) to be delivered within the plan period.	SAND5*	Land east of Wokingham Road and south of Dukes Ride (Derby Field), Crowthorne	217 (76) 220	WAR3 ^{*and**}	Land at Jealott's Hill	2,000 (700) of which 1,350(473) to be delivered within the plan period	WAR9	Land North north of Herschel Grange, Warfield	33 (12) 30	WINK15	Whitegates, Mushroom Castle, Chavey Down Road, Winkfield	42 (15) 40
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			<table border="1"> <tr> <td>Total</td> <td>1,049 (364) 10</td> </tr> </table> <p>1. Capacities in bold are the total suggested approximate dwelling capacity rounded up/down to the nearest ten dwellings. The figures in brackets relates to the number of affordable dwellings based on 35% of the total suggested dwelling capacity on sites with an increase of 10 or more dwellings (net) **Mixed use scheme</p> <p>Table 9 Total by Designated Neighbourhood Area</p> <table border="1"> <thead> <tr> <th>Designated Neighbourhood Area</th> <th>Suggested dwelling capacity (net)</th> </tr> </thead> <tbody> <tr> <td>Binfield</td> <td>190 0</td> </tr> <tr> <td>Bracknell</td> <td>2,150 of which 1,850 to be delivered in the plan period 0</td> </tr> <tr> <td>Crowthorne</td> <td>0</td> </tr> <tr> <td>Sandhurst</td> <td>255 0</td> </tr> <tr> <td>Warfield</td> <td>2,033 of which 1,383 to be delivered in the plan period 0</td> </tr> <tr> <td>Winkfield</td> <td>48 0</td> </tr> <tr> <td>TOTAL</td> <td>4,676 of which 3,726 to be delivered in the plan period 0</td> </tr> </tbody> </table> <p><u>New table note: As no reliance is being placed on any additional sites over and above those allocated, total relied upon by Designated Neighbourhood Area is zero*.</u></p> <p>The estimated capacity of the sites listed in Policy LP 4 is 4,676 2,380 new homes. However, this figure includes homes on Land at Jealott's Hill and at The Peel Centre and The Point that are is likely to be delivered beyond the end of the plan period due to the scale and complexity of these developments. To ensure a comprehensive approach to the development of Land at Jealott's Hill, the Council is removing sufficient land from the Green Belt to accommodate the full potential built up area of the new settlement, through this plan. This approach provides a greater certainty to communities, landowners and developers about the location of growth including that required to help meet long-term needs.</p>	Total	1,049 (364) 10	Designated Neighbourhood Area	Suggested dwelling capacity (net)	Binfield	190 0	Bracknell	2,150 of which 1,850 to be delivered in the plan period 0	Crowthorne	0	Sandhurst	255 0	Warfield	2,033 of which 1,383 to be delivered in the plan period 0	Winkfield	48 0	TOTAL	4,676 of which 3,726 to be delivered in the plan period 0
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	54	7.35	It is estimated that 3,726 2,080 of the new homes on sites listed in Policy LP 4 are likely to be delivered in the plan period. This is reflected in the Housing Trajectory and means that the overall supply will exceed the requirement by 492 752 new homes.
	55	7.39Masterplans will <u>be submitted in a timely manner, to be agreed with the Council</u> need to be agreed with the Council, ideally, prior to the submission of any planning applications for Town Square <u>Eastern Gateway</u> Development Area (<u>Town Square, BRA7</u>), and, the Southern Gateway Development Area (including Jubilee Gardens (BRA14), the Bus Station (BRA17) and Land east of Station Way and north of Church Road (BRA15)).....
	55	7.40	Specific policies have been <u>are</u> included for four <u>five</u> strategic sites listed in Policy LP4 'sites allocated for residential/mixed use development' (BRA4, BRA18, SAND5 and WAR3 <u>Beaufort Park, Derby Field, The Peel Centre/The Point, Eastern Gateway and Southern Gateway</u>), which have complex constraints and requirements.....
	55	7.41	<u>Site specific policies are also included for</u> other sites listed in Policy LP4, a list of requirements is set out in each site's profile in Appendix 2: 'Site profiles for allocated sites'.... Maps <u>are</u> have been included showing developable areas, as these do not necessarily coincide with site boundaries due to the need to take into account site specific constraints and requirements. For sites involving settlement extensions, the revised settlement <u>boundaries are</u> also shown in order to provide a degree of certainty to developers and the community. <ul style="list-style-type: none"> • <u>NB For the avoidance of doubt a site has been allocated as part of the Warfield Neighbourhood Plan which will provide 235 dwellings.</u>
	56	7.44	Para. 65 <u>66</u> of the NPPF states that strategic policies should identify a housing requirement for designated neighbourhood areas within the overall requirement. This should reflect the overall strategy for the pattern and scale of development and any relevant allocations. <u>As no reliance is being placed upon any sites being allocated within neighbourhood plans across the Borough, there is no reason or need to set out a housing requirement figure for any of the Designated Neighbourhood Areas. This is reflected in Table 9 of Policy LP4. If any sites are allocated through the neighbourhood plan process, these will be treated as</u> Only one of the neighbourhood plans currently under preparation includes a possible site allocation this is the Warfield Neighbourhood Plan which is currently at Examination. The site proposed for allocation is Land at Hayley Green for 235 dwellings. The Council supports the principle of development on this site, and the dwellings proposed, would be additional to the homes being planned in this document. <u>This applies to Land at Hayley Green which has been allocated for 235 dwellings through the Warfield Neighbourhood Plan (new footnote), which forms part of the Housing Trajectory (contained in Appendix 1), and is consistent with the strategic policies of this Plan.</u> New footnote: <u>The Warfield Neighbourhood Plan passed a referendum held on 17 November 2022, and was made by the Council on 21 December 2022. It now forms part of the Development Plan for Bracknell Forest. The Hayley Green allocation is set out in Policy WNP2.</u>

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	56	7.45	DELIVERY AND MONITORING Delivery Through the determination of planning applications.
	56	7.46	Delete paragraph 7.46.

MM10: Land at Beaufort Park, Nine Mile Ride, Bracknell (Section 7.3/Policy LP5)

MM10	58-59	Policy LP5	<p>Policy LP 5 Land at Beaufort Park, Nine Mile Ride, Bracknell (BRA4)</p> <p>1. Land at Beaufort Park as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well-designed development including the following:</p> <p>i. Approximately 226 230 residential units (including 79 35% affordable homes and provision of an element of specialist accommodation for older people to contribute to the specific housing needs of the Borough), located outside of the Thames Basin Heaths Special Protection Area (SPA) 400m zone of influence.</p> <p>ii. Up to 5% of dwellings to be offered as serviced plots for sale to self and custom builders.</p> <p>iii. This site has been identified in Policy LP 15 'Design principles' as requiring the submission of a masterplan and design code, to ensure a design led approach to the development of this site. Once agreed by the Council, they will be an important material planning consideration in the determination of subsequent planning applications.</p> <p>iii. iii. iv. Provision of Green Infrastructure.</p> <p>iv. iv. v. On-site Open Space of Public Value (OSPV).</p> <p>v. v. vi. Measures to avoid and mitigate the impact of development upon habitats sites, in agreement with the Council and Natural England. This will include provision in perpetuity of:</p> <p>a. A bespoke on-site Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population to be provided in perpetuity (there are two options for the SANG in the north or south of the site);</p> <p>b. A financial contribution towards the Thames Basin Heaths SPA Strategic Access Management and Monitoring measures;</p> <p>c. Any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance; and</p>
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			<p>c. d. Provision of green leisure routes which link from the on-site SANG to other local SANGs.</p> <p>vii. Maintenance of a gap between Bracknell, Wokingham and Crowthorne (comprising on-site SANG and/or OSPV). <u>Protection and enhancement of the setting of the identified settlements of Bracknell and Crowthorne, and their distinctive characters.</u></p> <p>viii. Provision of a strategic landscape buffer along Nine Mile Ride <u>(including the enhancement and restoration with additional tree planting).</u></p> <p>ix. The safeguarding of the pipeline (along the southern boundary of the site).</p> <p>x. On- and off-site infrastructure, including in-kind provision, required to support this development (as set out in the Infrastructure Delivery Plan) comprising (but not limited to):</p> <p>a. A primary vehicular access route onto Nine Mile Ride, served by the Transport Research Laboratory Roundabout, with secondary access off South Road <u>Safe vehicular access;</u></p> <p>b. Provision of pedestrian routes and cycleways through the development which link to adjacent communities in the settlements of Bracknell and Crowthorne <u>(including to the former Beaufort Park Office site, ‘The Evergreens’);</u> and</p> <p>c. Other transport improvements, education facilities, community facilities, waste recycling, drainage improvements, open space and utility connections.</p> <p>xi. xii. Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, and provision of on-site sustainable drainage systems (SuDS).</p> <p>xiii. Provision of an ecological network including retaining, protecting, enhancing, creating and buffering ecological features and a minimum 10% biodiversity net gain together with a site management plan for <u>at least 30 years after development has been completed</u> the lifetime of the development.</p> <p>xiv. Protection and enhancement of trees <u>through the following measures:-</u></p> <p>a. <u>Undertake a Tree Survey and Arboricultural Impact Assessment, and</u></p> <p>b. <u>Retain, protect and enhance trees identified within the survey to be of value.</u></p> <p>c. <u>Provide appropriate new tree planting as part of the landscaping of the site, including at gateway locations.</u></p> <p>xv. <u>Undertake and take account of an odour impact assessment.</u></p> <p>xvi. <u>Undertake and take account of an acoustic report.</u></p> <p>xvii. <u>Be informed by an appropriate desk-based archaeological assessment, and where necessary, a field evaluation in order to avoid and mitigate any impacts.</u></p> <p>xviii. <u>Demonstrate that there is adequate wastewater capacity both on and off site to:</u></p> <p>a. <u>serve the development;</u></p> <p>b. <u>prevent problems for existing or new users; and</u></p> <p>c. <u>protect existing water quality.</u></p>

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	61	Housing 7.50	<p>The site is allocated for approximately 226 230 dwellings, of which 35% (79 dwellings) are to be affordable. An element of specialist accommodation for older people is to be included within the 226 230 dwellings, <u>to contribute to the specific housing needs of the Borough.</u></p> <p>Up to 5% of the dwellings will be sought as serviced plots for sale to self or custom builders. <u>In order to provide plots suitable for those on the Council's Self Build Register, serviced plots equivalent to 5% of the total homes provided, shall be provided on the site and offered for sale to self or custom builders. If the plots are not taken up for self-build after a reasonable period of marketing, they may be developed for alternative housing. The details of the arrangements for this will be included in a S106 legal agreement.</u></p>
	61	Masterplan 7.51	<p>Masterplan Site layout</p> <p>Proposals for the site should be design-led. Masterplans and design codes will be required for larger, complex or more sensitive developments to agree an overall vision and strategy for a development that demonstrates a high quality, comprehensive approach to design. There should be a coordinated and integrated approach to green infrastructure from the outset. Consideration should also be given as to how the site can link with adjoining sites and also to other matters set out in this Policy. The masterplan must be agreed with the Council, ideally prior to the submission of any planning applications for the site. Design codes will be required as part of any Full or Reserved Matters applications for sites with a masterplan, and these will be agreed with the Council, ideally prior to submission. Once agreed by the Council, they will be an important material planning consideration in the determination of subsequent planning applications. This policy should be read in conjunction with Policy LP 15 'Design principles'.</p>
	61	Green Infrastructure 7.52	<p>In developing a site-wide masterplan, a A holistic approach is required <u>to</u> protect, enhance and provide new green infrastructure</p>
	61	Mitigation for habitat sites 7.53	<p>.....The final layout <u>and location</u> of the SANG will be influenced, amongst other matters, by a project level Habitats Regulations Assessment.</p> <p><u>There are a number of potential options for SANG location/provision depending on circumstances. These are:</u></p> <ul style="list-style-type: none"> • <u>SANG land in the northern part of the site which is large enough to provide SANG capacity for the allocated development which is linked to existing SANGs by green routes forming part of a wider SANG network (Super SANG).</u> • <u>SANG land in the southern part of the site which is large enough to provide SANG capacity for the allocated development which is linked to existing SANGs by green routes forming part of a wider SANG network (Super SANG).</u> • <u>SANG land in the southern and northern part of the site which is large enough to provide SANG capacity for the allocated development and other developments which are located within its catchment area. This</u>

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			<p><u>SANG land is also required to link to existing SANGs by green routes forming part of a wider SANG network (Super SANG).</u></p> <ul style="list-style-type: none"> • <u>A standalone SANG in the southern and northern part of the site which is large enough to provide a circular walk of at least 2.3km. This standalone SANG will not be required to be linked to nearby SANGs but can provide SANG capacity for the allocated development and for other developments which are located within its catchment area.</u>
62		7.55	<p><u>Separation of settlements , s-Strategic-landscape buffer, setting of settlements and open space</u></p> <p>The part of the site allocated for housing would will form an extension to the settlement of Bracknell. The remainder of the allocation (comprising open space and SANG) is located outside the defined settlement, which also forms part of the gaps between Bracknell-Crowthorne, and Bracknell-Wokingham <u>open space between Bracknell, Crowthorne and Wokingham, and enhances the setting of the settlements.</u></p>
62		7.56	<p>The Landscape Character Assessment (LUC, 2015) states that one of the valued attributes of the landscape character within the site is the wooded area between Crowthorne and Bracknell. Therefore, it is essential to retain a strategic landscape buffer along the southern part of the site, to preserve the visual and physical separation between Crowthorne and Bracknell, <u>the identity of the settlements</u>, and also retain the wooded character of Nine Mile Ride. This should be reinforced with additional tree planting.</p>
62		7.57	<p>Subject to maintaining the gap between Bracknell-Crowthorne, and maintaining the character of Nine Mile Ride, <u>and the setting of the settlements of Crowthorne and Bracknell.</u> the landscape buffer may be able to incorporate recreational leisure paths. A single vehicular and pedestrian/cycle link between the developed area of the site and Nine Mile Ride (the primary access route) will pass through the landscape buffer. This route will need careful design to preserve the character and function of the landscape buffer. There may also be an opportunity to enhance the buffer's function as a green corridor.</p>
62		7.58	<p>The on-site OSPV and SANG also plays an important role in maintaining the gaps between Bracknell-Crowthorne, and Bracknell-Wokingham, <u>protecting the setting of the settlements</u> by keeping the area open and undeveloped. A site-wide masterplan and landscape strategy, should demonstrate how the Landscape Character Assessment (LUC, 2015) has been taken into consideration, including how identified landscape features and functions relating to the separation of settlement site <u>site</u> will not be compromised. This should include measures as to how a strong physical boundary between the defined settlement and strategic gap will be achieved, and consideration of appropriate boundary features within the site, <u>and how the distinctive character of the settlements will be protected and enhanced.</u> This policy should be read in conjunction with Policy LP 37 'Landscape character (outside of defined settlements) ', Policy LP 38 'Separation of settlements', Policy LP 16 'Green infrastructure', and Policy LP 48 'Protection and enhancement of trees and hedgerows'.</p>

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	63	Biodiversity 7.66 A site management plan for at least 30 years after development has been completed the lifetime of the development is also required to set out the programme of works needed to achieve restoration and enhancements to the site.
	64	Trees 7.68	Development of the site should not compromise the long-term health of retained trees, which will need to be appropriately safeguarded during construction in accordance with British Standard 5837 'Trees in relation to design, demolition and construction', as may be amended or substituted (including the root protection areas). Careful consideration will also need to be given to the drainage of the site, and placement of utilities.
	64	Other matters 7.72	<i>Delete paragraph 7.72.</i>
	65	7.74	DELIVERY AND MONITORING Delivery through the determination of planning applications. ... <i>Changes to second bullet point</i> Provided that an acceptable scheme can be negotiated, including suitable mitigation and SANG can be provided in a timely manner, it is envisaged that housing could start to be delivered in 2027/2028 2028/29 . Depending on market conditions and other factors, it is estimated that the development will take 4 years to complete (see Appendix 1: 'Housing Trajectory').
	65	7.75 Monitoring	<i>Delete paragraph 7.75.</i>
MM11: Land East of Wokingham Road and South of Dukes Ride (Derby Field), Crowthorne (Section 7.4/Policy LP6)			
MM11	67-69	Policy LP6	Land East of Wokingham Road and South of Dukes Ride (Derby Field), Crowthorne (SAND5) 1. Land East of Wokingham Road and South of Dukes Ride (Derby Field) as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well-designed development including the following: i. Approximately 247 220 residential units (including 76 35% affordable homes; and provision of an element to contribute to the specific housing needs of the Borough). ii. Up to 5% of dwellings to be offered as serviced plots for sale to self or custom builders. iii. This site has been identified in Policy LP 15 'Design principles' as requiring a masterplan and design code.

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			<p>Proposals for this site should be design-led and informed by a masterplan. Once agreed by the Council, they will be an important material planning consideration in the determination of subsequent planning applications.</p> <ul style="list-style-type: none"> iv. Provision of Green Infrastructure. v. On-site Open Space of Public Value (OSPV) including active recreation a Multi-use games area, skate bowl and a play area. vi. Provision of alternative replacement playing pitches to replace those currently provided on site which will be secured for Wellington College and community use. vii. Provision of approximately 45 additional car parking spaces for Crowthorne Rail Station. viii. Measures to avoid and mitigate the impact of residential development upon habitats sites, in agreement with the Council and Natural England. This will include provision in perpetuity of: <ul style="list-style-type: none"> a. A securing Suitable Alternative Natural Greenspace (SANG) capacity of at least 8ha per 1,000 new population to be provided in perpetuity and a financial contribution towards Strategic Access Management and Monitoring (SAMM) measures; and; b. Any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area (SPA) Avoidance and Mitigation Strategy and relevant guidance. ix. Maintaining a gap between Crowthorne and the linear development to the south, including provision of a landscape buffer. x. On- and off-site infrastructure, including in-kind provision, required to support this development (as set out in the Infrastructure Delivery Plan) comprising (but not limited to): <ul style="list-style-type: none"> a. Provision of pedestrian and leisure route connections through and beyond the site; and b. Other transport improvements, travel planning, education facilities, community facilities, drainage improvements, waste recycling, green infrastructure including OSPV and biodiversity net-gain (including hedgerows, trees, tiny forests etc.), and utility connections. xi. Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, including on-site sustainable drainage systems (SuDS) and off-site drainage improvements where necessary. xii. Provision of an ecological network including retaining, protecting, enhancing, creating and buffering ecological features and a minimum 10% biodiversity net gain together with a site management plan for at least 30 years after development has been completed. the lifetime of the development. xiii. Protection and enhancement of trees through the following measures: <ul style="list-style-type: none"> <u>a. undertake a Tree Survey and Arboricultural Impact Assessment, and</u> <u>b. retain, protect and enhance trees around the perimeter of the site, particularly those identified within the survey to be of value, and</u> <u>c. provide appropriate new tree planting as part of the landscaping of the site, including at gateway locations.</u> xiv. <u>Undertake and take account of an acoustic report.</u> xv. <u>Be informed by an appropriate desk-based archaeological assessment, and where necessary, a field</u>

Ref	Page	Policy/para	Main Modification
			<p><u>evaluation in order to avoid and mitigate any impacts.</u></p> <p><u>xvi. Demonstrate that there is adequate wastewater capacity both on- and off-site to:</u></p> <p><u>a. serve the development;</u></p> <p><u>b. prevent problems for existing or new users; and</u></p> <p><u>c. protect existing water quality.</u></p> <p><u>xvii. Undertake a Heritage Statement, due to the site's proximity to Crowthorne Station, a locally listed building. This should demonstrate a clear understanding of the significance of the building's setting and how its significance would be affected by development proposals, and:</u></p> <p><u>a. provide a clear explanation of how harm will be avoided; and</u></p> <p><u>b. seek opportunities to sustain, and if appropriate, enhance its significance.</u></p>
	70	Housing 7.77	The site is allocated for approximately 247 220 dwellings of which 35% (76 dwellings) are affordable. An element of specialist accommodation for older people is to be included within the 247 220 dwellings, <u>to contribute to the specific housing needs of the Borough.</u> Up to 5% of the dwellings will be sought as serviced plots for sale to self or custom builders, subject to demand for plots. It is also expected that the development...
	70	New para after 7.77	<u>x.xx In order to provide plots suitable for those on the Council's Self Build Register, serviced plots equivalent to 5% of the total homes provided, shall be provided on the site and offered for sale to self or custom builders. If the plots are not taken up for self-build after a reasonable period of marketing, they may be developed for alternative housing. The details of the arrangements for this will be included in a S106 legal agreement.</u>
	70	Masterplan 7.78	<p>Masterplan <u>Site layout</u></p> <p>Proposals for the site should be design-led. Masterplans and design codes will be required for larger, complex or more sensitive developments to agree an overall vision and strategy for a development that demonstrates a high quality, comprehensive approach to design. Due to the site's size and the complexity of its development (including the need for replacement pitches and associated mitigation) a masterplan is required. There should be a coordinated and integrated approach to green infrastructure from the outset. Consideration should also be given as to how the site can link with the adjoining area and also to other matters set out in this Policy. The masterplan must be agreed with the Council, ideally prior to the submission of any planning applications for the site. Design codes will be required as part of any Full or Reserved Matters applications for sites with a masterplan and these will be agreed with the Council, ideally prior to submission. Once agreed by the Council, they will be an important material planning consideration in the determination of subsequent planning applications. This policy should be read in conjunction with Policy LP 15 'Design principles'.</p>
	70	Open space 7.80	<p>The site should include provision of on-site active OSPV should include the on-site provision of a Multi-use Games Area (MUGA) and skate bowl for older children and teenagers, and a play area for younger children. It may be necessary to provide financial contributions towards off-site provision where development cannot provide the full amount on-site. OSPV will also play an important role in maintaining protecting and enhancing the gap physical and visual setting of between Crowthorne and Sandhurst by keeping the this part of the site area open and undeveloped for housing.</p>

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	71	Mitigation for habitats sites 7.83	Mitigation will be required to avoid and mitigate the impact of residential development upon the habitats sites in agreement with the Council and Natural England. The development should provide SANG capacity to serve it. This should be on the wooded area of land known as Silverdene. A connection to this land should be made from the south of the site. Should further SANG capacity be required a financial contribution should be made to purchase Council owned strategic SANG for the balance of SANG capacity required. A financial contribution towards SAMM should also be secured. <u>The development will require a Habitats Regulations Assessment at the application stage which must meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).</u> This Policy should be read...
	71	Separation of settlements and landscape buffer 7.84	Separation <u>Setting</u> of settlements and landscape buffer The part of the site for housing will form an extension to the settlement of Crowthorne. The remainder of the allocation (comprising a landscape buffer, OSPV and the boundary along Wokingham Road) is located outside of the defined settlement. This area also forms part of the gap between Crowthorne and Sandhurst. Development of the site should maintain a gap <u>within the site</u> between Crowthorne and the linear development to the south of the site by providing a landscape buffer, which includes open space within the southern end of the site and supplementary tree planting along the boundary with Wokingham Road. This should also include measures as to how <u>to achieve</u> a strong physical <u>and visual separation</u> boundary between <u>with</u> the defined settlement <u>boundary</u> , and strategic gap will be achieved, and consideration of appropriate boundary features within the site, <u>and protection and enhancement of the setting of the settlement of Crowthorne.</u>
	71	7.85	The Landscape Character Assessment (LUC, 2015) sets out that one of the valued attributes of the area is the intricate mosaic of heathland, woodland and grasslands which provide a sense of naturalness, visual diversity and a setting for recreation and enjoyment of the landscape. Subject to consideration to <u>of maintaining the gap between</u> <u>the setting of the settlement</u> of Crowthorne and Sandhurst , the landscape buffer could therefore enhance these attributes and incorporate recreational leisure paths and OSPV. There may also be an opportunity to enhance the functionality of green corridors. This policy should be read in conjunction with Policy LP 37 'Landscape character (outside of defined settlements)', Policy LP 38 'Separation of settlements' , and Policy LP 16 'Green infrastructure'.
	72	Transport 7.87	Necessary additional highway improvements <u>may</u> include, but are not limited to: ...
	73	Biodiversity 7.91	The development of both Derby Field playing fields (and the replacement pitches) will need to achieve at least 10% biodiversity net gain. This will require habitat restoration and creation on land within the Wellington College estate to create heathland and broadleaf woodland. The Council will secure by S106 agreement management and monitoring for <u>at least 30 years after the development has been completed</u> the lifetime of the development , and will consider of the use of a conservation covenant to ensure protection of the area in perpetuity.

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	73	Trees 7.94	There are a number of trees around the perimeter of the site, particularly along Wokingham Road and the boundary of the railway line which should be retained and supplemented with appropriate additional planting to enhance the landscape and screening of the development. A tree...
	73	7.95	Development of the site should not compromise the long-term health of the trees, which will need to be appropriately safeguarded during construction in accordance with British Standard 5837 'Trees in relation to design, demolition and construction', as may be amended or substituted (including the root protection areas). Careful consideration will also need to be given to the drainage of the site, and placement of utilities.
	73	7.96	New appropriate tree planting (which may be individual or groups of trees to provide naturalistic features) as...
	73	After 7.96	<i>Insert new sub-heading and associated paragraph due to revised policy wording:</i> <u>Heritage</u> <u>x.xx Crowthorne Station, a locally listed building, is located to the north east of the site on the opposite side of the railway line. Some modern improvements have been made to the station, between the site and the station building. The significance of this heritage asset needs to be protected from harm and opportunities will be sought to conserve and enhance its significance in line with Policy LP 45 'Protection and enhancement of the historic environment'. Development proposals should be accompanied by a Heritage Statement demonstrating a clear understanding of the significance of the setting of the station building and how its significance would be conserved and enhanced.</u>
	73	Additional mitigation 7.99	Locally relevant and historic drains should be treated as a constraint; these will need to be retained in the same or similar locations where possible and the layout of the pitches designed around them to an extent that permits practical layout and high standard of pitches. Additional ditches can be used where it is not possible to retain existing ditches. Additional technical investigation and assessment will be necessary...
	74	Other matters 7.100	<i>Delete paragraph 7.100..</i>
	74	Delivery 7.102	DELIVERY AND MONITORING Delivery through the determination of planning applications: <ul style="list-style-type: none"> • The site is currently a playing field. Although it is not...
	74	Monitoring 7.103	<i>Delete paragraph 7.103.</i>

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MM12: Land at Jealott's Hill, Warfield (Section 7.5/Policy LP7)			
MM12	76 – 97 (inclusive)	Section 10.5 Policy LP7 Paras. 7.104 – 7.178 (inclusive)	Delete Section 10.5, Policy LP7 and paragraphs 7.104 - 7.178.
MM13: The Peel Centre and The Point, Skimped Hill Lane, Bracknell (Section 7.6/Policy LP8)			
MM13	98	7.180	The site area is approximately 6.54ha occupying... There is a large service yard area in the southern part of the site, providing rear access to all the retail warehouse units and the supermarket. The Point has.... The former Bus Depot (Site BRA12) immediately adjacent to the Point is also allocated also has permission for mixed-use development through this Plan. To the west of the site is Twin Bridges roundabout, which is part of the highway network linking the M3 and M4 motorways.
	99-100	Policy LP8	The Peel Centre and The Point, Skimped Hill Lane, Bracknell (BRA18) 1. Land at the Peel Centre and The Point as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well-designed development including the following: <ol style="list-style-type: none"> i. Approximately 900 residential units, of which approximately 600 are to be delivered within the period of this plan. ii. Approximately 315 35% affordable homes (35%) as part of the overall allocation, of which approximately 210 are to be delivered within the period of this plan. iii. Provision of an element of specialist accommodation for older people to contribute to the specific housing needs of the Borough. iv. A replacement supermarket with a floorspace of approximately 3,000m² to be built before the existing supermarket is removed. v. Approximately 500m² gross floorspace for offices and 500m² gross floorspace for other commercial development. vi. This site has been identified in Policy LP 15 'Design principles' as requiring a masterplan and design code. Proposals for this site should be design-led and be informed by a masterplan. Once agreed by the Council, they will be an important material planning consideration in the determination of subsequent planning applications.

Ref	Page	Policy/para	Main Modification
			<ul style="list-style-type: none"> vii. Provision of Green infrastructure. viii. On-site Open Space of Public Value (OSPV) ix. Measures to avoid and mitigate the impact of residential development upon habitats sites, in agreement with the Council and Natural England. This will include provision in perpetuity of: <ul style="list-style-type: none"> a. <u>securing</u> Suitable Alternative Natural Greenspace (SANG) capacity of at least 8ha per 1,000 new population <u>to be provided in perpetuity</u> and a financial contribution towards Strategic Access Management and Monitoring (<u>SAMM</u>) measures; and b. Any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area (SPA) Avoidance and Mitigation Strategy and relevant guidance. x. On- and off-site infrastructure, including in-kind provision, required to support this development (as set out in the Infrastructure Delivery Plan) comprising (but not limited to): <ul style="list-style-type: none"> a. An adopted foot/cycleway route connecting the site to the wider network and Town Centre; b. Transport (including a service road for the supermarket, retail units and associated customer car parking), travel planning, education, community facilities, Green infrastructure including OSPV (including a green corridor with fully integrated landscaping, biodiversity features, play space and amenity areas, creating a public realm that runs the length of the site), waste recycling, drainage improvements, and utility connections. xi. A high quality public realm that is not dominated by car parking. xii. Technical investigation and assessment of all sources of flooding (including surface water and groundwater) and drainage to determine flood risk management measures to ensure sustainable development, and provision of on-site sustainable drainage systems (SuDS). xiii. Provision of an ecological network including retaining, protecting, enhancing, creating and buffering ecological features and a minimum 10% biodiversity net gain (including trees, hedgerows, wildflower planting and two Tiny Forests) together with a site management plan for <u>at least 30 years after development has been completed</u> the lifetime of the development. xiv. Mitigation of any potential contamination. <u>Carry out a contaminated land Phase I report, and a Phase II report and any remediation and subsequent verification necessary if recommended by the Phase I report.</u> xv. Mitigation of potential impact on residential amenity associated with the railway and surrounding highway network. <u>Undertake and take account of an acoustic report.</u> xvi. <u>Ensure that air quality implications are assessed through the following measures:</u> <ul style="list-style-type: none"> a. <u>undertake an air quality assessment to assess the impact on the AQMA and on the health of residents, and</u> b. <u>take account of any mitigation required in the design of the proposal.</u> xvii. <u>Demonstrate that there is adequate wastewater capacity both on- and off- site to:</u> <ul style="list-style-type: none"> a. <u>serve the development;</u>

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			<p><u>b. prevent problems for existing or new users; and</u> <u>c. protect existing water quality.</u></p>
	102	Housing 7.181	The site is allocated for approximately 900 dwellings, with approximately 600 of these to be delivered during this plan period up to March 2037. This is to include provision of affordable housing totaling approximately 315 units (35%) across the site (<u>approximately</u> 210 in the plan period) and . An element of specialist accommodation for older people <u>to contribute to the specific housing needs of the Borough, which</u> is to be included within the total to be delivered in the plan period.
	102	Employment uses 7.182	The Peel Centre currently includes a supermarket at the south western end of the site. In the short-term, development of other phases of the site will would have to take account of the retention of the food store and facilitate its current operation, including an appropriate level of parking for the food store and staff, and service yard access. The Council is seeking to retain a supermarket function on the site and will require the new <u>replacement</u> premises and its associated car parking to be built before the existing is removed....
	102	7.183	The site currently has approximately 15,500m ² of retail and 8,500m ² of leisure floorspace. Several <u>Some</u> of the existing occupiers have also had a presence in Bracknell Town Centre since the Lexicon opened in 2017. With <u>almost all</u> leases on the existing buildings due to expire in the short to medium term, it is not considered that the current format of the retail warehousing or market demand will continue throughout the plan period. To help support the continuing regeneration and ongoing viability of Bracknell Town Centre, the policy seeks approximately <u>500m² gross office and</u> 500m ² gross floorspace for other commercial development in addition to the food store.
	102	Masterplan and phasing 7.184	<p>Masterplan and <u>Design and</u> phasing</p> <p><i>Delete paragraph 7.184.</i></p>
	102	7.185	<p>Based on a capacity study undertaken <u>the latest information available</u> for the site, it is anticipated that the site <u>development</u> may come forward in three phases, <u>being redeveloped east to west across the site:</u></p> <ul style="list-style-type: none"> • Phase 1 – <u>The Point - redeveloped to deliver a mixed-use residential led scheme.</u> existing retail units and part of the existing car park redeveloped. <u>Existing</u> supermarket, <u>retail units,</u> service road and associated customer car parking <u>at the Peel Centre</u> to be retained and accessed off Skimped Hill Lane. • Phase 2 – <u>The Peel Centre: eastern element – a mixed-use development incorporating:</u> <ul style="list-style-type: none"> a) <u>replacement supermarket and associated customer car parking;</u> b) <u>commercial and office floorspace; and</u> c) <u>a mix of residential uses to include specialist accommodation for older people.</u> • Phase 3 – <u>The Peel Centre: western element – a residential led mixed-use development.</u> Existing supermarket, service road and car parking to be redeveloped.

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	103	7.187	A capacity study for the site has been undertaken, which the masterplan and planning applications will be expected to accord with <u>take into account</u> .
	103	Mitigation for habitats sites 7.191	...serving the development. <u>The development will require a Habitats Regulations Assessment at the application stage which must meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended)</u> . This policy should...
	104	Transport 7.192	<u>Development of the site will need to take account of the outcome of a Transport Assessment which should include coverage of the impact of the site on Junction 10 of the M4 and Junctions 3 and 4 of the M3.</u> Highway improvements necessary to support development of the site include:....
	104	Infrastructure 7.193	...through developer contributions. <u>On-site waste recycling facilities will also need to be provided.</u> This Policy should...
	104	Flooding and SUDS 7.196	The site is subject to <u>Part of the site is at risk of</u> surface water flooding risk and associated drainage which is a <u>issues.</u> <u>These are</u> material considerations and needs to inform the layout of the site from the outset. When developing...
	105	Other matters 7.201	<i>Delete paragraph 7.201.</i>
	105	Delivery 7.203	DELIVERY AND MONITORING Delivery <u>through the determination of planning applications.</u>
	106	7.205	Provided that an acceptable scheme can be negotiated, and that suitable mitigation and SANG can be provided in a timely manner, it is envisaged that housing could start to be delivered in 2031/2032. This is due to the site's complexity and phasing of development. Depending on market conditions and other factors, it is estimated that approximately 600 dwellings (<u>including units for older people</u>), the <u>replacement</u> supermarket, <u>500m² of office</u> and <u>500m² of other</u> commercial floorspace will be delivered during the plan period. Further development will take place in the next plan period, the projected completion date being 2039/40 (Appendix 1: 'Housing Trajectory').
	106	Monitoring 7.206	<i>Delete paragraph 7.206.</i>

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MM14: Eastern Gateway Development Area (Town Square), Bracknell (new section/new strategic policy)			
MM14			<p><i>This Policy will be a strategic policy.</i></p> <p><u>Policy LPX Eastern Gateway Development Area (Town Square), Bracknell (BRA7)</u></p> <p><u>1. Land at Town Square, The Ring, Bracknell (Eastern Gateway) as shown on the Policies Map and Illustrative Concept Plan, is allocated for a comprehensive well-designed mixed-use development including the following:</u></p> <ul style="list-style-type: none"> <u>i. approximately 210 residential units (including 35% affordable homes)</u> <u>ii. 3,160m² net office floorspace (Class E – restricted)</u> <u>iii. 8,600m² floorspace for use within Class E (minimum of 500m² unrestricted) and Class C1 (hotel use)</u> <u>iv. Reprovision of the library either on site or elsewhere in the Town Centre.</u> <u>v. On-site Open Space of Public Value (OSPV), to include retention of existing and/or provision of new public space to serve the development.</u> <u>v.i Provision of Green Infrastructure.</u> <u>vii. Measures to avoid and mitigate the impact of residential development upon habitats sites, in agreement with the Council and Natural England. This will include securing Suitable Alternative Natural Greenspace (SANG) capacity of at least 8ha per 1,000 new population to be provided in perpetuity and a financial contribution towards Strategic Access Management and Monitoring (SAMM) measures.</u> <u>viii. A high-quality public realm including provision of attractive pedestrian connections through and beyond the site, incorporating measures to effectively deal with level changes across the site.</u> <u>ix. On- and off-site infrastructure, including in-kind provision, required to support this development comprising:</u> <ul style="list-style-type: none"> <u>a. other transport improvements and travel planning,</u> <u>b. education facilities,</u> <u>c. community facilities,</u> <u>d. waste recycling, and</u> <u>e. utility connections.</u> <u>x. Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, including on-site sustainable drainage systems (SuDS) and off-site drainage improvements where necessary.</u>

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			<p data-bbox="757 181 1682 300"><u>xi. Provision of an ecological network including retaining, protecting, enhancing, creating and buffering ecological features and a minimum 10% biodiversity net gain together with a site management plan for at least 30 years after the development has been completed.</u></p> <p data-bbox="757 304 1697 331"><u>xii. Protection and enhancement of trees through the following measures:</u></p> <ul style="list-style-type: none"> <li data-bbox="853 336 1697 395"><u>a. Undertake a Tree Survey and Arboricultural Impact Assessment, and,</u> <li data-bbox="853 400 1720 459"><u>b. Where feasible, retain, protect and enhance trees identified within the survey to be of value and,</u> <li data-bbox="853 464 1697 523"><u>c. Provide appropriate new tree planting as part of the landscaping of the site.</u> <p data-bbox="763 528 1451 555"><u>xii. Undertake and take account of an acoustic report.</u></p> <p data-bbox="763 560 1697 619"><u>xiv. Demonstrate that there is adequate wastewater capacity both on- and off-site to:</u></p> <ul style="list-style-type: none"> <li data-bbox="882 624 1234 651"><u>a. serve the development;</u> <li data-bbox="882 655 1541 683"><u>b. prevent problems for existing or new users; and</u> <li data-bbox="882 687 1317 715"><u>c. protect existing water quality.</u> <p data-bbox="629 799 1055 826"><i>New supporting text (before policy):</i></p> <p data-bbox="629 863 2085 1018"><u>The site comprises land in single ownership (owned by Bracknell Forest Council). It is a previously developed site in a sustainable location, located within the boundary of Bracknell Town Centre. It comprises Bracknell Central library, Easthampstead House (former Council offices, comprising a detached building with adjacent parking area), Town Square (pedestrian/landscaped area), and an area of open space with some trees in the eastern part of the site.</u></p> <p data-bbox="629 1050 2018 1109"><u>The northern boundary of the site adjoins Millennium Way. The western boundary adjoins part of the Lexicon development, with a police station and magistrates court located to the south.</u></p> <p data-bbox="629 1141 2063 1200"><u>The site is in a sustainable location at a key gateway to the Town Centre. In order for it to contribute to the Town Centre's continued regeneration, comprehensive development of the site with a mixed-use scheme is sought.</u></p> <p data-bbox="629 1262 1032 1289"><i>New supporting text (after policy):</i></p> <p data-bbox="629 1326 741 1353"><u>Housing</u></p> <p data-bbox="629 1358 1742 1385"><u>The site is allocated for approximately 210 dwellings, of which 35% are to be affordable.</u></p>

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			<p><u>It is also expected that the development will incorporate a mix of dwelling types and sizes. This policy should be read in conjunction with Policy LP 9 'Affordable housing' and Policy LP 24 'Housing mix'.</u></p> <p><u>Employment</u> <u>The site currently includes Easthampstead House (c. 3,900m² floorspace) and a library (c. 1,400m² floorspace). To help support the continuing regeneration and ongoing viability of Bracknell Town Centre, this policy seeks approximately 3,160m² net of office floorspace (Class E – restricted), 8,600m² of floorspace for use within Class E (minimum of 500m² unrestricted) and Class C1 (hotel use). This will provide flexibility for the market to deliver floorspace in uses which are in highest demand over the plan period and beyond.</u></p> <p><u>The opportunity to retain and refurbish Easthampstead House should be investigated, as it may be suitable for continued employment use, residential or a hotel use.</u></p> <p><u>Library</u> <u>If it is not feasible to replace the library on site, a library facility will need to be reprovided elsewhere within Bracknell Town Centre.</u></p> <p><u>Green infrastructure and open space</u> <u>In developing a site wide masterplan, a holistic approach is required to protect, enhance and provide new green infrastructure (in line with Policy LP 16 'Green infrastructure'). Considerations for the masterplan include:</u></p> <ul style="list-style-type: none"> • <u>the layout of OSPV within the site, including play and amenity areas;</u> • <u>provision of SuDS;</u> • <u>how biodiversity connectivity will be achieved including a green corridor network with access routes within and adjoining the site; and</u> • <u>landscaping of the site.</u> <p><u>OSPV is an important component of achieving a sustainable mixed-use scheme and taking opportunities to achieve net environmental gains. Provision should include attractive spaces within the site and fully integrated landscaping, open SuDS and biodiversity features in the public realm. Active and natural play spaces should be provided in the public realm (including for example, a skate bowl, ramps and a children's play area). Usable communal and private amenity space for future residents should be incorporated in the site. Additionally, improvements in OSPV in and around Bracknell Town Centre will be sought that future residents will be able to access and enjoy. The layout and landscaping of the site should maximise opportunities for public and private amenity space.</u></p>

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			<p><u>Town Square is an existing area of open space within the site. New development should retain the original layout of the New Town’s civic quarter, in order to respect the New Town heritage. This should include replacement or provision of new public open space with integrated landscaping and green infrastructure connections, as part of a high quality public realm. Further details will be set out in a forthcoming ‘Bracknell Town Centre Masterplans’ Supplementary Planning Document.</u></p> <p><u>Mitigation for habitats sites</u> <u>It will not be possible to develop and make effective use of the site if a SANG is provided on site. An off-site solution will need to be found as a requirement of any planning consent, which is likely to be provision from Bracknell Forest Council owned strategic SANG. The development will require a Habitats Regulations Assessment at the application stage which must meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). This policy should be read in conjunction with Policy LP 17 ‘Thames Basin Heaths Special Protection Area’ and Policy LP 47 ‘Designated nature conservation and geological sites’.</u></p> <p><u>Design and the public realm</u> <u>It is essential that, in accordance with Policy LP 15 ‘Design principles’, development of the site is design-led, positively contributing to placemaking from the outset. Constraints and opportunities should inform the layout of the site, ensuring a comprehensive and well-designed development that will successfully integrate into the wider area. The site should deliver a high quality public realm, based on a clear strategy for the site, including structural planting and landscaping to provide a pleasant living environment for all.</u></p> <p><u>The site should create a sense of place with its own identity and character. The height, scale and form of the buildings must be carefully considered in order to contribute positively to the streetscene. As the site is highly visible from a key transport intersection, there are opportunities for landmark buildings and focal points within the development to signal the arrival and approach to the Town Centre, which should also respond to connections through the site, and level changes across the site.</u></p> <p><u>The site provides a main pedestrian and cycle approach to the Town Centre from the east, and therefore it is expected that active and positive frontages will be provided within the development. Links connecting the site to the wider network and Town Centre are essential in order to maximise sustainable modes of travel and connectivity. This should seek to replace existing underpasses with street level crossings, in order to provide at grade connections. There is an opportunity for an ‘east-west’ link through the site, to create a pedestrian/cycle priority space (providing links into the wider Town Centre), incorporating Green Infrastructure and SuDs features, together with integrated landscaping which will contribute to the public realm.</u></p> <p><u>New development must also retain the original layout of the New Town’s civic quarter to create a space with a</u></p>

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			<p><u>community focus including seating, play opportunities and integrated landscaping. Active uses should be focused around the new square, and east-west linkway, in order to activate the public realm. The potential opportunity to retain and refurbish Easthampstead House as part of the New Town heritage should be explored as part of any development proposal.</u></p> <p><u>Development of the site will require residential car parking to be accommodated in a manner that does not dominate the public realm.</u></p> <p><u>In addition to being in a sustainable location, redevelopment of the site will make effective and efficient use of previously developed land (NPPF chapter 11). It is therefore essential that proposals for the site are design-led and informed by a masterplan. Further details will be set out in a forthcoming 'Bracknell Town Centre Masterplans' Supplementary Planning Document.</u></p> <p><u>Transport</u> <u>Development of the site will need to take account of the outcome of a Transport Assessment which should include coverage of the impact of the site on Junction 10 of the M4 and Junctions 3 and 4 of the M3.</u></p> <p><u>Highway improvements necessary to support development of the site include:</u></p> <ul style="list-style-type: none"> • <u>Capacity improvements to nearby road junctions including Station Roundabout and the Met Office Roundabout.</u> • <u>Improvements to footways to allow shared use providing better accessibility for pedestrians and cyclists to education facilities and the wider cycle track network.</u> • <u>Improving public transport links to the wider area.</u> <p><u>Other infrastructure requirements</u> <u>On- and off- site infrastructure, in accordance with the Infrastructure Delivery Plan, will be required to support the development. Infrastructure required to support the development may be secured through in-kind provision and/or through developer contributions. On-site waste recycling facilities will also need to be provided. This Policy should be read in conjunction with Policy LP 13 'Infrastructure'.</u></p> <p><u>Flooding and SuDs</u> <u>Part of the site is at risk of surface water flooding. This is a material consideration and will need to inform the layout of the site from the outset.</u></p> <p><u>When developing a site-wide masterplan, technical investigation and assessment of all sources of flooding should be undertaken to determine the flood risk management measures, and SuDS features required (including OSPV areas) in order to achieve sustainable development. This should meet the requirements for the site</u></p>

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			<p><u>identified in the Level 2 Strategic Flood Risk Assessment (JBA, 2019).</u></p> <p><u>High quality public realm and OSPV should incorporate SuDS and buildings will be expected to include measures, such as green roofs, to capture water where it falls and ease drainage issues whilst contributing to enhancing biodiversity net gain on the site. This policy should be read in conjunction with Policy LP 18 'Flood risk' and Policy LP 51 'Sustainable Drainage Systems (SuDS)'.</u></p> <p><u>Biodiversity</u> <u>The current use of the main part of the site (being previously developed land) does not lend itself to areas of high ecological value, although there is a group of trees in the eastern part of the development area. Redeveloping the site with a strong landscape strategy, including integrated green infrastructure throughout, should help improve air quality, benefit local health and wellbeing, promote biodiversity, and achieve at least a 10% biodiversity net gain. A site management plan for at least 30 years after the development has been completed is also required to set out the programme of works needed to achieve restoration, enhancement and ongoing management of the site. This policy should be read in conjunction with Policy LP 46 'Biodiversity' and Policy LP 16 'Green infrastructure'.</u></p> <p><u>Trees</u> <u>There are trees within the site which may need to be removed to accommodate development. A tree survey and arboricultural impact assessment, in accordance with British Standard 5837 'Trees in relation to design, demolition and construction' (as may be amended or substituted) will be required. As far as possible, any existing trees of notable interest should be incorporated into the design of the proposal.</u></p> <p><u>Development of the site should not compromise the long-term health of retained trees, which will need to be appropriately safeguarded during construction in accordance with British Standard 5837 'Trees in relation to design, demolition and construction', as may be amended or substituted. Careful consideration will also need to be given to the drainage of the site, and placement of utilities.</u></p> <p><u>Appropriate new tree planting (which may be individual or groups of trees to provide naturalistic features) as part of the landscaping of the site will be required, as part of a landscape strategy to connect the site to the wider landscape network, including at gateway locations, and focal areas within the site. This policy should be read in conjunction with Policy LP 48 'Protection and enhancement of trees and hedgerows'.</u></p> <p><u>Pollution</u> <u>The site is located close to the highway network. This means that careful consideration needs to be given to noise and other pollution issues that might affect the health and wellbeing of future residents. Due to the proximity of the site to main roads, it will be necessary to undertake and take account of an acoustic report. This policy should be read in conjunction with Policy LP 52 'Pollution and hazards'.</u></p>

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			<p>Other matters <u>As the Development Plan should be read as a whole, regard will need to be had to all relevant adopted planning policies (including any in the Bracknell Town Neighbourhood Plan, and the Joint Minerals and Waste Plan), together with Supplementary Planning Guidance, in the consideration of this site. It is recommended that a pre-application proposal is submitted for consideration prior to the submission of a planning application.</u></p> <p>KEY EVIDENCE</p> <ul style="list-style-type: none"> • <u>NPPF (Chapter 5 Delivering a sufficient supply of homes; Chapter 8 Promoting healthy and safe communities; Chapter 11 Making effective use of land; Chapter 12 Achieving well-designed places)</u> • <u>PPG (Effective use of land; Housing needs of different groups; Design: process and tools)</u> • <u>Housing Background Paper (BFC) (This provides an overview of the relevant evidence base for the site)</u> <p>DELIVERY <u>Through the determination of planning applications.</u></p> <ul style="list-style-type: none"> • <u>The site is in single ownership, some site clearance will be required prior to commencement of development.</u> • <u>It is envisaged that housing could start to be delivered in 2030/31. Depending on market conditions and other factors, it is estimated that the development will take four years to complete (see Appendix 1: 'Housing Trajectory').</u>
MM15: Southern Gateway Development Area, Bracknell (new section/new strategic policy)			
MM15			<p><i>This Policy will be a strategic policy.</i></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Policy LPX Southern Gateway Development Area, Bracknell (BRA14, BRA15 and BRA17)</u></p> <p><u>1. Land east and west of Station Way and east and north of Market Street, Bracknell (Southern Gateway) as shown on the Policies Map and Illustrative Concept Plan, is allocated for a comprehensive well-designed mixed-use development including the following:</u></p> <ul style="list-style-type: none"> <u>i. approximately 600 residential units (including 35% affordable homes)</u> <u>ii. 22,300m² office floorspace (Class E – restricted)</u> <u>iii. 1,500m² floorspace for use within Class E (unrestricted)</u> <u>iv. Provision of Green Infrastructure.</u> <u>v. On-site Open Space of Public Value (OSPV)</u> </div>

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			<ul style="list-style-type: none"> <li data-bbox="645 185 1653 363">vi. <u>Measures to avoid and mitigate the impact of residential development upon habitats sites, in agreement with the Council and Natural England. This will include securing Suitable Alternative Natural Greenspace (SANG) capacity of at least 8ha per 1,000 new population to be provided in perpetuity and a financial contribution towards Strategic Access Management and Monitoring (SAMM) measures.</u> <li data-bbox="645 368 1653 485">vii. <u>A high-quality public realm including provision of attractive pedestrian links through and beyond the site including linking the rail station with the Town Centre, incorporating measures to effectively deal with level changes across the site.</u> <li data-bbox="645 489 1653 549">viii. <u>Facilities to fulfill the function of the existing bus station and maintain a multi-modal public transport hub for rail, bus and taxi services.</u> <li data-bbox="645 553 1653 762">ix. <u>On and off-site infrastructure, including in-kind provision, required to support this development comprising:</u> <ul style="list-style-type: none"> <li data-bbox="837 612 1525 639">a. <u>other transport improvements and travel planning,</u> <li data-bbox="837 644 1133 671">b. <u>education facilities,</u> <li data-bbox="837 676 1151 703">c. <u>community facilities,</u> <li data-bbox="837 708 1151 735">d. <u>waste recycling, and</u> <li data-bbox="837 740 1133 767">e. <u>utility connections.</u> <li data-bbox="645 772 1653 916">x. <u>Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, including on-site sustainable drainage systems (SuDS) and off-site drainage improvements where necessary.</u> <li data-bbox="645 920 1653 1043">xi. <u>Provision of an ecological network including retaining, protecting, enhancing, creating and buffering ecological features and a minimum 10% biodiversity net gain together with a site management plan for at least 30 years after the development has been completed.</u> <li data-bbox="645 1048 1653 1225">xii. <u>Protection and enhancement of trees through the following measures:</u> <ul style="list-style-type: none"> <li data-bbox="741 1075 1675 1102">a. <u>Undertake a Tree Survey and Arboricultural Impact Assessment, and,</u> <li data-bbox="741 1107 1675 1166">b. <u>Where feasible, retain, protect and enhance trees identified within the survey to be of value and,</u> <li data-bbox="741 1171 1653 1225">c. <u>Provide appropriate new tree planting as part of the landscaping of the site.</u> <li data-bbox="645 1230 1653 1378">xiii. <u>Undertake a Heritage Statement, due to the site's proximity to the Market Inn public house, a locally listed building. This should demonstrate a clear understanding of the significance of the building's setting and how its significance would be affected by development proposals; and:</u> <ul style="list-style-type: none"> <li data-bbox="792 1353 1615 1378">a. <u>provide a clear explanation of how harm will be avoided; and,</u>

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			<p style="text-align: center;">b. <u>seek opportunities to sustain, and if appropriate, enhance its significance.</u></p> <p>xiv. <u>Carry out a contaminated land Phase I report, and a Phase II report and any remediation and subsequent verification necessary if recommended by the Phase I report.</u></p> <p>xv. <u>Undertake and take account of an acoustic report.</u></p> <p>xvi. <u>Demonstrate that there is adequate wastewater capacity both on and off site to:</u></p> <p style="padding-left: 40px;">a. <u>serve the development;</u></p> <p style="padding-left: 40px;">b. <u>prevent problems for existing or new users; and</u></p> <p style="padding-left: 40px;">c. <u>protect existing water quality.</u></p> <p>xvii. <u>Ensure that air quality implications are assessed through the following measures:</u></p> <p style="padding-left: 40px;">a. <u>Undertake an air quality assessment to assess the impact on the AQMA and on the health of residents, and</u></p> <p style="padding-left: 40px;">b. <u>Take account of any mitigation required in the design of the proposal.</u></p> <p><i>New supporting text before policy:</i></p> <p><u>The site comprises a number of parcels of land in single ownership (owned by Bracknell Forest Council). It is a partly developed site in a sustainable location, within the boundary of Bracknell Town Centre. It comprises the existing Bus Station, Jubilee Gardens and Station Green (areas of formal public open space), and an area of grassed open space.</u></p> <p><u>The overall site is bisected by two roads (The Ring running east-west and Station Road running north-south). The northern boundary of the site adjoins the Town Centre. Other boundaries of the site are formed by roads (Market Street to the west and south, and Station Way to the east).</u></p> <p><u>The site is in a sustainable location at a key gateway to the Town Centre. In order for it to contribute to the Town Centre's continued regeneration, comprehensive development of the site with a mixed-use scheme is sought.</u></p> <p><i>New supporting text after policy:</i></p> <p><u>Housing</u> <u>The site is allocated for approximately 600 dwellings, of which 35% are to be affordable.</u></p>

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			<p><u>It is also expected that the development will incorporate a mix of dwelling types and sizes. This policy should be read in conjunction with Policy LP 9 'Affordable housing' and Policy LP 24 'Housing mix'.</u></p> <p><u>Employment</u> <u>The site currently includes a retail use at the Bus Station (site BRA17) (c. 225m² floorspace). To help support the continuing regeneration and ongoing viability of Bracknell Town Centre, this policy seeks approximately 22,300m² of office floorspace (Class E – restricted), and 1,500m² of floorspace for use within Class E (unrestricted). This will provide flexibility for the market to deliver floorspace in uses which are in highest demand over the plan period and beyond.</u></p> <p><u>Green infrastructure and open space</u> <u>In developing a site-wide masterplan, a holistic approach is required to protect, enhance and provide new green infrastructure (in line with Policy LP 16 'Green infrastructure'). Considerations for the masterplan include:</u></p> <ul style="list-style-type: none"> • <u>the layout of OSPV within the site, including play and amenity areas;</u> • <u>provision of SuDS;</u> • <u>how biodiversity connectivity will be achieved including a green corridor network with access routes within and adjoining the site; and</u> • <u>landscaping of the site.</u> <p><u>OSPV is an important component of achieving a sustainable mixed-use scheme and taking opportunities to achieve net environmental gains. Provision should include a green corridor within the site and fully integrated landscaping, open SuDS and biodiversity features in the public realm. Active and natural play spaces should be provided in the public realm (including for example, a skate bowl, ramps and a children's play area). Usable communal and private amenity space for future residents should be incorporated in the site. Additionally, improvements in OSPV in and around Bracknell Town Centre will be sought that future residents will be able to access and enjoy. The layout and landscaping of the site should maximise opportunities for public and private amenity space.</u></p> <p><u>Station Green at the western part of the site was provided as an open space of public value which was intended to replace the open space at Jubilee Gardens which was previously identified for redevelopment. Further work has indicated that it would be more beneficial to retain the open space at Jubilee Gardens, closer to the Town Centre and place development on the Station Green site. There is also an opportunity to create a vibrant public space at the heart of the development in the form of a new community square, forming part of the north-south link through the site. This should include integrated landscaping and green infrastructure connections, as part of a high quality public realm.</u></p>

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			<p><u>Jubilee Gardens is located in the northern part of the site. It contains mature trees and seating, and its area is approximately 0.51ha. As part of the development of the site, this space should be retained and enhanced, including the provision of a new play space. Enhancements should ensure that this part of the site provides both a physical and visual link to the wider site and Town Centre. This should include integrated landscaping and green infrastructure connections, as part of a high quality public realm. Further details will be set out in a forthcoming 'Bracknell Town Centre Masterplans' Supplementary Planning Document.</u></p> <p><u>Mitigation for habitats sites</u> It will not be possible to develop and make effective use of the site if a SANG is provided on site. An off-site solution will need to be found as a requirement of any planning consent, which is likely to be provision from Bracknell Forest Council owned strategic SANG. The development will require a Habitats Regulations Assessment at the application stage which must meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). This policy should be read in conjunction with Policy LP 17 'Thames Basin Heaths Special Protection Area' and Policy LP 47 'Designated nature conservation and geological sites'.</p> <p><u>Design and the public realm</u> It is essential that in accordance with Policy LP 15 'Design principles' development of the site is design-led, positively contributing to placemaking from the outset. Constraints and opportunities should inform the layout of the site, ensuring a comprehensive and well-designed development that will successfully integrate into the wider area. The site should deliver a high quality public realm, based on a clear strategy for the site, including structural planting and landscaping to provide a pleasant living environment for all.</p> <p><u>The site should create a sense of place with its own identity and character. The height, scale and form of the buildings must be carefully considered in order to contribute positively to the streetscene. As the site is highly visible from a key transport intersection, there are opportunities for landmark buildings and focal points within the development to signal the arrival and approach to the Town Centre, which should also respond to connections through the site, and level changes across the site.</u></p> <p><u>The site provides an opportunity to create a main pedestrian and cycle approach to the Town Centre from the railway station to the south, and therefore it is expected that active and positive frontages will be provided within the development. Links connecting the site to the wider network and Town Centre are essential in order to maximise sustainable modes of travel and connectivity. This should seek to replace existing underpasses with street level crossings, in order to provide at grade connections. There is an opportunity for a 'north-south' link through the site, to create a pedestrian/cycle priority space (providing links into the wider Town Centre), incorporating Green Infrastructure and SuDs features, together with integrated landscaping which will contribute to the public realm.</u></p> <p><u>New development must also retain and refurbish Jubilee Gardens, and create a new focal open space area. Active uses should be focused around the new open spaces, and the north-south linkway, in order to activate the</u></p>

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			<p><u>public realm.</u></p> <p><u>Development of the site will require residential car parking to be accommodated in a manner that does not dominate the public realm.</u></p> <p><u>Being in a sustainable location, redevelopment of the site will make effective and efficient use of land. It is therefore essential that proposals for the site are design-led and informed by a masterplan. Further details will be set out in a forthcoming 'Bracknell Town Centre Masterplans' Supplementary Planning Document.</u></p> <p><u>Bus Station</u> <u>Redevelopment of the site will involve land comprising the existing bus station. New bus interchange facilities will need to be provided such as on-street bus stops along Station Way, Station Road and Market Street, other set down stops, with bus station facilities to be re-provided within or close to the development. This should include the provision of a multi-modal public transport hub for rail, bus and taxi services. Development proposals should ensure that direct and legible connections through the site to the Town Centre and public transport locations are maintained and integrated into the site layout.</u></p> <p><u>Transport</u> <u>Development of the site will need to take account of the outcome of a Transport Assessment which should include coverage of the impact of the site on Junction 10 of the M4 and Junctions 3 and 4 of the M3.</u></p> <p><u>Highway improvements necessary to support development of the site include:</u></p> <ul style="list-style-type: none"> • <u>Capacity improvements to nearby road junctions including Station Roundabout and the Met Office Roundabout.</u> • <u>Improvements to footways to allow shared use providing better accessibility for pedestrians and cyclists to education facilities and the wider cycle track network.</u> • <u>Improving public transport links to the wider area.</u> <p><u>Other infrastructure requirements</u> <u>On- and off- site infrastructure, in accordance with the Infrastructure Delivery Plan, will be required to support the development. Infrastructure required to support the development may be secured through in-kind provision and/or through developer contributions. On-site waste recycling facilities will also need to be provided. This Policy should be read in conjunction with Policy LP 13 'Infrastructure'.</u></p> <p><u>Flooding and SuDs</u></p>

Ref	Page	Policy/para	Main Modification
			<p><u>Part of the site is at risk of surface water flooding, with high ground water levels occurring across parts of the site. Some areas at risk of surface water flooding also coincide with areas of high ground water levels. These are material considerations and will need to inform the layout of the site from the outset. Development of the site should avoid areas at risk of flooding and high groundwater. Suitable sustainable drainage systems should be provided to mitigate the impact of the development.</u></p> <p><u>When developing a site-wide masterplan, technical investigation and assessment of all sources of flooding should be undertaken to determine flood risk management measures and SuDS features required (including OSPV areas), in order to achieve sustainable development. This should meet the requirements for the site identified in the Level 2 Strategic Flood Risk Assessment (JBA, 2019).</u></p> <p><u>High quality public realm and OSPV should incorporate SuDS and buildings will be expected to include measures, such as green roofs, to capture water where it falls and ease drainage issues whilst contributing to enhancing biodiversity net gain on the site. This policy should be read in conjunction with Policy LP 18 'Flood risk' and Policy LP 51 'Sustainable Drainage Systems (SuDS)'.</u></p> <p><u>Biodiversity</u> <u>Parts of the site (being previously developed land and semi-improved grass land) do not lend themselves to areas of high ecological value. The area of trees within Jubilee Gardens is of moderate ecological value. A benefit of redeveloping the site with a strong landscape strategy, including integrated green infrastructure throughout, is that the site can help improve air quality, benefit local health and wellbeing, promote biodiversity, and achieve at least a 10% biodiversity net gain. A site management plan for at least 30 years after development has been completed is also required to set out the programme of works needed to achieve restoration, enhancement and ongoing management of the site. This policy should be read in conjunction with Policy LP 46 'Biodiversity' and Policy LP 16 'Green infrastructure'.</u></p> <p><u>Trees</u> <u>There are trees within the site which may need to be removed to accommodate development, although it is expected that mature trees within Jubilee Gardens should be retained where possible. A tree survey and arboricultural impact assessment in accordance with British Standard 5837 'Trees in relation to design, demolition and construction' (as may be amended or substituted) will be required. As far as possible, any existing trees of notable interest should be incorporated into the design of the proposal.</u></p> <p><u>Development of the site should not compromise the long-term health of retained trees, which will need to be appropriately safeguarded during construction in accordance with British Standard 5837 'Trees in relation to design, demolition and construction', as may be amended or substituted. Careful consideration will also need to be given to the drainage of the site and placement of utilities.</u></p>

Ref	Page	Policy/para	Main Modification
			<p><u>Appropriate new tree planting (which may be individual or groups of trees to provide naturalistic features) as part of the landscaping of the site will be required, as part of a landscape strategy to connect the site to the wider landscape network, including at gateway locations and focal areas within the site. This policy should be read in conjunction with Policy LP 48 'Protection and enhancement of trees and hedgerows'.</u></p> <p>Heritage <u>Market Inn, a locally listed building, is located to the south of the site on Market Street, opposite the train station. The significance of this heritage asset needs to be protected from harm and opportunities will be sought to conserve and enhance its significance in line with Policy LP 45 'Conservation and enhancement of the historic environment'. Development proposals should be accompanied by a Heritage Statement to support and demonstrate a clear understanding of the significance of the setting of the heritage asset and how its significance would be affected.</u></p> <p>Pollution and potential for contamination <u>The site is located close to the highway network. This means that careful consideration needs to be given to noise and other pollution issues that might affect the health and wellbeing of future residents. Due to the proximity of the site to main roads and the railway line, it will be necessary to undertake and take account of an acoustic report.</u></p> <p><u>Due to proximity to the AQMA (to the south of the site along Bagshot Road), it will also be necessary to undertake and take account of an air quality assessment to assess the impact of the AQMA on the health of future residents. This policy should be read in conjunction with Policy LP 52 'Pollution and hazards'.</u></p> <p><u>Due to the addition of sensitive land uses on the site, it will also be necessary to assess the potential for contamination within the site in accordance with Policy LP 53 'Development of land potentially affected by contamination'.</u></p> <p>Other matters <u>As the Development Plan should be read as a whole, regard will need to be had to all relevant adopted planning policies (including any in the Bracknell Town Neighbourhood Plan, and the Joint Minerals and Waste Plan), together with Supplementary Planning Guidance, in the consideration of this site. It is recommended that a pre-application proposal is submitted for consideration prior to the submission of a planning application.</u></p> <p>KEY EVIDENCE</p> <ul style="list-style-type: none"> • <u>NPPF (Chapter 5 Delivering a sufficient supply of homes; Chapter 8 Promoting healthy and safe communities; Chapter 12 Achieving well-designed places)</u> • <u>PPG (Effective use of land; Housing needs of different groups; Design: process and tools)</u> • <u>Housing Background Paper (BFC) (This provides an overview of the relevant evidence base for the site)</u>

Ref	Page	Policy/para	Main Modification
			<p><u>DELIVERY</u></p> <ul style="list-style-type: none"> • <u>Through the determination of planning applications.</u> • <u>The site is in single ownership, some site clearance will be required prior to commencement of development.</u> • <u>It is envisaged that housing could start to be delivered in 2030/31. Depending on market conditions and other factors, it is estimated that the development will take seven years to complete (see Appendix 1: 'Housing Trajectory').</u>
<p>MM16: Affordable Housing (Section 7.8/Policy LP9)</p>			
MM16	109	Policy LP9	<p>Policy LP 9</p> <p>Affordable housing</p> <ol style="list-style-type: none"> 1. In order to assist in meeting the identified local need for affordable housing, planning permission will only be granted for residential development on sites of 10 dwellings or more (gross) or which have an area of 0.5 ha or more, including mixed use developments which incorporate residential dwellings, which satisfy criteria (i) and (ii) below. This will also apply to specialist housing for older people where the site is delivering a net gain of 10 or more <u>(gross) self-contained units (C3 and C2), as part of a wider housing scheme.</u> <ol style="list-style-type: none"> i. 35% of new homes will be affordable. ii. The <u>tenure, mix and type of</u> affordable homes <u>to be delivered</u> will meet <u>be informed by</u> local housing need in accordance with the Council's most up to date evidence <u>of identified needs</u> which satisfy the criteria for qualifying cases. iii. <u>In stand-alone schemes for specialist accommodation for older persons (C2 or C3), any departure from the full requirement must be evidenced by a site-specific viability assessment.</u> 2. Proposals where affordable housing is required should have regard to the following: <ol style="list-style-type: none"> i. Relaxation of the affordable housing requirement, in part or in full, will only be considered for a scheme that is clearly subject to abnormal costs, not including the price paid for land, and not otherwise envisaged by the Local Plan Viability Assessment. Relaxation will only be agreed following an independent assessment of an open book financial appraisal of the development provided by the applicant. i. <u>The assumption is that all proposals for housing will be able to comply with the above policy. The applicant may bring forward a viability assessment which is to be accompanied by an</u>

Ref	Page	Policy/para	Main Modification
			<p><u>independently produced, open book financial appraisal to justify any relaxation of the requirement. Any relaxation will require compelling reasons.</u></p> <p>ii. In cases where the 35% calculation provides a fraction of an affordable dwelling such provision will be collected through a financial contribution of broadly equivalent value to that which would have been required on-site.</p> <p>iii. An appropriate tenure mix of affordable homes for rent and other affordable home ownership products.</p> <p>iii. iv. The affordable housing should be designed as an integral part of a development, distributed appropriately across the site and the mix should reflect the type and size of market housing unless otherwise specified by the Council. The affordable housing should be indistinguishable in appearance from the market housing on site.</p> <p>iv. v. With the exception of part dwellings, affordable housing should be provided on site.</p> <p>v. vi. Where a development falls below the site size thresholds in Part 1 but is demonstrably part of a potentially larger developable area above those thresholds, the Council will require affordable housing on a pro rata basis.</p>
111		7.216	<p>The table above reflects the overall need in terms of tenure split based on the HNA (2020). The Council may consider alternative negotiated mixes of tenure on a site specific basis to best address local need. <u>The Council is keen to ensure the delivery of affordable housing products that meet this overall need. However, the Local Plan Viability Assessment indicates that sites in and immediately around Bracknell Town Centre may not be sufficiently viable to provide the preferred tenure mix. For sites in and immediately around Bracknell Town Centre, which would otherwise be unviable, there will be flexibility to vary the mix of tenures set out in Table 10 of this Local Plan in order to achieve 35% of affordable homes overall, or as close to that figure as possible. This flexibility will be subject to an independent assessment of an open book financial appraisal of the development provided by the applicant.</u></p> <p><u>Bracknell Forest Council is the owner of several such sites and may accept a lower land value than is assumed in the viability appraisal in order to meet its policy objective of increasing the supply of affordable housing.</u></p> <p><u>In other locations, the Council may also consider alternative negotiated mixes of tenure on a site-specific basis in the interests of addressing specific local needs.</u> Further details will be set out in a forthcoming Housing SPD.</p>
112		7.223	<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • <u>Through the d</u>Determination of planning applications.
112		7.224	<p>Delete paragraph 7.224.</p>

Ref	Page	Policy/para	Main Modification
MM17: Specialist housing for older people and people with disabilities (Section 7.9)			
MM17	113	Section title	Specialist housing for older people and people with disabilities
	113	New policy at start of section	<p><i>Insert new policy (at start of section).</i></p> <p><u>Policy LP xxx Provision of Specialist Housing for Older People.</u></p> <ol style="list-style-type: none"> <u>To meet the needs of the growing ageing population, older persons accommodation will be encouraged within the settlement boundaries consistent with Policy LP 23.</u> <u>In order to provide a balanced mixed community, specialist older persons' accommodation, falling within both or either, C2 or C3, of the Use Classes Order, will be expected to be provided at the strategic allocations at Beaufort Park (LP5), Derby Field (LP6) and the Peel Centre and the Point (LP8).</u>
	113	7.228	<p><i>New paragraphs after 7.227 (incorporating changes to 7.228):</i></p> <p><u>However, over the plan period different housing models may emerge as the market for older person's housing and care needs matures.</u></p> <p><u>This in turn may impact on the quantum of demand. As such, it is not possible to determine a definitive quantum of development required for housing for older people, nor to set out in a prescriptive manner how it should be satisfied. Nonetheless, if</u> the conclusions of the HNA are adjusted for the plan period and to take account of commitments at 31st March 2020 <u>2023</u>, the indicative need for specialist housing for older people in Bracknell Forest is as set out in the Table below.</p>
	113	Table 11	<p><i>Amend title of table:</i></p> <p>Table 11 <u>Indicative requirement</u> Need for specialist older person housing 2020 – 2037</p>

Ref	Page	Policy/para	Main Modification																																																	
	113	New Table after Table 11	<p>TABLE X: Sites granted planning permission during plan period i.e. since 1st April 2020</p> <table border="1"> <thead> <tr> <th>Application ref.</th> <th>Date planning permission granted</th> <th>Name</th> <th>Address</th> <th>Description and notes</th> <th>No. of bedspaces</th> <th>No. of specialist dwellings or equivalent no. of dwellings*</th> </tr> </thead> <tbody> <tr> <td colspan="7">C2 – care/nursing home</td> </tr> <tr> <td>20/00947/FUL</td> <td>25/03/2022</td> <td>Land north of Cain Road</td> <td>Binfield</td> <td>Erection of 68 bed care home (Site allocated in SALP (Policy SA2) for residential use (75 units) - specialist housing has been permitted in addition to 50 dwellings)</td> <td>68 beds gross/net</td> <td>38 gross/net</td> </tr> <tr> <td colspan="7">C3 – retirement apartments</td> </tr> <tr> <td>20/01011/FUL</td> <td>19/03/2021</td> <td>Calcott</td> <td>Rectory Close, Bracknell</td> <td>Single storey rear extension and alterations (internal and external) to provide 2 no. single occupancy assisted living units with care worker facilities and communal meeting area</td> <td>N/A</td> <td>2 gross/net</td> </tr> <tr> <td>21/00704/FUL</td> <td>11/03/2022</td> <td>Boyd Court Management Office</td> <td>Downshire Way, Bracknell</td> <td>Conversion of office into a specially adapted wheelchair accessible 2 bedroom residential unit</td> <td>N/A</td> <td>1 net</td> </tr> <tr> <td>21/00023/FUL</td> <td>22/12/2021</td> <td>Binfield House</td> <td>Terrace Road North, Binfield</td> <td>Conversion of Binfield House and redevelopment of bungalows previously used as sheltered accommodation (10 bedsits, 6no. 1 bed flats and 6 bungalows) to provide 9no. C3 specialist apartments and 9no. C3 specialist dwellings. Condition limiting occupation to over 55s.</td> <td>N/A</td> <td>18 gross/-4 net</td> </tr> </tbody> </table> <p>*Where permissions specify the number of bedspaces, the equivalent no. of dwellings, has been calculated by dividing the number of bedspaces by 1.8, rounded to nearest whole number. This is in accordance with paragraph 11 of the Housing Delivery Test Measurement Rule Book Housing Delivery Test measurement rule book (publishing.service.gov.uk)</p>	Application ref.	Date planning permission granted	Name	Address	Description and notes	No. of bedspaces	No. of specialist dwellings or equivalent no. of dwellings*	C2 – care/nursing home							20/00947/FUL	25/03/2022	Land north of Cain Road	Binfield	Erection of 68 bed care home (Site allocated in SALP (Policy SA2) for residential use (75 units) - specialist housing has been permitted in addition to 50 dwellings)	68 beds gross/net	38 gross/net	C3 – retirement apartments							20/01011/FUL	19/03/2021	Calcott	Rectory Close, Bracknell	Single storey rear extension and alterations (internal and external) to provide 2 no. single occupancy assisted living units with care worker facilities and communal meeting area	N/A	2 gross/net	21/00704/FUL	11/03/2022	Boyd Court Management Office	Downshire Way, Bracknell	Conversion of office into a specially adapted wheelchair accessible 2 bedroom residential unit	N/A	1 net	21/00023/FUL	22/12/2021	Binfield House	Terrace Road North, Binfield	Conversion of Binfield House and redevelopment of bungalows previously used as sheltered accommodation (10 bedsits, 6no. 1 bed flats and 6 bungalows) to provide 9no. C3 specialist apartments and 9no. C3 specialist dwellings. Condition limiting occupation to over 55s.	N/A	18 gross/-4 net
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	114	7.230	<p>The HNA also estimates the need for additional residential care and nursing home bedspaces. After having adjusted the figures (for the plan period and commitments at 31st March 2020 2023), the indicative need is 764 730 bedspaces. This is considered to be an approximate the maximum level of need as there is potential for some of this need to be met through the provision of extra care schemes, depending on the delivery of such schemes. An analysis of commitments over the last 5 years substantiates this as it shows that 48% of all completions falling within Use Class C2 have been extra care.</p>																																																	

Ref	Page	Policy/para	Main Modification
	114	7.234	<p><i>New text and subdivision of paragraph 7.234:</i></p> <p>Against this background, the Local Plan seeks to help meet needs by requiring strategic sites, where suitable environments can be created, contribute towards a range of attractive housing options for older people. In terms of the Use Classes Order, it is likely that some of this accommodation will come forward as Use Class C3 (residential dwelling house) and some as Use Class C2 (residential institutions), depending on market factors. The Council's preference is for extra care and enhanced sheltered which tend to fall within Use Class C2. These schemes have the capacity to deliver flexible twenty four hour care from an on-site care team, based on individual need that can increase or decrease according to circumstances.</p> <p>A review of planning commitments data for specialist housing, also shows that a number of schemes on sites in the urban area come forward as 'windfall' development through the development management process. <u>The integration of specialist housing within the wider housing stock will help to ensure that there is a wide choice and mix of housing types and tenures, that provide an attractive choice for those who wish to downsize or move to more age-appropriate housing.</u> If there is further need, <u>In order to satisfy demand,</u> it is likely that developers/providers will continue to identify sites for such proposals. A development management policy is therefore included in Part 2 dealing with locational criteria as where a scheme is located influences the degree of community integration and involvement and ease of access for staff and visitors such as relatives/friends.</p>
	114	New para. after 7.234	<p><i>New paragraph after amended para. 7.234.</i></p> <p><u>The quantum and type of specialist older persons accommodation to be provided at Beaufort Park, Bracknell (LP5), Derby Field, Crowthorne (LP6) and The Peel Centre and The Point, Bracknell (LP7) will be agreed as part of the master planning process (in accordance with Policy LP15).</u></p>
	114		<p><i>New section after linked development management policies box.</i></p> <p><u>DELIVERY</u> <u>Through the determination of planning applications.</u></p>
MM18: Self build and custom build (Section 7.10)			
MM18	115	7.238	<p>In order to meet the need identified on Bracknell Forest's Self and Custom Build Register, and, taking into account the nature of strategic sites, upto 5% of the overall dwellings shall be provided through the provision of serviced plots for sale to address local self or custom build need on Land at Beaufort Park, Nine Mile Ride, Bracknell, and Land East of Wokingham</p>

Ref	Page	Policy/para	Main Modification									
			Road and South of Dukes Rides (Derby Field), <u>Crowthorne Sandhurst and Land at Jealott's Hill, Warfield</u> (Policies LP5 to LP7 <u>6</u>)....									
MM19: Housing supply (Gypsy and Traveller and Travelling Showpeople) (Section 7.10)												
MM19	116	7.240	... living in caravans. Accordingly there is as need to plan for this type of accommodation. Within this cultural need, some households meet the definitions set out in the Planning Policy for Travellers Sites (PPTS) Annex 1. In Bracknell Forest, the GTAA found that 33% of households met the definitions (the 'PPTS need').									
	116	7.241	<p>The overall scale of need for gypsy, traveller and travelling showpeople accommodation in Bracknell Forest is small compared with wider housing needs. Using the assumptions set out in the GTAA (taking account of turnover), the need in the Borough over the plan period 2021/22-2036/37 is for:</p> <ul style="list-style-type: none"> • eight gypsy and traveller pitches based on cultural need (of which three pitches represent the PPTS need). This can be broken down into: <ul style="list-style-type: none"> ○ three four gypsy and traveller pitches based on cultural need during the period 2020/21 in the first five years of the plan period 2024/25 (of which one pitch represents the PPTS need); ○ five four gypsy and traveller pitches based on cultural need during the period 2025/26 — 2036/37 2026/27 to 2036/37 (of which two pitches represent the PPTS need); • no five plots for travelling showpeople; and • the need to give consideration to options for the transit provision of transit pitches in Bracknell Forest Borough as part of a strategic cross-boundary response to unauthorised encampment activity. 									
	116	7.242	<p>The Council intends to meet the cultural need for gypsy and traveller pitches. At the time of writing, the Council had resolved to approve is considering an application for four retrospective pitches, which involve the intensification of an existing authorised site and if approved would wholly address the short-term need for pitches and start to meet the need in the latter part of the plan period. Whilst the four pitches are currently unauthorised, they have already been delivered on the site and are available to meet the Borough's five year supply in full. The application seeks to regularise the existing use and there is no in-principle objection to permission being granted.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Short term need</th> <th></th> <th style="text-align: center;">Need</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">5 year authorised pitch shortfall (from GTAA, 2022)</td> <td style="text-align: center;">2021/22 to 2025/26</td> <td style="text-align: center;">7</td> </tr> <tr> <td style="text-align: left;">Anticipated turnover on council site</td> <td></td> <td style="text-align: center;">3</td> </tr> </tbody> </table>	Short term need		Need	5 year authorised pitch shortfall (from GTAA, 2022)	2021/22 to 2025/26	7	Anticipated turnover on council site		3
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	116	7.243	<table border="1"> <tr> <td><u>Residual need 2021/22 to 2025/26 after turnover</u></td> <td></td> <td>4</td> </tr> <tr> <td><u>Supply of pitches</u></td> <td><u>Retrospective planning application 19/00491/FUL</u></td> <td>4</td> </tr> <tr> <td><u>Total unmet need in 5 year period</u></td> <td></td> <td>0</td> </tr> </table>	<u>Residual need 2021/22 to 2025/26 after turnover</u>		4	<u>Supply of pitches</u>	<u>Retrospective planning application 19/00491/FUL</u>	4	<u>Total unmet need in 5 year period</u>		0
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			<u>Supply of pitches</u>	<u>Retrospective planning application 19/00491/FUL</u>	4							
			<u>Total unmet need in 5 year period</u>		0							
<p>It is proposed to meet the need in the latter part of the plan period through the allocation of land for eight permanent pitches on land at Jealott's Hill, Warfield alongside the creation of a Garden Village (see Policy LP 7 'Land at Jealott's Hill, Warfield'). This allocation has required an alteration to the Green Belt similar to that for the main development of land at Jealott's Hill. The approach taken is considered to provide clarity and certainty, and be a proactive and pragmatic to meeting Bracknell Forest's future pitch needs. <u>Where windfall sites are submitted to meet identified needs later in the plan period, these will be determined in accordance with Policy LP25 'Gypsies, Travellers and Travelling Showpeople'.</u></p>												
<p>MM20: Designated Employment Areas (Section 8.1/Policy LP10)</p>												
MM20	117	Section heading	Section 8.1 'Provision of economic <u>employment</u> floorspace'									
	117	8.1	...with industry to develop innovative uses of AI and advanced analytic technologies). <u>These aspirations have been further embedded in the UK Innovation Strategy (2021).</u>									
	117	8.2	The Berkshire Local Enterprise Partnership published its Draft Berkshire Local Industrial Strategy (BLIS) in March 2019 <u>October 2020</u> ³ . This highlights the importance of the Life Sciences and Information Technology Sectors to Berkshire. The BLIS <u>has a vision that 'Berkshire should grow with ambition and intent to harness the best of both global and local'. From this it identifies six overarching 'priorities' to create a sustainable economy.</u> identifies 'priorities that are to be developed in order to help accelerate growth in Berkshire as there is concern that levels of investment have decreased due to a cautious approach being taken by the business community due to the level of uncertainty. One priority identified is to look at ways of enhancing productivity within Berkshire's enterprises. A further priority is to foster relationships and inter dependencies linked to economic life which are considered to be weaker than in some areas outside Berkshire. The potential of <u>It identifies</u> certain organisations and sites to act as institutional anchors is to be investigated.									

³ <http://www.thamesvalleyberkshire.co.uk/getfile/Public%20Documents/About%20us/BLIS%20-%20locally%20approved%2024%20October%202019.pdf?inline-view=true>

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	117	8.4	<p>Specific reference is made to the global research and development centre for Agro-chemical research operated by Syngenta at Jealott's Hill. Whilst As this strategy is still evolving implemented, the Local Plan can help support this opportunity opportunities for long-term economic growth in these sectors.</p> <p><u>At the time of the 2011 Census Bracknell Forest's labour market was broadly in balance with a very small outflow of 2,500 persons which is not considered significant. Since the 2011 Census ONS has provided new 'experimental' Job Density Statistics which looks to update the commuting balance between areas by looking at the ratio of the number of jobs per resident aged 16-64. This data shows that in 2011 there was a ratio of 0.88 jobs for each resident of working age in Bracknell Forest. This ratio has remained broadly stable with the ONS reporting 0.89 in 2019. This would suggest Bracknell Forest remains broadly in balance with the same ratio as seen nationally and in the wider South East. However, this ignores the fact that nationally and regionally the ratios have shifted approximately 10% between the 2011 Census and today. Bracknell Forest has not seen a similar shift, which suggests that over time the workplace imbalance between Bracknell Forest and its nearby Housing Market may have worsened. It is likely that at least some of the job growth seen in the core of the Thames Valley has attracted more commuting in from Bracknell Forest and this in turn has not allowed Bracknell Forest's own ratio to improve. However, it remains the case that there are enough jobs to support the size of the workforce aged 16-64 and there is no suggestion that Bracknell Forest has a significant issue or concern with commuting.</u> Whilst the population of Bracknell Forest increased by around 12% over the period 2004-2019 (ONS midyear population estimates), jobs declined by 1.4% (ONS). Levels of unemployment have however fallen over the same period from 3.1% in 2004 to 2.5% in 2019 (ONS). An increasing number of residents who work are travelling to jobs outside the Borough. Bracknell Forest is in the Central Berkshire Functional Economic Market Area (FEMA) since it has strong economic relationships with the Boroughs of Reading, Wokingham and part of Windsor and Maidenhead. Some movement to jobs outside the Borough is therefore to be expected. Data drawn from the 2011 Census suggested that a significant number of residents travel to the Boroughs of Windsor and Maidenhead and Wokingham. This reflects the role of Maidenhead as a popular office location and the inclusion of a large part of the Reading urban area within the Borough of Wokingham. More recently Central Reading has benefitted from the tendency of occupiers to favour vibrant town centre locations with good connectivity and transport links and it is likely that this is having a further impact on commuting flows from Bracknell Forest. The main challenges associated with this gradual loss of self-containment are the pressure that it places on transport infrastructure especially at peak times and loss of a mix of uses which adds to the vibrancy of communities. The Council is keen to support existing businesses and wishes the area to grow in a sustainable way.</p>
	118	8.5	<p>For the purpose of this plan development proposals in defined settlements, employment development is defined as offices, general industrial, and storage or warehousing and distribution together with any sui generis uses that share a significant number of characteristics with those uses (see Policy LP35 'Development in the countryside' for the employment definition applied outside of defined settlements). However, economic development covers a broader range of uses including employment development and 'Main Town Centre' uses. For clarity, 'economic development' is therefore taken as including office, industrial and storage (warehousing and distribution), retail, leisure, entertainment and more intensive sport and recreation uses, arts, culture and tourism development. Other economic development, in particular retail, is set out in Section 8.2.</p>

Ref	Page	Policy/para	Main Modification
	118	Below 8.5	<i>Insert new sub-heading:</i> <u>Employment Development</u>
	118	8.7	...and maintain an appropriate supply of employment land through the redevelopment and intensification of existing sites and premises to make more efficient use of sites, and provide modern premises, and a range of units in size, type and configuration.
	188	8.8	The Council has reviewed the boundaries of its designated Employment Areas sites to account for changes in circumstances such as allocations in previous plans and other developments that have taken place particularly through permitted development rights. It has concluded that the five designated Employment Areas listed in the policy below and shown on the Policies Map need to be protected.
	119/183/190	LP10 / LP26 / LP28	<i>This new policy involves the following original policy wording: LP10, LP26 parts 1, 2 and 3, and LP28 parts 2 and 3. Aside from adding a reference to the Policies Map in criteria 1, the wording is unchanged from its original form in these different policies:</i> <u>Policy LP x</u>
	119	LP10	<u>Definition and protection of</u> designated Employment Areas 1. Designated Employment Areas as defined on the Policies Map are as follows: <ul style="list-style-type: none"> • Western Employment Area, Western Road, Bracknell • Eastern Employment Area, Eastern Road, Bracknell • Southern Employment Area, Doncastle Way, Bracknell • Wellington Business Park, Dukes Ride, Crowthorne • Vulcan Way, Swan Lane, Sandhurst.
	183	LP26, criteria 1	2. Within the designated Employment Areas the following will be supported: <ol style="list-style-type: none"> i. development for business, industry, distribution and storage uses (BIDS); ii. development that will enable existing businesses to expand and/or adapt to changing circumstances; and iii. proposals that meet an evidenced need for a particular type of BIDS development.
	183	LP26, criteria 2	3. The sequential test will not be required where new office floorspace is proposed in designated Employment Areas.
	183	LP26, criteria 3	4. Development within designated Employment Areas for non-BIDS uses (with the exception of 'ancillary services') will be resisted and will be permitted where there is a justification for a departure from this policy following submission of information on, and consideration of, the following matters: <ol style="list-style-type: none"> i. impact on the supply (amount, type, quality and use) of BIDS land and premises;

Ref	Page	Policy/para	Main Modification
			<ul style="list-style-type: none"> ii. evidence of need for the proposed use and the need for it to be located within a designated Employment Area; iii. evidence that the site has been effectively and continuously marketed for BIDS uses through a variety of media for a period of at least 12 months; iv. the relative suitability of the site for BIDS and for the alternative use; and, v. the location of the site and its relationship to other uses.
190		LP28, criteria 2	<p>5. Ancillary services will be permitted in appropriate locations within designated Employment Areas and other areas provided that they:</p> <ul style="list-style-type: none"> i. are small in scale (100m² or less GEA); ii. support the primary business function of the designated Employment Area; and, iii. cumulatively do not compromise the integrity of the prime business functions of the designated Employment Area.
190		LP28, criteria 3	<p>6. The sequential test will not be required where ancillary services are proposed within designated Employment Areas.</p> <p><u>[FOOTNOTE] ¹ Ancillary Services are defined in Paragraph 13.18</u></p> <p><i>The supporting text for this new policy has involved moving and merging the supporting text from Policies LP10, LP26 and LP28, deleting duplication, and putting relevant paragraphs into the following order (original paragraph numbers shown for clarity, with changes to these as modifications): 13.2, 13.3, 8.13, 8.9 (merged with 13.4), 8.10, 13.5 (with first sentence of 8.11), 13.6, 13.7, 13.18 (with para. 13.8 first) and 13.19. Deletion of paragraphs 8.11, 8.12 and 13.1. Includes consequential changes to supporting text as a result of merging these policies.</i></p>
182		13.2	The Borough's designated Employment Areas are important locations of business...
183		13.3	<p>The designated Employment Areas are the key areas in the Borough that contribute significantly to the employment land supply for business, industry, distribution and storage uses (BIDS). They also offer opportunities for regeneration and intensification; there are several sites in designated Employment Areas where this could be achieved. For the purposes of this policy, the term 'business' is considered to cover office, research and development and light industrial uses. The Employment Land Needs Study confirms that there is a need to protect these areas since sites are vulnerable to pressure from alternative higher value uses. Their cumulative loss would have an adverse impact on the ability of businesses to establish, expand or relocate and might generate pressure to release land in less acceptable locations. The retention of the designated eEmployment aAreas reflects the NPPF advice that planning policies and decisions should help create the conditions within which businesses can invest, expand and adapt.</p>
119		8.13	There may also be opportunities for employment development...

Ref	Page	Policy/para	Main Modification
	119/183	8.9/13.4	<p><i>Merge paragraphs 8.9 and 13.4 to read as follows:</i></p> <p>The larger designated Employment Areas are covered by an Article 4 Direction to control changes of use from offices to residential. A further challenge to the integrity of these areas has resulted from The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 that came into force on 1st September 2020. This resulted in the revocation of Use Classes A, B1 and D and the creation of a new Class E (commercial, business, and service). The changes bring brought together former A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) as well as parts of Classes D1 (non-residential institutions) and D2 (assembly and leisure) into one single new E Use Class. Changes of use between the different types of uses listed in Class E will do not constitute development and so will do not require planning permission. 13.4 Due to amendments to legislation in September 2020, changes of use within Class E are not regarded as development and therefore no planning permission is required. They cannot be restricted through the use of Article 4 Directions. Whilst this weakens the Council's ability to protect the integrity of the designated Employment Areas, it is considered appropriate to retain references to uses that fall within Use Class E to cover circumstances when planning permission is required. In order to avoid a proliferation of wider Class E uses in these areas, the Council may consider the removal of permitted development rights or add conditions to limit the use.</p>
	119	8.10	<p>It is therefore possible that buildings used for business purposes could change to uses such as retail and leisure. Protecting the supply of floorspace is important...</p>
	119	8.11/8.12	<p><i>Delete paragraphs 8.11 and 8.12.</i></p>
	184	13.5/8.11	<p><i>Add first sentence of paragraph 8.11 (amended) to paragraph 13.5.</i></p> <p>The NPPF promotes a sequential approach to 'main town centre uses', which includes offices. This means that they should in the first instance be directed to Bracknell Town Centre and other centres. <u>This is in order to promote and support particularly Bracknell Town Centre as a focus of economic and cultural activity due to its sustainable location and the need to support its vitality and continuing renewal.</u> However, some office occupiers may have specific market and locational requirements that mean they are better located in on the designated Employment Areas. Office development within the designated Employment Areas may facilitate clusters or networks of knowledge and data-driven, creative or high technology businesses. As such, new office development within the designated Employment Areas will be exempt from the sequential test.</p>
	184	13.6	<p>The loss of BIDS uses has the potential to have a significant impact on the quality and character of the area...</p>
	184	13.7	<p>In order to justify non-BIDS uses in designated Employment Areas, Part 3 4 of the policy requires several factors to be considered. Applicants will...</p>
	184/188	13.8/13.18	<p><i>Add wording from paragraph 13.8 to beginning of paragraph 13.18.</i></p>

Ref	Page	Policy/para	Main Modification
			<u>It is accepted that employees working in premises on designated Employment Areas need access to a range of small scale 'ancillary services'</u> . These are dealt with in Policy LP 28 'Smaller businesses'. Employees working in premises on the designated Employment Areas often require access to a range of facilities or 'ancillary services'. For the purposes of this policy, these are defined as small shops, food and drink establishments, gymnasia and crèches of less than 100m ² . The absence of such facilities can increase travel demand and make areas less attractive to employers and staff. However, it is important that 'ancillary services' are subordinate to, and do not form an integral part of, the main employment uses in the designated Employment Area. Furthermore, they must not undermine the availability or suitability of land for core uses or compete with operators of comparable main town centre uses in sequentially preferable locations. Where new employment areas are proposed, the need for 'ancillary services' should be considered as part of the overall development scheme.
	191	13.19	As 'ancillary services' fall within the definition of main town centre uses, they would normally be directed to Bracknell Town Centre and other centres in the first instance. Due to their role in complementing the main employment uses in the designated Employment Area, the sequential approach will not be applied to applications for 'ancillary' services'.
		Linked Policy box	<i>Add in new box:</i> <u>Linked Development Management Policy</u> <ul style="list-style-type: none"> • <u>Policy LP28 'Smaller Businesses'</u>
	185	Key evidence	KEY EVIDENCE <ul style="list-style-type: none"> • National Planning Policy Framework (Chapter 6 Building a strong, competitive economy) • Planning Practice Guidance (Housing and economic needs assessment) • Employment Land Needs Study (April 2020)
	185		DELIVERY AND MONITORING
		13.9	Delivery <ul style="list-style-type: none"> • <u>Through the</u> determination of planning applications.
	185	13.10	<i>Delete paragraph 13.10.</i> <i>New Strategic Policy LP27 'Employment development outside designated Employment Areas in defined settlements' to follow after this policy in amended structure.</i>

Ref	Page	Policy/para	Main Modification						
MM21: Sites allocated for Employment/Mixed Use Development (Section 8.1/Policy LP11)									
MM21			<i>This Policy will come after new strategic Policy LP27 in amended structure.</i>						
	120	Heading above 8.14	Employment development Section starts at paragraph 8.14.						
	120	8.14	If these figures are adapted to the plan period, there is a need for a further 19,125 m ² of office floorspace and 48,875 m ² of industrial and storage/warehousing floorspace from 2020/21 .						
	120	8.15	...market conditions and achieve innovations. For this reason, it has been decided to combine the figures for Business, Industrial and Warehousing uses into a single figure covering the need for employment floorspace which equates to 68,000m².						
	120	8.16 – 8.21	<i>Move paragraphs 8.16-8.21 inclusive (except the last sentence of para. 8.21) to Before 'Retail Hierarchy' in Section 8.2.</i>						
	121	8.21	The Council wishes to support businesses involved in economic sectors with potential to grow by assisting in the provision of new and refurbished floorspace designed to meet future needs. It is hoped that this will encourage growth in jobs and opportunities, together with the ability for people to live and work locally, reducing out commuting. The following policy should be read alongside Policy LP 4 'Sites allocated for residential/mixed use development' that deals with sites allocated for residential uses since a mix of uses would be incorporated on each site listed.						
	122	Policy LP11	Sites allocated for economic employment development/mixed use The following sites, as shown on the Policies Map, are allocated for employment economic /mixed-use development and should be developed in accordance with the relevant strategic policies within this plan and Appendix 2: 'Site profiles for allocated sites ' together with general policy considerations. Table 12 Sites allocated for economic employment development/mixed use <table border="1"> <thead> <tr> <th>Site ref (as used in the SHELAA)</th> <th>Address</th> <th>Approximate capacity (m² net) ^x</th> </tr> </thead> <tbody> <tr> <td>BRA7</td> <td>Town Square, The Ring <u>Eastern Gateway Development Area (comprising Land at Town Square, The Ring), Bracknell</u></td> <td>3,160</td> </tr> </tbody> </table>	Site ref (as used in the SHELAA)	Address	Approximate capacity (m ² net) ^x	BRA7	Town Square, The Ring <u>Eastern Gateway Development Area (comprising Land at Town Square, The Ring), Bracknell</u>	3,160
Site ref (as used in the SHELAA)	Address	Approximate capacity (m ² net) ^x							
BRA7	Town Square, The Ring <u>Eastern Gateway Development Area (comprising Land at Town Square, The Ring), Bracknell</u>	3,160							

Ref	Page	Policy/para	Main Modification		
			BRA12	Former Bus Depot, Market Street	4,700
			BRA14, <u>BRA15 and BRA17</u>	<u>Jubilee Gardens, The Ring Southern Gateway Development Area (comprising Jubilee Gardens, Land east of Station Way and north of Church Road, and the Bus Station), Bracknell</u>	<u>22,300</u> 5,100
			BRA15	Land east of Station Way and north of Church Road (Southern Gateway)	9,400
			BRA17	Bus Station, The Ring	7,575
			BRA18	Peel Centre and The Point, Skimped Hill Lane, <u>Bracknell</u>	<u>500</u> -12,139
			WAR3	Land at Jealott's Hill Warfield	72,200 (of which 38,750 is to be delivered within the plan period) and 1,528 (local centre, of which 836 is to be delivered in the plan period)
				Total	<u>25,960</u> 91,524 of which 57,382 is to be delivered in the current plan period
			<p>TABLE FOOTNOTE x: <u>The floorspace allocated for these sites is for offices</u></p> <p>The sites allocated in the policy above are key to implementing the strategy of <u>further developing employment and maximising the unique opportunity to develop a globally significant agri-tech asset at Jealott's Hill and to further development economic opportunities in and around Bracknell Town Centre.</u></p>		
	122	8.22			

Ref	Page	Policy/para	Main Modification
	122	8.23 - 8.26 (inclusive)	<i>Delete paragraphs 8.23 - 8.26.</i>
	123	8.27	Bracknell Town Centre and its adjacent area is an important employment and commercial centre and the most accessible location in the Borough, offering the widest range of services and facilities. For these reasons, further employment and economic growth is also directed to central sites which will help support the continuing regeneration and ongoing viability of the centre. This accords with the Bracknell Town Centre Vision 2032 in which the Council confirms its commitment to the further regeneration of the area. This also reflects the strategy of focusing a significant proportion of residential development on this area and encouraging it to become an activity-based community gathering place. Some of these These schemes are planned to include offices to help meet the need for flexible small to medium sized units in a town centre environment. This will provide opportunities for occupiers of sites in designated Employment Areas to re-locate and for those sites to be redeveloped and intensified for other employment uses if the market indicates a need. Active uses, such as retail, cafes and restaurants will be encouraged on the ground floor of appropriate buildings in Bracknell Town Centre .
	123	8.28	The Peel Centre and the Point are located on the periphery of Bracknell Town Centre and together comprise a previously developed site in a highly sustainable location. The majority of the site currently comprises retail warehousing, and there is also a supermarket, restaurants and leisure facilities. The regeneration of Bracknell Town Centre, particularly the opening of the Lexicon, together with the difficult retail market has resulted in some duplication of tenants. The design of the units is dated and does not meet the needs of increasingly discerning occupiers and consumers. A mixed-use redevelopment of the site is therefore proposed through Policy LP8 'The Peel Centre and The Point', which includes 500m² office floorspace , retaining a supermarket and providing some smaller retail units that meet current expectations and serve the increasing number of people living in the wider area.
	123	8.29	Therefore, whilst whilst provision in Policy LP 11 'Sites Allocated for employment development/mixed use' does not meet the overall theoretical need for the individual BIDS components economic floorspace there is significant uncertainty around future demand for floorspace and it would provide provides a significant supply which could be drawn upon for a number of years into the plan period . The Council will continue to be supportive of suitable proposals for employment uses in appropriate locations in accordance with Policies LP10/26, LP27 and LP28. Take up needs to be carefully monitored to identify any emerging trends which will be responded to through a Local Plan Review .
	124	Linked policies box	Linked Development Management Policy/ Policies <ul style="list-style-type: none"> • Policy LP 26 'Development within designated Employment Areas' • Policy LP 28 'Smaller businesses' • Policy LP 29 'Development in Bracknell Town Centre'
	124		DELIVERY AND MONITORING
		8.30	Delivery

Ref	Page	Policy/para	Main Modification
	124	8.31	<ul style="list-style-type: none"> • Through the determination of planning applications. Delete paragraph 8.31.
MM22: Hierarchy of Centres (Section 8.2/Policy LP12)			
MM22			<i>Insert moved paragraphs 8.16-8.21 inclusive (except the last sentence of para. 8.21) as per MM21 (only changes to this moved text are shown as modifications):</i>
	125	Before para. 8.32	Retail development
	102	8.16	The Western Berkshire Retail and Commercial Leisure Assessment (2016 2017) ⁽⁴⁴⁾ originally set out the need for comparison and convenience floorspace for the period 2016 to 2036. Although the study had regard to planned future development, the Lexicon was not open when the assessment was completed. At the time, it was assumed that Bracknell's attractiveness as a comparison goods shopping destination would increase as a consequence of the opening of the Lexicon and that therefore Bracknell's 'market share' would increase generating a greater 'need' for new comparison goods floorspace in Bracknell.
	120	8.17	The Lexicon opened in September 2017 and Bracknell Town Centre rose in the retail rankings (Trevor Wood Associates) to 29th in 2019 and 25th in 2022 (from 255 before the redevelopment). Further improvements are continuing through the implementation of a scheme based on the former Bentall's store which will provide new retail, food, drink and leisure facilities.
	120	8.18	A review ⁽⁴⁵⁾ of the Western Berkshire Retail and Commercial Leisure Assessment concluded that a much lower proportion of the Lexicon has been delivered as comparison goods floorspace than expected, so the uplift in the comparison goods market share predicted may have overstated the need for comparison floorspace set out in the original report. Special Forms of Trading (i.e. online) have been revised upwards significantly, (irrespective of the impact of COVID-19) and retailer efficiency growth assumptions (i.e. assuming that retailers use their space more efficiently every year) have increased. Whilst it is recognised that Bracknell has experienced a step change in its role as a centre, the combination of factors outlined means that there is unlikely to be a need for new retail floorspace. Although the impact of the pandemic on the High Street is as yet unknown, it is likely that it will have exacerbated the position in terms of a decrease in footfall, and closure of stores.
	121	8.19	For town centres to remain viable they must offer experiences that cannot be matched by online shopping. This means that they need to be given scope to diversify and evolve. The Council will therefore encourage proposals for complementary town centre uses of an appropriate scale to support the role of town centres as social spaces, increase customer dwell time, and make them more interesting places to visit. This requires a flexible planning approach that encourages investment, not

Ref	Page	Policy/para	Main Modification
			just through economic policies but also by ensuring that local infrastructure and the Borough's environment are of a high quality.
	121	8.20	Changes in planning legislation allow greater flexibility of use through the introduction of Use Class E which incorporates former use classes A1-3 (shops, financial services and restaurants) as well as Class B1 (business – primarily office space).
	121	8.21	The Council wishes to support businesses involved in economic sectors with potential to grow by assisting in the provision of new and refurbished floorspace designed to meet future needs. It is hoped that this will encourage growth in jobs and opportunities, together with the ability for people to live and work locally, reducing out commuting. [FOOTNOTE 44 – https://consult.bracknell-forest.gov.uk/file/4621392 FOOTNOTE 45 - https://consult.bracknell-forest.gov.uk/file/5755785]
			Shopping hierarchy
	125	8.32	Bracknell Forest has a well-established....
	126	Policy LP12	Hierarchy and extent of centres Development proposals within a centre, which are defined on the Policies Map and Inset Maps (FOOTNOTE) and include the primary shopping areas , will be supported where they are consistent with the role and function of that centre, having regard to its place in the following hierarchy:.... <i>FOOTNOTE:</i> Inset maps showing the extent of centres in 'Appendix 3: Defined Centre Maps'. These include Primary Shopping Areas. Each centre is attributed a number to allow cross referencing between the policy, Inset map and Policies Map.
	126	Policy LP12	<i>Insert words 'Inset Map' in the brackets before each number, in the centres listed to ensure clarity.</i>
	126	8.38	There are a number of retail facilities that, whilst planned for, have not yet been delivered at the time of drafting and therefore have not been included in the policy. Any new retail facilities (such as those within new strategic housing developments) should be considered in the context of this hierarchy and Policy LP31 'Development of main town centre uses outside of designated centres' which sets out how they will be assessed.
	127	8.39	The planned new Local Centres are: <ul style="list-style-type: none"> • Land at TRL, Crowthorne • Amen Corner South, Binfield • Priory Field, Warfield • Jealott's Hill, Warfield.

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	127	8.40	DELIVERY AND MONITORING Delivery <ul style="list-style-type: none"> • Through the determination of planning applications. • The use of planning conditions and obligations
	127	8.41	Delete paragraph 8.41. New Strategic Policies LP29 'Development in Bracknell Town Centre' and LP31 'Development of main town centre uses outside of designated centres' to follow after this policy in amended structure.
MM23: Infrastructure (Section 9.1/Policy LP13)			
MM23	129	9.1	New development planned in the Borough will have an impact on local roads, school capacity, health facilities, open spaces, utilities and many other forms of infrastructure. To mitigate the impacts of new development and create sustainable developments and communities, new and improved infrastructure will be required at the right time and in the right place. <u>The Council and developers will therefore liaise with relevant infrastructure service providers at appropriate points in the development process.</u>
	131	Policy LP13	Policy LP13 Infrastructure 1. Development will only be permitted which mitigates its impacts through the timely provision of new, or the enhancement of existing necessary strategic and local infrastructure to ensure that infrastructure is in place and available when it is required . As appropriate to its scale and nature, d development will only be permitted which complies with one or more of the following criteria where relevant : <ul style="list-style-type: none"> i. it provides or funds necessary new infrastructure enhances, or funds the enhancement of existing infrastructure to make the development acceptable, including opportunities for multi-functional use of community facilities; ii. provides or funds necessary new infrastructure; iii. it makes use of other sources of funding to bring forward joint infrastructure schemes; iv. it satisfies the requirements of infrastructure and utility providers with regard to future and existing facilities and services; including, but not limited to educational, health and transport facilities and utilities infrastructure including telecommunication masts and broadband services; v. is coordinated with the delivery of new or improved infrastructure; and

Ref	Page	Policy/para	Main Modification
			<p>iv. iv. it provides and/or contributes towards the future maintenance of infrastructure provided as a result of the new development.</p> <p><u>In all cases development will only be permitted where it can be demonstrated that there is adequate provision for the treatment of wastewater in place to prevent wastewater leakage into the environment including rivers.</u></p> <p>2. Where viability constraints are demonstrated by robust evidence, the Council will:</p> <p>i. prioritise developer contributions for strategic and local infrastructure in line with relevant policies in the Local Development Plan and the detail of requirements outlined in the Infrastructure Delivery Plan; and/or</p> <p>ii. use an appropriate mechanism to defer part of the developer contribution/ in-kind provision requirement to a later date; or</p> <p>iii. if necessary, refuse planning permission if the development proposal would be unsustainable without the required infrastructure following consideration of alternative funding sources.</p> <p>3. Evidence used to demonstrate viability constraints must:</p> <p>i. take account of viability evidence supporting the Local Plan; and,</p> <p>ii. be independent, transparent and published; and,</p> <p>iii. be fully funded by the applicant (including an independent assessment of the evidence on behalf of the Council); and</p> <p>iv. be agreed by the Council.</p> <p><i>Insert between paras 9.6 and 9.7.</i></p> <p><u>The Council has consulted extensively with Thames Water during the production of the Local Plan and its accompanying Infrastructure Delivery Plan (IDP) where it was identified that growth will require improvement to capacity at wastewater treatment plants. Additional capacity will be required at wastewater treatment works including Bracknell as a result of the proposals identified in this Local Plan. The Council will work with Thames Water and developers to secure the delivery of the necessary capacity, through its investment plans, in advance of planned development taking place.</u></p> <p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • <u>Through the</u> determination of planning applications...
	132	Between paras 9.6 and 9.7	
	133	19.10	
	133	19.11	<i>Delete paragraph 19.11.</i>
MM24: Transport Principles (Section 9.2/Policy LP14)			
MM24	134	9.14	The following policy two policies and ...

Ref	Page	Policy/para	Main Modification
	135	Policy LP14 vii	vii. improve or <u>do</u> not worsen <u>cause unacceptable impact on</u> highway safety;
	136	9.19	DELIVERY AND MONITORING Delivery <ul style="list-style-type: none"> • <u>Through the D</u>determination of planning applications...
	136	9.20	<i>Delete paragraph 9.20.</i>
MM25: Climate Change (Section 10.1/New Policy)			
MM25	137 - 138	10.1 Climate change 10.4	<p>The NPPF confirms that “The planning system should support the transition to a low carbon future in a changing climate,” through various policy measures.</p> <p><i>Delete bullet points set out under paragraph 10.4, paragraphs 10.5 – 10.6 and Linked Development Management policies box. Replace with the following.</i></p> <p><u>Objectives</u></p> <p><u>B – Protect/enhance/create existing assets and create new assets</u> <u>D – Level of development/land supply</u> <u>F – Strong communities</u> <u>G – Achieving high quality development</u> <u>H – Transport</u></p> <p><u>Policy LP X Climate change</u></p> <p><u>1. Depending on the nature and scale of a development proposal, a proactive approach to mitigating risks and maximising measures to adapt to climate change will need to be demonstrated. This may include:</u></p>

Ref	Page	Policy/para	Main Modification
			<p><u>i. Taking opportunities to reduce the need to travel and to maximise the use of sustainable transport modes.</u></p> <p><u>ii. Using innovative approaches to design and optimising site layout, orientation and building form to reduce carbon emissions and improve resilience to climate change.</u></p> <p><u>iii. Incorporating multi-functional green infrastructure and a minimum 10% biodiversity net gain.</u></p> <p><u>iv. Incorporating tree planting and shelter to provide cooling and enhance carbon sequestration.</u></p> <p><u>v. Applying a sequential approach to the location of development taking into account all sources of flooding and the current and future impacts of climate change.</u></p> <p><u>vi. Incorporating sustainable drainage systems.</u></p> <p><u>vii. Using sustainable construction techniques.</u></p> <p><u>viii. Applying stringent water usage standards.</u></p> <p><u>ix. Maximising the use of energy from renewable or low carbon sources.</u></p> <p><u>x. Avoiding or minimising light, water, air and noise pollution and improving or maintaining air and water quality.</u></p> <p><u>2. Relevant proposals should be supported by a Climate Change Assessment which demonstrates how these principles have been considered and embedded in the development, where applicable. The level of information provided should be proportionate to the scale and nature of the development proposed.</u></p> <p><i>Add new supporting text as follows:</i></p> <p><u>This policy sets out the overall approach of policies directed at tackling climate change to make the Borough a more environmentally sustainable place and net-zero carbon by 2050, through reducing greenhouse gas emissions and increasing local resilience to the impacts of a changing climate through a sustainable approach to development. A number of the measures will also help promote a healthy and active community.</u></p> <p><u>Climate change mitigation is about reducing emissions and to this end the Plan includes the following measures: -</u></p> <ul style="list-style-type: none"> • <u>Reducing the need to travel by locating development in the most sustainable locations where there are existing facilities and services or the opportunity to enhance infrastructure. Where travel is necessary, sustainable modes of transport are encouraged rather than use of private vehicles (Policy LP 14 - Transport principles, Policy LP54 - Assessing transport impacts and requirements and Policy LP55 - Transport infrastructure provision). To support this Travel Plans (Policy LP56 - Travel plans) and cycle parking and electric vehicle charging points are also required (Policy LP 57 - Parking). These policies should also benefit peoples' health by encouraging participation in physical activity and promoting social interaction, in addition to reducing noise and air pollution (Policy LP 52 – Pollution and Hazards).</u> • <u>Encouraging the construction of energy efficient buildings that result in the amount of energy used for heating and cooling being minimised, together with the demand for energy. Giving consideration to the use of water through the incorporation of appropriate water efficiency measures to help minimise the potential for drought (Policy LP49 – Sustainable construction). Securing appropriate recycling of materials where relevant.</u>

Ref	Page	Policy/para	Main Modification
			<ul style="list-style-type: none"> • <u>Supporting renewable and low carbon technologies. Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses.</u> • <u>Promoting green and blue infrastructure (Policy LP 16 - Green infrastructure) to help provide urban cooling and shading, surface water management and absorb and store carbon. This is further supported by open space standards (Policy LP34 - Standards for open space of public value), provision of SANG (Policy LP17 - Thames Basin Heaths Special Protection Area) and the protection of trees and hedgerows (Policy LP48 - Protection and enhancement of trees and hedgerows). The approach to be taken to development also aims to leave the natural environment in a measurably better state than it was in beforehand by creating or enhancing habitats through the process of development (Policy LP 46 - Biodiversity). The Borough's open spaces, sports/recreation facilities and green infrastructure also help local communities lead lifestyles with greater levels of physical activity, resulting in better physical and mental health and increased social interaction as well as reduced exposure to noise and air pollution.</u> • <u>Considering the need to minimise and reduce pollution from artificial lighting, noise and vibration and the protection of air and water quality in assessing development proposals (Policy LP 52 – Pollution and hazards).</u> <p><u>Adapting to climate change is about being prepared for climate change. The Plan includes:</u></p> <ul style="list-style-type: none"> • <u>Promoting reduced carbon design approaches to the design of developments by, for example, using landform, site layout, building orientation and landscaping to minimise heat loss in winter whilst maximising shade during the summer and using natural lighting and ventilation (Policy LP15 – Design principles and Policy LP42 – Design).</u> • <u>Giving consideration to climate change when allocating development sites, through, for example, the consideration of expected increases in flood risk from a range of sources. As a result of climate change, flood events are likely to become more frequent and more severe, having an impact on local communities and the environment. It is important that development is safe and resilient and does not increase flooding elsewhere. Development can offer opportunities to reduce flood risk through natural flood management techniques and the use of Sustainable Drainage Systems (SuDS) which also have the potential to provide a range of multi-functional benefits (Policy LP18 – Flood risk and Policy LP51 – Sustainable Drainage Systems (SUDs)).</u> <p><u>A combination of the policies outlined in this document and measures under the Building Regulations should ensure sustainable forms of development that minimise carbon emissions from development housing and associated transport provision. The criteria applicable in Part 1 of the policy will depend on the nature and scale of the proposal requiring planning permission. The relevant policies referred to above contain a range of trigger points. For the purposes of Part 2 of the policy, 'relevant development' is major development as defined in the NPPF¹ and is aimed at ensuring that a proactive approach is taken to mitigate and adapt to climate change. Such proposals will be expected to be supported by a Climate Change Assessment outlining which policies have been applied and how their requirements have been incorporated in a development proposal.</u></p>

Ref	Page	Policy/para	Main Modification
			<p><i>FOOTNOTE 1: <u>NPPF Annex 2: Glossary</u></i></p> <p><i>Add new Linked Development Management policies box, Key Evidence and Delivery section as follows:</i></p> <p><u>Linked Development Management Policies</u></p> <ul style="list-style-type: none"> • <u>Policy LP33 – Play open space and sports provision</u> • <u>Policy LP34 – Standards for open space of public value</u> • <u>Policy LP42 – Design</u> • <u>Policy LP46 – Biodiversity</u> • <u>Policy LP48 – Protection and enhancement of trees and hedgerows</u> • <u>Policy LP49 – Sustainable Construction</u> • <u>Policy LP50 – Renewable and low carbon energy</u> • <u>Policy LP51 – Sustainable Drainage Systems</u> • <u>Policy LP52 – Pollution and Hazards</u> • <u>Policy LP54 – Assessing transport impacts and requirements</u> • <u>Policy LP56 – Travel Plans</u> <p><u>KEY EVIDENCE</u></p> <ul style="list-style-type: none"> • <u>NPPF(8c, 11a, 20d, 153 – 158)</u> • <u>Planning Practice Guidance – Climate Change (Reference: ID 6)</u> <p><u>DELIVERY</u></p> <ul style="list-style-type: none"> • <u>Through the determination of planning applications.</u>
MM26: Design Principles (Section 10.2/Policy LP15)			
MM26	140	Policy LP15	<p>Policy LP 15 Design principles</p> <p>2. Masterplans and design codes will be required for larger, complex or more sensitive developments to establish an overall vision and strategy for a development that demonstrates a high quality, comprehensive approach to design. A masterplan be required to be agreed with the Council ideally prior to the submission of any planning applications for the site. Design codes will be required as part of any Full or Reserved Matters applications for sites with a masterplan. <u>The requirement, or otherwise, for a masterplan and design code will need to be agreed with the Council prior to the submission of any planning application. Where a masterplan and/or design code is required, it will be submitted in a timely</u></p>

Ref	Page	Policy/para	Main Modification
			<p>manner, to be agreed with the Council. and similarly these ideally be agreed with the Council prior to submission. Known sites where a masterplan and design code are required are:</p> <ul style="list-style-type: none"> i. Town Square Eastern Gateway Development Area (Town Square) of Bracknell Town Centre and immediate vicinity (BRA7 and land in its vicinity); ii. The Southern Gateway Development Area of Bracknell Town Centre (including Jubilee Gardens (BRA 14), Land east of Station Way and north of Church Road (BRA 15) and the Bus Station (BRA 17)), and immediate vicinity; iii. The Peel Centre and The Point, Skimped Hill Lane, Bracknell (BRA18); iv. Land at Jealott's Hill, Warfield; v. Land at Beaufort Park, Nine Mile Ride, Bracknell (BRA4); and vi. Land east of Wokingham Road and south of Dukes Ride (Derby Field), Sandhurst Crowthorne (SAND5).
142		10.19	<p>Developments should be planned comprehensively in an integrated manner. Some larger scale developments or complex sites can take a number of years to complete and delivery is likely to be phased. In order to ensure developments takes place in a coherent and structured way, masterplans and design codes should be produced and agreed with the Council to establish an overall vision and strategy for a development as a whole. This should ideally be completed in a timely manner to be agreed with the Council, prior to the submission of any planning applications. An agreed masterplan will be a material consideration in the determination of the relevant planning application. The masterplanning process should include engagement with local communities. Applicants should also note that the Council will expect developers of larger, complex or more sensitive sites in the Borough to participate in and be the subject of the assessment by of their promoted site by a Design Review Panel. Please contact the Council for further details relating to the design review process.</p> <p><u>Large developments include those named in Part 2 of the above Policy. This requirement will also apply to windfall sites involving development with the potential to have a significant impact on an area, requiring new or amended street networks, new green spaces, schools, community facilities and other elements of infrastructure. Furthermore, proposals are likely to be considered large if they involve phased development or are of significant height or scale. Complex developments are those in multiple ownership, involving high densities or having more than one key issue where a masterplan approach is needed to ensure they are satisfactorily resolved. Sites that are sensitive include are sites of historic interest or character, those that affect the setting of an historic building and those that are in or adjacent to a conservation area. Others could involve sites including sensitive habitats, those located within sensitive landscapes or sites where development has the potential to affect views to or from the Green Belt.</u></p>
143		10.22	<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <p><u>Through the D</u>determination of planning applications.</p>

Ref	Page	Policy/para	Main Modification
	143	10.23	<i>Delete paragraph 10.23.</i>
MM27: Green Infrastructure (Section 10.3/Policy LP16)			
MM27	145	Policy LP16	<p>3. Where possible, development <u>is required to</u> should provide <u>green infrastructure, consideration should be given as to whether this can be in a form that provides</u> accessible natural green space <u>and other green infrastructure assets</u> to help meet identified green infrastructure <u>deficits requirements</u> in Bracknell Forest in line with the standards in Policy LP 33 'Play, open space and sports provision'.</p> <p>4. Development proposals on or affecting green infrastructure will only be supported where it can be demonstrated that the need for the development outweighs any harm caused by the development including through fragmentation and that adequate mitigation measures are put in place.</p> <p>5. Where the <u>need for development has been demonstrated and</u> adverse impacts of development on green infrastructure are identified, <u>including fragmentation</u>, they must be proportionately addressed in accordance with the mitigation hierarchy of:</p> <p>8. Planning permission will normally only be granted for proposals which do not involve the culverting of watercourses, <u>unless there are no other means of access</u>, and which do not prejudice future opportunities for de-culverting.</p>
	146 - 147	10.32	<p>Through Policy LP 46 'Biodiversity' measures that enhance, mitigate and compensate biodiversity can also provide an opportunity for green infrastructure and improve habitat connectivity. Watercourses are identified as an important local resource for supporting 146 biodiversity within that policy. In order to support this biodiversity function, development should be set at least 8 metres back from the bank on main rivers and ordinary watercourses and should be maintained as a natural or semi-natural habitat, free from built development, parking areas, private gardens and formal landscaping. Where a main river or ordinary watercourse runs through a proposed development, a minimum 8 metre buffer shall be provided on both banks leading to a minimum 16 metre undeveloped area in total. A long term landscape and ecological management plan will be required for this buffer zone. Also the rapid expansion of Bracknell New Town resulted in the culverting of a significant length of watercourse which it is desirable to de-culvert when opportunities arise. New culverting will normally be resisted except where <u>the developer can demonstrate that there are no other practical means of access including through the use of clear span bridges</u>. it is clearly necessary such as to provide a means of access.</p>
	148		<p>Linked Development Management Policies</p> <p>Policy LP 33 'Play, open space and sports provision'</p>

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	148	10.38	<p>Policy LP 34 'Standards for Open Space of Public Value'</p> <p>Policy LP 42 'Design'</p> <p>Policy LP 46 'Biodiversity'</p> <p>Policy LP 51 'Sustainable Drainage Systems (SuDS)'</p> <p>Policy LP 47 'Designated nature conservation and geological sites'</p> <p>Policy LP 55 'Transport infrastructure provision'</p> <p>DELIVERY AND MONITORING</p> <p>DeliveryThrough the:</p> <ul style="list-style-type: none"> • Implementation of the Ggreen Infrastructure Strategy • Determination of Planning Applications • Identification of improvements within CIL list of projects BFC land management • Implementation of green infrastructure projects other Policies in the BFLP Infrastructure Delivery Plan
		10.39	<p><i>Delete paragraph 10.39.</i></p>
MM28: Thames Basin SPA (Section 10.4/Policy LP17)			
MM28	149	Objective B	Protect / enhance / conserve existing assets and create new assets
	151	Policy LP17	<p>SANG Standards</p> <p>4. The provision of SANG will meet the following standards and arrangements:</p> <ol style="list-style-type: none"> Within the 400m – 5km zone a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) will be provided per 1,000 new occupants; Residential developments of net 9 dwellings or fewer will not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents; Developments of 10 or more net dwellings will need to be within the catchment of a specified SANG and a sufficient quantity of SANG land must be in place to cater for the consequent increase in residents;

Ref	Page	Policy/para	Main Modification
			<ul style="list-style-type: none"> iv. Small developments as set out in supporting guidance will be required to provide developer contributions towards strategic SANG facilitated by the Council subject to available SANG capacity unless there are other material considerations; v. Large developments as set out in supporting guidance may be expected to provide bespoke SANG; vi. SANG will accord with Natural England's SANG Guidelines and include a combination of benefits such as biodiversity enhancement, green infrastructure and, potentially, new recreational facilities; vii. Developments which use third party SANG capacity will need to demonstrate to the Council that this has been agreed with the landowner and that there is sufficient SANG capacity in the correct location to mitigate their development.
	152	10.46	<p>... Where the Council is unable to provide SANG capacity, the option remains for large developments to provide an off-site SANG or purchase SANG capacity from third party providers if available and within the catchment of the development. <u>Where a large allocation requiring a bespoke SANG has been subdivided into smaller sites for development, developers will be encouraged to work with one another to secure a bespoke SANG solution. Where this is not possible the option remains for these sites to provide an off-site SANG or purchase SANG capacity from third party providers.</u></p>
	152	10.47	<p>... Where an air quality assessment is required, guidance for the assessment of air pollution effects on habitats sites has been agreed with Natural England and is available from on the Council's website. <u>Natural England has advised that the thresholds for windfall developments that require an air quality assessment are developments with a net increase of over 100 dwellings and other developments on a case by case basis which are not included in the Bracknell Forest Local Plan Air Quality Assessment (March 2021). Should this advice change, the Council will update the guidance accordingly.</u> The focus of this policy is on avoidance and mitigation of the effects of residential development. All applications for non-residential development that are likely to have a significant adverse impact on the integrity of the TBH SPA will be dealt with on a case by case basis.</p>
	153	Linked Development Management Policies box	<p>Linked Development Management Policies</p> <p>Policy LP 46 'Biodiversity'</p> <p>Policy LP 47 'Designated nature conservation and geological sites'</p> <p>Policy LP 52 'Pollution and hazards'</p>
	153	10.51	<p>DELIVERY & MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • Through the Ddetermination of planning applications

Ref	Page	Policy/para	Main Modification
		10.52	<ul style="list-style-type: none"> • Implementation of the TBH SPA SPD • Management of CIL income • Delivery of SANG Management Plans <p>Delete paragraph 10.52.</p>
MM29: Flood Risk (Section 10.5/Policy LP18)			
MM29	154	Objective B	Protect / enhance / conserve existing assets and create new assets
	155	Policy LP18 3i	3i. the development, including its cumulative impact , will not increase flood risk off-site over its lifetime of the development and will implement opportunities to reduce the causes and impacts of flooding;
	156	10.58	... The need for the exception test will depend on the vulnerability of the proposed development and the Flood Zone as set out in the PPG NPPF 'flood risk vulnerability classification' and the PPG 'flood risk vulnerability and flood zone in compatibility' table.
	156	10.59	The exception test requirements as set out in the 'flood risk vulnerability and flood zone in compatibility' table in the PPG...
	157	10.62	A site-specific FRA will be required for any development located within areas identified as being at risk of flooding in the SFRA as well as in locations prescribed by national policy (including Flood Zones 2 and 3). Where the latest Cumulative Flood Risk Assessment identifies high or medium cumulative flood risk, reference should be made to the relevant considerations in the FRA. Information on flood risk is being updated continuously and flood zones identified in the SFRA may change and the most up to date fluvial flood zones mapping should always be used (for fluvial flood zones see the Environment Agency Flood Map for Planning).
	157	10.63	This policy has a strong relationship with LPX Climate Change and the Policy LPX 'Green infrastructure'.
	157	Key Evidence	<p>Add the following.</p> <ul style="list-style-type: none"> • Cumulative Impacts of Development on Flood Risk (2020)

Ref	Page	Policy/para	Main Modification
	157	10.64 10.65	DELIVERY AND MONITORING <ul style="list-style-type: none"> • Delivery <u>through the</u> Ddetermination of planning applications Delete paragraph 10.65.
MM30: Strategic Gaps and Wedges (Section 10.6/Policy LP19)			
MM30	158-160 (inclusive)	Section 10.6 Policy LP19 Paras. 10.66- 10.72 (inclusive)	Delete Section 10.6, Policy LP19 and paragraphs 10.66 – 10.72.
MM31: Green Belt Villages (Section 10.7/Policy LP20)			
MM31	161-163 (inclusive)	Section 10.7 Policy LP20 Paras. 10.73- 10.77 (inclusive)	Delete Section 10.7, Policy LP20 and paragraphs 10.73 – 10.77. (NB: to be partially incorporated within LP36)
MM32: Development Management Policies (Section 11.1 Introduction)			
MM32	166	11.4	The supporting text to each proposed policy sets out how the policy will be monitored The Monitoring Framework set out in Appendix 7 gives details about the monitoring of policies. The results of <u>each</u> monitoring exercises are included in the annual Authority Monitoring Report (AMR). This will highlight help determine whether a review of any policy is required.

Ref	Page	Policy/para	Main Modification
MM33: Existing Housing Stock and Land (Section 12.1/Policy LP21)			
MM33	167	Policy LP21	<p>LP21 Protection of existing housing stock and land</p> <p>1. Development which would lead to the net loss of residential accommodation within Class C3 dwelling houses or residential care homes and nursing homes within Class C2 (<u>including specialist accommodation for older people</u>), or the change of use of land currently or last used for residential purposes, (including empty homes) will be permitted where:</p> <p>i. the continuation of residential use is undesirable because of environmental conditions; or ii. the development forms part of a wider comprehensive scheme which would result in an overall net increase in residential units; or iii. the proposal delivers overriding public benefits which outweigh the loss of the residential use; or iv. a change from residential use is the only viable way of ensuring the protection of a heritage asset; or v. it has been demonstrated that residential use has been abandoned.</p> <p>2. Where a proposal would result in the net loss of specialist accommodation, the following matters will also be taken into consideration:</p> <p><u>i. re-provision of specialist accommodation in accordance with the requirements of Policy LP23 ‘Specialist Housing’), or</u> <u>ii. demonstration that there is no longer a need for the existing use.</u></p>
	168	New para. after 12.5	<p><u>In relation to specialist accommodation, it is acknowledged that in some cases, there may be a net loss of accommodation, even though specialist accommodation is being re-provided on-site. This may be due to a need to bring care accommodation in line with relevant standards in relation to access and internal space provision. Applications falling within this category should be accompanied by supporting information to justify any reduction in bedspaces/dwelling equivalent provision.</u></p>
	168	12.6	<p>DELIVERY-AND-MONITORING Delivery:</p> <ul style="list-style-type: none"> • <u>Through the d</u>Determination of planning applications. • Bracknell Forest Empty Homes Scheme ⁽⁵⁹⁾ •

Ref	Page	Policy/para	Main Modification
	168	12.7	Delete paragraph 12.7.
MM34: Accessible and Adaptable Dwellings (Section 12.2/Policy LP22)			
MM34	169	Policy LP22	<p>Policy LP 22 Accessible and adaptable dwellings</p> <p>Housing proposals will be expected to meet high standards of accessibility and, to this end:</p> <ol style="list-style-type: none"> 1. All new build dwellings will, as a minimum, be constructed in accordance with the requirements of Part M4 Category 2 – Accessible and adaptable dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) (As Amended) and any subsequent updates. 2. On developments of 10 (gross) or more new build dwellings: <ol style="list-style-type: none"> i. at least 5% of dwellings will be constructed in accordance with the requirements of will meet the Part M4 (3) (2)(a) standard for wheelchair adaptable dwellings, and Category 3 Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) (As Amended) and any subsequent updates. ii. <u>where evidence from the Council’s Housing Register points to a current local need, affordable schemes will include provision for Part M(4)(3)(2)(b) wheelchair accessible dwellings, and,</u> iii. <u>where a scheme includes specialist housing for older people and adults with disabilities, 100% of all self contained units will meet the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings.</u>
	170	New para after 12.13	<u>Where the calculation of the 5% requirement of dwellings to be wheelchair adaptable would result in less than one home, provision of an on-site wheelchair adaptable property will be supported.</u>
	171	12.18	<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • Through the determination of planning applications.
	171	12.19	Delete paragraph 12.19.

Ref	Page	Policy/para	Main Modification
MM35: Specialist housing for older people and people with disabilities (Section 12.3/Policy LP23)			
MM35	172	Section title	<i>Amend section title.</i> 12.3 Specialist housing for older people and people with disabilities
	173	Policy LP23	<i>Amend policy title and criteria 1 and 2:</i> Policy LP 23. Specialist housing for older people and people with disabilities <u>Specialist Housing</u> Housing proposals will be expected to meet the needs of older people and people with disabilities and, to this end: 1. Where there is an identified need for the type of accommodation proposed, specialist housing for older people (either within Class C3 or C2) will be supported where it can be demonstrated that: 1. <u>Specialist housing proposals (within Use Class C2 or C3) will be permitted within the defined settlement where:</u> <ul style="list-style-type: none"> i. the proposed development would be located within a sustainable location with access to essential everyday services including transport, shops, community and health facilities; and, ii. the proposal would not have an adverse impact on the character and appearance of the surrounding area or the amenities of neighbouring occupiers; and, iii. the proposal provides adequate servicing arrangements to meet the needs of the development and includes <u>useable</u> garden and amenity space of appropriate size and quality; and, iv. it delivers affordable housing in accordance with the requirements of Policy LP9 'Affordable Housing' and, v. <u>it provides accessible accommodation in accordance with the requirements of Policy LP22 'accessible and adaptable dwellings'.</u> 2. Development <u>Specialist</u> proposals for C2 accommodation <u>use</u> should: <ul style="list-style-type: none"> <u>i.</u> be accompanied by an identifiable package of on-site personal care provision commensurate with the use; <u>and,</u> <u>ii.</u> <u>include information setting out the type and quantum of communal facilities to be provided.</u>
	172-174	12.19-12.25 (inclusive)	<i>Delete paragraphs 12.19 – 12.25 , before and after the policy.</i>
	172-174	New text	<i>Replace with the following supporting text after the policy:</i>

Ref	Page	Policy/para	Main Modification
	174	Linked strategic Policies box	<p><u>This policy is not limited to specialist housing for older people but relates to specialist housing within Class C2 or C3 that is accommodation designed and designated for occupation by older people, disabled people, and/or vulnerable people with specific housing needs. This type of accommodation is referred to within the policy and hereafter as 'specialist housing'.</u></p> <p><u>People with the need for specialist housing contribute to the community in many ways, but for some their ability to participate fully in society is hampered by poor or inappropriate housing, which affects their physical or mental health, or their ability to receive the support they need to live as independently as possible.</u></p> <p><u>Proposals need to be located within the defined settlement, on sites with good access to local facilities. While residents in care or nursing homes may be unlikely to leave the site unaccompanied, staff and visitors are likely to travel to and from such homes on a regular basis. It is therefore important that this form of accommodation is also located with easy access to services and facilities. Locating accommodation with support close to shops and services can also encourage residents to visit them, potentially with help from staff or visitors, thereby remaining more active.</u></p> <p><u>Specialist housing also needs to be in locations where it can be integrated with the surrounding community, for example by design of shared space and provision of ancillary facilities that complement local provision. This will help achieve inclusive, mixed communities as will the avoidance of large concentrations of such accommodation across a small area. It is expected that specialist housing should incorporate safe and accessible high quality amenity space. It should also be of high quality design, and buildings will be expected to meet the provisions contained in Policy LP22 (accessible and adoptable dwellings).</u></p> <p><u>Specialist housing in C2 use will also be expected to be accompanied by information to demonstrate the level of on-site personal care and level of communal facilities to be provided, in order that a judgement can be made as to the nature of the specialist housing being proposed.</u></p> <p><u>Specialist housing for older people</u></p> <p><u>The requirement for specialist housing for older people is set out in Policy LPXX (Provision of specialist housing for older people). This includes the integration of housing for older people at Beaufort Park (LP5), Derby Field (LP6) and the Peel Centre and The Point (LP8) to provide mixed, balanced communities.</u></p> <p><u>Further specialist housing is expected to come forward through the implementation of windfall permissions.</u></p> <p>Policy LP 3 'Provision of housing'</p> <p>Policy LP 9 'Affordable housing'</p>

Ref	Page	Policy/para	Main Modification
	174	12.26	<p><u>LP XX 'Specialist housing for older people'</u></p> <p>KEY EVIDENCE</p> <p>National Planning Policy Framework (paragraph 64 62) Planning Practice Guidance – Housing for older and disabled people – reference ID: 63-001-20190626 to ID:63-019-20190626 Bracknell Forest Older Persons Accommodation and Support Strategy 2011 – 2026 Bracknell Forest Housing Needs Assessment, Iceni, 2020 Accommodation and housing with care review research, Housing Learning Improvement Network, November 2018</p>
	174		<p>DELIVERY AND MONITORING</p> <p>Delivery</p>
		12.27	<ul style="list-style-type: none"> • <u>Through the d</u>etermination of planning applications.
	174	12.28	<p><i>Delete paragraph 12.28.</i></p>
MM36: Housing Mix (Section 12.4/Policy LP24)			
MM36	175	Policy LP24	<p>Policy LP 24 Housing mix</p> <p>1. Proposals will be supported which include a mix of housing to meet the existing and future housing needs of different groups in the community, including specialist housing for older people, <u>informed by</u> as set out in the most up to date evidence. ...</p>
	176	Linked strategic Policy box	<p>Policy LP 7 'Land at Jealott's Hill, Warfield'</p>
	176-177		<p>DELIVERY</p> <ul style="list-style-type: none"> • Through the determination of planning applications.

Ref	Page	Policy/para	Main Modification
			<p>Monitoring</p> <p>Housing completions on sites of less than 10 by type and size inside and outside Bracknell Town Centre each year</p> <p>Housing completions on sites of 10 or more by type and size inside and outside Bracknell Town Centre each year</p> <p>Market and affordable housing completions by type and size each year</p>
MM37: Gypsies and Travellers (Section 12.5/Policy LP25)			
MM37	178	Objective B	Protect/ enhance/ conserve existing assets and create new assets
	179	Policy LP25	<p>Policy LP25</p> <p>Gypsies, travellers and travelling showpeople</p> <p>1. Development proposals for new gypsy and traveller pitches and travelling showpeople plots will be supported where:</p> <ol style="list-style-type: none"> i. The provision is for occupants recognised as gypsies, travellers or travelling showpeople¹; ADD FOOTNOTE: as defined in Annex 1 of the PPTS (December 2023) ii. it is located and designed so that any adverse impacts upon local amenity and the natural environment are avoided, or where this is not possible, can be mitigated and improvement sought; iii. there is good access to local services, including education, health and welfare services, and shops; iv. there is safe access to the highway, public transport services and other sustainable transport options; v. adequate on-site facilities are provided for parking, storage and waste collection; vi. the potential for successful integration between travelling and settled communities can be demonstrated it results in good quality living conditions for those living on the site; and vii. it is not within the Green Belt except in very special circumstances. <p>2. To ensure the needs of the gypsy, traveller and travelling showpeople communities are met, an acceptable proposal will be subject to a condition or legal agreement limiting use and occupancy to gypsies, travellers or travelling showpeople.</p> <p>3. Existing authorised sites for gypsies, travellers and travelling showpeople will be safeguarded from development which would result in the loss of pitches or plots and which would preclude their continued occupation by these groups, unless acceptable replacement accommodation can be provided that meets the criteria above, or the site is no longer</p>

Ref	Page	Policy/para	Main Modification
			required to meet an identified need.
			<u>4. The Council will also support proposals for the provision of pitches specifically to accommodate transit movements, subject to criteria 1, 2 and 3 of this policy being met.</u>
179		12.36	... They will only be permitted where provision is for those who are recognised as gypsies, travellers or travelling showpeople ⁽⁶²⁾ , and the location and design of the site satisfies the policy tests. Acceptable proposals... (DELETE FOOTNOTE 62 defined as persons that are leading or have led a nomadic habit of life)
179		12.38	The layout of the site should be designed to a high standard <u>to result in good quality living conditions for those on the site</u> , including <u>space for a static caravan/ mobile home and touring caravan</u> , adequate parking, storage, waste collection and other associated on site facilities such as hardstandings, space for large vehicle turning, amenity blocks, amenity space and boundary treatments. Proposals should be sympathetic to, and in-keeping with, the surrounding area to encourage community cohesion. The design and layout of the site should take account of caravan site licensing requirements. <u>Where proposals are for transit provision for short term accommodation, pitches are likely to be smaller and will not be required to accommodate a residential component such as a static caravan/ mobile home, but should be sufficient to accommodate two touring caravans, two parking spaces and private amenities for each pitch.</u>
180		12.39	...except in very special circumstances. Gypsy, traveller or travelling showpeople <u>Traveller</u> sites (temporary or permanent) in the Green Belt are inappropriate development. ^x The above policy should be read in conjunction with Policy LP36 'Green Belt'. <i>NEW FOOTNOTE x: <u>As per paragraph 16 of the PPTS (December 2023)</u></i>
180		Linked Strategic Policy box	<ul style="list-style-type: none"> • <u>Policy LP36 'Development in the Green Belt'</u>, • <u>Policy LP35 'Development in the Countryside'</u>, • <u>Policy LP15 'Design Principles'</u> • <u>Policy LP45 'Conservation and enhancement of the historic environment'</u>.
181			<i>DELIVERY AND MONITORING</i>
		12.44	Delivery <ul style="list-style-type: none"> • <u>Through the</u> determination of planning applications. •
181		12.45	<i>Delete paragraph 12.45.</i>

Ref	Page	Policy/para	Main Modification
MM38: Employment Development within Designated Areas (Section 13.1/Policy LP26)			
MM38	182-185		<i>Policy combined with strategic Policy LP10 – see MM20. N.B. This will include text moved from Policy LP28.</i>
	182	13.1	<i>Delete paragraph 13.1.</i>
	183	Policy LP26	Development within designated Employment Areas <i>Move criteria 1 to 3 inclusive to new combined Policy LP10/LP26 – see MM20.</i>
	182-184	13.2-13.10	<i>Move paragraphs 13.2 – 13.10 inclusive to new combined Policy LP10/LP26 – see MM20.</i>
	184	Linked Strategic Policy box	<ul style="list-style-type: none"> <i>Delete policy box.</i>
	185	Key evidence	<i>Move to new combined Policy LP10/LP26 – see MM20.</i>
MM39: Employment Development outside Designated Areas (Section 13.2/Policy LP27)			
MM39			<i>Policy to sit after new combined strategic Policy LP10/LP26 in amended structure.</i>
	186	Objectives	B – Protect/ enhance/ conserve existing assets and create new assets
	186	13.11	Other employment sites exist outside designated Employment Areas in defined settlements , including in town centres and are valued for the job opportunities that they provide. Sites in other uses may also come forward for employment development.
187	Policy LP27	Policy LP27 Employment development outside designated Employment Areas in defined settlements	

Ref	Page	Policy/para	Main Modification
	188	13.13	<p>1. Outside designated Employment Areas in defined settlements, business, industry, distribution and storage uses (BIDS) development will be supported where it does not have unacceptable adverse impacts on nearby residents, other businesses or other uses. This includes...</p> <p>2.</p> <p>iv. the number and type of jobs likely to be created by the development, and how they are to be sourced; and iv.v. how any unacceptable adverse impacts will be mitigated.</p> <p>The policy aims to support and enable such development and to direct it to suitable locations. The sequential approach referred to in point 2 (i) above means that Bracknell Town Centre, district centres, local other centres and the designated Employment Areas will be the first preference for office developments before alternative locations are considered acceptable.</p>
	188	New para. 13.xx	<p><i>Amend supporting text to include new paragraph after paragraph 13.13:</i></p> <p><u>Development in the Countryside or Green Belt will be expected to accord with Policy LP35 ‘Development in the Countryside’ or Policy LP36 ‘Development in the Green Belt’.</u></p>
	188	Linked strategic policy box	<p>Linked Strategic Development Management Policy</p> <ul style="list-style-type: none"> • Policy LP11 ‘Sites allocated for economic development/ mixed use’ • <u>Policy LP28 ‘Smaller businesses’</u>
	188		<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • <u>Through the</u> determination of planning applications
	188	13.15	<ul style="list-style-type: none"> • <i>Delete paragraph 13.15.</i>
<p>MM40: Smaller Businesses (Section 13.3/Policy LP28)</p>			
MM40	189	13.16	<p>Small businesses and emerging economic sectors fulfil an important role in the Borough’s economy and can help achieve a sustainable approach to development by providing jobs across the Borough. <u>The Council’s evidence base indicates a demand for small units, and data shows most businesses in the Borough are micro or small. Provision of small employment units in the Borough for smaller businesses is important.</u></p>

Ref	Page	Policy/para	Main Modification
	190	Policy LP28, criterion 1	<p>Policy LP28 Smaller businesses</p> <p>4. 1. Development proposals in defined settlements that would assist small and start-up businesses and enable their expansion, including the creation of flexible floorspace and provision of sites will be permitted. Proposals should not result in unacceptable harm to:</p> <ul style="list-style-type: none"> i. highway safety; and, ii. residential amenity.
	190	Criteria 2 and 3	<i>Move parts 2 and 3 into new combined Policy LP10/26 – see MM20. N.B. Results in criterion 4 of Policy LP28 becoming criterion 2.</i>
	190	Criterion 4	<p>4. 2. Proposals that result in the net loss of smaller business units (500m² or less GEA) will be permitted where:</p> <ul style="list-style-type: none"> i. adequate available alternative provision already exists in the locality, or the loss would be replaced by an equivalent or better facility in a suitable and accessible location; or, ii. the proposal is for an alternative economic use – the benefit of which clearly outweighs the loss; or iii. a robust assessment has been carried out demonstrating that: <ul style="list-style-type: none"> a. the facility is no longer needed for any of the functions it performs; and, b. all reasonable efforts have been made to retain the facility (including evidence to confirm that the property or site has been actively and positively marketed for a meaningful period ⁽⁶³⁾ with reasonable commercial terms ⁽⁶⁴⁾ and that there is no realistic interest in its retention for the current use); and, c. it would no longer be economically viable, feasible or practicable to retain the building or site for its existing use <u>or for it to be re-used for an alternative economic use.</u> <p><i>[FOOTNOTE 63: For one year FOOTNOTE 64: Commercial terms that are construed by the Council as being reasonable, i.e. at a sound, realistic and viable price for the type of use.]</i></p>
	191	13.18/13.19	<i>Move paragraphs 13.18 and 13.19 to supporting text of new Policy LP10/LP26 'Definition and protection of designated Employment Areas' – see MM20.</i>
	191	13.20	Smaller units often come under pressure for redevelopment to higher value larger employment units or alternative uses, especially residential. It is important that they are encouraged and retained to support a diverse local economy. Smaller business units are 500m ² or less GEA in size. When determining applications that involve the loss of smaller business units (500m ² or less GEA), a range of evidence will be required as referred to in Part 4-Part 2 of the policy above and as expanded below:

Ref	Page	Policy/para	Main Modification
	191	Linked Strategic Policy box	<ul style="list-style-type: none"> • Details of any existing or previous occupiers during the last five years including the nature of operations and reasons for vacating the premises. • An explanation of any specific issues with the continued use of the site for employment which cannot be mitigated and mean that the facility cannot function properly. • The availability of suitable alternative accommodation in the local area. Where an existing tenant is present whether or not relocation might impact on the operation and sustainability of the business. • Evidence that the premises or site have been actively marketed for at least 12 consecutive months at a price commensurate with market values (based on evidence from recent and similar transactions and deals). It should also be demonstrated that the terms and conditions set out in the lease are reasonable and attractive to potential businesses and that no reasonable offer has been refused. • Details of the condition of the site or building especially where it is argued that this renders it unsuitable for its present use. Economic viability and feasibility evidence should be submitted, <u>including why it is not viable to re-use it for an alternative economic use.</u> • <u>Policy LPx ‘Settlement Hierarchy’,</u> • <u>Policy LP10/26 ‘Definition and protection of designated Employment Areas’</u> • <u>Policy LP27 ‘Employment development outside of designated Employment Areas in defined settlements’</u> • ‘Sustainable locational principles’.
	192	13.21	<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • <u>Through the</u> determination of planning applications.
	192	13.22	<i>Delete paragraph 13.22.</i>
MM41: Development in Bracknell Town Centre (Section 13.4/Policy LP29)			
MM41	194	Policy LP29	<p><i>This policy will sit after Policy LP12 ‘Hierarchy and extent of centres’ in the strategic section in amended new structure.</i></p> <p>Policy LP29 Development in Bracknell Town Centre</p> <p>Bracknell Town Centre is designated on the Policies Map as a primary town centre and includes a defined Primary Shopping Area as shown on the Policies Map. Development in Bracknell Town Centre will be supported which:</p> <p>i. contributes to the Town Centre’s diversity, vitality, viability and environmental quality;</p>

Ref	Page	Policy/para	Main Modification
			<ul style="list-style-type: none"> ii. provides a mix of uses which may include retail, residential, employment, recreational, leisure, civic, cultural and health facilities; iii. helps meet the local convenience, comparison and specialist shopping needs of the Borough; iv. contributes to its role as a transport hub for the Borough; v. creates a high quality, distinctive and well-designed environment and public realm that helps reduce crime and the fear of crime; vi. retains conserves and enhances the settings of buildings of special architectural or historic importance; vii. provides necessary infrastructure including public transport services, pedestrian and cycle facilities, green spaces, and affordable housing; viii. improves existing access and connectivity within and to Bracknell Town Centre; and, ix. does not harm the vitality and viability or role of the Primary Shopping Area town centre.
194		New para.	<u>Bracknell Town Centre will act as the primary town centre for the Borough, and the focus for new development to support the continued regeneration of the Town Centre and enable it to thrive as a destination for retail, leisure and cultural activities. The hierarchy and extent of centres established in Policy LP12 'Hierarchy and extent of centres' designates Bracknell Town Centre as the main shopping destination for residents in the Borough.</u>
194	13.25		Further sites are already coming forward for development and are allocated in this plan for a mix of uses. These include <u>the Eastern Gateway and the Southern Gateway Development Areas</u> the former Bus Depot in Market Street, Jubilee Gardens, The Ring and a site on the periphery of Bracknell Town Centre at Coopers Hill, Crowthorne Road North where the Council has entered into a joint venture. The development of these sites will build on recent improvements to the range of uses, connectivity and quality of the environment and expand the community of residents, workers and visitors.
195	13.31		The Town Centre acts as a transport hub serving the outer areas of Bracknell and smaller settlements within the Borough and destinations further afield. The rail station and bus terminals, along with the large taxi rank at the southern end of the Town Centre provide a multi-modal transport interchange. Whilst Policy <u>LP4 'Sites allocated for residential/ mixed use development' and LP 11 'Sites allocated for economic employment development/mixed use' allocates allocate</u> the bus station <u>(as part of the Southern Gateway)</u> for residential and economic/ mixed use development, it is a requirement of the policy <u>policies</u> that the bus <u>interchange</u> station function is replaced either on-site or at another location in proximity to the rail station and the <u>Town Centre</u> central area in order to continue the provision of a multi-modal public transport hub.
195		Linked Strategic Policies	<p>Linked Strategic <u>Development Management Policy</u> Policies</p> <ul style="list-style-type: none"> • <u>Policy LP30 'Development Proposals in Centres'</u> • Policy LP4 'Sites allocated for residential/mixed use development' • Policy LP12 'Hierarchy and extent of centres' • Policy LP16 'Green Infrastructure' • Policy LP11 'Sites allocated for economic development/mixed use'

Ref	Page	Policy/para	Main Modification
	196	13.32	<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • Through the determination of planning applications. • The use of planning conditions and obligations.
	196	13.33	<p>Delete paragraph 13.33.</p> <p>New strategic Policy LP31 'Development of main town centre uses outside of designated centres' to follow after this Policy in amended new structure.</p>
<p>MM42: Development proposals in centres (Section 13.5/Policy LP30)</p>			
MM42	197	Policy LP30	<p>Policy LP30 Development proposals in centres</p> <p>1. Development within the any centres defined on the Policies Map and Inset Maps (FOOTNOTE 1) will be supported where it:</p> <ol style="list-style-type: none"> would not have an a significant adverse impact effect on the viability, vitality or character of that or any other centre whether inside or outside the Borough, either alone or cumulatively with other proposals and recent developments; would not have an adverse impact on public health or environmental amenity, particularly in terms of noise, litter and odour; and, would not have an adverse impact on the safety and convenience of highway users. <p>2. Changes of use from Use Class E to other uses within primary shopping areas defined on the Policies Map and Inset Maps (FOONOTE 2) will be permitted where in the following circumstances: i. Changes of use from Use Class E to other uses will they would not result in there being more than 20% of non-Use Class E units in the primary shopping area of centres. if proposals would exceed this threshold the following factors will be taken into consideration:</p> <ol style="list-style-type: none"> <u>the nature of the proposed use and its contribution to vitality and viability of the town, district or local centre; and</u> <u>the current mix of uses in the primary shopping area; and</u>

Ref	Page	Policy/para	Main Modification
			<ul style="list-style-type: none"> iii. <u>the number of vacant units in the primary shopping area; and</u> iv. <u>the number of contiguous units in non-retail use that would be created; and</u> v. <u>whether all reasonable efforts have been made to retain the existing use through proactive and appropriate marketing for at least 12 months on reasonable commercial terms (FOOTNOTE 3), and that there is no realistic interest in its retention for the current use (evidence would need to be submitted to demonstrate this).</u> <p>ii. Changes of use to residential (C3 uses) where the proposal makes use of vacant upper floors and would not result in an inactive frontage on the ground floor.</p> <p>FOOTNOTE 1 and 2 link to <u>'Appendix 3: Defined Centres'</u></p> <p>FOOTNOTE 3 <u>Terms that do not require abnormally high rent or an unusually short letting period, compared with similar units in the Borough, which could make the proposition unattractive to a prospective tenant.</u></p>
	198	13.39	Primary shopping areas in Bracknell Forest's centres will continue to focus on providing retail, with support from other Class E uses such as cafes and restaurants. This policy will help prevent the over-provision of non-E class uses that could undermine the vitality and viability of centres. <u>In the application of part 2 of Policy LP30 'Development proposals in centres', primary shopping areas include ground floor units only, with upper floor units excluded.</u>
	198	13.40	Outside the primary shopping areas but within the wider town and other centres, a variety of <u>other</u> main town centre uses will be encouraged, including more intensive sport and recreation uses, arts and cultural uses, and other footfall generating uses that add to the liveliness, attractiveness and economic resilience of the various centres.
	198	13.41	<i>Delete paragraph 13.41.</i>
	199	13.42	The percentage criterion <u>referred to in Part 2 of Policy LP30 'Development proposals in centres'</u> will be applied flexibly where...
	199	13.46	Residential development can benefit the vitality of town and other centres by creating activity outside of business hours and providing better natural surveillance. Within the primary shopping areas s Such development would normally be supported on upper floors <u>above the primary shopping area provided that it would not lead to the creation of</u> where it avoids creating "dead frontages" <u>within the primary shopping area</u> which can fragment retail <u>shop</u> frontages. Residential proposals that reduce ground floor retail <u>commercial</u> space in centres are likely to undermine their core function and to harm their vitality and viability and will not normally be permitted.
	199	13.47	New centres needed to meet the needs of new communities will be required and should be of an appropriate scale and incorporate an appropriate mix of uses to serve local needs. <u>This policy should be read in conjunction with Policy LP31 'Development of main town centre uses outside of designated centres'.</u>

Ref	Page	Policy/para	Main Modification
	199	Linked Strategic Policy Box	<ul style="list-style-type: none"> • Policy LP12 'Hierarchy and extent of centres' • Policy LP29 'Development in Bracknell Town Centre' • Policy LP31 'Development of main town centre uses outside centres'
	200		DELIVERY AND MONITORING
		13.51	Delivery <ul style="list-style-type: none"> • <u>Through the</u> determination of planning applications.
	200	13.52	<i>Delete paragraph 13.52.</i>
MM43: Development outside Designated Centres (Section 13.6/Policy LP31)			
MM43			<i>This policy will sit after new strategic Policy LP29 'Development in Bracknell Town Centre' in amended new structure.</i>
	201	13.54	<p>The transformation of Bracknell Town Centre into a legible and vibrant place for people to visit, live and enjoy is a critical element in the strategic planning of the Borough. New housing and other developments around the Borough have been allocated and designed with the intention of supporting its role. It is therefore important that this is not compromised by new development outside Bracknell Town centres that could have a significant adverse impact on <u>existing and planned investment</u>, its attractiveness and <u>its vitality and</u> viability. <u>The ability of other centres in the hierarchy of centres identified under Policy LP12 'Hierarchy and extent of centres' to continue to meet day to day shopping needs should also not be compromised by development which would lead to a significant adverse impact when considered against the criteria in Policy LP31 'Development of main town centre uses outside of designated centres'</u>.</p>
	202	Policy LP31	<p>Policy LP31 Development of main town centre uses outside of designated centres</p> <p><u>1. Retail applications outside of the primary shopping area, and main town centre uses applications outside of the defined centre boundary, will be required to demonstrate compliance with the sequential test. They should also comply with the locally set retail impact threshold identified in this policy.</u></p> <p>Sequential test</p> <p>1. Development, including extensions to existing facilities, for main town centre uses (with the exception of offices and ancillary services), should be located in Bracknell Town Centre and other centres defined on the Policies Map, then in edge of centre locations. It should only be located in out of centre locations, if having demonstrated appropriate</p>

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			<p>flexibility in form and scale, it cannot be accommodated within a suitable and available centre or edge of centre location. When considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to centres.</p> <p><u>2. Development proposals for retail uses (with the exception of ancillary services) should be located within the primary shopping areas of defined town, district and local centres, as defined on the Policies Map. Any development proposals for retail uses outside of primary shopping areas, including extensions to existing facilities, should demonstrate compliance with the sequential test.</u></p> <p><u>3. Development proposals for other main town centre uses (with the exception of offices and ancillary services) should be located within the boundaries of defined town, district and local centres, as defined on the Policies Map. Any development proposals for these uses outside of defined centres, including extensions to existing facilities, should demonstrate compliance with the sequential test.</u></p> <p><u>4. For each of the above considerations, development proposals should only be located in out of centre locations, if having demonstrated appropriate flexibility in form and scale, they cannot be accommodated within a suitable and available centre, or failing that, edge of centre location. When considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to centres.</u></p> <p>2- <u>5.</u> Where development includes offices, it should be located in Bracknell Town Centre, <u>district and</u> other <u>local</u> centres or on the designated Employment Areas prior to other areas of the Borough. Applications for ancillary services ^x in designated employment <u>Employment</u> areas <u>Areas</u> will be exempt from the sequential test.</p> <p>Impact assessment</p> <p>3-<u>6.</u> Development for retail or leisure uses of 1,000 m² or more of <u>gross external</u> floorspace outside <u>Bracknell Town Centre and 500m² or more of gross external floorspace outside designated district and local</u> centres will only be permitted if it is demonstrated that it will not:</p> <p style="padding-left: 40px;"><u>i) impact upon existing, committed and planned investment in designated centres within the catchment area of the proposal; and</u></p> <p style="padding-left: 40px;"><u>ii) cause a significant adverse impact on the vitality and viability of existing designated town, district and local centres in the Borough's hierarchy of centres and the wider catchment area.</u></p> <p><u>7. New local centres should be reflective of their role and function in the hierarchy of centres. If the total amount of retail or leisure floorspace exceeds:</u></p> <p style="padding-left: 40px;"><u>i) the amount specified in the relevant policy and,</u></p>

Ref	Page	Policy/para	Main Modification
			<p><u>ii) 500m² of gross external floorspace,</u> <u>evidence will need to be submitted that demonstrates that the proposed neighbourhood centre would not affect the hierarchy of centres, including the centres' vitality and viability. This evidence will comprise a retail and/or leisure impact assessment, and robust evidence that there are not more sequentially preferable locations which could accommodate the floorspace.</u></p> <p>FOONOTE x: <u>Ancillary Services are defined in Paragraph 13.18</u></p>
202	13.55		<p>In order to promote the vitality and viability of centres, the NPPF sets out a 'centres' first policy, through a sequential test that directs main town centre uses to existing centres. This is supported by an impact test for retail and leisure developments which requires development that might harm a centre to be assessed against a range of factors. <u>These are set out in the NPPF as follows:</u></p> <ul style="list-style-type: none"> i) <u>The impact of the proposal on existing, committed and planned investment (both public and private) in the centre or designated centres within the catchment of the proposal</u> ii) <u>The impact of the proposals on centre vitality and viability, including consumer choice and trade</u> iii) <u>Where the proposal is likely to have a significant adverse impact on one or more of the factors in i and ii above, it should be refused.</u>
202	13.56		<p>The established hierarchy of centres in Bracknell Forest, (Policy LP 12 'Hierarchy and extent of centres') serves a valuable local and borough-wide function. It is an important part of the Council's strategy that Bracknell Town Centre should continue to act as a primary location for main town centre uses as it is is the Borough's most accessible and sustainable location. The <u>designated district and local</u> smaller centres in the Borough act as focal points for communities and help meet everyday needs. They are fairly robust having reasonably high levels of occupancy and few long-term vacant premises. However, many have a limited offer and could suffer significantly from the loss of relatively few existing uses. Such centres might be vulnerable, particularly to impacts from new retail or leisure proposals within their catchments of a significantly smaller scale than the NPPF default threshold for requiring an impact assessment of 2,500 m². They have the potential to cause harm either individually or cumulatively, by diverting trade away from the centres. Many of these <u>local</u> centres <u>individually contain</u> have units with an overall <u>a combined</u> floorspace of less than, or little more than 1,000 m².</p>
202	13.57		<p>Any impact assessments for shopping <u>retail</u> or leisure proposals located outside <u>of defined</u> centres will need to ensure that they <u>the proposed developments</u> do not undermine or frustrate further regeneration opportunities in Bracknell Town Centre or prejudice the vitality and viability of centres, including local consumer choice and trade. Some of the larger new planned developments will have their own neighbourhood centres/shopping parades. <u>In accordance with Policy LP12 'Hierarchy and extent of centres' these should be reflective of their role and function in the hierarchy of centres.</u> It is important that these are designed to serve the day to day needs of local residents and do not have any significant adverse impacts on existing centres.</p>

Ref	Page	Policy/para	Main Modification
	203	13.58	It is clear that within Bracknell Forest, schemes of less than 2,500 m² sqm , (the NPPF default threshold for assessing impact), have the potential to cause harm either individually or cumulatively, by diverting trade away from centres. The Plan sets a locally specific floorspace threshold of 1,000 m ² (gross external floorspace area) or more outside Bracknell Town Centre and 500m² or more of gross external floorspace outside designated district and local centres above which an impact assessment will be required to accompany retail and leisure proposals outside centres . This reflects the modest...
	204	Linked Strategic Policy box	Linked Strategic Development Management Policy <ul style="list-style-type: none"> Policy LP12 'Hierarchy and extent of centres' Policy LP30 'Development proposals in centres'
	204		DELIVERY AND MONITORING
		13.62	Delivery <ul style="list-style-type: none"> Through the determination of planning applications. The use of planning conditions and obligations
	204	13.63	<i>Delete paragraph 13.63.</i>
MM44: Protection of community facilities and services (Section 14.1/Policy LP32)			
MM44	206	Policy LP32	2. iii '...and assess their need and value to the ...' 2.iii. a. The facility is no longer needed for any of the provides a valued function s it performs to the community ; e. consideration has been given to an alternative community use on the whole or part of the site; and d. c. 'it would not no longer be economically viable, feasible or practicable to retain the building or site for its existing, or an alternative, community use.'
	207	Linked Strategic Policy box	Policy LP2 'Sustainable locational principles' .
	207	14.8	DELIVERY AND MONITORING

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		14.9	<p>Delivery</p> <ul style="list-style-type: none"> • <u>Through the</u> determination of planning applications. <p>Delete paragraph 14.9.</p>
MM45: Play, open space and sports provision (Section 14.2/Policy LP33)			
MM45	208 211	Objectives 14.29	<p>Objective - B – Protect / enhance / <u>conserve</u> existing assets and create new assets</p> <p>DELIVERY AND MONITOR</p> <ul style="list-style-type: none"> • <u>Through the determination of planning applications.</u> <p>Monitoring</p> <ul style="list-style-type: none"> • Number of IDP projects implemented • Amount of S106 obligations (financial contributions and land, works in kind) secured for the implemented IDP project.
MM46: Standards of Open Space of Public Value (Section 14.3/Policy LP34)			
MM46	213 217 217	Objectives 14.41 14.42	<p>B – Protect / enhance / <u>conserve</u> existing assets and create new assets</p> <p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • <u>Through the</u> ddetermination of planning applications... <p>Delete paragraph 14.42.</p>

Ref	Page	Policy/para	Main Modification
MM47: Development in the countryside (Section 15.1/Policy LP35)			
MM47	218	15.1	<p><i>Policy to be relocated to strategic section of the Plan.</i></p> <p>The Council is committed to protecting the character of the countryside for its own sake for the benefit of present and future generations. A priority for the Council is to maintain the distinction between built-up areas and the countryside by controlling the spread of development outside defined settlements (see Policy LP 38 'Separation of settlements'). The settlement boundaries have been reviewed and redefined to ensure that they are, or will be, strong and defensible.</p>
	218	Objectives	B– Protect/enhance/ <u>conserve</u> existing assets and create new assets.
	219	Policy LP35	<p>Policy LP 35 Development in the countryside</p> <p>1. Outside the defined settlements and the Green Belt (as defined on the Policies Map), the following forms of development will be permitted where they are consistent with national planning policy and, where relevant, comprise:</p> <p><u>i. Employment development</u></p> <p>a. i. <u>a.</u> The redevelopment or infilling of previously developed land; b. iii. <u>b.</u> New buildings <u>needed</u> to support the rural economy; <u>c. The replacement, extension or alteration of existing buildings, where the existing use will be retained.</u> <u>d. The re-use or conversion of redundant or dis-used buildings of permanent and substantial construction.</u></p> <p>ii. The provision of utilities where a countryside location is essential;</p> <p><u>ii. Residential development</u></p> <p>a. viii. The construction of new dwellings in accordance with (Policy LP 39 'Dwellings for rural workers'). b. v. The re-use or conversion of <u>redundant or dis-used</u> existing buildings of permanent and substantial construction, including major alterations, adaptations or reconstruction; c. iv. The replacement, extension or alteration <u>(including sub-division)</u> of existing <u>dwellings</u> buildings;</p> <p>vi. Appropriate changes of use of land.</p> <p><u>iii. Sport, recreation and nature conservation development</u></p> <p>a. vii. Facilities <u>and change of use of land</u> for outdoor sport, and recreation <u>and nature conservation.</u> ;</p> <p>2. All development shall;</p>

Ref	Page	Policy/para	Main Modification
			<p><u>i. be of a scale appropriate to its surroundings, and sited so as to minimise harm to the character and appearance of the rural area and the amenities of neighbouring land uses. It will be expected to contribute to, and enhance recognise the intrinsic character and beauty of the countryside.</u></p> <p><u>ii. avoid the unnecessary loss of existing business uses.</u></p> <p><u>iii. be appropriate and sensitive to its surroundings, and minimise the harm to the character and appearance of the area having regard to the following:</u></p> <ul style="list-style-type: none"> <u>a. scale: floorspace, volume and height,</u> <u>b. size of the proposal in relation to plot size,</u> <u>c. siting within a plot/curtilage,</u> <u>d. impact upon character and impact upon the site and its surroundings,</u> <u>e. design and landscaping of the proposal,</u> <u>f. means of enclosure/boundary treatment,</u> <u>g. amenities of neighbouring land uses,</u> <u>h. the provision of appropriate vehicular and pedestrian/cycle access for the uses proposed, and</u> <u>i. the cumulative effect of proposals, including visual impact and impact to highway safety.</u> <p><u>3. In relation to employment development, regard will be had to whether it:</u></p> <ul style="list-style-type: none"> <u>i. meets a local business or community need, and</u> <u>ii. is in a sustainable location, or includes measures to make a location more sustainable.</u> <p><u>4. In relation to replacement buildings, extensions and alterations:</u></p> <ul style="list-style-type: none"> <u>i. The starting point in relation to scale and siting will be a comparison of the existing building with that proposed.</u> <u>ii. Proposals should have no unacceptable impact upon the surrounding character and appearance of the area compared to the existing building to be replaced/extended.</u> <p><u>5. In relation to re-use of buildings, the following matters will also be taken into consideration:</u></p> <ul style="list-style-type: none"> <u>i. The building should be capable of re-use without major alterations, adaptations or reconstruction;</u> <u>ii. The proposal should enhance the immediate setting of the building;</u> <u>iii. Where a proposal relates to the re-use of an agricultural building, it must not result in the need to construct additional agricultural buildings, unless it can be demonstrated that the building to be re-used is no longer suitable or needed for agricultural use; and</u> <u>iv. Where a proposal relates to residential re-use or conversion, the extent of associated residential curtilage and hardstanding should be proportionate to the size of the existing building.</u> <p><u>6. Sport, and recreation development that would also be classified as a 'main town centre' use (as defined in relevant national planning policy) will not be considered an appropriate form of development in the countryside.</u></p>

Ref	Page	Policy/para	Main Modification
	219	15.4	Countryside locations within Bracknell Forest remain close to urban areas. Therefore development proposals which do not fall within the categories listed within the policy, will require justification as to why they cannot be located within a defined settlement. In assessing proposals, consideration will also be given to relevant design/character policies (Policy LP 15 'Design principles' and, Policy LP 42 'Design <u>and Policy LP37 'landscape character'</u>) and design guidance, in addition to the following matters:
	219	15.5 (Previously developed land)	<i>Delete sub-title and paragraph 15.5.</i>
	220	15.6 (essential utilities etc)	<i>Delete sub-title and paragraph 15.6.</i>
	220	15.7 (title)	Rural economy <u>Employment development</u>
	220	15.9	<i>Delete paragraph 15.9.</i>
	220/221	15.11-15.13	<i>Section (re-use or conversion of buildings) to be relocated to follow after sport, recreation and nature conservation.</i>
	221	15.14 (change of use)	<i>Delete sub-title and paragraph 15.14.</i>
	221	15.15 (title)	<i>Section to be relocated, to follow after residential development:</i> Proposals for outdoor recreation <u>Sport recreation and nature conservation</u>
	221	15.16	<i>Section to be relocated, to follow after employment development:</i> New dwellings <u>Residential development</u> 15.16 Isolated new homes in the countryside will be resisted, and will only be permitted if there is demonstrable need, such as for essential rural workers to live permanently at or near their place of work (Policy LP 39 'Dwellings for rural workers '), or their design is of exceptional quality. <u>Replacement dwellings and residential extensions will be supported in line with other aspects of this Policy.</u>
	222	Linked Strategic Policy box	Linked Strategic Policy <u>Development Management Policies</u> <ul style="list-style-type: none"> • Policy LP 1 'Sustainable development principles' • <u>Policy LP39 'Dwellings for rural workers'</u> • <u>Policy LP41 'Equestrian uses'</u>

Ref	Page	Policy/para	Main Modification
	222		DELIVERY AND MONITORING
		5.18	Delivery • Through the d Determination of planning applications.
	222	15.19	Delete paragraph 15.19.
MM48: Green Belt (Section 15.2/Policy LP36)			
MM48			<i>Policy to be relocated to strategic section of the Plan.</i>
	223	Objectives	Objective - B – Protect / enhance / conserve existing assets and create new assets
	223	Policy LP36	Policy LP36 Green Belt 1. Proposals for development in the Green Belt (as defined on the Policies Map) will be determined in accordance with relevant national Green Belt policy. i. inappropriate development will not be approved except in very special circumstances; ii. appropriate development will be permitted where it is consistent with other policies in this plan, providing it preserves the openness of the Green Belt 2. Within The following Green Belt villages areas (as are defined on the Policies Map (and Inset Maps)), where limited infilling (add footnote) will be permitted; subject to it causing no unacceptable harm to the Green Belt. i. Cranbourne ii. Church Road, Winkfield iii. North Street, Cranbourne iv. Cheapside v. Maidens Green/Winkfield Street. <u>[Footnote: In relation to para. 149e of the NPPF, or any successor document.]</u>
	225	15.33	<i>Amend supporting text as result of combining Policies LP20 (paras. 10.73 & 10.74) and LP36 (para. 15.33):</i> Villages in the Green Belt (for the purposes of infilling) <u>A study of Green Belt Villages was undertaken to determine the extent and location of ‘villages’ within the Green Belt, based on certain criteria (Green Belt Village Assessment, BFC, February 2018 (add footnote)). The term ‘village’ is not defined in national policy. For Bracknell Forest, to qualify as a ‘village’ a form of community facility</u>

Ref	Page	Policy/para	Main Modification												
			<p><u>needs to be available (such as a church, community hall, or school). Consideration is also given to the level of other facilities available (such as provision of a local shop/post office, public house, restaurant or obvious village centre/recreation area); and whether areas provide a village function (if walkable) to other nearby areas. Areas which comprised solely housing were not considered to meet the definition of a ‘village’.</u></p> <p><u>[Footnote: Green Belt Village Assessment. LP/Ev/5d: https://consult.bracknell-forest.gov.uk/file/4860644]</u></p> <p><u>An overview of the rationale for defining areas as ‘villages’ is set out in the table below:</u></p> <p><u>Table XX Rationale for defining Green Belt villages (for the purposes of infilling)</u></p> <table border="1"> <thead> <tr> <th><u>‘Village’ name</u></th> <th><u>Reason defined as a ‘village’</u></th> </tr> </thead> <tbody> <tr> <td><u>Cranbourne</u></td> <td><u>Linear development of housing. Contains a school, restaurant and recreation ground, with bus route. Village is walkable (along pavement) to North Street – together the two provide village facilities.</u></td> </tr> <tr> <td><u>North Street, Cranbourne</u></td> <td><u>Linear development of housing. Contains a local convenience store, public house, bus route and several smaller businesses.</u> <u>Village is walkable (along pavement) to Cranbourne, Lovel Road – together the two provide village facilities.</u></td> </tr> <tr> <td><u>Church Road, Winkfield</u></td> <td><u>Linear development of housing. Contains a church, village hall, and public house, and bus route. Village is walkable (along pavement) to Maiden’s Green, together the two provide village facilities.</u></td> </tr> <tr> <td><u>Maidens Green/Winkfield Street</u></td> <td><u>Linear development of housing. Contains a public house and bus route. Village is walkable (along pavement) to Church Road which contains a church and village hall – together the two provide village facilities.</u></td> </tr> <tr> <td><u>Cheapside</u></td> <td><u>This forms part of a wider village, the majority of which lies within the Royal Borough of Windsor and Maidenhead. Within the wider village area there is a village hall, school and recreation ground. There are</u></td> </tr> </tbody> </table>	<u>‘Village’ name</u>	<u>Reason defined as a ‘village’</u>	<u>Cranbourne</u>	<u>Linear development of housing. Contains a school, restaurant and recreation ground, with bus route. Village is walkable (along pavement) to North Street – together the two provide village facilities.</u>	<u>North Street, Cranbourne</u>	<u>Linear development of housing. Contains a local convenience store, public house, bus route and several smaller businesses.</u> <u>Village is walkable (along pavement) to Cranbourne, Lovel Road – together the two provide village facilities.</u>	<u>Church Road, Winkfield</u>	<u>Linear development of housing. Contains a church, village hall, and public house, and bus route. Village is walkable (along pavement) to Maiden’s Green, together the two provide village facilities.</u>	<u>Maidens Green/Winkfield Street</u>	<u>Linear development of housing. Contains a public house and bus route. Village is walkable (along pavement) to Church Road which contains a church and village hall – together the two provide village facilities.</u>	<u>Cheapside</u>	<u>This forms part of a wider village, the majority of which lies within the Royal Borough of Windsor and Maidenhead. Within the wider village area there is a village hall, school and recreation ground. There are</u>
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Ref	Page	Policy/para	Main Modification
			<div style="border: 1px solid black; padding: 2px; display: inline-block;"> also a limited number of small business premises which provide village facilities. </div>
	226	After para. 15.42.	<p>As set out above, and in Policy LP 20 'Identification of Green Belt villages' LPX 'Green Belt' some village areas have been defined on the Policies Map, for the purposes of allowing limited infilling (in line with paragraph 145(e) 149(e) of the NPPF). This reflects the need to protect the openness of the Green Belt. For the purposes of this policy, limited infilling is considered to be the development of a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage. The infill plot should be comparable in size and shape to those developed plots which adjoin the site and must have an existing frontage to a suitable road. The proposal should be appropriate to the scale of the locality and not have an adverse impact on the character and openness of the Green Belt, or the local environment.</p> <p><i>New text after paragraph 15.42.</i></p> <p>Jealott's Hill <u>The Jealott's Hill International Research Centre is a significant developed site within the Green Belt. It has been a location for agri-tech research for approximately 90 years, and is recognised as a globally important research and development centre for agricultural technology. The site is home to a highly specialist workforce and many specialised buildings and other facilities and makes an important contribution to high value employment and economic activity in the Borough. It also has important links to universities and commercial organisations across the UK. It is acknowledged that the nature of research in this sector is changing and the importance of collaboration within the Agri-tech sector and related emerging industries is increasing. In light of these needs, and the varying ages of the site's existing buildings, the Council recognises that the site will need to accommodate change through new development in line with national Green Belt policy.</u></p>
	226	Linked Strategic Policy box	<ul style="list-style-type: none"> ● Policy LP 2 'Sustainable locational principles' <p><u>Linked Development Management Policies</u></p> <ul style="list-style-type: none"> ● <u>Policy LP 39 'Dwellings for rural workers'</u> ● <u>Policy LP 41 'Equestrian uses'</u>
	227	15.43	<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> ● <u>Through the d</u>etermination of planning applications.

Ref	Page	Policy/para	Main Modification
	227	15.44	Delete paragraph 15.44.
MM49: Landscape character outside of defined settlements (Section 15.3/Policy LP37)			
MM49			<i>Policy to be relocated to strategic section of the Plan.</i>
	228	Objectives	Objective - B – Protect / enhance / conserve existing assets and create new assets
	228	Policy LP37	Policy LP 37 Landscape Character
			<p>1. <u>The following landscape character areas are defined on the Policies Map (and Inset Maps):</u></p> <ul style="list-style-type: none"> i. <u>A1 – Bracknell Forest</u> ii. <u>B1 – Crowthorne/ Sandhurst Heathland Mosaic</u> iii. <u>C1 – Binfield and Warfield Clay Farmland</u> iv. <u>C2 – Winkfield and Cranbourne Clay Farmland</u> v. <u>D1 – The Hazes Wooded Clayland</u> vi. <u>E1 – Blackwater River Valley</u> vii. <u>F1 – Chavey Down Wooded Sands</u> viii. <u>G1 – Easthampstead Wooded Estate</u> ix. <u>G2 – Sunninghill Wooded Estate</u> x. <u>H1 – Windsor Great Park</u> xi. <u>H2 – Windsor Forest</u> <p>2. 4. Outside of defined settlements, development proposals will be permitted which recognise and enhance the intrinsic character and beauty of the countryside (including the Green Belt), and quality of the landscape character area within which they are situated (as defined on the Policies Map), including the <u>and protect and enhance the</u> setting of <u>individual settlements and their distinctive characters.</u></p> <p>3. 2.— Development proposals will be expected to demonstrate <u>the likely effects of development upon the landscape in relation to:</u></p> <ul style="list-style-type: none"> i. how they protect, enhance and/or restore the condition, <u>defined characteristics and valued</u> character and features which contribute to <u>of</u> the surrounding landscape character as set out in the Landscape Character Assessment; <u>and respond positively to the landscape strategy of the local landscape character within which they are located</u> and,

Ref	Page	Policy/para	Main Modification
			<ul style="list-style-type: none"> ii. that they maintain and respond positively to the valued features and characteristics of the local landscape character area, and the landscape strategy; and, iii. that they minimise that they minimise any negative impacts on landscape <u>ii. how any adverse impacts can be mitigated.</u>
	229	15.49	<p>Landscape character areas share generic characteristics with other areas of the same types, but are single unique discrete geographical areas of landscape type. The local landscape character areas are as set out in the Landscape Character Assessment (and are defined on the Policies Map <u>and Inset Maps</u>). ÷</p> <ul style="list-style-type: none"> • A1 — Bracknell Forest • B1 — Crowthorne/ Sandhurst Heathland Mosaic • C1 — Binfield and Warfield Clay Farmland • C2 — Winkfield and Cranbourne Clay Farmland • D1 — The Hazes Wooded Clayland • E1 — Blackwater River Valley • F1 — Chavey Down Wooded Sands • G1x — Easthampstead Wooded Estate • G2 — Sunninghill Wooded Estate • H1 — Windsor Great Park • H2 — Windsor Forest
	230	15.52	<p>Proposals should strengthen and enhance landscape character and local distinctiveness wherever possible. <u>This includes demonstrating that the distinctive setting and character of individual settlements will be protected and retained. Safeguarding the landscape setting and character of settlements is important in order to maintain a sense of place for individual settlements, and conserve their existing character. Where appropriate, landscape enhancements will be sought.</u></p> <p><i>(NB: existing text, towards end of former paragraph 15.52, to become new standalone paragraph.</i></p>
	230	Linked Strategic Policy box	<p>Linked Strategic Policy</p> <p>Policy LP 1 'Sustainable development principles'</p> <p>Policy LP 2 'Sustainable locational principles'</p>
	230		<p>DELIVERY AND MONITORING</p>
		15.53	<p>Delivery</p> <ul style="list-style-type: none"> • <u>Through the d</u>Determination of planning applications.
	230	15.54	<p>Delete paragraph 15.54.</p>

Ref	Page	Policy/para	Main Modification
MM50: Separation of settlements (Section 15.4/Policy LP38)			
MM50	231-232 (inclusive)	Section 15.4 Policy LP38 Paras. 15.55- 15.59 (inclusive)	<i>Delete Section 15.4, policy and paragraphs 15.55-15.59.</i>
MM51: Dwellings for rural workers (Section 15.5/Policy LP39)			
MM51	233 234	Objectives Policy LP39	<p>B – Protect / enhance / conserve existing assets and create new assets</p> <p>Policy LP 39</p> <p>Dwellings for rural workers</p> <p>1.The construction of a new permanent or temporary rural worker’s dwelling will normally be permitted where all the following criteria are met:</p> <ul style="list-style-type: none"> i. the proposed dwelling is necessary to meet the accommodation needs of a full-time worker in agriculture, forestry or other businesses requiring a location outside of a defined settlement (including those taking majority control of a farm business); and, ii. <ul style="list-style-type: none"> a) <u>where the proposal relates to a new permanent dwelling,</u> the agricultural or forestry unit or the business activity has been established for a minimum of three years (at least one of which has been profitable) and is demonstrably financially sound, both at present and for the prospective future; and, or b) <u>where the proposal relates to a temporary dwelling, clear evidence of a firm intention and ability to develop a viable business is provided, including that the business has been planned for on a sound financial basis; and,</u> iii. provision on-site or in the immediate vicinity is essential for the operation of the business as evidenced by a genuine functional need; and, iv. no suitable accommodation exists or could be made available in established buildings on the site or elsewhere; and,

Ref	Page	Policy/para	Main Modification
			<ul style="list-style-type: none"> v. the proposal does not involve replacing a dwelling disposed of recently as general market housing; and, vi. the dwelling is appropriately located and is no larger than is required to meet the operational needs of the business; and, vii. the siting and landscaping of the new dwelling minimises the impact on the character and appearance of the area and causes no adverse impact on designated sites. <p>2. A temporary rural worker's dwelling should take the form of a caravan or mobile home and will be permitted for no more than three years, after which the site should be restored. Permission will not be granted for the erection of a temporary rural worker's dwelling in a location where a permanent rural worker's dwelling would not be permitted.</p> <p>3. Acceptable proposals will be, and all existing dwellings at the rural enterprise may be, subject to a condition or legal agreement tying occupancy and limiting use to the specific rural enterprise or adjacent farmland and buildings.</p> <p>4. Consent for any new dwelling will be subject to conditions removing permitted development rights.</p>
	237	Linked Strategic Policies box	<p>Linked Strategic Policy Policies</p> <ul style="list-style-type: none"> • Policy LP 2 'Sustainable locational principles' • Policy LP 15 'Design Principles' • Policy LP X 'Green Belt' • Policy LP X 'Development in the countryside'
	237		<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • Through the dDetermination of planning applications.
		15.72	
		15.73	<i>Delete paragraph 15.73.</i>
MM52: Equestrian Uses (Section 15.6/Policy LP41)			
MM52	238	Objectives	B – Protect / enhance / conserve existing assets and create new assets
	238	Policy LP41	Policy LP 41

Ref	Page	Policy/para	Main Modification
			<p>Equestrian uses</p> <p>ii. the development will not cause harm to a site of nature conservation, <u>or</u> landscape or historic value that cannot be satisfactorily mitigated; and,</p> <p>v. proposals for equestrian establishments whether for private or commercial use are of an appropriate size and scale for their intended use and in relation to the associated fields. This must allow for the proper care of horses, including stabling, grazing and exercise where appropriate, in accordance with the British Horse Society Standards (or any future equivalent).</p> <p><u>vi. proposals that affect any heritage asset or its setting will be assessed against Policy LP XX, Conservation and enhancement of the historic environment.</u></p>
	240	Linked strategic policies box	<p>Linked Strategic Policy <u>Policies</u></p> <ul style="list-style-type: none"> • Policy LP 1 'Sustainable development principles' • <u>Policy LP X 'Green Belt'</u> • <u>Policy LP X 'Development in the countryside'</u>
	240		<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • <u>Through the d</u>Determination of planning applications.
		15.80	
		15.81	<i>Delete paragraph 15.81.</i>
MM53: Design (Section 16.1/Policy LP42)			
MM53	242	Policy LP42	<p>Policy LP 42</p> <p>Design</p> <p>1. In meeting the objectives of Policy LP 15 'Design principles', applicants will need to consider the detailed design matters set out below. Proposals will be supported where they:...</p> <ul style="list-style-type: none"> iv. include high quality hard and soft landscaping <u>to assist in enhancing and defining</u> within streetscenes to help define the character and legibility of the area; this will <u>may</u> include <u>street</u> trees, hedges and planting to enhance the visual amenity of streets;...

Ref	Page	Policy/para	Main Modification
	245	16.11	<p>i. retain existing assets on a site that have a visual, ecological or heritage value in the local environment or are of a quality that is worthy of retention. Where reasonable, these features should be enhanced within their setting; this includes trees, hedgerows, important open areas, gaps in frontages, walls, fences, banks and other features of quality and/or visual importance or <u>that</u> informs <u>local</u> character;</p> <p>..... and future maintenance will be assessed in determining planning applications. <u>The inclusion of trees within streetscenes is a key addition to the government’s design policy in the revised NPPF (July 2021, para. 131). This reflects the contribution they can make to the character and quality of urban environments and their role in helping to mitigate the effects of climate change.</u></p>
	246	16.17	Delete paragraph 16.17.
	246	Linked Strategic Policies box	Add following policy:
	246		<ul style="list-style-type: none"> <u>LP X ‘Climate Change’</u> <p>DELIVERY AND MONITORING</p>
		16.18	<p>Delivery</p> <ul style="list-style-type: none"> <u>Through the d</u>Determination of planning applications.
	247	16.19	Delete paragraph 16.19.
MM54: Tall Buildings (Section 16.2/Policy LP43)			
MM54	249	Policy LP43	<p>Policy LP 43</p> <p>Tall buildings</p> <p>The Council will support proposals for tall buildings where;</p> <ol style="list-style-type: none"> the location is sustainable and suitable for high intensity development; they are located at a point of townscape significance and have a height, scale and massing that is proportionate to the proposed location and size of site;

Ref	Page	Policy/para	Main Modification
			<ol style="list-style-type: none"> 3. they will not detract from the significance or appreciation of heritage assets, nor have a detrimental impact on the local environment, including the micro-climate and the amenity of surrounding buildings and spaces; 4. they positively contribute to one or more of the following: <ul style="list-style-type: none"> • the existing streetscene, • the containment of a space or square, or • creation of a focal point of interest in an appropriate location; 5. they reinforce or add positively to the surrounding scale and urban form of the area; 6. the building will is sympathetic to local character, including the surrounding environment and landscape setting, including longer distance views not adversely affect important views to and from key areas of the Borough and will have a positive impact on the skyline; 7. the building is they are of an exemplary architectural design appropriate to landmark buildings and creates a high quality living environment, maximising energy efficiency, prioritising the use of sustainable materials and construction methods; 8. they provide appropriate levels of usable amenity space for future occupants and the proposed uses; 9. they include appropriate levels of sufficient parking for cars and cycles for the site's location, and space is provided for the effective servicing of the building without having an unacceptable, detrimental effect on amenity space and the streetscene;...
249		16.22	<p>A tall building is defined by its context, being:</p> <ol style="list-style-type: none"> i. 5 storeys or 15 metres and above in Bracknell Town Centre; and/or ii. any building that is substantially taller than its neighbours in the borough; and/or iii. its impact on the existing skyline within the Borough would be significant
250		16.30	<p>It is essential that consideration is given to longer views and panoramas in and out of the urban areas to the surrounding countryside (including the Green Belt). Localised views appropriate to an application will also need to be considered. It is important that all proposals for tall buildings in the Borough are accompanied by high quality contextual analysis, demonstrating how the building will fit into the existing built environment to create positive views to and from the surrounding area. Proposals should be assessed through the submission of supporting material such as photomontages and/or 3D modelling outputs.</p> <p><u>The assessments will need to consider the following aspects:</u></p> <ul style="list-style-type: none"> • <u>the local vicinity (including consideration of the street scene, bulk and massing, and the visual interest provided by the building itself);</u> • <u>neighbouring areas (including neighbouring urban areas);</u>

Ref	Page	Policy/para	Main Modification
			<ul style="list-style-type: none"> • <u>longer distance views and panoramas (including to and from land in the countryside, Green Belt, and beyond the Borough boundary);</u> • <u>the skyline; and,</u> • <u>the effect of the proposal, cumulatively, with other tall buildings.</u> <p><u>It is good practice to agree with the Council the viewpoints to be considered when assessing landscape and visual impact. To assist in this process in respect of views into Bracknell Town Centre and adjoining areas, tall building viewpoints</u> In addition, key views relating to Bracknell town have been identified on Appendix 5: 'Tall building viewpoints maps' as referenced below in the following locations:.....</p>
	251	16.31	<p><u>For any individual proposal in Bracknell Town Centre and adjoining areas it will be the views from these points (where available) towards the proposal that should be assessed.</u> Other views may also be important depending on the location of the building and further assessment and analysis may be needed.</p> <p><u>For proposals outside Bracknell Town Centre and adjoining areas, consideration of view points will be required on a case-by-case basis. For proposals across the Borough, C</u>consideration should be given to Policy LP 35 'Development in the countryside', Policy LP 37 'Landscape character (outside of defined settlements) ', Policy LP 38 'Separation of settlements', Policy LP 36 'Green Belt'.</p>
	251	16.32	<i>Delete paragraph 16.32.</i>
	251	16.33	Careful analysis relating to the spacing of blocks will be needed and a tall building should not adversely affect neighbours or be overbearing. An assessment of the cumulative effect of tall buildings will also be required. <u>Particular consideration will be given to the cumulative effect of tall buildings on the skyline. The Council aims to achieve a coherent (rather than scattered) skyline in urban areas, with interesting form, and graduation down from a central peak in Bracknell Town Centre.</u> eOne tall building will not necessarily create a precedent for a street or area.
	252	16.37	<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • <u>Through the d</u>Determination of planning applications.

Ref	Page	Policy/para	Main Modification
		16.38	<i>Delete paragraph 16.38.</i>
MM55: Advertisements and Shop Fronts (Section 16.3/Policy LP44)			
MM55	253	Policy LP44	Policy LP44 Advertisements and shop fronts
	254		1. Advertisements will be permitted where they have no unacceptable impact, <u>taking account of cumulative impacts,</u> on: <ul style="list-style-type: none"> i. public safety, including highway safety; and; ii. amenity, including visual amenity, the amenity of neighbouring sites; and iii. the significance of the historic environment. <p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • Through the dDetermination of planning applications.
		16.46	
		16.47	<i>Delete paragraph 16,47.</i>
MM56: Protection and enhancement of the historic environment (Section 17.1/Policy LP45)			
MM56			<i>Policy to be relocated to strategic section of the Plan.</i>
	255	17.1 (section title)	Protection Conservation and enhancement of the historic environment
	255	Objectives	B – Protect / enhance / <u>conserve</u> existing assets and create new assets
	255	17.2	The importance of Bracknell Forest’s historic environment is recognised in its diverse range of heritage assets which include: <ul style="list-style-type: none"> • 266 <u>267</u> Listed Buildings; • 53 <u>61</u> Locally Listed Buildings; • 6 Conservation Areas (Winkfield Village; Warfield; Winkfield Row; Easthampstead; Church Street, Crowthorne, Binfield);

Ref	Page	Policy/para	Main Modification
			<ul style="list-style-type: none"> • 12 Scheduled Monuments; • 6 Registered Historic Parks and Gardens (Windsor Great Park; Ascot Place; Newbold College; Broadmoor Hospital; South Hill Park; and Bagshot Park); and, • 536 576 records entered in the Berkshire Historic Environment Record (HER) identifying archaeological sites and finds in Bracknell Forest.
	256	17.4	The significance of heritage assets to this and future generations, may derive from their archaeological, architectural, artistic or historic interest and from the contribution made by their settings. Designated and non-designated heritage assets, including their settings will be protected from harm conserved and opportunities will be sought to sustain and where appropriate enhance the significance of heritage assets.
	256	17.5	...will be assessed against the heritage policy ' LP45 Conservation and enhancement of the historic environment ', and any other relevant
	256	17.6	Whilst the detail provided by the Heritage Statement should be proportionate to the importance of the heritage assets, it must demonstrate a clear understanding of their significance, the contribution made by their settings and how their significance would be affected, as well as a providing clear justification and mitigation for any harm caused a clear explanation of how harm will be avoided.
	256	17.7	Great weight will be given to the conservation of the The Borough's most valued historic buildings, archaeological remains, townscapes and historic landscapes (as identified in the East Berkshire Historic Landscape Characterisation June 2019 (FOOTNOTE 80)) and any other designated heritage assets. will be given the highest level of protection. Opportunities to sustain and enhance their significance and better reveal the significance and legibility of assets will be sought wherever possible. Harm to the significance of designated heritage assets should require clear and convincing justification will not be accepted unless it is clearly justifiable and unavoidable.
	256	17.8	...requirement of any development proposals. The evidential value of the historic fabric is an important part of a listed building's significance and retention of as much historic fabric as possible will be expected. The reinstatement of original...
	257	Linked Strategic Policy box	<p>Linked Strategic Development Management Policy Policies</p> <ul style="list-style-type: none"> • Policy LP1 'Sustainable Development Principles' • Policy LP15 'Design Principles' • Policy LP42 'Design'
	258		DELIVERY AND MONITORING
		17.13	Delivery

Ref	Page	Policy/para	Main Modification
	258	17.14	<ul style="list-style-type: none"> • Through the dDetermination of planning applications. Keeping Conservation Area appraisals up-to-date. <p>Delete paragraph 17.14.</p>
MM57: Biodiversity (Section 18.1/Policy LP46)			
MM57	259	Objective	B – Protect / enhance / conserve existing assets and create new assets
	260	Policy LP46	<p>Policy LP46 Biodiversity</p> <ol style="list-style-type: none"> 1. Relevant dDevelopment in the Borough will be expected to achieve a minimum 10% net gain for biodiversity. 2. Relevant dDevelopment proposals will be expected to: <ol style="list-style-type: none"> i. provide suitable ecological survey information and assessment to establish biodiversity net gains and the extent of any potential impact on ecological features. These may include ancient woodland, veteran trees, waterbodies, wildlife corridors (including river corridors), protected species, priority species or priority habitat that may be affected during and after development. This information shall be provided prior to the determination of an application; ii. retain, protect, enhance and buffer ecological features and provide for their appropriate management; iii. where possible, create new ecological features and incorporate provisions to maximise opportunities for biodiversity; and iv. avoid fragmentation of habitats and create coherent ecological networks within the borough such as improvements to Biodiversity Opportunity Areas and Nature Recovery Networks. 5. Where biodiversity has been intentionally removed or degraded (including through neglect), the Council will take the pre-development baseline biodiversity value as what it is likely to have been had the removal or degradation not occurred. 6. The Council will secure effective avoidance, mitigation, monitoring and compensation measures which will be maintained for at least 30 years after the development has been completed over the lifetime of the development through the imposition of planning conditions, conservation covenants or planning obligations as appropriate, including monitoring of the effectiveness of these measures.

Ref	Page	Policy/para	Main Modification
	260	18.3	Biodiversity is not confined to designated sites and every development has the potential to contribute towards the conservation of locally important habitats and species. For the purposes of this policy 'relevant' development will be defined in accompanying guidance.
	260 - 261	18.4	<p>There are significant areas of habitat in the borough which are an important local resource for supporting biodiversity including:</p> <ul style="list-style-type: none"> • Wwoodland; • Hhedgerows; • Aancient woodland and veteran trees; • Ggrasslands; • Wwatercourses and other wetlands; • Farmland • Hheathland; and • Other formal and informal areas of open space <p><u>This list is not intended to be exhaustive.</u></p>
	261	18.7	Ecological surveys, assessments and mitigation measures should be implemented in line with current national standards and published guidance in addition to any guidance or advice endorsed by the Council. <u>The requirement for biodiversity net gain is separate from species protection and the Council will use the local list to require ecological surveys where relevant depending on local site conditions.</u>
	261	18.8	When considering a site for development, those involved should take account of any biodiversity resources on the site and design the development in a way that enhances them or at least avoids, or minimises, any negative impacts on them. Enhancements to the biodiversity value of a site, such as creating new habitats, should be incorporated into the design. <u>The type or scale of development is not necessarily relevant to the biodiversity value. For example, a small site may have a very high biodiversity value. The level of work needs to be proportionate to the biodiversity value of the site.</u> Creative solutions are possible on all sites, including small sites within urban areas. Examples of what would be expected are set out in accompanying guidance.
	261	18.11	Development should incorporate biodiversity improvements and secure at least a 10% measurable net gain for biodiversity. <u>For the purposes of biodiversity net gain, a biodiversity gain plan should be submitted as part of a planning application.</u> The standard method for calculating biodiversity losses and gains and identifying the level of mitigation and compensation required is the DEFRA Natural England Biodiversity Metric. <u>Relevant guidance should also be applied, where available.</u> Biodiversity net gain can be achieved on site through planting schemes, new habitats, new roosting or nesting features , or through enhancement and management of existing habitats. The Council will provide guidance on how biodiversity net gain will apply to development and how any residual off site needs for compensation will be addressed. As part of this, the Council will also develop biodiversity projects across the Borough through the

Ref	Page	Policy/para	Main Modification
	262	18.13	Infrastructure Delivery Plan (IDP) process which will have a measurable biodiversity value. These schemes will be paid for and delivered by relevant development as mitigation or compensation through planning obligations.
	262	18.14	The intentional removal or degradation of biodiversity prior to submitting planning applications may include: ploughing or improving grassland, removing trees, refusing access for ecological surveys, stopping or starting habitat management, and situations where previous habitat mitigation has not been effective. To determine if any intentional changes have been made, the current habitat type and condition of a site can be judged using an up-to-date ecology survey against aerial photography and land use data over time. Areas of habitat that have naturally developed over many years may be excluded on the basis of natural succession.
	262	Linked Strategic Policies box	<p><u>Policy LP 1 'Sustainable development principles'</u></p> <p>Policy LP 15 'Design principles'</p> <p>Policy LP 16 'Green infrastructure'</p> <p><u>Policy LP X 'Climate Change'</u></p> <p>DELIVERY AND MONITORING</p> <ul style="list-style-type: none"> • Delivery<u>Through the D</u>determination of planning applications • Use of planning conditions, conservation covenants and planning obligations <p>Monitoring</p> <ul style="list-style-type: none"> • Changes in areas of biodiversity importance (LWS/LGS) each year • Change in percentage of LWS and LGS in positive conservation management each year • Change in areas of UK NERC Act S41 priority habitats each year • Change in number of UK NERC Act S41 priority species each year • Distribution and status of farmland birds each year • Habitat monitoring for biodiversity net gain to achieve target habitat type and condition
	262 -263		

Ref	Page	Policy/para	Main Modification
MM58: Designated nature conservation and geological sites (Section 18.2/Policy LP47)			
MM58			<i>Policy to be relocated to strategic section of the Plan.</i>
	264	Objective	B – Protect / enhance / conserve existing assets and create new assets
	265	18.22	Applications for development will be subject to a Habitats Regulations Assessment where they are likely to have a significant adverse impact on the integrity of habitats sites and reference should be made to the BFLP Habitats Regulations Assessment. Guidance for the assessment of air pollution effects on habitats sites has been agreed with Natural England and is available from on the Council's website. Natural England has advised that the thresholds for windfall developments that require an air quality assessment is development with a net increase of over 100 dwellings and other developments on a case by case basis which are not included in the Bracknell Forest Local Plan Air Quality Assessment (March 2021). Should this advice change, the Council will update the guidance accordingly. Applications for development which are is likely to have an adverse effect on SSSIs (either individually or in combination with other development) should include an assessment of these potential adverse effects; the Council will develop guidelines for such assessments if appropriate and in consultation with Natural England.
	265	Linked Strategic Policies box	Linked Strategic Development Management Policies Policy LP 1 'Sustainable development principles' Policy LP 17 'Thames Basin Heaths Special Protection Area' <u>Policy LP 46 'Biodiversity'</u> <u>Policy LP 48 'Protection and enhancement of trees and hedgerows'</u>
	266		DELIVERY AND MONITORING <ul style="list-style-type: none"> DeliveryThrough the Ddetermination of planning applications Use of planning conditions and obligations Monitoring <ul style="list-style-type: none"> Change in condition status of Sites of Special Scientific Interest each year Changes in areas of biodiversity importance (LWS/LGS) each year

Ref	Page	Policy/para	Main Modification
MM59: Protection and enhancement of trees and hedgerows (Section 18.3/Policy LP48)			
MM59	267 268-269	Objective Policy LP48	<p>B – Protect / enhance / conserve existing assets and create new assets</p> <p>Policy LP 48</p> <p>Protection and enhancement of trees and hedgerows</p> <ol style="list-style-type: none"> 1. Development proposals will be required to seek to secure the sustainable retention and enhancement of trees and native hedgerows of value wherever possible. 2. Retained trees and hedgerows should be integrated effectively into site layouts, with new landscaping where appropriate, including by: <p><i>Delete points i to vi.</i></p> 3. Retained trees and native hedgerows shall be protected during demolition and construction works in accordance with latest arboricultural best practice. <p>Enhancement</p> <ol style="list-style-type: none"> 4. Development proposals will be encouraged required to provide for additional tree and hedgerow planting wherever possible. 5. Development proposals will be encouraged required to provide a net gain in landscape quality on site and fully mitigate for any existing trees and hedgerows lost as a result of the development. 6. Development proposals will be required to incorporate landscaping schemes that: <ol style="list-style-type: none"> i. enhance the character and appearance of the landscape, townscape or roofoolcsape; ii. include the planting of indigenous trees and native hedgerows other flora of local provenance appropriate to the area; iii. incorporate species diversity to establish sustainable landscaping in respect of climate change and disease; iv. contribute towards the creation of verdant tree-lined streets; v. maximise opportunities for the planting of long-living native broad-leaved tree species which grow to a large size;

Ref	Page	Policy/para	Main Modification		
6	269	18.29	<ul style="list-style-type: none"> vi incorporate appropriate indigenous species in locations that maximise the benefits to biodiversity, including the creation of woodland and green corridors; vii maximise opportunities for planting of urban trees within streets and greenspace to create rich urban treescapes; viii meet other policy objectives, including design, heritage and biodiversity; ix maximise opportunities for planting of new hedgerows with emphasis on suitable native species; x provide at least one fruit tree in the garden of each new house built and in the communal gardens of apartment blocks; and xi maximise opportunities to plant urban community orchards in amenity greenspace. <p>7. Landscaping proposals will be required to incorporate an appropriate post-planting management and maintenance programme to ensure successful healthy establishment and ongoing development.</p>		
			270	18.37	Trees and hedgerows make a significant contribution to townscape and landscape. Their sustainable retention and enhancement of valuable trees and native hedgerows will be sought required in any development proposal to allow their natural ongoing development.
			271	Linked Strategic Policies box	Where the Council accepts that the need for a development is exceptional enough to outweigh the loss of a valuable tree or hedgerow, appropriate mitigation will be sought required in the form of compensatory planting that will provide a longer-term net gain in terms of quality and quantity...
			271		<ul style="list-style-type: none"> • <u>Policy LP X 'Climate Change'</u> <p>DELIVERY AND MONITORING</p>
				18.44	<ul style="list-style-type: none"> • Delivery <u>through the D</u>determination of planning applications
		18.45	<i>Delete paragraph 18.45..</i>		
MM60: Sustainable Construction (Section 19.1/Policy LP49)					
MM60	272	Objective	B – Protect / enhance / conserve existing assets and create new assets		

Ref	Page	Policy/para	Main Modification
	273	Policy LP49	<p>Policy LP49 Sustainable construction</p> <p>1. Development proposals will be required to meet climate change objectives and achieve a high standard of environmental sustainability. This will be achieved by the following:</p> <ul style="list-style-type: none"> i. All major⁽⁸⁴⁾ new build residential development dwellings will be encouraged to contribute towards the target of net zero carbon for regulated emissions, unless it can be clearly demonstrated that this is not viable. ii All minor new build residential development will be designed achieve a minimum of 19% improvement in the dwelling emission rate over the target emission rate, as defined in Part L of the 2013 Building Regulations. iii ii All residential development new dwellings shall meet the water efficiency standard of 110 litres/person/day, or any updated standard set by a review of Part G of the Building Regulations. iv iii All non-residential development and non-C3 residential development of 500m² square metres (gross external area) or above will meet BREEAM 'excellent' or equivalent standard, unless it can be clearly demonstrated that this is not viable, in In such cases, development will meet BREEAM 'very good' standard.
Footnote 84	273	273	<p>84 As defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 in the NPPF Annex 2 Glossary: for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more.</p>
	273	19.4	<p>All major new build residential developments dwellings will be encouraged to contribute towards the target of net zero carbon for regulated emissions net zero carbon for regulated emissions (energy used to provide space heating and cooling, hot water and fixed lighting), to be achieved on site. If it is demonstrated that this is not viable, a minimum of 35% an improvement in regulated emissions over the target emissions rate in Part L of the 2013 Building Regulations, plus a Section 106 contribution to offset any remaining carbon emissions to zero is required encouraged...</p>
	273	19.5	<p><i>Delete paragraph 19.5.</i></p>
	273	19.6	<p><i>Delete paragraph 19.6.</i></p>
	274	19.7	<p>...The Sustainable Resource Management SPD will be revised to set out further detail on how major developments will be expected to achieve these requirements can achieve net zero carbon for regulated emissions.</p>

Ref	Page	Policy/para	Main Modification
	274	19.10	Part G of the Building Regulations 2010 (with 2015 and 2016 amendments) prescribe 125 litres/person/day as a mandatory standard for new residential development <u>dwelling</u> s. ...
	274	19.11	...The Council will seek at least a BREEAM 'excellent' rating or equivalent for new non-residential development <u>and non-C3 forms of residential development</u> ...
	275	Linked strategic policies box	<i>Add text.</i> <u>Policy LP 26 'Climate Change'</u>
	275	Key Evidence	... <ul style="list-style-type: none"> • Part L of the Building Regulations 2010 (with 2013 and 2016 amendments) • Part G of the Building Regulations 2010 (with 2015 and 2016 amendments)
	275		DELIVERY AND MONITORING
		19.13	<ul style="list-style-type: none"> • Delivery <u>through the D</u>determination of planning applications
		19.14	<i>Delete paragraph 19.14.</i>
MM61: Renewable and low carbon energy (Section 19.2/Policy LP50)			
MM61	276	Objective	B – Protect / enhance / <u>conserve</u> existing assets and create new assets
	276	19.16	... Where renewable and low carbon schemes required <u>encouraged</u> by Policy LP 49 Sustainable Construction are not permitted developed <u>development</u> they will be assessed against this policy.
	277	Linked strategic policies box	<ul style="list-style-type: none"> • <u>Policy LP 26 'Climate Change'</u>
	277		DELIVERY AND MONITORING
		19.21	<ul style="list-style-type: none"> • <u>Through the D</u>determination of planning applications.
		19.22	<i>Delete paragraph 19.22.</i>

Ref	Page	Policy/para	Main Modification
MM62: Sustainable Drainage Systems (Section 19.3/Policy LP51)			
MM62	278	Objectives	B – Protect / enhance / conserve existing assets and create new assets
	279	Policy LP51	<p>Policy LP51 Sustainable Drainage Systems (SuDS)</p> <p>1. ... SuDS will:</p> <ul style="list-style-type: none"> i. be an intrinsic part of the design and layout of a proposal and designed in accordance with the principles set out in the Bracknell Forest Local Flood Risk Management Strategy, incorporating urban creep allowances and utilising the most up to date climate change allowances and rainfall data; vi. have run-off from brownfield development that is reduced to as close as practicable to greenfield runoff rates; and vii. provide sufficient water quality treatment to mitigate the impact of development in accordance with the Thames River Basin Management Plan.
	279	Footnote 88	As defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 <u>in the NPPF Annex 2 Glossary: for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more.</u>
	280	19.28	Incorporating SuDS within a proposed development should be done in the early stages of the design process as it is an intrinsic part of the layout and design of a scheme. <u>The design of any SUDs needs to have regard to and be informed by the Council's principles in the latest Bracknell Forest Local Flood Risk Management Strategy.</u> ...
	281	Linked strategic policies box	<i>Add text.</i> <u>Policy LP 26 'Climate Change'</u>
	281		DELIVERY AND MONITORING
		19.35	19.35 Delivery <u>through the D</u> determination of planning applications.
		19.36	<i>Delete paragraph 19.36.</i>

Ref	Page	Policy/para	Main Modification
MM63: Pollution and Hazards (Section 19.4/Policy LP52)			
MM63	282	Objective	B – Protect/ enhance/ conserve existing assets and create new assets.
	283	Policy LP52	Policy LP52 Pollution and hazards 1. Development proposals should: i. seek to minimise and reduce pollution and hazards, to mitigate any adverse impacts and where possible provide seek improvements where possible ; ...
	283	19.41	National policy states that both new and existing development should not contribute to, or be put at unacceptable risk from, or be adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability....
	283	19.43	...good environmental quality and improve quality where possible, including seeking opportunities for nature-based solutions.
	286	19.63	It is therefore important to ensure that development proposals, either individually or cumulatively, do not significantly affect new or future occupants within or adjacent to an AQMA by generating unsatisfactory air quality. They should...
	287	19.72	The Thames RBMP identifies that all six stretches of water bodies in the Borough had an Overall Waterbody Status of 'moderate' in 2015 2019 , failing the Water Framework Directive objective of 'good' status by 2015. Several reasons...
	287	19.74	In 2015, groundwater bodies in the Borough were achieving 'good' overall status, deteriorating to 'poor' in 2019 for the Chobham Bagshot Beds, as a result of suspected diffuse agricultural pollution. The current RBMP identified that across the Thames River Basin as a whole, groundwater is a key source of drinking water. The northern part of the Borough is in a 'Groundwater Source Protection Zone' (water entering the ground in this area is presumed to reach a water abstraction point).
	288	Linked strategic policies box	<i>Add text.</i> • Policy LPx: Climate change
	288		DELIVERY AND MONITORING
		19.78	Delivery

Ref	Page	Policy/para	Main Modification
	288	19.79	<ul style="list-style-type: none"> • Through the determination of planning applications. Delete paragraph 19.79.
MM64: Development of land potentially affected by contamination (Section 19.5/LP53)			
MM64	289	Objectives	B – Protect/ enhance/ conserve existing assets and create new assets
	292	19.94	DELIVERY AND MONITORING Delivery <ul style="list-style-type: none"> • Through the determination of planning applications.
	292	19.95	Delete paragraph 19.95.
MM65: Transport Impacts and Requirements (Section 20.1/Policy LP54)			
MM65	293	20.2	The overall goal for future growth is to ensure people and goods can travel to their destinations using a variety of modes of transport. To do this we need to minimise the use of motor vehicles as much as possible. However, where journeys are essential to allow the movement of people and goods, a choice of modes of transport should be available. Development will cause a transport impacts which will need to be assessed and where necessary, mitigated. Policies LP 53-56 Policy LP 14 'Transport principles', Policy LP 55 'Transport infrastructure provision', Policy LP 56 'Travel plans' and Policy LP 57 'Parking' set out necessary mitigation requirements.
	293 and 294	20.3	Any major development scheme (residential scheme over 10 dwellings; retail scheme over 500 m2; and employment scheme over 1000 m2) must demonstrate that there are no severe residual impacts arising from a development proposal. <u>This should be done through the submission of a Transport Assessment or Transport Statement (as advised by the Local Highway Authority), taking account of guidance from the Council which is set out in the Parking Standards SPD.</u> A Transport Assessment (TA) shall be provided, <u>will normally be</u> supported by traffic modelling using a validated model which must comply with current Department of Transport criteria. The modelling should consider the transport impact of development without any mitigation to ascertain any adverse residual impacts it would place on the

Ref	Page	Policy/para	Main Modification
	294	20.6	highway network. Further testing should be undertaken with necessary mitigation measures to demonstrate that the proposal will not cause any significant transport impacts.
	294	Linked Strategic Policies	<p><u>Where advised by the Local Highway Authority, developments</u> Developments of over 50 dwellings should use the Council's validated model in support of their transport submissions.</p> <ul style="list-style-type: none"> • <u>Policy LP 55 Transport Infrastructure Provision</u> • <u>Policy LP X Climate Change</u>
	294		20.7
		20.8	Delete paragraph 20.8.
MM66: Transport Infrastructure Provision (Section 20.2/Policy LP55)			
MM66	296	Linked strategic policies	<p><i>Policy to be relocated to strategic section of the Plan.</i></p> <p>Linked <u>Development Management</u> Strategic Policy <u>Policies</u></p> <p>Policy LP 14 'Transport principles' Policy LP 13 'Infrastructure' <u>Policy LP 61 'Travel plans'</u> <u>Policy LP 60 'Assessing transport impacts and requirements'</u> <u>Policy LP 62 'Parking'</u></p>
	296 - 297		20.16
		20.17 monitoring	Delete the paragraph.

Ref	Page	Policy/para	Main Modification
MM67: Travel Plans (Section 20.3/Policy LP56)			
MM67	299	20.21	<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • <u>Through S106 obligations</u> • Monitoring of planning obligations and planning conditions • Monitoring of the provisions in each travel plan
MM68: Parking (Section 20.3/Policy LP57)			
MM68	299	Policy LP57	<i>Delete policy criterion 2.</i>
	299	20.22	<p>....</p> <p>....such as cycle parking and charging points for electric vehicles where appropriate. <u>Whilst the Building Regulations (Part S) cover the provision of infrastructure for charging electric vehicles, there are still a number of situations where there is a need for some form of planning control. For example, this might be in deciding the location of charging points in sensitive areas such as conservation areas or where listed buildings are affected. Furthermore, the Council may wish to seek on street provision within the public highway.</u></p>
	300	20.23	<p><u>All relevant proposals should have regard to the Council's current Parking Standards SPD which will be used as guidance in the determination of planning applications.</u> Where robust evidence is...</p> <p>There may be circumstances in some residential schemes where car-free elements or the provision of less parking than the relevant standard will be appropriate subject to detailed and robust evidence demonstrating why there is a reduced need <u>for parking which might include the provision of car clubs and proximity to excellent public transport.</u></p>
	300	Linked strategic policies	<p><i>Add text</i></p> <ul style="list-style-type: none"> • <u>Policy LPX 'Climate Change'</u>
	300	20.25	<p>DELIVERY AND MONITORING</p> <p>Delivery</p> <ul style="list-style-type: none"> • <u>Through the</u> determination of planning applications....

Ref	Page	Policy/para	Main Modification
		20.26	Delete paragraph 20.26.

MM69: Housing Trajectory (Appendix 1)

MM69	302	Appendix 1	Change title of section: Appendix 1: Housing Trajectory <u>and five year housing land supply</u>															
	302-309 (inclusive)	Appendix 1	Delete existing Housing Trajectory from Appendix 1 in its entirety															
	302-309	Appendix 1	Replace with updated Appendix 1 (see end of this document), which reflects the position as at 31 March 2023, and incorporates changes to sites in relation to Main Modifications to Policy LP4.															
	309	Appendix 1	Add after the Housing Trajectory/page 309 (NB: this has been updated to reflect the position as at 1 April 2023): <u>BFLP 5 Year Housing Land Supply as at 1st April 2023</u>															
			<table border="1"> <tbody> <tr> <td><u>Housing requirement over next 5 years (2023/24 – 2027/28) (a)</u></td> <td><u>3,070</u></td> <td><u>614 x 5</u></td> </tr> <tr> <td><u>Requirement up to 31st March 2023 since base date of Plan (b) (2020/21 – 2022/23)</u></td> <td><u>1,842</u></td> <td><u>614 x 3</u></td> </tr> <tr> <td><u>Total completions achieved up to 31st March 2023 since base date of Plan (c) (2020/21 – 2022/23)</u></td> <td><u>2,189</u></td> <td><u>2020/21: 973</u> <u>2021/22: 779</u> <u>2022/23: 437</u></td> </tr> <tr> <td><u>Shortfall/surplus (b-c) (d)</u></td> <td><u>Plus 347</u></td> <td></td> </tr> <tr> <td><u>TOTAL requirement over next 5 years LHN requirement taking account of completions to date</u></td> <td><u>2,723</u></td> <td><u>(requirement over 5 years minus surplus (a-d))</u></td> </tr> </tbody> </table>	<u>Housing requirement over next 5 years (2023/24 – 2027/28) (a)</u>	<u>3,070</u>	<u>614 x 5</u>	<u>Requirement up to 31st March 2023 since base date of Plan (b) (2020/21 – 2022/23)</u>	<u>1,842</u>	<u>614 x 3</u>	<u>Total completions achieved up to 31st March 2023 since base date of Plan (c) (2020/21 – 2022/23)</u>	<u>2,189</u>	<u>2020/21: 973</u> <u>2021/22: 779</u> <u>2022/23: 437</u>	<u>Shortfall/surplus (b-c) (d)</u>	<u>Plus 347</u>		<u>TOTAL requirement over next 5 years LHN requirement taking account of completions to date</u>	<u>2,723</u>	<u>(requirement over 5 years minus surplus (a-d))</u>
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Ref	Page	Policy/para	Main Modification		
			<u>Plus NPPF 5% buffer</u>	<u>2,859</u> <u>(rounded)</u>	
			<u>Annual 5 year HLS requirement over next 5 years</u>	<u>572</u> <u>(rounded)</u>	
			<u>Deliverable supply (Projected completions 2023/24-2027/28)</u>	<u>3,048</u>	<u>As at 1 April 2023</u>
			<u>5 year Housing Land Supply</u>	<u>5.33</u>	<u>3,048/572</u>
			<u>Surplus</u>	<u>+189</u>	<u>3,048-2,859</u>

MM70: Non-strategic allocations (Appendix 2)

MM70	311	Appendix 2 - BIN5	<p><u>The land south of Forest Road and east of Cheney Close is a large site allocated for residential/mixed use development. It will form an extension to the settlement of Binfield.</u></p> <p><u>Policy LPX:</u> Land south of Forest Road and east of Cheney Close, <u>Binfield</u></p> <table border="1"> <tr> <td>SHELAA Ref:</td> <td>BIN5</td> </tr> <tr> <td>Suggested Capacity:</td> <td>40 dwellings net (based on 30 dph)</td> </tr> <tr> <td>Site Area:</td> <td>1.85 ha</td> </tr> <tr> <td>Developable Area:</td> <td>4.34 <u>1.85</u> ha</td> </tr> </table>			SHELAA Ref:	BIN5	Suggested Capacity:	40 dwellings net (based on 30 dph)	Site Area:	1.85 ha	Developable Area:	4.34 <u>1.85</u> ha
SHELAA Ref:	BIN5												
Suggested Capacity:	40 dwellings net (based on 30 dph)												
Site Area:	1.85 ha												
Developable Area:	4.34 <u>1.85</u> ha												

Ref	Page	Policy/para	Main Modification
			<p>Requirements: <u>1. The site is allocated for approximately 40 residential units (including 35% affordable homes).</u> Development of this site will be expected to <u>will be permitted where:</u></p> <p><u>i. Areas at risk from all sources of flooding are avoided and mitigated, through the following measures:</u></p> <p>a) <u>Undertake a technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, and</u></p> <p>b) <u>provide on-site sustainable drainage systems (SuDS).</u></p> <ul style="list-style-type: none"> • Meet the requirements for the site identified in the Level 2 SFRA Detailed Site Summary Tables 'Requirements for planning and NPPF' <p><u>ii. Protection and enhancement of trees through the following measures:</u></p> <p>a) <u>Undertake a Tree Survey and Arboricultural Impact Assessment,</u></p> <p>b) <u>Retain, protect and enhance trees and hedgerows identified within the survey to be of value,</u></p> <p>c) <u>Provide appropriate new tree planting as part of the landscaping of the site.</u></p> <ul style="list-style-type: none"> • Retain and enhance the hedgerows and trees on site that are of value, provide green infrastructure and provide biodiversity net gain. These measures are required to improve the existing biodiversity value; improve habitat connectivity through the site and to the wider area; safeguard the character and appearance of the area; and retain and strengthen a strong physical boundary between the defined settlement and green wedge. <p><u>iii. Green infrastructure and a minimum 10% biodiversity net gain are provided.</u></p> <p><u>iv. Habitat connectivity through the site and to the wider area is provided.</u></p> <p><u>v. A strong physical boundary to the defined settlement, is retained and strengthened through additional tree and hedgerow planting, in order to safeguard the setting of the settlement.</u></p> <p><u>vi. Archaeological impacts are avoided and mitigated through the following measures:</u></p> <p>a) <u>Undertake an appropriate desk-based archaeological assessment, and</u></p> <p>b) <u>Where necessary, undertake a field evaluation in order to avoid and mitigate any impacts.</u></p> <ul style="list-style-type: none"> • Be informed by an appropriate desk-based archaeological assessment, and where necessary, a field evaluation in order to avoid and mitigate any impacts. <p><u>vii. Measures to avoid and mitigate the impact of residential development upon habitats sites are undertaken, in agreement with the Council and Natural England. This will include securing Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population to be provided in perpetuity and a financial contribution towards Strategic Access Management and Monitoring measures (SAMM).</u></p>

Ref	Page	Policy/para	Main Modification								
	313	Appendix 2 – BIN20	<p>2. Please note that the above is not a comprehensive list of matters relating to the site. As the Development The Plan should be read as a whole and the identified requirements should be provided in a manner compliant with generic policies in the Plan. regard will need to be had to all relevant adopted planning policies (including those in any relevant Neighbourhood Plan, and the Minerals and Waste Local Plan), together with Supplementary Planning Guidance and the requirements for the site set out in the Infrastructure Delivery Plan (IDP) in the consideration of this site. Proposals should also take into account the recommendations made in the evidence studies and the capacity assessment that informed the allocation (which are summarised in the site's profile within the Housing Background Paper). It is recommended that a pre-application proposal is submitted for consideration prior to the submission of a planning application.</p> <p><u>The land previously reserved for a Park and Ride, at Peacock Farm is a large site allocated for residential/mixed use development in Binfield Parish. The site will form an extension to the settlement of Bracknell. Part of the site overlaps with a SALP allocation in Policy SA2 of that Plan.</u></p> <p><u>Policy LPX:</u> Land previously reserved for Park and Ride, Peacock Farm, <u>Binfield</u></p> <table border="1" data-bbox="640 871 2029 1075"> <tr> <td>SHELAA Ref:</td> <td>BIN20</td> </tr> <tr> <td>Suggested Capacity:</td> <td>100 dwellings net (based on indicative concept planning)</td> </tr> <tr> <td>Site Area:</td> <td>2.66ha</td> </tr> <tr> <td>Developable Area:</td> <td>0.97ha</td> </tr> </table>	SHELAA Ref:	BIN20	Suggested Capacity:	100 dwellings net (based on indicative concept planning)	Site Area:	2.66ha	Developable Area:	0.97ha
SHELAA Ref:	BIN20										
Suggested Capacity:	100 dwellings net (based on indicative concept planning)										
Site Area:	2.66ha										
Developable Area:	0.97ha										

Ref	Page	Policy/para	Main Modification
			<p>Requirements:</p> <ol style="list-style-type: none"> 1. <u>The site is allocated for approximately 100 residential units (including 35% affordable homes).</u> Development of this site will be expected to <u>will be permitted where:</u> <ol style="list-style-type: none"> <u>i. It is</u> Be located in the south-western portion of the site, <u>to</u> avoiding the electric cable easement, the AQMA and areas at risk from surface water flooding. <u>ii. It avoids impacts to the Grade II Peacock Farmhouse and attached outbuilding, through undertaking a Heritage Statement which should:</u> <ol style="list-style-type: none"> <u>a) demonstrate a clear understanding of the significance of the building's setting and how its significance would be affected by development proposals,</u> <u>b) provide a clear explanation of how harm will be avoided, and</u> <u>c) seek opportunities to conserve and enhance its significance.</u> <ul style="list-style-type: none"> • Fully assess the impact on the settings of the Listed Buildings and any harm to their significance- <u>i. Noise implications due to the site's proximity to an A-road and railway are assessed, through the following measures:</u> <ol style="list-style-type: none"> <u>a) undertake an acoustic report, and</u> <u>b) take account of any mitigation required in the design of the proposal.</u> <ul style="list-style-type: none"> • Undertake and take account of an acoustic report, due to the site's proximity to an A-road and railway- <u>ii. Air quality implications are assessed through the following measures:</u> <ol style="list-style-type: none"> <u>a) undertake an air quality assessment to assess the impact on the AQMA and on the health of residents, and</u> <u>b) take account of any mitigation required in the design of the proposal.</u> <ul style="list-style-type: none"> • Undertake and take account of an air quality assessment to assess the impact of the AQMA on the health of residents- <u>iii. Green infrastructure and a minimum 10% biodiversity net are provided.</u> <u>iv. Habitat connectivity through the site and to the wider area is provided.</u> <ul style="list-style-type: none"> • Provide green infrastructure in order to improve habitat connectivity through the site and to the wider area- <u>v. Areas at risk of contamination are avoided and mitigated, through the following measures:</u> <ol style="list-style-type: none"> <u>a) undertake a Phase I contaminated land report and/or Landfill gas and leachate investigation and risk assessment, to estimate the level of contamination risk, and where necessary, undertaking a Phase II report, and</u> <u>b) undertake a Remediation/Gas Mitigation Plan, and a Remediation/Mitigation Verification Report, if required, and</u> <u>c) incorporate any necessary mitigation measures into the design of the proposal.</u> <ul style="list-style-type: none"> • Carry out a Phase I contaminated land report and/or Landfill gas & leachate investigation and risk assessment; and if required a Phase II report; and if required a Remediation/Gas Mitigation Plan and a Remediation/Mitigation Verification Report- <u>vi. Areas at risk from all sources of flooding are avoided and mitigated, through the following measures:</u> <ol style="list-style-type: none"> <u>a) undertake a technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, and</u> <u>b) provide on-site sustainable drainage systems (SuDS).</u>

Ref	Page	Policy/para	Main Modification								
			<p>• Meet the requirements for the site identified in the Level 2 SFRA Detailed Site Summary Tables 'Requirements for planning and NPPF'.</p> <p>vii. Measures to avoid and mitigate the impact of residential development upon habitats sites are undertaken, in agreement with the Council and Natural England. This will include securing Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population to be provided in perpetuity and a financial contribution towards Strategic Access Management and Monitoring (SAMM) measures.</p> <p>viii. A well-designed landmark building of at least 8 storeys to properly address the site's gateway location on one of the main access routes to Bracknell is included.</p> <p>2. Please note that the above is not a comprehensive list of matters relating to the site. As the Development The Plan should be read as a whole and the identified requirements should be provided in a manner compliant with the generic policies in the Plan. regard will need to be had to all relevant adopted planning policies (including those in any relevant Neighbourhood Plan, and the Minerals and Waste Local Plan), together with Supplementary Planning Guidance and the requirements for the site set out in the Infrastructure Delivery Plan (IDP) in the consideration of this site. Proposals should also take into account the recommendations made in the evidence studies and the capacity assessment that informed the allocation (which are summarised in the site's profile within the Housing Background Paper). It is recommended that a pre-application proposal is submitted for consideration prior to the submission of a planning application.</p>								
315		Appendix 2 - BRA13	Delete page in relation to 'Coopers Hill Youth and Community Centre, Crowthorne Road North' in its entirety								
317		Appendix 2 – WAR9	<p><u>The land north of Herschel Grange is a large site allocated for residential/mixed use development in Warfield Parish. The site will form an extension to the settlement of Warfield.</u></p> <p><u>Policy LPX: Land north of Herschel Grange, Warfield</u></p> <table border="1"> <tr> <td>SHELAA Ref:</td> <td>WAR9</td> </tr> <tr> <td>Suggested Capacity:</td> <td>33 30 dwellings net (based on 30 dph)</td> </tr> <tr> <td>Site Area:</td> <td>1.29 ha</td> </tr> <tr> <td>Developable Area:</td> <td>1.12 ha</td> </tr> </table>	SHELAA Ref:	WAR9	Suggested Capacity:	33 30 dwellings net (based on 30 dph)	Site Area:	1.29 ha	Developable Area:	1.12 ha
SHELAA Ref:	WAR9										
Suggested Capacity:	33 30 dwellings net (based on 30 dph)										
Site Area:	1.29 ha										
Developable Area:	1.12 ha										

Ref	Page	Policy/para	Main Modification
			<p>Requirements:</p> <ol style="list-style-type: none"> 1. <u>The site is allocated for approximately 30 residential units (including 35% affordable homes).</u> Development of this site will be expected to <u>will be permitted where:</u> <ol style="list-style-type: none"> i. <u>Trees are protected and enhanced, through the following measures:</u> <ol style="list-style-type: none"> a) <u>undertake a Tree Survey and Arboricultural Impact Assessment,</u> b) <u>retain, protect and enhance trees and hedgerows identified within the survey to be of value,</u> c) <u>provide appropriate new tree planting as part of the landscaping of the site.</u> ii. <u>Green infrastructure and a minimum 10% biodiversity net gain are provided.</u> iii. <u>Habitat connectivity through the site and to the wider area is provided.</u> iv. <u>A strong physical boundary to the defined settlement is retained and strengthened through additional tree and hedgerow planting, in order to safeguard the setting of the settlement.</u> <ul style="list-style-type: none"> • Retain and enhance the trees and hedgerows on-site that are of value; provide green infrastructure and provide biodiversity net gain. These measures are required in order to improve the existing biodiversity value; improve habitat connectivity through the site and to the wider area; safeguard the character and appearance of the area; and retain and strengthen a strong physical boundary of the defined settlement. Biodiversity net gain may result in the need to provide offsite after applying the mitigation strategy v. <u>Areas at risk from all sources of flooding are avoided and mitigated, through the following measures:</u> <ol style="list-style-type: none"> a) <u>undertake a technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, and</u> b) <u>provide on-site sustainable drainage systems (SuDS).</u> <ul style="list-style-type: none"> • Preclude development from areas at risk of surface water flooding. vi. <u>Archaeological impacts are avoided and mitigated, through the following measures:</u> <ol style="list-style-type: none"> a) <u>undertake an appropriate desk-based archaeological assessment, and</u> b) <u>where necessary, undertake a field evaluation in order to avoid and mitigate any impacts.</u> <ul style="list-style-type: none"> • Be informed by an appropriate desk-based archaeological assessment, and where necessary, a field evaluation in order to avoid and mitigate any impacts. vii. <u>Measures to avoid and mitigate the impact of residential development upon habitats sites are undertaken, in agreement with the Council and Natural England. This will include securing Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population to be provided in perpetuity and a financial contribution towards Strategic Access Management and Monitoring (SAMM) measures.</u> <ul style="list-style-type: none"> • Undertake and take account of an acoustic report, due to the site's proximity to an A-road.

Ref	Page	Policy/para	Main Modification								
319	Appendix 2 – WINK15		<p><u>2.</u> Please note that the above is not a comprehensive list of matters relating to the site. As the Development The Plan should be read as a whole and the identified requirements should be provided in a manner compliant with generic policies in the Plan. regard will need to be had to all relevant adopted planning policies (including those in any relevant Neighbourhood Plan, and the Minerals and Waste Local Plan), together with Supplementary Planning Guidance and the requirements for the site set out in the Infrastructure Delivery Plan (IDP) in the consideration of this site. Proposals should also take into account the recommendations made in the evidence studies and the capacity assessment that informed the allocation (which are summarised in the site's profile within the Housing Background Paper). It is recommended that a pre-application proposal is submitted for consideration prior to the submission of a planning application.</p> <p><u>The land at Whitegates, Mushroom Castle, Chavey Down Road is a large site allocated for residential/mixed use development in Winkfield Parish. The site will form an extension to the settlement of Winkfield Row (South).</u></p> <p><u>Policy LPX:</u> Whitegates, Mushroom Castle, Chavey Down Road, <u>Winkfield</u></p> <table border="1" data-bbox="640 906 1944 1102"> <tr> <td>SHELAA Ref:</td> <td>WINK15</td> </tr> <tr> <td>Suggested Capacity:</td> <td>42 40 dwellings net (based on 30 dph)</td> </tr> <tr> <td>Site Area:</td> <td>2.21 ha</td> </tr> <tr> <td>Developable Area:</td> <td>1.4 ha</td> </tr> </table>	SHELAA Ref:	WINK15	Suggested Capacity:	42 40 dwellings net (based on 30 dph)	Site Area:	2.21 ha	Developable Area:	1.4 ha
SHELAA Ref:	WINK15										
Suggested Capacity:	42 40 dwellings net (based on 30 dph)										
Site Area:	2.21 ha										
Developable Area:	1.4 ha										

Ref	Page	Policy/para	Main Modification
			<p>Requirements:</p> <ol style="list-style-type: none"> 1. <u>The site is allocated for approximately 40 residential units (including 35% affordable homes).</u> Development of this site will be expected to <u>will be permitted where:</u> <ol style="list-style-type: none"> i. <u>Areas at risk from all sources of flooding are avoided and mitigated, through the following measures:</u> <ol style="list-style-type: none"> a) <u>undertake a technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, and</u> b) <u>provide on-site sustainable drainage systems (SuDS).</u> <ul style="list-style-type: none"> • Preclude development from areas at risk of surface water flooding. ii. <u>Trees are protected and enhanced, through the following measures:</u> <ol style="list-style-type: none"> a) <u>Undertake a Tree Survey and Arboricultural Impact Assessment,</u> b) <u>Retain, protect and enhance trees and hedgerows identified within the survey to be of value</u> c) <u>Provide appropriate new tree planting as part of the landscaping of the site.</u> <ul style="list-style-type: none"> • Retain and enhance the hedgerows and trees on site that are of value, provide green infrastructure and provide biodiversity net gain. These measures are required in order to improve the existing biodiversity value; improve habitat connectivity through the site and to the wider area; safeguard the character and appearance of the area; and retain and strengthen a strong physical boundary between the defined settlement and strategic gap. Biodiversity net gain may result in the need to provide offsite after applying the mitigation strategy. • Provide a buffer between development and the habitats along the western boundary to protect the TPO trees. iii. <u>Green infrastructure and a minimum 10% biodiversity net gain are provided.</u> iv. <u>Habitat connectivity through the site and to the wider area is provided.</u> v. <u>A strong physical boundary to the defined settlement is retained and strengthened through additional tree and hedgerow planting, in order to safeguard the setting of the settlement.</u> vi. <u>A buffer between development and the site's western boundary is provided in order to protect the trees which are subject to a preservation order.</u> vii. <u>Archaeological impacts are avoided and mitigated, through the following measures:</u> <ol style="list-style-type: none"> a) <u>undertake an appropriate desk-based archaeological assessment, and</u> b) <u>where necessary, undertake a field evaluation in order to avoid and mitigate any impacts.</u> <ul style="list-style-type: none"> • Be informed by an appropriate desk-based archaeological assessment, and where necessary, a field evaluation in order to avoid and mitigate any impacts.

Ref	Page	Policy/para	Main Modification								
			<p>viii. <u>Measures to avoid and mitigate the impact of residential development upon habitats sites are undertaken, in agreement with the Council and Natural England. This will include securing Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population to be provided in perpetuity and a financial contribution towards Strategic Access Management and Monitoring (SAMM) measures.</u></p> <p>2. Please note that the above is not a comprehensive list of matters relating to the site. As the Development The Plan should be read as a whole and the identified requirements should be provided in a manner compliant with the generic policies in the Plan. , regard will need to be had to all relevant adopted planning policies (including those in any relevant Neighbourhood Plan , and the Minerals and Waste Local Plan), together with Supplementary Planning Guidance and the requirements for the site set out in the Infrastructure Delivery Plan (IDP) in the consideration of this site. Proposals should also take into account the recommendations made in the evidence studies and the capacity assessment that informed the allocation (which are summarised in the site's profile within the Housing Background Paper). It is recommended that a pre-application proposal is submitted for consideration prior to the submission of a planning application.</p>								
321		Appendix 2 – BIN10b	<i>Delete the page in relation to 'Land opposite Popes Manor, Murrell Hill Lane' in its entirety</i>								
323		Appendix 2 – BIN12	<p><u>Land south of London Road (Eastern Field), Binfield is a medium site allocated for residential/mixed use development in Binfield Parish. The site will form an extension to the settlement of Bracknell.</u></p> <p><u>Policy LPX: Land south of London Road (Eastern Field), Binfield</u></p> <table border="1"> <tr> <td>SHELAA Ref:</td> <td>BIN12</td> </tr> <tr> <td>Suggested Capacity:</td> <td>10 dwellings net (based on 35 dph)</td> </tr> <tr> <td>Site Area:</td> <td>0.31 ha</td> </tr> <tr> <td>Developable Area:</td> <td>0.28 ha</td> </tr> </table>	SHELAA Ref:	BIN12	Suggested Capacity:	10 dwellings net (based on 35 dph)	Site Area:	0.31 ha	Developable Area:	0.28 ha
SHELAA Ref:	BIN12										
Suggested Capacity:	10 dwellings net (based on 35 dph)										
Site Area:	0.31 ha										
Developable Area:	0.28 ha										

Ref	Page	Policy/para	Main Modification
			<p>Requirements:</p> <ol style="list-style-type: none"> <li data-bbox="864 204 1939 280">1. <u>The site is allocated for approximately 10 residential units (including 35% affordable homes).</u> Development of this site will be expected to <u>will be permitted where:</u> <ol style="list-style-type: none"> <li data-bbox="902 304 1984 357">i. <u>Areas at risk from all sources of flooding are avoided and mitigated, through the following measures:</u> <ol style="list-style-type: none"> <li data-bbox="965 357 1995 434">a) <u>undertake a technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development, and</u> <li data-bbox="965 434 1973 510">b) <u>provide on-site sustainable drainage systems (SuDS).</u> <ul style="list-style-type: none"> <li data-bbox="1010 466 1973 510">• Meet the requirements for the site identified in the Level 2 SFRA Detailed Site Summary Tables 'Requirements for planning and NPPF'. <li data-bbox="902 523 1973 576">ii. <u>Areas at risk of contamination are avoided and mitigated, through the following measures:</u> <ol style="list-style-type: none"> <li data-bbox="965 576 2007 652">a) <u>undertake a Phase I contaminated land report and/or Landfill gas and leachate investigation and risk assessment, to estimate the level of contamination risk, and where necessary, undertaking a Phase II report; and</u> <li data-bbox="965 652 1962 699">b) <u>undertake a Remediation/Gas Mitigation Plan and a Remediation/Mitigation Verification Report, if required, and</u> <li data-bbox="965 699 1895 751">c) <u>incorporate any necessary mitigation measures into the design of the proposal.</u> <ul style="list-style-type: none"> <li data-bbox="1010 751 2007 828">• Carry out a Phase I contaminated land report and/or Landfill gas & leachate investigation and risk assessment; and if required a Phase II report; and if required a Remediation/Gas Mitigation Plan and a Remediation/Mitigation Verification Report. <li data-bbox="902 828 1995 880">iii. <u>Noise implications due to the site's proximity to an A-road are assessed, through the following measures:</u> <ol style="list-style-type: none"> <li data-bbox="965 880 1379 906">a) <u>undertake an acoustic report,</u> <li data-bbox="965 906 1883 932">b) <u>take account of any mitigation required in the design of the proposal.</u> <ul style="list-style-type: none"> <li data-bbox="1010 932 1984 984">• Undertake and take account of an acoustic report, due to the site's proximity to an A-road. <li data-bbox="902 984 1928 1010">iv. <u>Green infrastructure and a minimum 10% biodiversity net gain are provided.</u> <li data-bbox="902 1010 1861 1035">v. <u>Habitat connectivity through the site and to the wider area is provided.</u> <ul style="list-style-type: none"> <li data-bbox="965 1035 2007 1088">• Provide green infrastructure in order to improve habitat connectivity through the site and to the wider area. <li data-bbox="902 1088 1895 1141">vi. <u>Archaeological impacts are avoided and mitigated, through the following measures:</u> <ol style="list-style-type: none"> <li data-bbox="965 1141 1895 1166">a) <u>undertake an appropriate desk-based archaeological assessment, and</u> <li data-bbox="965 1166 1973 1219">b) <u>where necessary, undertake a field evaluation in order to avoid and mitigate any impacts.</u> <ul style="list-style-type: none"> <li data-bbox="965 1219 2007 1287">• Be informed by an appropriate desk-based archaeological assessment, and where necessary, a field evaluation in order to avoid and mitigate any impacts. <li data-bbox="902 1287 2007 1388">vii. <u>Measures to avoid and mitigate the impact of residential development upon habitats sites are undertaken, in agreement with the Council and Natural England. This will include securing Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population to be provided in perpetuity and a financial</u>

Ref	Page	Policy/para	Main Modification
			<p><u>contribution towards Strategic Access Management and Monitoring (SAMM) measures.</u></p> <p>2. Please note that the above is not a comprehensive list of matters relating to the site. As the Development The Plan should be read as a whole <u>and the identified requirements should be provided in a manner compliant with the generic policies in the Plan.</u> regard will need to be had to all relevant adopted planning policies (including those in any relevant Neighbourhood Plan, and the Minerals and Waste Local Plan), together with Supplementary Planning Guidance and the requirements for the site set out in the Infrastructure Delivery Plan (IDP) in the consideration of this site. Proposals should also take into account the recommendations made in the evidence studies and the capacity assessment that informed the allocation (which are summarised in the site's profile within the Housing Background Paper). It is recommended that a preapplication proposal is submitted for consideration prior to the submission of a planning application.</p>
325		Appendix 2 – BIN16	<i>Delete the page in relation to 'Land between Cain Road and Turnpike Road (3M recreational land)' in its entirety</i>
327		Appendix 2 – BRA7	<i>Delete the page in relation to 'Town Square, The Ring' in its entirety</i>
329		Appendix 2 – BRA12	<i>Delete the page in relation to 'Former Bus Depot, Market Street' in its entirety</i>
331		Appendix 2 – BRA14	<i>Delete the page in relation to 'Jubilee Gardens, The Ring' in its entirety</i>
333		Appendix 2 – BRA15	<i>Delete the page in relation to 'Land east of Station Way and north of Church Road (Southern Gateway)' in its entirety</i>

Ref	Page	Policy/para	Main Modification				
	335	Appendix 2 – BRA17	Delete the page in relation to ‘Bus Station, Station Road, Bracknell’ in its entirety				
	337	Appendix 2 – SAND9	Delete the page in relation to ‘Land adjacent to Lych Gate Close, Lower Church Road, Sandhurst’ in its entirety				
	339	Appendix 2 – SAND10	Delete the page in relation to ‘Land adjacent to Swallow Cottage, Lower Church Road, Sandhurst’ in its entirety				
	341	Appendix 2 – WINK34	Delete the page in relation to ‘Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)’ in its entirety				
		Appendix 2	Add text in relation to delivery (at end of section): <u>DELIVERY</u> <ul style="list-style-type: none"> • <u>Through the determination of planning applications.</u> 				
MM71: Green Belt Village Inset Maps (Appendix 4)							
MM71	359	Section title	Change section title: Green Belt villages <u>area Inset Maps (to show where limited infilling will be permitted)</u>				
	359	Add text before first map	Add text before first map: <u>See Policy LP36 ‘Green Belt’</u>				
MM72: Existing policies to be replaced by the Bracknell Forest Local Plan (Appendix 6)							
MM72	380	Table 18	<table border="1"> <tr> <td>Existing Development Plan Policy</td> <td>Replaced by Local Plan Policy</td> </tr> <tr> <td>Policy GB5 - Syngenta - major development site within the Green Belt</td> <td>Policy LP 7 Land at Jealott's Hill This policy is no longer relevant/required.</td> </tr> </table>	Existing Development Plan Policy	Replaced by Local Plan Policy	Policy GB5 - Syngenta - major development site within the Green Belt	Policy LP 7 Land at Jealott's Hill This policy is no longer relevant/required.
Existing Development Plan Policy	Replaced by Local Plan Policy						
Policy GB5 - Syngenta - major development site within the Green Belt	Policy LP 7 Land at Jealott's Hill This policy is no longer relevant/required.						

Ref	Page	Policy/para	Main Modification														
			(Site is to be dealt with under Green Belt and other relevant policies)														
MM73: Glossary (Appendix 7)																	
MM73	386-399	Appendix 7	<table border="1"> <tr> <td><u>Biodiversity gain plan</u></td> <td><u>A plan to be submitted as part of a planning application which should include:</u> <ul style="list-style-type: none"> <u>How adverse impacts on habitats have been minimised;</u> <u>The pre-development biodiversity value of the onsite habitat;</u> <u>The post-development biodiversity value of the onsite habitat;</u> <u>The biodiversity value of any offsite habitat provided in relation to the development;</u> <u>Any statutory biodiversity credits purchased; and</u> <u>Any further requirements as set out in secondary legislation to the Environment Act 2021.</u> </td> </tr> <tr> <td>Coalescence of settlements</td> <td>The coming together of settlements to form one mass or whole. The visual or physical merging of two settlements by new development within the gaps between them.</td> </tr> <tr> <td>Community Landshare</td> <td>A community horticultural garden with growing facilities.</td> </tr> <tr> <td>Compensatory improvements</td> <td>When land is removed from the Green Belt, this relates to off-setting resultant harm through improvements to the remaining Green Belt (such as enhancements green infrastructure, new woodland, biodiversity improvements, access improvements for sustainable travel modes and recreational facilities).</td> </tr> <tr> <td>Comprehensive Local Plan (CLP)</td> <td>The Bracknell Forest Local Plan (BFLP) has previously been referred to as the Comprehensive Local Plan.</td> </tr> <tr> <td>Designated neighbourhood area</td> <td>Sometimes abbreviated to 'neighbourhood area', this is a boundary designated for the purposes of neighbourhood planning. The neighbourhood areas in Bracknell Forest all correspond with their associated parish boundaries.</td> </tr> <tr> <td>Development plan</td> <td>...strategy policies that remain in force (they do not include supplementary planning documents). For Bracknell Forest, the Development Plan currently consists of the Core Development plan Strategy, the Site Allocations Local Plan, the Bracknell Forest Policies Map and Binfield made Neighbourhood Plan, as well as saved policies from the</td> </tr> </table>	<u>Biodiversity gain plan</u>	<u>A plan to be submitted as part of a planning application which should include:</u> <ul style="list-style-type: none"> <u>How adverse impacts on habitats have been minimised;</u> <u>The pre-development biodiversity value of the onsite habitat;</u> <u>The post-development biodiversity value of the onsite habitat;</u> <u>The biodiversity value of any offsite habitat provided in relation to the development;</u> <u>Any statutory biodiversity credits purchased; and</u> <u>Any further requirements as set out in secondary legislation to the Environment Act 2021.</u>	Coalescence of settlements	The coming together of settlements to form one mass or whole. The visual or physical merging of two settlements by new development within the gaps between them.	Community Landshare	A community horticultural garden with growing facilities.	Compensatory improvements	When land is removed from the Green Belt, this relates to off-setting resultant harm through improvements to the remaining Green Belt (such as enhancements green infrastructure, new woodland, biodiversity improvements, access improvements for sustainable travel modes and recreational facilities).	Comprehensive Local Plan (CLP)	The Bracknell Forest Local Plan (BFLP) has previously been referred to as the Comprehensive Local Plan.	Designated neighbourhood area	Sometimes abbreviated to 'neighbourhood area', this is a boundary designated for the purposes of neighbourhood planning. The neighbourhood areas in Bracknell Forest all correspond with their associated parish boundaries.	Development plan	...strategy policies that remain in force (they do not include supplementary planning documents). For Bracknell Forest, the Development Plan currently consists of the Core Development plan Strategy, the Site Allocations Local Plan, the Bracknell Forest Policies Map and Binfield made Neighbourhood Plan, as well as saved policies from the
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Ref	Page	Policy/para	Main Modification
			Bracknell Forest Borough Local Plan, the Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire Joint Minerals and Waste Plan for Central and Eastern Berkshire (2023) ..
		Economic Development Needs Assessment (EDNA)	A quantitative and qualitative review of land or floorspace required for economic development uses (focusing on business, industrial and distribution and Storage uses (BIDS)) the existing employment land supply in the Borough and its associated Functional Economic Market Area
		Embodied carbon in construction	The amount of emitted carbon dioxide (either as the carbon dioxide equivalent or as greenhouse gases) associated with construction. This includes emissions cause by manufacture, transport and construction of the materials that make up a building.
		Gap	This is a defined separation of defined settlement areas. For more information, please see 'strategic gap' and 'green wedge' definitions.
		Garden community	<p>The main characteristics of a garden community are:</p> <ul style="list-style-type: none"> • a purpose built new settlement, or large extension to an existing town • a community with a clear identity and attractive environment • it provides a mix of homes, including affordable and self-build • planned by local authorities or private sector in consultation with the local community. <p>As well as building new homes, the communities develop:</p> <ul style="list-style-type: none"> • job opportunities • attractive green space and public realm areas • transport infrastructure, including roads, buses and cycle routes • community infrastructure, schools, community and health centres • a plan for long term stewardship of community assets.
		Gypsies and travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently , but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
		Joint Minerals and Waste Local Plan (2023)	The Central and Eastern Berkshire Joint Minerals and Waste Plan will provide provides delivery strategies...

Ref	Page	Policy/para	Main Modification
			<p>Green-wedge This is a defined separation of two areas of the same defined settlement and is defined on the Policies Map. Its primary function is to prevent coalescence, rather than being related to landscape quality.</p>
			<p>Housing Implementation Strategy (HIS) Provides information on the (progress of) delivery of housing sites which form part of the housing trajectory. It is a requirement of the NPPF.</p>
			<p>PPTS need PPTS need is those Gypsies and Travellers that met the definition set out in the Planning Policy for Traveller Sites (PPTS) when surveyed.</p>
			<p>Principle aAquifer ...</p>
			<p>Replacement Minerals Local Plan This plan was adopted in 2001, and intended to ensure minerals were extracted at the right pace throughout the period to the end of 2006, and that there were enough planning permissions for mineral extraction at the end of that period for a further 7 years of extraction (to the end of 2013). The plan also contains contained development management policies. Although some of these policies have been dropped, many were 'saved' by the Secretary of State beyond 27 September 2007 and remain in effect. Once adopted, policies within the Central and Eastern Berkshire Joint Minerals and Waste Plan will replace the remaining 'saved' Replacement Minerals Local Plan policies.</p>
			<p>Site Allocations Local Plan The SALP was adopted in July 2013 and helps to help implement the then adopted Core Strategy. Whilst the BFLP replaced the Core Strategy on adoption, some of the policies in the SALP are still relevant and have therefore been saved since it includes sites allocated for development that are still to be developed within the BFLP plan period. It identifies sites for future housing development, ensures that appropriate infrastructure is identified and delivered alongside new development and also revises some designations on the Policies Map.</p>
			<p>Soft landscaping Soft landscaping: landscaping consisting of planted vegetation including trees, shrubs hedges and lawns.</p>
			<p>Strategic Housing Market Assessment (SHMA) ...With the exception of the work on the HMA's this document has essentially been replaced with the Bracknell Forest Housing Needs Assessment 2020 2021.</p>
			<p>Strategic gap This is a defined separation of settlements that is defined on the Policies Map. Their primary function is to prevent coalescence, rather than being related to landscape quality</p>
			<p>Travelling showpeople Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of</p>

Ref	Page	Policy/para	Main Modification
			<p>their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.</p> <p>Waste Local Plan This plan was adopted in 1998, and its policies control different types of waste management development and make sure that waste development is in the least environmentally sensitive locations. They also secure waste minimisation and recycling in new development.</p> <p>Although some of these policies have been dropped, many were 'saved' by the Secretary of State beyond 27 September 2007 and remain in effect. Once adopted, policies within the Central and Eastern Berkshire Joint Minerals and Waste Plan will replace the 'saved' Waste Local Plan policies.</p> <p>Village design guide Village design guides or statements provide descriptions of local character.</p> <p>Walkable neighbourhood Development/neighbourhood/wider area that is designed to encourage reduced reliance on private car use by:</p>
MM74: Monitoring Framework (new appendix)			
MM74			<p><i>Add new monitoring framework as a new appendix.</i></p> <p><i>Whilst the following schedule refers to the Pre-Submission policy numbering, (which will be updated prior to adoption), the order in which the policies appear in the table reflects where they will sit in the final version of the Plan following insertion of new policies, amalgamation of policies and movement of policies between the non strategic and strategic sections.</i></p> <p>Monitoring Framework</p>

<u>Policy ref.</u>	<u>Policy title</u>	<u>Indicator</u>	<u>Target</u>	<u>Delivery responsibility</u>
Strategic Policies				
<u>LP X</u> <u>(new policy)</u>	<u>Spatial Strategy</u>	<u>Cumulative assessment of indicators relating to other policies in the Plan.</u>	<u>Overall, a positive trend in meeting other targets</u>	<u>Bracknell Forest Council</u> <u>External infrastructure providers</u> <u>Developer(s)</u>
<u>LP X</u> <u>(new policy)</u>	<u>Settlement hierarchy</u>	<u>Number of permissions granted for major housing and major non residential development by Tier (1, 2, 3 and 4)</u>	<u>Declining number by position in hierarchy (with the greatest number being in Tier 1)</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
<u>LP1</u>	<u>Sustainable development principles</u>	<u>Cumulative assessment of indicators relating to relevant detailed policies.</u>	<u>Overall, a positive trend in meeting targets relating to relevant detailed policies</u>	<u>Bracknell Forest Council</u>
<u>LP3</u>	<u>Provision of housing</u>	<u>Number of dwellings (net) completed each year</u>	<u>In accordance with Housing Trajectory</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
<u>LP4</u>	<u>Sites allocated for residential/ mixed use development</u>	<u>Number of dwellings (net) completed by site each year</u>	<u>In accordance with Housing Trajectory</u>	<u>Bracknell Forest Council</u> <u>External infrastructure providers</u> <u>Developer(s)</u>
		<u>Number of affordable homes (net) completed by site each year</u>	<u>To meet policy target</u>	

			<u>LP5</u>	<u>Land at Beaufort Park, Nine Mile Ride, Bracknell (BRA4)</u>	<u>Number of dwellings (net) completed each year</u>	<u>In accordance with Housing Trajectory</u>	<u>Bracknell Forest Council</u>	
					<u>Number of affordable homes (net) completed each year</u>	<u>To meet policy target</u>		<u>External infrastructure providers</u>
					<u>Number of specialist homes for older people (net) by Use Class, completed each year</u>	<u>To meet policy target</u>		
					<u>Number of self-build/custom build dwellings permitted and completed each year</u>	<u>To meet policy target</u>		<u>Developer(s)</u>
			<u>LP6</u>	<u>Land east of Wokingham Road and south of Dukes Ride (Derby Field), Crowthorne (SAND5) (Parish of Sandhurst)</u>	<u>Number of dwellings (net) completed each year.</u>	<u>In accordance with Housing Trajectory</u>	<u>Bracknell Forest Council</u>	
					<u>Number of affordable homes (net) completed each year.</u>	<u>To meet policy target</u>		<u>External infrastructure providers</u>
					<u>Number of specialist homes for older people (net) by Use Class, completed each year.</u>	<u>To meet specific housing needs</u>		
					<u>Number of self-build/custom build dwellings completed each year.</u>	<u>To meet policy target</u>		<u>Developer(s)</u>
					<u>Number of additional station parking spaces provided</u>	<u>To meet policy target</u>		
			<u>LP8</u>	<u>The Peel Centre and The Point, Skimped Hill Lane, Bracknell (BRA18)</u>	<u>Number of dwellings (net) completed each year.</u>	<u>In accordance with Housing Trajectory</u>	<u>Bracknell Forest Council</u>	
					<u>Number of affordable homes (net) completed each year.</u>	<u>To meet policy target</u>		<u>External infrastructure providers</u>
					<u>Number of specialist homes for older people (net) by Use Class, completed each year.</u>	<u>To meet specific housing needs</u>		
<u>Amount of employment and other economic floorspace (net) by Use Class, completed each year</u>	<u>To meet policy target</u>	<u>Developer(s)</u>						
<u>LP X</u>	<u>Eastern Gateway Development</u>	<u>Number of dwellings (net) completed by site each year</u>	<u>In accordance with Housing Trajectory</u>	<u>Bracknell Forest Council</u>				

			<u>(new policy)</u>	<u>Area (Town Square), Bracknell (BRA7)</u>	<u>Number of affordable homes (net) completed by site each year</u>	<u>To meet policy target</u>	<u>External infrastructure providers</u>
					<u>Amount of employment and other economic floorspace (net) by Use Class, completed each year</u>	<u>To meet policy target</u>	<u>Developer(s)</u>
			<u>LP X (new policy)</u>	<u>Southern Gateway Development Area, Bracknell (BRA14, BRA15, BRA17)</u>	<u>Number of dwellings (net) completed by site each year</u>	<u>In accordance with Housing Trajectory</u>	<u>Bracknell Forest Council</u>
					<u>Number of affordable homes (net) completed by site each year</u>	<u>To meet policy target</u>	<u>External infrastructure providers</u>
					<u>Amount of employment and other economic floorspace (net) by Use Class, completed each year</u>	<u>To meet policy target</u>	<u>Developer(s)</u>
			<u>LP X (new policy)</u>	<u>Land south of Forest Road and east of Cheney Close, Binfield (BIN5)</u>	<u>Number of dwellings (net) completed by site each year</u>	<u>In accordance with Housing Trajectory</u>	<u>Bracknell Forest Council</u>
					<u>Number of affordable homes (net) completed by site each year</u>	<u>To meet policy target</u>	<u>External infrastructure providers</u>
							<u>Developer(s)</u>
			<u>LP X (new policy)</u>	<u>Land previously reserved for Park and Ride, Peacock Farm, Binfield (BIN20)</u>	<u>Number of dwellings (net) completed by site each year</u>	<u>In accordance with Housing Trajectory</u>	<u>Bracknell Forest Council</u>
					<u>Number of affordable homes (net) completed by site each year</u>	<u>To meet policy target</u>	<u>External infrastructure providers</u>
							<u>Developer(s)</u>
			<u>LP X (new policy)</u>	<u>Land north of Herschel Grange, Warfield (WAR9)</u>	<u>Number of dwellings (net) completed by site each year</u>	<u>In accordance with Housing Trajectory</u>	<u>Bracknell Forest Council</u>
					<u>Number of affordable homes (net) completed by site each year</u>	<u>To meet policy target</u>	<u>External infrastructure providers</u>
							<u>Developer(s)</u>

			<u>LP X</u> <u>(new policy)</u>	<u>Whitegates, Mushroom Castle, Chavey Down Road, Winkfield (WINK15)</u>	<u>Number of dwellings (net) completed by site each year</u> <u>Number of affordable homes (net) completed by site each year</u>	<u>In accordance with Housing Trajectory</u> <u>To meet policy target</u>	<u>Bracknell Forest Council</u> <u>External infrastructure providers</u> <u>Developer(s)</u>
			<u>LP X</u> <u>(new policy)</u>	<u>Land south of London Road (Eastern Field), Binfield (BIN12)</u>	<u>Number of dwellings (net) completed by site each year</u> <u>Number of affordable homes (net) completed by site each year</u>	<u>In accordance with Housing Trajectory</u> <u>To meet policy target</u>	<u>Bracknell Forest Council</u> <u>External infrastructure providers</u> <u>Developer(s)</u>
			<u>LP9</u>	<u>Affordable housing</u>	<u>Number of affordable homes (net) completed each year</u> <u>Number of affordable specialist C3 and C2 dwellings (net) completed each year</u> <u>Number of affordable homes (net) completed each year by tenure and size</u> <u>Value of commuted sums received each year from sites where fraction of affordable dwelling calculated</u>	<u>35% on qualifying sites</u> <u>To meet local housing needs</u> <u>Equivalent to on site value</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP X</u> <u>(new policy)</u>	<u>Provision of specialist housing for older people</u>	<u>Number of specialist homes/bedspaces (net) (by Use Class) completed each year</u>	<u>To meet local housing needs for specialist housing</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP10 and LP26</u>	<u>Definition and protection of designated Employment Areas</u>	<u>Amount of BIDS floorspace (net m²) in defined Employment Areas lost to non-BIDS uses each year</u> <u>% of total BIDS floorspace (net m²) completed in defined Employment Areas each year</u>	<u>None</u> <u>At least 80% of total completed BIDS floorspace</u>	<u>Bracknell Forest Council</u>

			<u>LP27</u>	<u>Employment development outside designated Employment Areas in defined settlements</u>	<u>Percentage of total BIDS floorspace (net m²) completed outside of Employment Areas each year</u>	<u>No more than 20% of total completed BIDS floorspace</u>	<u>Bracknell Forest Council</u>
			<u>LP11</u>	<u>Sites allocated for employment development/ mixed use</u>	<u>Amount of employment floorspace (net) completed by site</u>	<u>To meet policy targets</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP12</u>	<u>Hierarchy and extent of centres</u>	<u>Amount of retail floorspace (net m²) approved not in accordance with the centre hierarchy.</u>	<u>None</u>	<u>Bracknell Forest Council</u>
			<u>LP29</u>	<u>Development in Bracknell Town Centre</u>	<u>Amount of economic main town centre floorspace in Bracknell Town Centre completed each year (net)</u>	<u>Sufficient to maintain low vacancy levels</u>	<u>Bracknell Forest Council</u>
					<u>Number of dwellings completed each year in Bracknell Town Centre (net)</u>	<u>To meet policy targets on allocated sites in Bracknell Town Centre</u>	
			<u>LP31</u>	<u>Development of main town centre uses outside of designated centres</u>	<u>Amount of floorspace for main town centre uses completed outside of primary shopping areas and designated centres (except offices) (net)</u>	<u>None</u>	<u>Bracknell Forest Council</u>
					<u>Number of permissions granted for retail and leisure proposals where impact assessment has shown significant adverse impact.</u>	<u>None</u>	

			<u>LP13</u>	<u>Infrastructure</u>	<u>Income and spend of CIL and S106 financial amounts</u>	<u>Delivery of planned projects in line with development</u>	<u>Bracknell Forest Council</u>
			<u>LP14</u>	<u>Transport principles</u>	<u>Income and spend of CIL and S106 financial amounts</u>	<u>Delivery of planned projects in line with development</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP55</u>	<u>Transport infrastructure provision</u>	<u>Progress on delivery of transport related infrastructure (through S106 agreements/CIL /other infrastructure mechanisms/planning conditions)</u>	<u>Delivery of planned projects aligned with completion of relevant proposals</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP X</u> <u>(new policy)</u>	<u>Climate change</u>	<u>Cumulative assessment of other indicators relating to relevant detailed policies</u>	<u>Overall, a positive trend in meeting relevant detailed targets</u>	<u>Bracknell Forest Council</u>
			<u>LP15</u>	<u>Design principles</u>	<u>Post completion, the number of residential schemes (exceeding 10 units net) that meet 'Building for Healthy Life 2020' criteria (or similar national standard), "green", "amber" and "red" standards</u>	<u>No scheme with a "red" score for any criteria</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP45</u>	<u>Conservation and enhancement of the historic environment</u>	<u>Number of permissions granted against technical advice</u>	<u>None</u>	<u>Historic England</u> <u>Bracknell Forest Council</u> <u>Landowner(s)</u>
			<u>LP16</u>	<u>Green Infrastructure</u>	<u>Number of permissions which do not make provision for Green Infrastructure where opportunities identified</u>	<u>None</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>

			<u>LP47</u>	<u>Designated nature conservation and geological sites</u>	<u>Change in area of Local Wildlife Sites (LWS) and Local Geological Sites (LGS) each year</u>	<u>Positive trend</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>	
			<u>LP17</u>	<u>Thames Basin Heaths Special Protection Area</u>	<u>Financial contributions received and spent on SPA mitigation each year</u>	<u>In accordance with requirements (Infrastructure Funding Statement)</u>	<u>Bracknell Forest Council</u>	
			<u>LP18</u>	<u>Flood risk</u>	<u>Number of permissions granted contrary to advice from Environment Agency</u>	<u>None</u>	<u>Bracknell Forest Council</u>	
			<u>LP20 & LP36</u>	<u>Development in the Green Belt</u>	<u>Number of permissions granted outside the excluded settlement within the Green Belt each year which are not in accordance with Policy LP36</u>	<u>None</u>	<u>Bracknell Forest Council</u>	
			<u>LP35</u>	<u>Development in the countryside</u>	<u>Number of permissions granted outside the defined settlement within the countryside each year which are not in accordance with Policy LP35</u>	<u>None</u>	<u>Bracknell Forest Council</u>	
			<u>LP37</u>	<u>Landscape character (outside settlements)</u>	<u>Number of permissions granted which are not in accordance with Policy LP37</u>	<u>None</u>	<u>Bracknell Forest Council</u>	
			<u>Non-Strategic Policies</u>					
			<u>LP21</u>	<u>Protection of existing housing stock and land</u>	<u>Net loss of existing homes (C3, C3 specialised and C2 use) through redevelopment and change of use completed each year</u>	<u>No net losses</u>	<u>Bracknell Forest Council</u>	
			<u>LP22</u>	<u>Accessible and adaptable dwellings</u>	<u>Number of accessible and adaptable dwellings completed each year on qualifying sites</u>	<u>In accordance with policy requirements</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>	

			<u>LP23</u>	<u>Specialist housing for older people and people with disabilities</u>	<u>Number of specialist homes/bedspaces (net) (by use class) completed each year</u>	<u>To meet local housing needs for specialist housing</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP24</u>	<u>Housing mix</u>	<u>Size and type of dwellings completed each year</u>	<u>No one type or size should form 100% of completions</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
					<u>Number of self and custom housing completed each year</u>	<u>To meet policy requirements for specific allocated sites</u>	
			<u>LP25</u>	<u>Gypsies, travellers and travelling showpeople</u>	<u>Number of pitches and plots completed each year</u>	<u>To meet local pitch/plot needs for the travelling community</u>	<u>Bracknell Forest Council</u> <u>Developers/ landowners</u>
			<u>LP28</u>	<u>Smaller businesses</u>	<u>Number and amount of floorspace comprising units of 500m² or less GEA completed each year</u>	<u>To meet local needs</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
					<u>Number and net amount of smaller business floorspace lost each year</u>	<u>None</u>	
			<u>LP30</u>	<u>Development proposals in centres</u>	<u>Percentage of non-E class units in primary shopping areas each year (by centre)</u>	<u>No more than 20%</u>	<u>Bracknell Forest Council</u>
			<u>LP32</u>	<u>Protection of community facilities and services</u>	<u>Number of valued community facilities and services lost.</u>	<u>None</u>	<u>Bracknell Forest Council</u>

			<u>LP33</u>	<u>Play, open space and sports provision</u>	<u>Amount of Open Space of Public Value (OSPV) and Built Sports Facilities secured through S106 agreements/Community Infrastructure Levy/other infrastructure funding mechanisms.</u>	<u>Positive trend</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP34</u>	<u>Standards for open space of public value</u>	<u>Amount of open space of public value and financial contributions secured each year</u>	<u>In accordance with policy requirements</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP39</u>	<u>Dwellings for rural workers</u>	<u>Number of permissions granted contrary to policy requirements</u>	<u>None</u>	<u>Bracknell Forest Council</u>
			<u>LP40</u>	<u>Occupancy conditions</u>	<u>Number of occupancy conditions removed contrary to policy requirements</u>	<u>None</u>	<u>Bracknell Forest Council</u>
			<u>LP41</u>	<u>Equestrian uses</u>	<u>Number of permissions granted contrary to policy requirements</u>	<u>None</u>	<u>Bracknell Forest Council</u>
			<u>LP42</u>	<u>Design</u>	<u>Post completion, the number of residential schemes (exceeding 10 units, net) that meet 'Building for Healthy Life 2020' criteria (or similar national standard), "green", "amber" and "red" standards</u>	<u>No scheme with a "red" score for any criteria</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP43</u>	<u>Tall buildings</u>	<u>Post completion, the number of residential schemes that meet 'Building for Healthy Life 2020' criteria (or similar national standard), "green", "amber" and "red" standards</u>	<u>No scheme with a "red" score for any criteria</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>
			<u>LP44</u>	<u>Advertisements and shop fronts</u>	<u>Number of permissions granted contrary to technical advice</u>	<u>None</u>	<u>Bracknell Forest Council</u>
			<u>LP46</u>	<u>Biodiversity</u>	<u>Onsite BNG approved each year</u>	<u>To meet minimum 10% BNG requirement</u>	<u>Bracknell Forest Council</u> <u>Developer(s)</u>

					<u>Bracknell Forest Council</u>
			<u>Offsite BNG approved each year</u>	<u>To meet minimum 10% BNG requirement</u>	<u>Developer(s)</u> <u>Bracknell Forest Council</u>
<u>LP48</u>	<u>Protection and enhancement of trees and hedgerows</u>	<u>Number of permissions granted contrary to technical advice</u>	<u>None</u>	<u>Bracknell Forest Council</u>	
<u>LP49</u>	<u>Sustainable construction</u>	<u>Number of new dwellings permitted not meeting the water efficiency standard</u>	<u>None</u>	<u>Bracknell Forest Council</u>	
		<u>Number of non-C3 developments not meeting BREEAM excellent or very good standard (or equivalent)</u>	<u>None</u>		
<u>LP50</u>	<u>Renewable and low carbon energy</u>	<u>Number of planning permissions granted for renewable and low carbon energy schemes each year</u>	<u>Positive trend</u>	<u>Bracknell Forest Council</u>	
<u>LP51</u>	<u>Sustainable Drainage Systems (SuDS)</u>	<u>Number of permissions granted for major development and developments in areas at risk of flooding without SUDs provision</u>	<u>None</u>	<u>Bracknell Forest Council</u>	
<u>LP52</u>	<u>Pollution and hazards</u>	<u>Overall status of surface water bodies in Borough</u>	<u>No deterioration</u>	<u>Bracknell Forest Council</u>	
		<u>Number of Air Quality Management Areas</u>	<u>No increase</u>		
<u>LP53</u>	<u>Development of land potentially affected by contamination</u>	<u>Number of sites on Contaminated Land Public Register under Part 2A Environmental Protection Act 1990</u>	<u>None</u>	<u>Bracknell Forest Council</u>	

Ref	Page	Policy/para	Main Modification				
			<u>LP54</u>	<u>Assessing transport impacts and requirements</u>	<u>Progress on delivery of transport related improvements (through S106 agreements/CIL /other infrastructure mechanisms/planning conditions)</u>	<u>Delivery of planned projects aligned with completion of related proposals</u>	<u>Bracknell Forest Council</u>
			<u>LP56</u>	<u>Travel plans</u>	<u>Number of permissions secured with a travel plan or which make a financial contribution to the Council to undertake Travel Plan measures on behalf of developers.</u>	<u>Positive trend</u>	<u>Bracknell Forest Council</u>
			<u>LP57</u>	<u>Parking</u>	<u>Number of permissions granted contrary to policy</u>	<u>None</u>	<u>Bracknell Forest Council</u>

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions			Projected Net Completions (April-March)					Total Net	Total beyond 2027/28 (to 2036/37)	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2023)
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28													
<p>(1 April 2023 position). * = new permission in the 2022/23 monitoring year (+) = a site based on site area would be classed as a medium site, but is located within a strategic SALP allocation, so recorded with large sites, for accounting of site balances</p>																							UC = under construction NS = not started C = completed
C3 USES (NB, this does not include C3 specialised uses relating to senior living/extra care/sheltered accommodation falling within C3 use, see separate table)																							
HARD COMMITMENTS (C3 uses: non-specialised)																							
Large Sites hard commitments (C3 uses: non-specialised) (site of 1ha or more)																							
Amen Corner North, Binfield (SALP SA6)	14/00315/OUT 15/00873/REM 19/00135/REM (phase 6)		33	63	0	0	0	0	0	0	96	0										96	C
Amen Corner (North), Popes Farm, Murrell Hill Lane, Binfield (Includes part of SA6) (The Croft)	17/00337/OUT 18/00664/REM 19/00439/FUL (Conv)		34	0	0	0	0	0	0	0	34	0										34	C
Blue Mountain Golf Club & Conference Centre, Wood Lane, Binfield (SALP SA7)	16/00020/OUT (Hybrid) 17/01363/REM (Linden 1) 17/01341/REM (Bloor 1) 18/01089/REM (Linden 2) 18/01010/REM (Bloor 2)		42	148	83	47	0	0	0	0	320	0										320	UC
Land at Tilehurst Lane, Binfield (Tilehurst Green)	18/00758/FUL (Allowed on Appeal)		0	0	31	22	0	0	0	0	53	0										53	UC
Land north of Tilehurst Lane and west of South Lodge, Binfield	17/01174/OUT (Allowed on Appeal) 21/00507/REM*		0	0	0	0	15	25	0	0	40	0										40	NS
Building 2, Technology House, The Boulevard, Cain Road, Binfield	17/01319/FUL & 18/00200/PAC 21/00629/LDC		0	60	0	0	0	0	0	0	60	33	21	12								93	UC
Wyevale Garden Centre, Forest Road, Binfield (The Walled Garden)	20/00155/FUL		0	7	13	0	0	0	0	0	20	0										20	C
Land north of Cain Road, Binfield (SALP SA2) (For C2 uses, see table below)	20/00947/FUL		0	0	0	0	25	25	0	0	50	0										50	NS
Norbury, London Road, Binfield (+) (Part of Amen Corner South Site, SALP SA8)	19/00767/FUL		0	0	-1	5	16	0	0	0	20	0										20	UC
Land adjoining Coppid Beech House, South of London Road, Binfield (Coppid View) (Part of Amen Corner South Site, SALP SA8)	19/01118/FUL		0	0	22	32	0	0	0	0	54	0										54	UC
3M, Cain Road, Binfield	19/01004/OUT*		0	0	0	0	0	0	0	0	0	27	7	20								27	NS

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			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28													
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	98/00288/OUT (623523) (various reserved matters approvals)		47	0	0	25	0	0	0	0	72	0										72	UC
Land within Bracknell Town Centre (Royal Winchester House)	12/00476/OUT 13/01068/REM 18/01060/FUL		246	0	0	0	0	0	0	0	246	0										246	C
Bracknell & Wokingham College, Wick Hill Sandy Lane (Millennium Fields, Phase 1)	17/00482/FUL		10	0	0	0	0	0	0	0	10	0										10	C
Land at former Garth Hill College Site, Sandy Lane (access off Hutley Drive) (Part of SALP Policy SA1) (Millennium Fields, Phase 2)	17/01087/FUL		20	49	0	0	0	0	0	0	69	0										69	C
Aspect 1-3, Wokingham Road (Blu Bracknell)	17/01093/PAC 18/00347/FUL		122	24	0	0	0	0	0	0	146	0										146	C
The Hideout, West Road (Badgerwood Park)	18/01053/CLPUD 18/00562/CLPUD		8	13	30	10	9	0	0	0	70	0										70	UC
Beaufort Park, South Road, Bracknell (The Evergreens)	17/01123/OUT (Allowed on Appeal) 21/00104/REM		0	0	2	48	18	0	0	0	68	0										68	UC
Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	21/00233/FUL		0	0	0	26	26	0	0	0	52	0										52	UC
Bracknell Beeches, Old Bracknell Lane West, Bracknell	21/00701/FUL*		0	0	0	0	0	63	92	60	215	134	60	74								349	NS
Land at Lower Broadmoor Road & Cricket Field Grove, Crowthorne (SALP SA2)	16/00914/FUL 18/01151/FUL		13	0	0	0	0	0	0	0	13	0										13	C
Land at former TRL Site, Nine Mile Ride, Crowthorne. (SALP SA5) (Buckler's Park)	13/00575/OUT 17/00401/REM (Phase 1) 19/01099/REM (Phase 3a) 19/00791/REM (Phase 1a) 21/00004/REM (Phase 2) 22/00060/REM* (Phase 3b) 22/00138/REM* (Phase 4a)		59	59	140	126	91	120	118	89	802	31	31									833	UC
Land west of Alford Close and 96-98 High Street (SALP SA3) (Sandhurst Gardens)	17/01096/FUL		23	10	0	0	0	0	0	0	33	0										33	C
Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield. (SALP SA9, Part of Area 2) NB: Phase 4, Lawrence Court (15/00646/REM) relates to C3: specialised 65 units (see separate table)	13/01007/OUT (Phase 1) 15/00163/REM (Phase 3) 15/00647/REM (Phase 4a) 16/01123/REM (Phase 4b) 17/00054/REM (Phase 5) 18/00396/REM (Phase 6 & 7) 20/00265/REM (Phase 8 & 9)		92	67	25	75	58	0	0	0	317	0										317	UC

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			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28													
Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield. (SALP SA9, Part of Area 2)	20/00272/FUL* (Phase 10)		0	0	0	0	39	0	0	0	39	0										39	UC
Land North of Newhurst Gardens, Warfield (Four Horseshoes)	16/01004/OUT (Allowed on appeal) 20/00244/REM*		0	0	0	0	0	32	18	0	50	0										50	NS
Land East of Avery Lane and North of Watersplash Lane, Warfield (SALP Policy SA9, Area 1) (Orchids Place)	16/01195/FUL 18/01047/FUL		22	39	21	1	0	0	0	0	83	0										83	UC
Land south of Fairclough Farm, Newell Green, Warfield(SALP Policy SA9, Area 1)(Archfield)	16/01253/FUL		10	33	9	0	0	0	0	0	52	0										52	C
Land at Watersplash Lane, Warfield (SALP Policy SA9, Area 1) (Larks Hill Place)	16/01274/FUL		30	0	0	0	0	0	0	0	30	0										30	C
Land to south and west of 2 Fairclough Farm, Watersplash Lane, Warfield (+) (SALP Policy SA9, Area 1)	19/00908/FUL		0	0	0	0	7	0	0	0	7	0										7	UC
Land at south west of Abbey Place (+) (SALP Policy SA9, Area 1) (Abbey Place Mews)	19/00327/FUL		0	0	0	9	0	0	0	0	9	0										9	UC
Land east of Old Priory Lane, and west of Maize Lane, Warfield (SALP Policy SA9, Area 1)	20/00214/OUT 22/00314/REM* (Parcel 4)		0	0	0	0	0	20	25	0	45	260	55	75	75	55						305	NS
Land adjoining Warfield Park, Long Hill Road, Winkfield	15/00383/FUL (Allowed on appeal)		0	0	0	0	10	10	10	10	40	42	10	10	10	10	2					82	UC
Kingswood, Kings Ride, Winkfield	16/00732/FUL 17/01283/FUL 18/00935/FUL		3	3	16	0	0	0	0	0	22	0										22	C
The Brackens, London Road, Ascot (Brompton Gardens)	16/01266/FUL 17/01246/FUL 17/01366/FUL 18/00198/FUL		20	0	0	0	0	0	0	0	20	0										20	C
White Gates, Long Hill Road, Winkfield	18/00336/FUL (Allowed on Appeal)		0	-1	2	11	0	0	0	0	12	0										12	UC (demolition complete)
Winkfield Park (Brockhill House, Winkfield Row, Winkfield)	19/00931/FUL		-1	0	0	10	0	0	0	0	9	0										9	UC
Palmhills Estate, London Road, Winkfield Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield (SALP SA3)	19/00847/OUT (Allowed on appeal) 21/00772/REM*		0	0	-2		21	30	30	0	79	0										79	NS (demolition complete)

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			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28														
Winkfield Manor, Forest Road, Winkfield	21/00780/FUL*		0	0	-33	6	12	0	0	0	-15	0											-15	UC (demolition complete)
Total Large Sites (C3 uses: non-specialised)			833	574	358	453	347	325	293	159	3342	527	184	191	85	65	2	0	0	0	0	0	3869	
Medium Sites hard commitments (C3 uses: non-specialised)(sites less than 1ha with 5+ dwellings)																								
Land adj. Birch Hill Medical Centre, Leppington, Bracknell	09/00141/FUL 12/00492/EXT		0	0	0	0	0	0	0	0	0	7	7										7	UC
Brackworth, Broad Lane, Bracknell	16/00230/FUL		0	0	8	0	0	0	0	0	8	0											8	C
Racal House, Eastern Road, Bracknell (SALP SA1, part of Eastern Rd allocation)	16/00626/FUL 18/00557/FUL		0	0	0	0	0	0	0	0	0	60	26	34									60	NS (Demolition complete)
Amber House & Northgate House, Market Street, Bracknell	15/01035/FUL 19/00639/FUL		0	0	3	190	0	0	0	0	193	0											193	UC (Demolition complete)
Dennis Pilcher House, Rowley Close, Bracknell	19/01060/FUL (17/00568/FUL)		0	9	0	0	0	0	0	0	9	0											9	C
Building B Berkshire Court, Western Road, Bracknell	17/00264/PAC		0	46	0	0	0	0	0	0	46	0											46	C
Summit House, London Road, Bracknell	19/00683/FUL 20/00041/FUL		0	8	0	0	0	0	0	0	8	0											8	C
Downside, Wildridings Road, Bracknell (Watermint House) (SALP SA1)	17/01065/FUL		26	0	0	0	0	0	0	0	26	0											26	C
Coppid Hall, Warfield Road/Willow Drive, Bracknell	17/01255/FUL		8	0	0	0	0	0	0	0	8	0											8	C
77 and 79 Deepfield Road, Bracknell (Darlington Gardens)	18/00813/FUL		8	0	0	0	0	0	0	0	8	0											8	C
Bus Depot and Offices, Coldborough House, Market Street, Bracknell (The Grand Exchange)	18/00964/FUL		0	0	0	242	0	0	0	0	242	0											242	UC (demolition complete)
L'avenir, Opladen Way, Bracknell	17/00457/PAC		69	0	0	0	0	0	0	0	69	0											69	C
The Braccans, London Road, Bracknell	18/00357/FUL		0	0	14	0	0	0	0	0	14	0											14	C
Land At East Lodge, Great Hollands Road, Bracknell	17/00582/FUL		0	0	0	0	9	0	0	0	9	0											9	UC
Clifton House, Brants Bridge, Bracknell	17/00700/FUL		0	0	0	0	0	0	0	0	0	14	14										28	NS
Forth House, Brants Bridge, Bracknell	17/00768/FUL		0	0	0	0	0	0	0	0	0	9	9										18	NS
Tamar House, Brants Bridge, Bracknell	18/00793/FUL		0	0	0	0	0	0	0	0	0	9	9										18	NS
Blocks A, B and C Christine Ingram Gardens, Bracknell	18/00620/FUL		0	0	0	6	0	0	0	0	6	0											6	UC
26 High Street, Bracknell (Old Peacocks building)	21/00158/FUL		0	0	0	0	5	0	0	0	5	0											5	NS
Continuity House, Bracknell	20/01083/FUL*		0	0	0	0	0	0	20	0	20	0											20	NS
Manhattan House, 140 High Street, Crowthorne	17/00250/FUL		0	0	13	0	0	0	0	0	13	0											13	C
Manhattan House, 140 High Street, Crowthorne	20/00169/FUL		0	0	1	0	0	0	0	0	1	0											1	C

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions			Projected Net Completions (April-March)					Total Net	Total beyond 2027/28 (to 2036/37)	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2023)
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28													
Countrywise House, 28 Wellington Business Park, Crowthorne	21/00020/PAC		0	6	0	0	0	0	0	0	6	0										6	C
18 Heath Hill Road, Crowthorne (For C2 losses, see table below)	21/01052/FUL*		0	0	0	0	8	0	0	0	8	0										8	UC (demolition of C2 complete)
Parkfield House, Cambridge Road, Crowthorne	21/00317/PARC* (allowed on appeal)		0	0	0	0	0	5	0	0	5	0										5	NS
414 Yorktown Road, College Town Sandhurst	19/00102/OUT 20/01028/REM		0	0	0	0	0	0	0	0	0	13	13									13	NS
Land to rear of 92 College Road Sandhurst (Academy Mews)	21/00837/FUL* 17/00754/FUL		0	0	0	4	0	0	0	0	4	0										4	UC
Liberta House, 17 Scotlands Hill (adj. Cofters Close), Sandhurst	20/00290/FUL		0	9	0	0	0	0	0	0	9	0										9	C
Garth Works, Kennel Lane, Warfield (Kingfisher Place)	16/00391/OUT 18/00988/REM		11	0	0	0	0	0	0	0	11	0										11	C
Land adjacent to Breadcroft Cottages, Cocks Lane, Warfield	18/00601/OUT 18/01236/REM		5	0	0	0	0	0	0	0	5	0										5	C
North Lodge Farm, Forest Road, Hayley Green, Warfield (Kings Hart View)	17/00656/OUT 21/00440/REM*		0	0	-1	8	11	0	0	0	18	0										18	U/C (demolition complete)
Windmill Farm (Livestock Building), Malt Hill, Warfield	21/00657/FUL*		0	0	0	0	0	6	0	0	6	0										6	NS
Land north of Hermitage Caravan Park, Herschel Grange, Warfield	19/00536/FUL (Allowed on appeal)		0	0	7	0	0	0	0	0	7	0										7	C
Furze Bank, 89 Locks Ride, Winkfield (Furze Field)	17/00160/OUT 18/00458/REM		6	0	0	0	0	0	0	0	6	0										6	C
Land at the Yard, Chavey Down Road (Brickfields), Winkfield	17/00388/FUL 20/00189/FUL 17/00389/FUL		2	7	0	0	0	0	0	0	9	0										9	C
Heathfield School, London Road, Winkfield	14/01001/FUL		0	0	0	0	0	0	0	0	0	7	-2	9								7	NS
Orchard House, Priory Road, Winkfield	18/00203/FUL 20/00862/FUL		0	0	-1	7	0	0	0	0	6	0										6	UC (demolition complete)
Jade Farm, Winkfield Lane, Winkfield	19/00021/PAA		0	0	5	0	0	0	0	0	5	0										5	C
Land west of Prince Albert Drive, Winkfield	19/00714/FUL		0	6	0	0	0	0	0	0	6	0										6	C
Moat Farm, Winkfield Lane, Winkfield	19/00343/FUL		0	0	12	0	0	0	0	0	12	0										12	C
The Royal Hunt, 177 New Road, Winkfield	20/00001/FUL		0	0	-1	8	0	0	0	0	7	0										7	NS (demolition complete)
Larkfield, Chavey Down Road, Winkfield	20/00607/FUL* (Allowed on appeal)		0	0	0	0	9	0	0	0	9	0										9	NS
Squirrels, North Street, Winkfield	21/00157/FUL*		0	0	0	0	0	6	0	0	6	0										6	NS
Longcroft, Long Hill Road, Winkfield	22/00302/FUL* (allowed on appeal)		0	0	0	0	0	5	0	0	5	0										5	NS

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions			Projected Net Completions (April-March)					Total Net	Total beyond 2027/28 (to 2036/37)	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2023)
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28													
Total Medium Sites (C3 uses: non-specialised)			135	91	60	465	42	22	20	0	835	119	76	43	0	0	0	0	0	0	0	954	
Total Small site completions (C3 uses: non-specialised) (For small windfall allowance, see below)			28	24	34	0	0	0	0	0	86	0										86	
Total Large, medium and small sites hard commitments (excludes windfall allowance)			996	689	452	918	389	347	313	159	4263	646	260	234	85	65	2	0	0	0	0	4909	
Medium Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation (C3 uses)																							
Atrium Court, The Ring, Bracknell	21/00763/PAC		0	0	0	0	0	50	100	0	150											150	NS
Lily Hill House, Lily Hill Road, Bracknell	21/00755/PAC		0	0	0	0	33	0	0	0	33											33	NS
Total Medium Prior Approval sites			0	0	0	0	33	50	100	0	183	0	0	0	0	0	0	0	0	0	0	183	
TOTAL Prior Approval sites, subject to s.106 (C3 uses: non-specialised)			0	0	0	0	33	50	100	0	183	0	0	0	0	0	0	0	0	0	0	183	
TOTAL HARD COMMITMENTS (C3 uses: non-specialised) (Large, Medium, Small & PAC s.106)			996	689	452	918	422	397	413	159	4446	646	260	234	85	65	2	0	0	0	0	5092	
SOFT COMMITMENTS (C3 USES: NON-SPECIALISED)																							
Windfall Allowance																							
Medium Windfall Allowance (C3 uses) (net)			0	0	0	0	0	37	77	77	191	693	77	77	77	77	77	77	77	77	77	884	
Small Sites Completions/Windfall Allowance (C3 uses) (net)			0	0	0	24	24	24	24	24	120	216	24	24	24	24	24	24	24	24	24	336	
Total windfall allowance			0	0	0	24	24	61	101	101	311	909	101	101	101	101	101	101	101	101	101	1220	
SITES WITH A RESOLUTION TO APPROVE, SUBJECT TO s.106 (C3 use)																							
Large sites with a resolution to approve, subject to S106 Agreements (C3 uses: non-specialised)																							
Land at Amen Corner South, Binfield (SALP SA8). (relates to part of SALP allocation)	12/00993/OUT		0	0	0	0	0	0	0	0	0	550	50	50	75	75	75	75	50	50	50	550	NS
Bracknell Town Football Club, Bracknell	21/00250/OUT		0	0	0	0	0	0	0	0	0	117	0	37	40	40						117	NS
Total Large sites subject to s.106			0	0	0	0	0	0	0	0	0	667	50	87	115	115	75	75	50	50	50	667	
Medium Sites with a resolution to approve, subject to S106 Agreements (C3 uses: non-specialised)																							
Former Bus Station, Market Street, Bracknell	21/00707/OUT		0	0	0	0	0	29	52	70	151	18	18									169	NS
Former St Margaret Clitherow Roman Catholic Church, Ringmead, Hanworth, Bracknell	20/00077/FUL		0	0	0	0	0	0	0	0	0	15	15									15	NS

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions			Projected Net Completions (April-March)					Total Net	Total beyond 2027/28 (to 2036/37)	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2023)
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28													
186-188 High Street, Crowthorne	20/01087/FUL		0	0	0	0	0	0	0	0	0	8	8									8	NS
Total Medium sites subject to s.106			0	0	0	0	0	29	52	70	151	41	41	0	0	0	0	0	0	0	0	192	
Total sites (C3 use: non-specialised) subject to s.106 Agreements			0	0	0	0	0	29	52	70	151	708	91	87	115	115	75	75	50	50	50	859	
Site Allocations Local Plan Sites (C3 uses: non-specialised)(Residual balance)																							
Land North of Peacock Lane, Binfield (SALP SA2) (Residual balance)			0	0	0	0	0	0	0	0	0	54	25	29								54	NS
Land at Amen Corner South, Binfield (SALP SA8). (Residual balance)			0	0	0	0	0	0	0	0	0	101				26	75					101	NS
Commercial Centre (The Depot) Bracknell Lane West, Bracknell (SALP SA1)			0	0	0	0	0	0	0	0	0	115	15	50	50							115	NS
Land North of Eastern Road, Bracknell (SALP SA1) (Residual balance)			0	0	0	0	0	0	0	0	0	188	68	60	60							188	NS
Broadmoor, Lower Broadmoor Road, Crowthorne (SALP SA4)			0	0	0	0	0	0	0	0	0	210	25	75	75	35						210	NS
Land at Warfield Area 1 (SALP SA9)			0	0	0	0	0	0	0	0	0	282			25	100	100	57				282	NS
Land at Warfield Area 2 (SALP SA9) (Residual balance)			0	0	0	0	0	0	0	0	0	25		25								25	NS
Land at Warfield Area 3 (SALP SA9)			0	0	0	0	0	0	0	0	0	454	50	100	100	100	104					454	NS
Bog Lane, Winkfield (SALP SA3)			0	0	0	0	0	0	0	0	0	40	40									40	NS
Total SALP (large)			0	0	0	0	0	0	0	0	0	1469	223	339	310	235	230	132	0	0	0	1469	
SALP Medium Sites (C3 uses) (residual balance)																							
Land at Wood Lane, Binfield (SALP SA3)			0	0	0	0	0	0	0	0	0	20	20									20	NS
Albert Road Car Park, Bracknell (SALP SA1)			0	0	0	0	0	0	0	0	0	40	40									40	NS
White Cairn, Dukes Ride, Crowthorne (SALP SA3)			0	0	0	0	0	0	0	0	0	16	16									16	NS
Land at Battle Bridge House, Warfield House and Garage, Forest Road, Warfield (SALP SA1)			0	0	0	0	0	0	0	0	0	10	10									10	NS
Total SALP (medium)			0	0	0	0	0	0	0	0	0	86	86	0	0	0	0	0	0	0	0	86	

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions			Projected Net Completions (April-March)					Total Net	Total beyond 2027/28 (to 2036/37)	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2023)
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28													
TOTAL SALP Sites			0	0	0	0	0	0	0	0	0	1555	309	339	310	235	230	132	0	0	0	1555	
Warfield Neighbourhood Development Plan (NDP) Site																							
Land at Hayley Green (Policy WNP2)			0	0	0	0	0	0	0	0	0	235	0	25	70	70	70					235	
TOTAL SOFT COMMITMENTS (C3 uses: non-specialised) (windfall, s.106, SALP & Warfield NDP)			0	0	0	24	24	90	153	171	462	3407	501	552	596	521	476	308	151	151	151	3869	
GRAND TOTAL (C3 uses: non-specialised) Completions (Large, Medium and Small Sites) Projections, Small Sites windfall allowance, Medium Site Windfall Allowance, PAC s. 106, s.106 & SALP			996	689	452	942	446	487	566	330	4908	4053	761	786	681	586	478	308	151	151	151	8961	
C3 SPECIALISED USES (senior living/sheltered accommodation falling within C3 use)																							
HARD COMMITMENTS (C3 USES: SPECIALISED)																							
Binfield House, Terrace Road North, Binfield	21/00023/FUL		0	0	-3	6	-7	0	0	0	-4	0										-4	UC
Calcott, Rectory Close, Bracknell	20/01011/FUL		0	2	0	0	0	0	0	0	2	0										2	C
Boyd Court Management Office, Downshire Way, Bracknell	21/00704/FUL		0	0	1	0	0	0	0	0	1	0										1	C
TOTAL C3 SPECIALISED USES: Hard Commitments			0	2	-2	6	-7	0	0	0	-1	0										-1	
SOFT COMMITMENTS (C3 SPECIALISED)																							
Broadmoor Hospital, Lower Broadmoor Road, Crowthorne (SALP SA4)			0	0	0	0	0	0	0	0	0	60			60							60	
TOTAL C3 SPECIALISED USES: Soft Commitments			0	0	0	0	0	0	0	0	0	60			60							60	
TOTAL C3 Specialised uses			0	2	-2	6	-7	0	0	0	-1	60	0	0	60	0	0	0	0	0	0	59	
GRAND TOTAL OF ALL C3 USES (SPECIALISED & NON-SPECIALISED)			996	691	450	948	439	487	566	330	4907	4113	761	786	741	586	478	308	151	151	151	9020	
C2 USES (NB for C2 uses, in line with the Housing Delivery Rule Book (July 2018), a ratio of 1.8 has been applied to the number of bedroom spaces to derive an equivalent number of dwellings, rounded to the nearest whole unit, for overall total).																							
HARD COMMITMENTS (C2 uses)																							
Holly Cottage, London Road, Popeswood Binfield (12 bed = 7 ratio)	18/00662/FUL (Allowed on Appeal)	12	0.00	6.67	0.00	0.00	0.00	0.00	0.00	0.00	6.67	0										7	C

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions			Projected Net Completions (April-March)					Total Net	Total beyond 2027/28 (to 2036/37)	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2023)
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28													
Land north of Cain Road, Binfield (SALP SA2) (For C3 uses, see table above)	20/00947/FUL*	68	0	0	0	0	0	38	0	0	38.00	0										38	NS
Heathlands Home For The Aged, Crossfell, Wildridings, Bracknell (Demolition of 41 bedspaces= 23 dwelling equivalent and 66 new bedspaces = 37 dwelling equivalent, net increase of 25 bedspace/14 dwellings)	19/01040/3	25	-22.70	36.70	0.00	0.00	0.00	0.00	0.00	0.00	14.00	0										14	C
Land at former TRL Site, Nine Mile Ride, Crowthorne (SALP SA5) (80 bedspaces = 44 dwelling equivalent)	13/00575/OUT 18/01237/REM	80	0.00	44.44	0.00	0.00	0.00	0.00	0.00	0.00	44.44	0										44	C
18 Heath Hill Road, Crowthorne (conversion of 23 bed spaces/13 dwelling equivalent to C3 use) (for C3 replacements, see table above)	21/01052/FUL*	23	0.00	0.00	-13.00	0.00	0.00	0.00	0.00	0.00	-13.00	0										-13	UC (demolition of C2 use complete)
TOTAL C2 Hard Commitments		128	-23	88	-13	0	0	38	0	0	90	0	0	0	0	0	0	0	0	0	0	90	
SOFT COMMITMENTS (C2 uses) subject to s.106																							
			0	0	0	0	0	0	0	0	0.00	0.00										0	
Total s.106 (C2 use)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SOFT COMMITMENTS (C2 uses) SALP sites																							
Broadmoor Hospital, Lower Broadmoor Road, Crowthorne (SALP SA4)	Not known at this stage	0	0	0	0	0	0	0	0	0	0.00	0.00										0	
TOTAL C2 SALP sites		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL C2 soft commitments		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
GRAND TOTAL (C2 uses) - (Hard and Soft Commitments)		128	-23	88	-13	0	0	38	0	0	90	0	0	0	0	0	0	0	0	0	0	90	
OVERALL TOTAL C2 & C3 USES		128	973	779	437	948	439	525	566	330	4997	4113	761	786	741	586	478	308	151	151	151	9110	
PRE-SUBMISSION LOCAL PLAN SITES Policy LP4 (number in brackets refers to SHELAA site reference) (NB: adjusted to take account of the position relating to commitments as at 31 March 2022)																							
Local Plan Large sites (sites of 1 ha or more) (C3 uses)																							
Land south of Forest Road and east of Cheney Close, Binfield (BIN5)			0	0	0	0	20	20	0	0	40	0	0	0	0	0	0	0	0	0	0	40	NS
Land previously reserved for Park & Ride, Peacock Lane, Bracknell (BIN20)			0	0	0	0	30	35	35	0	100	0	0	0	0	0	0	0	0	0	0	100	NS

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions			Projected Net Completions (April-March)					Total Net	Total beyond 2027/28 (to 2036/37)	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2023)
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28													
Land at Beaufort Park, Nine Mile Ride (South Road), Bracknell (BRA4)			0	0	0	0	0	0	0	0	0	230	20	75	75	60	0	0	0	0	0	230	NS
Eastern Gateway Development Area, Bracknell (Town Square) (BRA7)			0	0	0	0	0	0	0	0	0	210	0	0	30	60	60	60	0	0	0	210	NS
Southern Gateway Development Area, Bracknell Comprising: Jubilee Gardens, The Ring, Bracknell (BRA14) Land east of Station Way and north of Church Road (Southern Gateway), Bracknell (BRA15) Bus Station, Station Road, Bracknell (BRA17)			0	0	0	0	0	0	0	0	0	600	0	0	30	60	120	120	120	100	50	600	NS
The Peel Centre and The Point, Skimped Hill Lane, Bracknell (BRA18) (Also see C3 specialist for 60 units, below)			0	0	0	0	0	0	0	0	0	540	0	0	0	100	0	140	100	100	100	540	NS
Land east of Wokingham Road and south of Dukes Ride (Derby Field), Crowthorne (SAND5)			0	0	0	0	0	0	0	20	20	200	75	75	50	0	0	0	0	0	0	220	NS
Land north of Herschel Grange, Warfield (WAR9)			0	0	0	0	-1	15	16	0	30	0	0	0	0	0	0	0	0	0	0	30	NS
Whitegates, Mushroom Castle, Chavey Down Road, Winkfield (WINK15)			0	0	0	-1	20	21	0	0	40	0	0	0	0	0	0	0	0	0	0	40	NS
Total Large Local Plan sites			0	0	0	-1	69	91	51	20	230	1780	95	150	185	280	180	320	220	200	150	2010	
Local Plan medium sites (sites less than 1ha with 5+ dwellings)(C3 uses)																							
Land south of London Road (Eastern Field), Binfield (BIN12)			0	0	0	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	10	NS
Total medium Local Plan sites			0	0	0	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	10	
TOTAL large and medium C3 uses Pre-submission Local Plan sites			0	0	0	-1	69	101	51	20	240	1780	95	150	185	280	180	320	220	200	150	2020	
Local Plan C3 specialised uses (Extra Care use)																							
The Peel Centre and The Point, Bracknell (BRA18)			0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	60	0	0	60	NS
Total Local Plan C3 specialised			0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	60	0	0	60	

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions			Projected Net Completions (April-March)					Total Net	Total beyond 2027/28 (to 2036/37)	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2023)
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28													
GRAND TOTAL Local Plan sites			0	0	0	-1	69	101	51	20	240	1840	95	150	185	280	180	320	280	200	150	2080	
OVERALL TRAJECTORY TOTAL (Current commitments (as at 31 March 2023) and Local Plan sites			973	779	437	947	508	626	617	350	5237	5953	856	936	926	866	658	628	431	351	301	11190	