

Final Sustainability Appraisal Report (Incorporating SEA) Warfield SPD

February 2012

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1 Introduction

Background

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

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

Sustainable Development

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

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

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

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

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

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

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

1.8 The Warfield SPD should be based on the principles of sustainable development.

Strategic Environmental Assessment and Sustainability Appraisal

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

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

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

Recent legal challenge

1.12 Bracknell Forest Council acknowledges the spatial context within which the Warfield SPD has been developed. To this end, the Council notes the legal challenge under s.113 of the Planning and Compulsory Purchase Act 2004 to the Forest Heath Core Strategy, which was adopted in May 2010 .

1.13 The challenge focused on *'policies in the Core Strategy allocating a 1,200 dwelling urban extension in north-east Newmarket on land owned by the Earl of Derby... The primary ground of the challenge was that the Core Strategy had been adopted in breach of the requirements of Directive 2001/42/EC on the assessments of the effects of certain plans and programmes on the environment ("the SEA Directive"), in particular the duty for the 'environmental report' accompanying a draft plan or programme to explain what reasonable alternatives to the proposed policies have been considered and why they have been rejected.'* (http://www.landmarkchambers.co.uk/cases/cases/save_hisric_newmarket_ld_v_forest_heath_dist_counc_2011_ewhc_606_admin)

1.14 Section 3 of this SA Report incorporating SEA clearly demonstrates the result of the consideration of alternatives, in the form of 'to prepare an SPD' and 'to prepare no Warfield SPD'.

Warfield Supplementary Planning Document

1.15 The Warfield Supplementary Planning Document (SPD) will help to interpret policy CS5 of the Core Strategy DPD (February 2008). The Warfield SPD will provide guidance for developing the Warfield site in Bracknell Forest Borough. The Warfield SPD is intended to be a guide to development which will stimulate the regeneration of the site over the coming years. It will provide development principles to inform the regeneration and support the development.

- 1 EU (2001) The SEA Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment
- 2 HM Government (2004) Planning and Compulsory Purchase Act 2004
- 3 HM Government (2008) Planning Act 2008
- 4 OPDM (2005) Sustainability Appraisal of Regional Strategies and Local Development Documents

1.16 Policy CS5 has already been through the SA (incorporating SEA) process via the SA of the Core Strategy. This SA will therefore only assess the additional detail relating to this policy contained within the Warfield SPD itself, it will not assess the principles behind policy CS5 of the Core Strategy as these have already been assessed.

1.17 The conclusions of the SA of the Core Strategy relating to policy CS5 were that the policy will have positive effects and some negative effects in relation to Bracknell's sustainability objectives. These effects are summarised in the following table.

Table 1.1 Summary of the positive and negative aspects identified in the Final Sustainability Appraisal of the Core Strategy in relation to Policy CS5.

Sustainability Objective	Positive	Negative
Social	- Increased access to housing by providing affordable housing. - Good quality housing can improve health and ease overcrowding in existing stock. - New health facilities can be provided with developer contributions. - Increased affordable housing will reduce social exclusion. - Provision of new community uses. - New development can allow more facilities to be unlocked through contributions, offsetting pressure on existing facilities. - New high quality open space and sports facilities can be provided through new development to offset net loss of lower quality open space.	- Increased risk of flooding through development in flood risk zones or from surface run-off to meet housing need. - Housing may affect health negatively through increased traffic and reduced recreational land. - Will increase pressure upon existing education establishments (although site is large enough to support new facilities). - The site is located in a significant gap between Bracknell and smaller settlements. - Site is located on undeveloped land and so does not represent efficiency of land use or regeneration of existing land.
Environmental	New development can improve accessibility, and allow more facilities to be unlocked through contributions offsetting pressure on existing facilities.	- Development may result in a net increase in emissions from traffic generated from the development. - New development may lead to consumption of more energy (although this depends on whether resources used are renewable or non-renewable). - New development will produce more waste.

Sustainability Objective	Positive	Negative
		• Site could contribute to loss of habitat defined in the Biodiversity Action Plan. • May adversely affect an area of Local Landscape Importance. • New development will increase demands on water consumption. • Will cause loss of some potential agricultural land.
Economic	• Development will provide new affordable homes for key workers and regular homes for highly skilled workers. • Existing employment opportunities nearby and mixed use development would provide additional employment potential.	None identified.

1.18 The intention to prepare the Warfield SPD is highlighted in the Bracknell Forest Local Development Scheme⁽⁵⁾ which sets out the timetable for preparing documents that will form the Local Development Framework.

Stages of the SA Process

1.19 Government guidance on SA⁽⁶⁾ identifies the various stages of SA and how these relate to the different stages of preparing a Supplementary Planning Document such as the Warfield SPD. The stages are shown in ⁽⁵⁾ below, taken from the ODPM guidance on SA.

Table 1.2 Incorporating SA within the SPD Process

SPD Stage 1: Pre-production – Evidence Gathering
SA stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives. • A2: Collecting baseline information. • A3: Identifying sustainability issues and problems. • A4: Developing the SA framework • A5: Consulting on the scope of the SA.

5 Bracknell Forest Council (2009) Bracknell Forest Borough Local Development Scheme

6 ODPM (2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*

SPD Stage 2: Production
SA stages and tasks
Stage B: Developing and refining options and assessing effects • B1: Testing the SPD objectives against the SA framework. • B2: Developing the SPD options. • B3: Predicting the effects of the SPD. • B4: Evaluating the effects of the SPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the SPDs.
Stage C: Preparing the Sustainability Appraisal Report • C1: Preparing the SA Report
Stage D: Consulting on the preferred options of the SPD and SA Report • D1: Public participation on the preferred options of the SPD and the SA Report. • D2(i): Appraising significant changes.
SPD Stage 3: Examination
SA stages and tasks
• D2(ii): Appraising significant changes resulting from representations.
SPD Stage 4: Adoption and monitoring
SA stages and tasks
• D3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the SPD • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects.

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

- Warfield SA Scoping Report (January 2010)
- Draft Sustainability Appraisal Report (November 2010).

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

2 Stage A - Scoping

Introduction

2.1 This section of the report sets out how the scoping stage of the SA was carried out, with reference to the tasks listed in Stage A in Table 1.2 in the previous section. It is important to note that the scoping stage for this SA has been able to draw on the Scoping Report for the SA of the LDF,⁽⁷⁾ and the SA of the Core Strategy⁽⁸⁾. This has avoided the repetition of much of the contents of these reports and is an accepted approach to SA. A separate Scoping Report for the Warfield SPD⁽⁹⁾ has also been prepared, but this only includes information specific to this SPD. The LDF SA Scoping Report, the Core Strategy SA Scoping Report, and the Warfield SPD SA Scoping Report are available on Bracknell Forest Council's website at <http://www.bracknell-forest.gov.uk/sa>

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

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

2.3 A comprehensive review of relevant policies, plans and programmes for the Bracknell Forest LDF was undertaken as part of the LDF SA Scoping Report⁽¹⁰⁾ and Core Strategy SA Scoping Report.⁽¹¹⁾ In preparing the SA Scoping Report for the Warfield SPD, consideration was given to whether there were additional plans or programmes which should be considered specific to the Warfield SPD. The relevant plans or programmes can be found in Appendix 2 of the Scoping Report for the Warfield SPD.⁽¹²⁾

Task A2: Collecting baseline information

2.4 This task requires the collection of baseline information about the plan area and anywhere outside the plan area which may be relevant. A large amount of baseline data is presented in the LDF SA Scoping Report and the Core Strategy SA Scoping Report, both of which cover the whole of the borough. The information in these two documents is considered to be sufficient for the Warfield SPD, therefore no additional baseline data has been collected specific to this SPD. The LDF and Core Strategy SA Scoping Reports should be read in conjunction with this document.

Task A3: Identifying sustainability issues and problems

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

- 7 Bracknell Forest Council Sustainability Appraisal (incorporating a Strategic Environmental Assessment) Scoping Report: Bracknell Forest Borough Local Development Framework, January 2010
- 8 Bracknell Forest Council (2005) Sustainability Appraisal (incorporating a Strategic Environmental Assessment) Revised Scoping Report: Bracknell Borough Core Strategy and Site Allocations Development Plan Documents, February 2005
- 9 Bracknell Forest Council Scoping Report (incorporating Strategic Environmental Assessment): Warfield Supplementary Planning Document, January 2010
- 10 Bracknell Forest Council Sustainability Appraisal (incorporating a Strategic Environmental Assessment) Scoping Report: Bracknell Forest Borough Local Development Framework, January 2010
- 11 Bracknell Forest Council (2005) Sustainability Appraisal (incorporating a Strategic Environmental Assessment) Revised Scoping Report: Bracknell Forest Borough Core Strategy and Site Allocations Development Plan Documents, February 2005
- 12 Bracknell Forest Council Scoping Report (incorporating Strategic Environmental Assessment): Warfield Supplementary Planning Document, January 2010

2.6 The LDF Scoping Report identified a number of significant sustainability issues within Bracknell Forest. The Warfield SPD SA Scoping Report identified a number of significant sustainability issues within Bracknell Forest. The Warfield SPD SA Scoping Report did identify additional issues on top of those identified in the LDF Scoping Report.

2.7 The following sustainability issues as stated in the LDF Scoping report were considered to be the most relevant to the Warfield SPD:

- Housing provision for all (including provision for travelling populations)
- Access to essential facilities (particularly requirements for primary and secondary schools)
- Protecting the landscape character of the Borough (for example using the landscape and topography in design to make the most of the setting)
- Biodiversity and conservation issues, especially key species and habitats
- Reducing congestion and journey times.

2.8 Other matters not included which are likely to be of relevance to the Warfield SPD are:

- Mitigating the impact upon the Thames Basin Heaths Special Protection Area
- Flooding
- Climate change
- Infrastructure Provision
- Employment Opportunities

Task A4: Developing the SA framework

2.9 The SA framework is made up of a number of SA objectives which are then used to test the plan. SA objectives were produced as part of the LDF SA Scoping Report, and as these are also considered relevant to the Warfield SPD, these have been used for this SA. In some cases, SA objectives can be scoped out or sub objectives can be added that are considered relevant to a particular document. In this case objectives A, C, E, G and I were expanded on. The SA objectives are listed below in SA Objectives.

Table 2.1 SA Objectives

A	To plan for a balance of housing and employment growth
(i)	<i>To ensure the timely delivery and continued monitoring of suitable development sites</i>
B	To aid the delivery of housing in the Borough which meets the needs of all sectors of the community, including the provision of affordable housing
C	To deliver the regeneration of Bracknell Town Centre
C(i)	<i>To support the regeneration of Bracknell Town Centre</i>
D	To promote a sequential approach to the location of new development
E	To promote a transport system which enables access to services, by a choice of transport modes

E(i)	<i>To mitigate against the impacts of development on the Strategic Road Network</i>
F	To ensure high quality well designed development is delivered in the Borough
G G(i)	To support and facilitate essential community facilities and infrastructure in accessible locations <i>To co-ordinate new developments with the provision of infrastructure so that it is available for occupiers of new developments at appropriate points in the development process.</i>
H	To deliver accessible development meeting the needs of the Borough
I I(i) I(ii)	To maintain and improve the built and natural environment, and to avoid or mitigate the effects of new development upon the natural and historic environment <i>To mitigate against the impact upon the Thames Basin Heaths Special Protection Area</i> <i>To maintain, create and enhance landscape character and biodiversity</i>
J	To maintain high and stable levels of economic growth
K	To promote the sustainable use and disposal of resources
L	To mitigate against and adapt to climate change

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

Task A5: Consulting on the Scope of the SA

2.11 The LDF SA Scoping Report was consulted upon in 2006. The Core Strategy SA Scoping Report was consulted upon in February 2005. The Warfield SA Scoping Report was consulted upon in January 2010. The statutory environmental consultees (Environment Agency, Natural England, English Heritage) were consulted as well as other relevant organisations for a minimum of five weeks. A summary of the consultation responses relating to the Warfield SA Scoping Report are provided in **Appendix 2**.

3 Stage B - Developing and Refining Options and Assessing Effects

Introduction

3.1 This section sets out how stage B tasks of the SA have been carried out as set out in **Table 1.2** in section 1 of this document. This explains much of the methodology behind the appraisal process itself.

Task B1: Testing the SPD Objectives Against the SA Framework

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

3.3 The objectives of the SPD are based on the objectives of the Core Strategy DPD (adopted February 2008), to ensure consistency with the LDF. Core Strategy objectives A, C, E, G and I have been expanded for the Warfield SPD to provide a local interpretation; these are highlighted in italics in the table below.

3.4 Please note that since consultation on the Draft SPD two additional Warfield SPD objectives have been added:-

- To provide an enhanced natural and recreational environment which minimises flood risk.
- To avoid and mitigate the impact of the development on the Thames Basin Heaths Special Protection Area.

3.5 These two additional SPD objectives are covered by Core Strategy Objectives I(i), I(ii) and L and therefore require no further assessment over that already provided at the Draft SA stage.

Table 3.1 Core Strategy Objectives (including expanded objectives specific to the Warfield SPD)

A <i>(i)</i>	To plan for a balance of housing and employment growth <i>To ensure the timely delivery and continued monitoring of suitable development sites</i>
B	To aid the delivery of housing in the Borough which meets the needs of all sectors of the community, including the provision of affordable housing
C <i>C(i)</i>	To deliver the regeneration of Bracknell Town Centre <i>To support the regeneration of Bracknell Town Centre</i>
D	To promote a sequential approach to the location of new development

E E(i)	To promote a transport system which enables access to services, by a choice of transport modes <i>To mitigate against the impacts of development on the Strategic Road Network</i>
F	To ensure high quality well designed development is delivered in the Borough
G G(i)	To support and facilitate essential community facilities and infrastructure in accessible locations <i>To co-ordinate new developments with the provision of infrastructure so that it is available for occupiers of new developments at appropriate points in the development process.</i>
H	To deliver accessible development meeting the needs of the Borough
I I(i) I(ii)	To maintain and improve the built and natural environment, and to avoid or mitigate the effects of new development upon the natural and historic environment <i>To mitigate against the impact upon the Thames Basin Heaths Special Protection Area</i> <i>To maintain, create and enhance landscape character and biodiversity</i>
J	To maintain high and stable levels of economic growth
K	To promote the sustainable use and disposal of resources
L	To mitigate against and adapt to climate change

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

Table 3.2 SA Objectives

SA Objectives	Core Strategy Objectives, including expanded objectives specific to Warfield SPD												
	A(i)	B	C (i)	D	E (i)	F	G	H	I(i)	I(ii)	J	K	L
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	✓	✓	✓	✓		✓	✓	✓	✓ /X	✓ / X	✓	✓	✓

SA Objectives	Core Strategy Objectives, including expanded objectives specific to Warfield SPD												
SA2: To reduce the risk of flooding and harm to people, property and the environment	X	X		✓		✓	✓		✓	✓			✓
SA3: To protect and enhance human health and wellbeing	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
SA4: To reduce poverty and social exclusion	✓	✓	✓		✓		✓	✓			✓		
SA5: To raise educational achievement levels					✓		✓	✓			✓		
SA6: To reduce and prevent crime and the fear of crime			✓			✓	✓	✓			✓		
SA7: To create and sustain vibrant and locally distinctive communities	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		
SA8: To provide accessible essential services and facilities	✓	✓	✓		✓		✓	✓					
SA9: To make opportunities for culture, leisure and recreation readily accessible	✓	✓	✓		✓		✓	✓	✓	✓			
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	
SA11: To maintain air quality and improve where possible					✓	✓	✓	✓			✓ / x	✓	✓
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts					✓	✓	✓	✓			✓ / x	✓	✓

SA Objectives	Core Strategy Objectives, including expanded objectives specific to Warfield SPD												
SA13: To conserve and enhance the Borough's biodiversity	✓ / x			✓					✓	✓	✓ / x		
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas		✓ / x	✓	✓		✓			✓	✓	✓ / x	✓	
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys			✓		✓	✓	✓	✓				✓	✓
SA16: To sustainably use and re-use renewable and non-renewable resources				✓	✓	✓	✓	✓				✓	✓
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery												✓	✓
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management		✓ / x				✓	✓					✓	
SA19: To maintain and improve soil quality				✓					✓	✓	✓ / x	✓	
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough						✓					✓	✓	✓
SA21: To ensure high and stable levels of employment	✓	✓	✓		✓	✓	✓	✓			✓		

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

Table 3.3 Key

✓	Compatible
x	Incompatible

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

3.8 The table above demonstrates that there are some conflicts between some of the SA objectives, and some of the Core Strategy objectives, including expanded objectives relevant to the Warfield SPD. However, it is considered that these conflicts are justifiable, and do not warrant any change in the Core Strategy objectives, including expanded objectives relevant to the Warfield SPD. These findings will be taken into account later in the SA process so that mitigation measures can be put in place where appropriate.

Task B2: Developing the SPD options

3.9 Two different options were considered for the approach to be taken towards development at Warfield. These were as follows:

1. To prepare an SPD;
2. To prepare no Warfield SPD.

3.10 In order to help decide which option was most appropriate, the two options were assessed against the SA Objectives.

Table 3.4 Options Appraisal Summary Table

SA Objective	Option 1	Option 2
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	0
SA2: To reduce the risk of flooding and harm to people and property and the environment	+/-	0
SA3: To protect and enhance human health and wellbeing	+	0
SA4: To reduce poverty and social exclusion.	+	0
SA6: To reduce and prevent crime and the fear of crime	+	0
SA7: To create and sustain vibrant and locally distinctive communities	+	0
SA8: To provide accessible essential services and facilities	+	0
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	0
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	-	0
SA11: To maintain air quality and improve where possible	+/-	0
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+	0
SA13: To conserve and enhance the Borough's biodiversity	+/-	0
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+/-	0
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+	0
SA16: To sustainably use and re-use renewable and non-renewable resources	+	0
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery.	+	0

SA Objective	Option 1	Option 2
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	+	0
SA19: To maintain and improve soil quality	?	0
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough.	+/-	0
SA22: To sustain economic growth and competitiveness of the Borough	+	0
SA23: To encourage 'smart' growth	+	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work.	+	0

3.11 As can be seen from the table above, there are no predicted effects of having no Warfield SPD. This is because planning policies, such as the Core Strategy policies, will be in place whether or not an SPD is prepared. This does not mean however that it is not necessary to prepare a Warfield SPD. The appraisal of option 1 shows a significant number positive effects which would not be the case if no SPD were prepared. Option 1 has therefore been chosen - to prepare a Warfield SPD. The SPD will provide guidance for developers and development management officers when assessing development proposals for the Warfield site.

Task B3-B5: Predicting and Evaluating the Effects of the SPD and Considering Mitigation

3.12 The purpose of these tasks is to predict and assess the effects of the Warfield SPD. The methodology used to carry out the SA of the Warfield SPD is based on the approach suggested in Figure 34 of the ODPM guidance on SA (2005). The chosen approach is shown in the table below, including the key for scoring. The results of the appraisal are shown in section 4 of this document.

Table 3.5 Assessment Table Approach

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

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

Table 3.6 Key

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

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

Task B6: Proposing Measures to Monitor the Significant Effects of the SPD

3.14 Monitoring is already in place for the Core Strategy of the LDF, and includes topics relevant to this SPD. Therefore no additional monitoring is proposed. Details of monitoring are available in the Annual Monitoring Report on Bracknell Forest Council's website at <http://www.bracknell-forest.gov.uk/amr>

4 Results of the Appraisal

Introduction

4.1 In this section the results of the final SA of the Warfield SPD are provided following the methodology set out in section 2. Each development principle has been appraised against the SA objectives and an assessment table has been prepared for each. Should the Development Principles be amended as a result of both Draft SA recommendations and/or consultation responses these changes and their implications have been shown in table 4.1.

4.2 The full assessment tables are provided in **Appendix 3**. Summary tables and a discussion of the significant issues raised in the tables are provided in this section.

Changes to Development Principles following consultation

4.3 The following significant changes to the Development Principles have taken place either as a result of the Draft SA findings and/or consultation feedback. Where significant changes to the supporting text have taken place these have been acknowledged and any implications noted.

4.4 Table 4.1 outlines the significant changes and highlights where there may be any implications with the SA (incorporating SEA) Scoring.

Table 4.1 Changes to Development Principles following consultation

Development Principles	Changes	Implications
W1- Development Principle	<u>Development Principle:</u> Developers to have regard to the Site Accumulation Paper (Delivery Sequence Plan- Appendix 3).	Reference has now been made to a 'Delivery Sequence Plan'. This sets out the order in which areas of the site should come forward. When assessing this change in wording against the SA Objectives there is considered to be a positive influence over SA Objectives 8 (Essential Services) and SA15 (Travel Choice). The Neighbourhood Centre would come forward first, providing essential facilities in the heart of the development. This would increase the scoring against SA Objective 8 from + to ++. However although this change would have a positive effect upon SA Objective 15 (Travel Choice) it is not on its own considered sufficient to raise the scoring any higher than +.

Development Principles	Changes	Implications
	<u>Supporting Text:</u> The parcels of housing can contain appropriate additional uses provided this does not detract from the objective of delivering comprehensive development including the overriding need to deliver 2,200 new dwellings on the site.	This amendment to the supporting text clarifies the SPDs position on mixed use development subject to the delivery of 2,200 dwellings. This does not represent a change to the overall principle and therefore does not require an amendment to the original SA scoring.
	<u>Supporting Text:</u> It is anticipated that the development within this area will be delivered between 2014/15 & 2025/26 instead of 2012/13 & 2020/21.	This amendment to the supporting text brings the document in line with Draft Submission Site Allocation policies. It is considered that the change in delivery dates would have no significant impact upon the original SA scoring.
	<u>Supporting Text:</u> This sequence indicates the approximate areas for individual detailed masterplans to be submitted with relevant planning applications.	This amendment to the supporting text clarifies the SPDs previous approach and does not result in any changes to the Development Principle. Therefore it is not considered necessary to alter the original SA scoring.
W2- Design Principles	<u>Development Principle:</u> The principle has been amended so that planning applications are required to demonstrate that they are consistent with the principles of comprehensive development.	This change to the Development Principle makes it the developers responsibility to adhere to the principles of comprehensive development. It was always the intention to require comprehensive development. It has just been further clarified. For this reason the original scoring is not to be amended.
	<u>Development Principle:</u> The Thames Basin Heath Special Protection Area avoidance and mitigation measures have now been referred to as a component of comprehensive development.	When assessing this change against SA Objective 13 (Biodiversity) it is considered that there would be no change to the scoring although this additional text has a positive influence. Existing Core Strategy policy would require SPA mitigation to be designed into the scheme. [SPA mitigation was already considered

Development Principles	Changes	Implications
		a component of comprehensive development just not cited as an example.]
	<u>Development Principle:</u> This now includes reference to an amended concept plan. The main differences between the two concept plans are:- • Relocated Neighbourhood Centre • Development relocated from an area west of West End Lane to an area south of Cabbage Hill. • New location for primary school 01 being east of the Cut River Park rather than west of the Cut River Park. (The option to locate east of the Cut River Park was previously taken into consideration) • Greater detail shown of the movement routes both in and out of the site and within. • Landmark opportunities. • Views. • Frontage details.	If anything the new concept plan provides clarity and has a positive influence on various SA Objectives. However it is a concept plan used to support a Development Principle. No major changes to the Development Principle have taken place. The concept plan provides the developer(s) with guidance so that they can provide a deliverable comprehensive development. For the reasons given no changes are to be made to the original SA scoring.
	<u>Supporting Text:</u> The supporting text has been amended so that Design Principles (Vitality, Quality, Street Design and Accessibility) have been expanded on for clarity.	Although a number of changes have been made to the Design Principle's supporting text the overall principle has not changed and therefore the original SA scoring is to remain the same. However it is acknowledged that the changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> The following headings in the SPD have had additional supporting text provided:-	Although a number of changes have been made to the Design Principles supporting text the overall principle has not changed

Development Principles	Changes	Implications
	- Design Strategy - Character Areas - Standards of Development	and therefore the original SA scoring is to remain the same. However it is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing Core Strategy policy.
W3- Housing	No change to the Development Principle .	
	<u>Supporting Text:</u> The following Density Plan (fig. 4) and Schedule of Accommodation (fig. 5) indicate how the density of development should be provided throughout the site having regards to the Development Principles and other text in the SPD.	This additional supporting text provides further clarification on top of what has been stated in the Development Principle. The supporting text does not significantly alter the Development Principle and therefore the original SA scoring remains.
	<u>Supporting Text:</u> Text has been added to provide a definition of what a Landmark Building is.	This provides clarity however this does not have any significant SA implications.
	<u>Supporting Text:</u> The Council's policy is for 25% affordable housing and not 23% as previously mentioned.	This amendment to the supporting text represents an update on a change to Council policy regarding affordable housing. This does not involve a change to the Development Principle and for that reason the original SA scoring is to remain.
W4- Employment	No major changes to either the supporting text and/or Development Principles .	
	<u>Supporting Text:</u> Development proposals for uses other than housing beyond the Neighbourhood Centre will need to demonstrate that they do not detract from the objective to provide 2,200 dwellings on the site and the other	This additional supporting text clarifies that mixed use development will be acceptable in principle subject to the requirement to provide 2,200 dwellings is not adversely affected. This does not result in any change to the overall

Development Principles	Changes	Implications
	development principles in this SPD. However, it will be acceptable for small employment uses such as a new public house to be provided on the eastern side of the development.	development principle and therefore the original SA scoring is to remain.
W5- Green Infrastructure	No change to the Development Principle .	
	<u>Supporting Text:</u> Should the land on the western slopes of Cabbage Hill not be secured as SANGS then it may be possible for this land to contribute as Passive OSPV subject to the full provision of SANGS in accordance with Development Principle W6. This passive OSPV could have a positive visual effect until it becomes available for public access.	This supporting text provides clarification of what could happen if the main scenario was not to be achieved. Overall this would not result in any significant change to the overall development principle and therefore the original SA scoring remains.
	<u>Supporting Text:</u> Clarification of East-West Greenway routes.	As these changes represent a clarification of Green Routes and no change to the original Development Principle there will be no change to the original SA scoring.
	<u>Supporting Text:</u> Clarification of North-South Greenway routes.	
	<u>Supporting Text:</u> Clarification of Public Rights of Way, Bridleways and Other Green Corridors.	
	<u>Supporting Text:</u> Instruction that no trees should be felled until a detailed tree survey has been submitted. As a result the Council may impose TPOs if they are considered necessary.	This addition to the supporting text is considered to have a positive influence over SA Objective 14 (Countryside and Historic). However the overall principle has not changed and therefore the original SA scoring is to remain the same. However it is acknowledged

Development Principles	Changes	Implications
		that the changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> Clarification that the Woodland south of Warfield Street and related wildlife corridors should be, where appropriate, protected and enhanced for their wildlife value.	This additional supporting text provides additional clarification on top of what has been stated in the Development Principle. The supporting text does not significantly alter the Development Principle and therefore the original SA scoring remains.
	<u>Supporting Text:</u> Clarification that allotments should be within easy walking distance where they do not encourage the use of the car. They should be located in areas where topography does not lend itself to development.	This additional supporting text provides additional clarification on top of what has been stated in the Development Principle. The supporting text does not significantly alter the Development Principle and therefore the original SA scoring remains.
	<u>Supporting Text:</u> Clarification that existing ditches should either be retained or enhanced in order to contribute as part of the SuDS provision.	This addition to the supporting text is considered to have a positive influence over SA Objective 2(Reduce the risk of flooding). However the overall principle has not changed and therefore the original SA scoring is to remain the same. However it is acknowledged that the changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> Existing overland surface water flow routes should be identified at the planning application stage.	This supporting text provides additional clarification on top of what has been stated in the Development Principle.

Development Principles	Changes	Implications
		The supporting text does not significantly alter the Development Principle and therefore the original SA scoring remains.
W6- Thames Basin Heath Special Protection Area	No change to the Development Principle .	
	<u>Supporting Text:</u> Confirmation that the LPA can provide a facilitations role when dealing with equalisation.	This amendment to the supporting text provides information to the applicant/developer and nothing more. No change to the original SA scoring is required.
	<u>Supporting Text:</u> Clarification that the Council will accept delivery of SANGS in association with large scale development and allow smaller parcels to come forward at a suitable timescale following the SANG provision.	This amendment to the supporting text provides an advisory for applicants and developers and is in line with Thames Basin Heath Core Strategy policy. Therefore no change to the original SA scoring is required.
	<u>Supporting Text:</u> SANG provision should include pedestrian and cycle links.	This addition to the supporting text is considered to have a positive influence over SA Objective 9 (Culture, Leisure and Recreation). However the overall principle has not changed and therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	The bespoke avoidance and mitigation package in the form of a Warfield Avoidance and Mitigation Strategy will be required prior to the approval of a comprehensive planning application, which will fully detail issues such as: • The provision of a new SANG, to meet Natural England SANGs Quality Guidance.	This amendment to the supporting text provides an advisory for applicants and developers and is in line with Thames Basin Heath Core Strategy policy. Therefore no change to the original SA scoring is required.

Development Principles	Changes	Implications
	• Its management in perpetuity. • The creation, enhancement and management of green corridors including connections to existing SANGs near to the site. • The provision of dedicated parking, signage, footpaths and other necessary measures. • Strategic Access Management and Monitoring provision.	
W7- Protecting and Enhancing Biodiversity	<u>Development Principle:</u> Demonstrate a net gain in biodiversity value.	Including the statement 'demonstrate a net gain in biodiversity value' has a significant positive effect upon SA Objective 13 (Biodiversity). However the score for this principle at the draft stage was considered to be ++ and therefore the score cannot be improved, although any additional positive influences will be recorded in the full appraisal tables.
	<u>Development Principle:</u> The necessary removal of existing biodiversity and habitat features should be minimised but in the instance where it is unavoidable, there should be compensatory provision at an agreed location which is of an equal or higher quality to the features to be lost.	This change to the Development Principle has a positive influence on SA Objective 13 (Biodiversity). However the scoring can not be increased over that of ++. Any additional positive influences will be recorded in the full appraisal tables.
	<u>Supporting Text:</u> The site provides the opportunity in many areas to improve biodiversity, for example, by converting the agricultural fields in Cabbage Hill to a country park. Development proposals should demonstrate a net gain in biodiversity value across the site to contribute towards the semi-natural character of the area.	This addition to the supporting text is considered to have a positive influence over SA Objective 13 (Biodiversity). However the overall principle has not changed and therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.

Development Principles	Changes	Implications
	<u>Supporting Text:</u> Relevant ponds within the development should be enhanced and include necessary buffer areas for amphibians and other wildlife. Green corridors should be designed to allow movements between ponds including where necessary, crossings under roads and footpaths. Any development proposals must be sensitive to preserving the newt population including providing sufficient foraging areas and migration routes from pond to pond.	This addition to the supporting text is considered to have a positive influence over SA Objective 13 (Biodiversity). However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> It may be necessary to remove some existing features such as trees or hedgerows. This should be kept to an absolute minimum and where such features are removed they must be compensated by replacement planting of a similar/higher quality as close as possible to the removed features. The location of street lighting should be sensitive in the more semi rural parts of the site to be agreed with the Council.	This addition to the supporting text is considered to have a positive influence over SA Objective 13 (Biodiversity). However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> Confirmation that Ponds should be restored and/or enhanced as a habitat.	This addition to the supporting text is considered to have a positive influence over SA Objective 13 (Biodiversity). However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.

Development Principles	Changes	Implications
	<u>Supporting Text:</u> Buffer zones adjacent to watercourses forming a continuous line of habitat are required adjacent to The Cut and The Bull Brook.	This addition to the supporting text is considered to have a positive influence over SA Objective 13 (Biodiversity). However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. However it is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> The following Landscape Concept Plan details the main requirements of this Chapter. Please note that it does not contain all the Green Infrastructure requirements such as the all and new planting, trees, hedgerows or play areas.	This supporting text acts as an advisory to the applicant and does not affect the overall development principle. Therefore the original SA scoring is to remain.
W8- Education Provision	No change to the Development Principle .	
	<u>Supporting Text:</u> Given that there is likely to be no spare capacity in existing primary schools in the area, it is essential that one of the schools is built very early in the development. The other should follow later at a timing to ensure that there is not a burden placed upon the Council to accommodate children waiting for schools places within the site.	This addition to the supporting text is considered to have a positive influence over SA Objective 5 (Education). However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> Suitable provision for dropping off/picking up children by car should be made. The roads around schools should also be designed to slow traffic and to maximise road safety.	This addition to the supporting text is considered to have a positive influence over SA Objective 8 (Accessible Services). However the overall principle has not changed to reflect the amended supporting text. Therefore the

Development Principles	Changes	Implications
		original SA scoring is to remain the same. However it is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing transport policy.
	<u>Supporting Text:</u> Subject to the capacity of local schools at the time of development, there may only be an opportunity for a limited amount of development to be occupied before the new schools are provided.	The additional statement is considered to be an advisory and therefore does not influence the original SA scoring.
	<u>Supporting Text:</u> In respect to the IDP, the cost for pre-school provision is included in the cost for the Community Hub. However, if provided as part of the primary schools, the cost of the school(s) will need to be revised.	The additional statement is considered to be an advisory and therefore does not influence the original SA scoring.
	<u>Supporting Text:</u> The Council has carried out initial costings for the project and the results of this are incorporated in the Infrastructure Delivery Plan which supports the Site Allocations DPD. This identifies the requirement for a contribution of £7.98 million from the overall Warfield development (equivalent to 2.2 forms of entry).	The additional statement is considered to be an advisory and therefore does not influence the original SA scoring.
W9- Community Facilities	No major changes to the Development Principle	
	<u>Supporting Text:</u> <u>A new on-site multi-functional Community Hub will be sought with associated outdoor play space. It should be designed to accommodate a range of functions and activities,</u>	This additional supporting text clarifies what will be expected of the 'Community Hub'. This does not result in any major changes to the over development principle. Therefore the original SA scoring is to remain.

Development Principles	Changes	Implications
	including provision for children and youths, an office for Warfield Parish Council, <u>provision for community and cultural events, a police point and community café, with the flexibility for use and rooms which could be used for other purposes such as for older people and adult learning cultural events.</u> <u>Nearby, but not at the Community Hub multi-functional centre site, a teenage shelter and a it should also include a nearby kickabout/basketball/skateboard area should be provided within the Active Open Space of Public Value and away from residences. A small plot of land should be safeguarded, for a reasonable period, to enable the provision of a Full Daycare Nursery by a nursery provider.</u> <u>The development will however place a requirement for improved borough-wide library facilities. Therefore is a need for a financial contribution towards Borough-wide library facilities will be sought.</u>	
	<u>Supporting Text:</u> A small plot of land should be safeguarded, for a reasonable period, to enable the provision of a Full Daycare Nursery by a nursery provider.	This amendment to the supporting text has a positive influence. However it should be referenced in the actual principle. No change to the scoring.
W10-Waste and Recycling	<u>Supporting Text:</u> Either two underground waste recycling facilities, or equivalent overground facilities (based on a 1:2 underground – overground ratio)	This addition to the supporting text is considered to have a positive influence over SA Objectives 12, 16 & 17. However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. It is

Development Principles	Changes	Implications
		acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	No major changes to the Development Principle .	
W11- Flooding and Utilities	<u>Development Principle:</u> <u>Appropriate Flood Management and Utility Infrastructure</u> must be provided to serve each phases of development.	This addition to the development principle is considered to have a positive influence over SA Objective 2 (Flooding). This amendment responds to recommendations in the Draft SA Report where the wording of the Development Principle should be more relevant to flood risk. The original SA scoring resulted in ++. Although this amendment to the Development Principle has a positive influence on SA Objective 2 (Flooding) the scoring can not be increased. However the positive influence will be recorded in the full appraisal table.
	<u>Development Principle:</u> Where necessary, applications shall be accompanied by flood risk assessment demonstrating that the proposal will not increase flood risk both on and off the site.	This addition to the development principle is considered to have a positive influence over SA Objective 2 (Flooding). This amendment responds to recommendations in the Draft SA Report where the wording of the Development Principle should be more relevant to flood risk. The original SA scoring resulted in ++. Although this amendment to the Development Principle has a positive influence on SA Objective 2 (Flooding) the scoring can not be increased. However the positive influence will be recorded in the full appraisal table.
	<u>Supporting Text:</u>	The additional statement is considered to be an advisory and

Development Principles	Changes	Implications
	In order to maintain effective policing levels in the Warfield area and respond to the needs of a growing population, the need for a police point has been identified. This should be provided as part of the multi-functional Community Hub (see Development Principle W9) to act as a satellite operational base for officers and personnel from Bracknell Police Station.	therefore does not influence the original SA scoring.
	<u>Supporting Text:</u> Additionally, Thames Valley Police request developers to notify them of proposed works and dates for laying ducting along highways in order to assess opportunities to 'double-up' and lay Automatic Number Plate Recognition (ANPR) cabling.	The additional statement is considered to be an advisory and therefore does not influence the original SA scoring.
	<u>Supporting Text:</u> ~~There is a need to consider the impacts and needs of flood risk services and utilities on utility infrastructure and mitigation required to meet the needs of development.~~ <u>Development will need to provide necessary drainage across the site which should not exacerbate existing problems on or off-site.</u>	This addition to the supporting text is considered to have a positive influence over SA Objective 2 (Flooding). However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> ~~The scheme should incorporate the use of Sustainable Urban Drainage Systems (SuDS) approaches in line with Development Principle W5.~~ <u>SuDS should be designed in accordance with Environment Agency and Construction Industry Research Information Association guidance and</u>	This addition to the supporting text is considered to have a positive influence over SA Objective 2 (Flooding). However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. However it is acknowledged that changes to the supporting text do positively

Development Principles	Changes	Implications
	<u>chosen to address wider sustainability issues by providing water quality, amenity, and biodiversity benefits as appropriate.</u>	influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure. Developers should liaise with Thames Water early to ensure waste water infrastructure is adequate and delivered in a timely manner.	This addition to the supporting text is considered to have a positive influence over SA Objective 18 (Water Quality and Resource). However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> Additionally, in order to reduce the impact on local water resources, developers will be required to deliver new homes with a water efficiency standard of 105 litres/capita/day.	This addition to the supporting text is considered to have a positive influence over SA Objective 18 (Water Quality and Resource). However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> Gas- The existing strategic transmission network should be able to cope with demand, <u>however developers will be</u>	The additional statement is considered to be an advisory and therefore does not influence the original SA scoring.

Development Principles	Changes	Implications
	<u>required to conduct impact studies to ascertain existing utility capacity and potential enhancements required.</u>	
	<u>Supporting Text:</u> Development will be required to provide up-to-date telecommunications, <u>for example, opportunities should be sought to install fibre optic links from houses to the High Speed Broadband exchange including broadband.</u>	This addition to the supporting text is considered to have a positive influence over SA Objective 23 (Smart Growth). However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
W12- Bus Access	No major changes to the Development Principle .	
	<u>Supporting Text:</u> At a general level, transport measures should contribute towards the Council's transport objectives and accord with transport policies that are set out in the LTP3: www.bracknell-forest.gov.uk/ltp3.	This change to the supporting text provides an advisory for applicants/developers so that development takes into account the objectives and complies with transport policies set out in LTP3.
	<u>Supporting Text:</u> The following Site Analysis - Existing Movement plan shows the key roads, cycleways and public leisure routes within and near to the site. It provides the context to delivering the transport objectives and requirements of the SPD.	This additional text acts as an informative and does not require any amendment to the original SA scoring.
	<u>Supporting Text:</u> Developers will be expected to consider the draft bus strategy.	This additional text acts as an informative and does not require any amendment to the original SA scoring.

Development Principles	Changes	Implications
	<u>Supporting Text:</u> The preferred route is shown indicatively along Harvest Ride on the Concept Plan.	This additional text acts as an informative and does not require any amendment to the original SA scoring.
W13- Walking and Cycling	No major changes to the Development Principle .	
	<u>Supporting Text:</u> A financial contribution towards wider improvements to the network such as:- • <u>Providing access to the proposed educational facilities on the Blue Mountain development.</u>	The amendment to the supporting text provides clarity on infrastructure requirements that would be required in order to support the development. However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same.
	<u>Supporting Text:</u> The provision of, or contributions towards, formal pedestrian/cycle crossings at appropriate locations, for example, <u>the new link road, Jigs Lane North,</u>	The amendment to the supporting text provides clarity on infrastructure requirements that would be required in order to support the development. However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same.
W14- Travel Plans and Parking	No major changes to the Development Principle .	
W15- Highways Access and Improvements	<u>Development Principles:</u> A new ~~spine~~ <u>link</u> road constructed between the Quelm Park Roundabout and The Three Legged Cross Junction <u>unless an acceptable alternative is agreed with the Council.</u>	This amendment to the development principle provides an alternative reference to a potential road that links Harvest Ride with Forest Road at the Three Legged Cross junction. The alternative reference does not require any amendments to the original scoring. The remaining additional text provides clarity and nothing more and therefore this would also not require any amendments to the SA scoring.

Development Principles	Changes	Implications
	<u>Development Principles:</u> Appropriate traffic calming measures to roads within and near to the site.	This has an overall positive influence on SA3 (Health and Wellbeing). However the score is to remain (I) as these effects are dependant upon the implementation of policy.
	<u>Supporting Text:</u> The development will include the construction of a new ~~spine link~~ road between the Quelm Park Roundabout and the Three Legged Cross junction <u>as shown on the Concept Plan (although this the Concept Plan is flexible to allow for necessary deviations of the route subject to should specific site conditions).</u>	This amendment to the supporting text provides an alternative reference to a road previously shown on the draft concept plan linking Harvest Ride with Forest Road at the Three Legged Cross junction. The alternative reference does not require any amendments to the original SA scoring. The remaining additional text provides clarity and therefore would not require any amendments to the original SA scoring.
	<u>Supporting Text:</u> <u>The road will run adjacent with Avery Lane to ensure that Avery Lane remains intact except, where appropriate, the provision of access points across at to be agreed less sensitive points.</u> Adequate underpasses for wildlife should be provided along the road at agreed locations.	This addition to the supporting text is considered to have a positive influence. However the overall principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. It is acknowledged that changes to the supporting text do positively influence how the principle can be implemented alongside existing policy.
	<u>Supporting Text:</u> <u>It will be necessary, where appropriate, to upgrade exiting roads within the site to accommodate the development.</u>	This is already mentioned in the Development Principle and therefore is not considered new. Although it is useful for clarification purposes. Therefore no amendment to the SA scoring is required.
	<u>Supporting Text:</u> <u>Harvest Ride will provide the majority of access points into the development listed as:</u>	This statement is an advisory as this would have already been the case with the previous Development Principle. However clarification is considered useful.

Development Principles	Changes	Implications
	• <u>Two in the stretch of road next to Garth Meadows;</u> • <u>From the Quelm Park Roundabout (for the new link road);</u> • <u>Newell Green roundabout</u> • <u>Old Priory Lane (which will require stopping up at an agreed point); and,</u> • <u>Maize Lane (which will require stopping up at an agreed point close to Warfield Street).</u>	Therefore no amendment to the original SA scoring is required.
	Details of the access points and new ~~spine~~ link road will be provided at the application stage including any necessary further assessment and audit. The timing of provision of the road will be in accordance with the Implementation and Phasing Plan.	The additional statement is considered to be an advisory and therefore does not influence the original SA scoring.
	<u>Supporting Text:</u> Junctions along Forest Road (B3034) including at the 3 Legged Cross junction(<u>which will require a detailed flood risk assessment and be designed to mitigate any identified flood risk</u>).	This additional supporting text provides an example of when a detailed flood risk assessment should be provided. For this reason the original SA scoring is to remain the same.
	<u>Supporting Text:</u> Financial contributions <u>will be sought</u> towards capacity improvements in the vicinity of the site by carrying out works and measures to the following: • <u>Coppid Beech Roundabout</u> • <u>Peacock Farm Roundabout</u> • <u>Twin Bridges Gyratory</u> • <u>Coral Reef Roundabout</u> • <u>Martins Heron Roundabout</u> • <u>Hanworth Roundabout</u> • <u>Hanworth Road/Ringmead Junction</u>	The amendment to the supporting text provides clarity on infrastructure requirements that would be required in order to support the development. The overall development principle has not changed to reflect the amended supporting text. Therefore the original SA scoring is to remain the same. [These requirements are present in the Council's 'Infrastructure Delivery Plan' (November 2011)]

Development Principles	Changes	Implications
	• <u>Bracknell Road/Old Wokingham Road Roundabout</u> • <u>B3018 Binfield Road / Moordale Avenue Junction</u> • <u>B3408 Wokingham Road/Stoney Road Junction</u> • <u>A3095 Rackstraw Road/Owlsmoor Road Junction</u> • <u>Forest Road/Binfield Road Junction</u> • <u>Golden Retrievers/The Hut Roundabout</u> • <u>Crowthorne High Street Roundabout</u> • <u>London Road/Priory Road Junction</u> • <u>London Road/Fernbank Road Junction</u>	
	<u>Supporting Text:</u> <u>The following Proposed Movement Concept Plan provides details of access to the development and key formal and leisure routes within and near to the site. Please note that it does not detail all new internal roads, footpaths and cycleways which are required because these are to be provided at the detailed masterplanning and planning applications stages in accordance with the requirements of the SPD.</u>	The additional supporting text provides clarity and therefore would not result in any amendments to the previous SA scoring.
W16- Site Investigation and Pollution Remediation	No major changes to the Development Principle .	
	<u>Supporting Text:</u> It will be necessary to carry out investigation works to confirm, or whether there is any contaminated land <u>such as former brick pits or historic landfill areas</u>.	This addition to the supporting text provides an example of what contaminated land issues may be found on site. Therefore as this point clarifies the matter no changes to the original SA scoring for this principle are considered necessary.

4.5 Table 4.1 demonstrates that the majority of the changes made to the Development Principles and/or supporting text have resulted in positive outcomes. Only when there have been significant changes to the Development Principles have the original SA scores been amended.

Appraisal Results

4.6 Below are the summary appraisal tables that take into account any amendments to either the Development Principles and/or supporting text.

Table 4.2 Development Principle W1 - Comprehensive Development

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

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

4.7 The results of the appraisal of development principle WA1 are fairly mixed, but are positive on the whole, and it is not thought that the scores could be significantly improved. Positive scores have been awarded, particularly against SA1, SA2 and SA3 as a comprehensive approach to development could design out any concerns regarding flood and health and well being whilst providing the housing that is needed. A significant positive score (++) was also awarded against SA 8 as a result of an amended reference site accumulation plan seeking to provide a neighbourhood centre first prior to other phases of development thus securing essential services.

4.8 This principle scores both positive and negative against SA12, SA13 and SA14. The reason being that development will increase carbon emissions (SA12), will result in a loss of biodiversity (SA13) and result in a loss of countryside (SA14) therefore providing a negative score. However a comprehensive approach to development allows for management of carbon emissions (SA12), enhanced biodiversity (SA13) and enhanced areas of the countryside (SA14) to be provided as the masterplanning stage.

4.9 No significant changes to this principle are required.

Table 4.3 Development Principle W2 - Design Principles

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

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

SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0
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4.10 There are several positive effects of development principle WA2 when appraised against the SA objectives. Some of the more obvious positive outcomes are SA3 (Health) where good design has beneficial effects upon human health and wellbeing. SA6 (Crime) scores positively as the principle seeks to create vibrant streetscenes with a high level of surveillance, thus designing out crime from the outset. SA7 (communities) scores positively and the principle requires that a 'site should define and create a distinctive sense of place', therefore creating a distinctive community. SA8 (Essential services) and SA15 (Travel choice) score positively as the principle seeks to provide suitable infrastructure and new neighbourhood centre that will aid in providing access to essential services and provide alternative modes of transport other than the car.

4.11 Following feedback on the consultation document various changes to the supporting text have taken place and the concept plan has been amended. The changes are considered to have been positive. However as stated in table 4.1 under Development Principle W2 no change to the overall principle has taken place and this is why the SA scoring has not been altered in anyway, although this appraisal has acknowledged that clarification is positive.

4.12 No significant changes to this principle are required.

Table 4.4 Development Principle W3 - Housing

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

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

4.13 This development principle scores positively against a number of the SA objectives. However, there are some objectives which have had no impacts or the effects are unclear as it is not known what effects the development principle will have on them.

4.14 A significant positive score (++) was provided for this principle when appraised against SA Objective 1 (Housing) as this principle seeks to provide affordable and sustainably constructed housing on site.

4.15 Positive scores were also given when assessed against SA Objective 21 (Employment) and SA22 (Economic Growth). The reason being that the principle allows there to be different types and sizes of housing on site. This will encourage different size households to live and work in the area which will be beneficial to the local economy and employment levels.

4.16 No significant changes to this principle are required.

Table 4.5 Development Principle W4 - Employment

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

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

4.17 This development principle scores positively against a number of the SA objectives. However, there are some objectives which have had no impacts or the effects are unclear.

4.18 Providing employment floorspace above shops and units at a new Neighbourhood Centre would have a positive effect upon SA 7 (Communities) as this would seek to achieve a vibrant and distinctive community, SA10 (Urban renaissance) as this would be the best use of land above units and shops, SA 3 (Health) as a neighbourhood centre would be beneficial to human health and wellbeing and SA15 (Travel choice) as this principle would provide employment space close to a new residential area.

4.19 This principle had one negative score when assessed against SA13 (Biodiversity) as the new Neighbourhood Centre and employment space could have a negative effect upon biodiversity. However this could be mitigated and there are other development principles that address this issue.

4.20 No significant changes to this principle are required.

Table 4.6 Development Principle W5 - Green Infrastructure

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

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

4.21 This development principle scores positively against a number of the SA objectives. However, there are some objectives which have had no impacts or the effects are unclear.

4.22 Providing green infrastructure would have a positive effect upon SA2 (Flooding) as areas of open space and ditches can provide ideal drainage areas and flood planes acting as SuDS, SA3 (Health) as trees and open space have beneficial impacts upon human health and wellbeing, SA7 (Communities) as green infrastructure can aid in providing buffers to create and/or retain distinctive communities, SA10 (Urban renaissance) as retaining open space is a good use of

land and SA14 (Countryside and historic) as retaining existing green infrastructure and where it is to be removed replanting will retain and even potentially enhance the existing characteristic countryside.

4.23 No significant changes to this principle are required.

Table 4.7 Development Principle W6 - Thames Basin Heath Special Protection Area

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

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

4.24 This development principle scores positively against a number of the SA objectives. However, there are some objectives which have had no impacts or the effects are unclear.

4.25 This development principle scored significantly positively (++) against both SA Objectives SA2 (Flooding) and SA13 (Biodiversity). The provision of an on-site bespoke, accessible SANG can provide drainage and a flood plane to serve the existing water courses and therefore addresses SA2. The protection of the Thames Basin Heath SPA conserves and enhances the Borough's biodiversity and therefore addresses SA13.

4.26 Providing an on-site bespoke SANG would also have positive effects upon SA3 (Health) and SA 9 (Culture, leisure and recreational) as active open space would be provided for local residents to use. The provision of the SANG and the protection of the Thames Basin Heath SPA would also have a positive effect upon SA14 (Countryside and historic) as part of the Borough's characteristic countryside would be protected and enhanced.

4.27 No significant changes to this principle are required.

Table 4.8 Development Principle W7 - Protecting and Enhancing Biodiversity

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

SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	+
SA8: To provide accessible essential services and facilities	0
SA9: To make opportunities for culture, leisure and recreation readily accessible	+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0
SA11: To maintain air quality and improve where possible	0
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	0
SA13: To conserve and enhance the Borough's biodiversity	++
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0
SA16: To sustainably use and re-use renewable and non-renewable resources	0
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0
SA19: To maintain and improve soil quality	1
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0
SA21: To ensure high and stable levels of employment	0
SA22: To sustain economic growth and competitiveness of the Borough	0
SA23: To encourage 'smart' economic growth	0
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0

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

Table 4.9 Development Principle W8 - Education Provision

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

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

4.29 This development principle scores negatively against a number of the SA objectives, these being SA2, SA11, SA13, SA14 and SA15. The provision of a school could conflict with existing watercourses and flood plains (SA2), could increase air pollution (SA11), could reduce biodiversity (SA13), could impact upon the characteristic countryside (SA14) and could increase the use of the car in the area as there is no mention of travel plans within this principle (SA15), although Development Principle W14 does now refer to school travel plans as previously requested. However these are possible effects and could be designed out or mitigated at the masterplanning stage.

4.30 The provision of adequate educational provisions would have a significant positive effect (++) upon SA1 (Housing need) and SA5 (Education) as this principle would provide adequate educational facilities to support the new residential development and potentially raise educational achievement levels. Positive effects were also recorded against SA7 (communities), SA8 (accessible essential services), SA9 (Culture, leisure and recreation), SA 21 (Employment), SA22 (Economy) and SA24 (Skilled Workforce).

4.31 No significant changes to this principle are required.

Table 4.10 Development Principle W9 - Community Facilities

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

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

4.32 This development principle scores positively against a number of the SA objectives. However, there are some objectives which have had no impacts or the effects are unclear.

4.33 Some of the more obvious positive outcomes came about as a result of appraising SA3 (Health) as a community facilities could include a pharmacy and/or GP surgery and a separate Day Nursery, SA4 (Poverty and social exclusion) as such facilities can bring people together, SA7 (Communities) as such a facilities can aid in the creation of a vibrant and distinctive

community, SA8 (Accessible services) as the facilities would be located close to new residential properties and SA9 (Culture, leisure and recreation) as this principle refers to the provision of a kickabout area.

4.34 No significant changes to this principle are required.

Table 4.11 Development Principle W10 - Waste and Recycling

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

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

4.35 This development principle scores positively against a number of the SA objectives. However, the majority of the objectives had no impacts or the effects are unclear.

4.36 This development principle had a positive (+) effect upon SA12 (Climate change) and a significant positive (++) effect upon both SA16 (Sustainably use and re-use renewable and non-renewable resources) and SA17 (Waste hierarchy).

4.37 No significant changes to this principle are required.

Table 4.12 Development Principle W11 - Flooding and Utilities

SA Objective	Assessment of Effect
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0
SA2: To reduce the risk of flooding and harm to people, property and the environment	++
SA3: To protect and enhance human health and wellbeing	+
SA4: To reduce poverty and social exclusion	0
SA5: To raise educational achievement levels	0
SA6: To reduce and prevent crime and the fear of crime	0
SA7: To create and sustain vibrant and locally distinctive communities	0
SA8: To provide accessible essential services and facilities	+
SA9: To make opportunities for culture, leisure and recreation readily accessible	0

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

4.38 This development principle scores positively against a number of the SA objectives. However, the majority of the objectives had no impacts or the effects are unclear as it is not known what effects the development principle will have on them.

4.39 This development principle has a positive (+) effect upon SA3 (Health) as the provisions of utilities would have a beneficial impact upon human health and wellbeing, SA8 (Essential services) as utilities are considered to be essential services, SA12 (Climate change) as flood provisions will help to address any climate change related issues, SA18 (Water quality) as this principle applies sustainable water resource management as a concept and SA23 (Smart growth) as this principle encourages the implementation of up-to-date telecommunications.

4.40 As a result of consultation feedback the significant positive score (++) given at the draft stage was further justified with additional wording included in the Development Principle calling on appropriate flood management and utility infrastructure to be included at the various development stages and for flood risk assessments to be submitted where necessary. This principle provides a significant positive score (++) when assessed against SA2 (Flooding) especially as the site has significant watercourses crossing it.

4.41 No significant changes to this principle are required.

Table 4.13 Development Principle W12 - Bus Access

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

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

4.42 This development principle scores positively against a number of the SA objectives. However, an almost equal number of the objectives had no impacts or the effects are unclear.

4.43 This principle scored positively against SA Objectives 3 (Health), 4 (Social exclusion), 7 (Communities), 8 (Accessible services), 9 (Culture, leisure and recreation), 11 (Air quality), 12 (Climate change), 16 (re-use renewable and non-renewable resources), 20 (Energy efficiency), and 22 (Economic growth). The reason being that this principle provides sustainable transport that is accessible to all and links residents with essential facilities.

4.44 A significant positive score (++) was provided against SA15 (Travel choice) as this principle encourages a viable alternative to the car.

4.45 No significant changes to this principle are required.

Table 4.14 Development Principle W13 - Walking and Cycling

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

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

4.46 This development principle scores positively against a number of the SA objectives. However, an almost equal number of the objectives had no impacts or the effects are unclear.

4.47 This principle scored positively against SA Objectives 4 (Social exclusion), 7 (Communities), 8 (Accessible services), 9 (Culture, leisure and recreation), 11 (Air quality), 12 (Climate change), 16 (re-use renewable and non-renewable resources) and 20 (Energy efficiency). The reason being that this principle provides a canvas to implement pedestrian and cycle links with essential facilities that address air pollution and climate change concerns.

4.48 A significant positive score (++) was provided against SA15 (Travel choice) as this principle encourages a viable alternative to the car.

4.49 No significant changes to this principle are required.

Table 4.15 Development Principle W14 - Travel Plans and Parking

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

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

4.50 This development principle scores positively against a number of the SA objectives. However, an almost equal number of the objectives had no impacts or the effects are unclear.

4.51 This principle scored positively against SA Objectives 7 (Communities), 8 (Accessible services), 9 (Culture, leisure and recreation), 11 (Air quality), 12 (Climate change), 16 (re-use renewable and non-renewable resources) and 22 (Economic growth). The reason being that this principle provides the ability to formulate travel plans that can be scrutinised as to whether or not they provide the development with adequate transport links that encompass sustainability as a principle.

4.52 A significant positive score (++) was provided against SA15 (Travel choice) as this principle provides the opportunity to encourage a viable alternative to the car.

4.53 No significant changes to this principle are required.

Table 4.16 Development Principle W15 - Highways Access and Improvements

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

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

4.54 This development principle scores positively and negatively against a number of the SA objectives. However, a number of the objectives had no impacts or the effects are unclear.

4.55 This principle scored positively against SA Objectives 7 (Communities), 8 (Accessible services), 9 (Culture, leisure and recreation), 21 (Employment) and 22 (Economic growth). The reason being that this principle provides highway access and improvements that will allow essential facilities to be accessible; and to encourage employment and economic growth.

4.56 This principle did however score negatively against SA Objectives 11 (Air Quality), 12 (Climate change), 15 (Travel choice) and SA 20 (Energy efficiency). The reason being the highway improvements could encourage an increased use of the car which could in-turn have negative effects upon air quality, climate change and energy efficiency. However the improvements would be required as part of the essential infrastructure needed to support any new development. Therefore the negative effects are considered to be acceptable.

4.57 No significant changes to this principle are required.

Table 4.17 Development Principle W16 - Site Investigation and Pollution Remediation

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

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

4.58 This development principle scores positively against a number of the SA objectives. However, a number of the objectives had no impacts or the effects are unclear.

4.59 This principle scored positively against SA Objectives 1 (Housing need), 3 (Health), 10 (Urban renaissance), 11 (Air quality), 12 (Climate change), SA13 (Biodiversity), 14 (Countryside and historic) and 18 (Water quality). The reason being that this principle through its objective to remedy pollution and land contamination can have a positive effect upon biodiversity, water quality, climate change and the health and well being of future residents.

4.60 A significant positive score (++) was provided against SA19 (Soil quality) as this principle provides the opportunity to remedy any land contamination there may be.

4.61 No significant changes to this principle are required.

5 Conclusions and Future Tasks

Conclusions

5.1 There was one minor alteration suggested at the Draft SA stage. This was to apply the requirement for travel plans to the section on Educational provisions. This comment was taken on board and has subsequently resulted in Development Principle specifically mentioning School Travel Plans. This therefore is an example of where the SA has influenced the formation of Development Principles.

5.2 Prior to this the Final SA document, a draft SA report was prepared. Having carried out a thorough appraisal of all the recommendations made in the Warfield SPD, it was concluded that the development principles as they stand were sustainable and did not require alteration. Many positive scores have been awarded, and a few very positive scores have been awarded. Only a few minor negative scores have been given against some of the principles, all of which are considered to be justifiable. No secondary, cumulative or synergistic effects have been identified over that of any identified as a result of Core Strategy Sustainability Appraisal (incorporating SEA). This is not considered unusual as the SPD is guidance and does not establish any additional policy requirements that have not already been set out in the Core Strategy (2008)

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

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

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

5.6 No specific comments were made on the draft SA report.

Future Tasks

5.7 Table 5.1 'Stages of the SA' below lists the various outputs of the SA and shows what stages have been completed and when.

Table 5.1 Stages of the SA

SA Output	Stage	Date
Sustainability Appraisal Scoping Report	Completed	January 2010
Draft Sustainability Appraisal Report of Warfield SPD	Completed	November 2010

Final Sustainability Appraisal Report of Warfield SPD	Completed- this report	February 2011
Monitoring of the Warfield SPD	To be carried out	Ongoing

5.8 As can be seen from the table above, this report is the final SA report of the Warfield SPD. Monitoring of the SPD will take place as part of the monitoring of the whole LDF.

Quality Assurance

5.9 A quality assurance checklist is provided in Appendix 1. It is based on figure 14 of the ODPM SA guidance⁽¹³⁾. It is designed to signpost the requirements of the SEA Directive through references to specific part of the SA Report, or other documents.

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

Appendix 1 Quality Assurance Checklist

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

Table 1.1 Quality Assurance Checklist

Objectives and context	Completed / Location
The plan's purpose and objectives are made clear.	Completed – Section 1.3
Sustainability issues, including international and EC objectives are considered in developing objectives and targets.	Completed – Section 1
SA objectives are clearly set out and linked to indicators and targets where appropriate.	Completed – Section 2
Links with other related plans, programmes and policies are identified and explained.	Completed – Section 2
Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.	Completed – Section 2
Scoping	
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report.	Completed – Section 1.6 and Appendix 3
The appraisal focuses on significant issues.	Completed
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Completed – Section 2
Reasons are given for eliminating issues from further consideration	Completed – Section 3
Options/Alternatives	
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	Completed – Section 3
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant.	Completed – Section 3
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared.	Completed – Section 3

Objectives and context	Completed / Location
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	Completed – Section 3
Reasons are given for selection or elimination of alternatives	Completed – Section 3
Baseline information	
Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	Completed – Section 2
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.	Completed – Section 2
Difficulties such as deficiencies in information or methods are explained.	Completed – Section 2
Prediction and evaluation of likely significant effects	
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant.	Completed – Section 4
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.	Completed – Section 4
Likely secondary, cumulative and synergistic effects are identified where practicable.	Completed – Section 4
Inter-relationships between effects are considered where practicable.	Completed – Section 4
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds.	Completed – Section 4
Methods used to evaluate the effects are described.	Completed – Section 4
Mitigation measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	Not applicable
Issues to be taken into account in development consents are identified.	Not applicable
The Sustainability Appraisal Report	

Objectives and context	Completed / Location
Is clear and concise in its layout and presentation.	Completed
Uses simple, clear language and avoids or explains technical terms.	Completed
Uses maps and other illustrations where appropriate.	Completed
Explains the methodology used.	Completed – Section 2
Explains who was consulted and what methods of consultation were used.	Completed – Appendix 2 & 3
Identifies sources of information, including expert judgement and matters of opinion.	Completed – Section 2, 3 and 4
Contains a non-technical summary.	Completed
Consultation	
The SA is consulted on as an integral part of the plan-making process.	Completed – Scoping consultation
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report.	Completed – Scoping consultation
Decision-making and information on the decision	
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.	Completed
An explanation is given of how they have been taken into account.	Completed
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	Completed
Monitoring measures	
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA.	Completed
Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA.	To be completed over the lifetime of the SPD
Monitoring enables unforeseen adverse effects to be identified at an early stage (These effects may include predictions which prove to be incorrect).	To be completed over the lifetime of the SPD

Objectives and context	Completed / Location
Proposals are made for action in response to significant adverse effects.	To be completed over the lifetime of the SPD

Appendix 2 Summary of Consultation Responses

Table 2.1 Consultation on Warfield SA Scoping Report

Organisation	Summary of Comments	Action Taken
Environment Agency	STAGE A1 – Question 1. There are several new documents that will affect the strategic development of the Borough. - The Thames Catchment River Basin Management Plan. (Policy Units Addlestone Bourne, Cut & Emm Brook; Upper & Middle Blackwater) - The Thames Catchment Flood Management Plan. - The local Catchment Abstraction Management Strategy. (Loddon and Maidenhead to Sunbury/Thames) - The Water Resource Plans of South East, Thames and Veolia Water. STAGE A2 – Question 2, 3 & 4. Your sustainability objectives have been previously set. They generally cover a number of issues on which we would normally comment. We believe that the spatial objectives set in the core strategy do not appropriately cover the sustainability objectives sought. Future document will need to contain a much stronger environmental theme. We answer questions 2 and 3 for each objective (where relevant) below. <i>Objective 2</i> 2). The data sources for this indicator do need improvement. Your Strategic Flood Risk Assessment is now out of date. This needs to be updated to adequately take account of surface water flooding within the borough. This assessment also needs to consider the effect rapid runoff from Bracknell is having on	Stage 1- The documents suggested by the EA have been noted and will be taken into account where necessary. Stage A2- The SFRA will be updated and will inform future work. The objectives are considered sufficient and do not need amending. Baseline data may need to be updated; however the objectives are considered suitable for the purposes of SA/SEA appraisal. New baseline evidence will be available in future for example the River Basin Management Plan. We have a Strategic Flood Risk Assessment (SFRA) in place and this is to be updated. The Thames Water Basin Management Plan (December

Organisation	Summary of Comments	Action Taken
	neighbouring Boroughs. The Thames Catchment Flood Management Plan and Surface water flooding maps should also inform this objective. 3). Data sources and baseline information may have changed and this should be reassessed. In particular, surface water flooding maps are now available. The extents of Flood Zones may also have changed. No data is provided for the number of developments with SUDS installed. It may be better to indicate what the true aim of this objective is. Presumably SUDS are being promoted to reduce surface water run-off volumes and rates. You must decide how much of a reduction you are looking for. Is it just some level of reduction or to keep surface water run-off the same as existing or to take everything to greenfield (even brownfield sites)? Taking everything to Greenfield will reduce the amount of surface water flooding in Bracknell and improve matters downstream. Existing rates will just prevent the situation getting worst. Putting in some sort of SUDS device without a reduction aim may see some small benefit but the run-off from these sites may still be greater than existing. i.e. surface water run-off will increase. However, this would still be an improvement on the requirements of PPS25 which only requires sites larger than one hectare to reduce run-off to existing levels. Once a reduction aim has been decided on, monitoring can then take the form of the number of sites that reach this reduction level. 4). The flood maps may well have changed since they were last used for your LDF. Appendix A, page A65, SFRA key aims states: that the flood risk in Bracknell Forest is low. What type of flood risk? The SFRA assessment may be incorrect. The SFRA is out of date, does not adequately cover surface water flooding nor does it consider the affect that surface water running off from the borough may cause flooding downstream.	2009) is hard to relate to when referring to Bracknell. (Although the objectives regarding new development have been noted.) Surface water flooding maps will be a consideration of the revised SFRA. These will subsequently feed into further appraisal work. SUDs is promoted as way to reduce surface water run-off. Section 3.4 of The Council's Sustainable Resource Management SPD (October 2008) covers the requirement for SUDs. The Thames River Basin Management Plan will be taken into consideration at the Issues and Options and Preferred Option stage. Water consumption is addressed in the Sustainable Resource Management SPD. This is also a

Organisation	Summary of Comments	Action Taken
	<i>Objective 18</i> 1. The Thames River Basin Management Plan will have updated information on all water courses and groundwater mentioned in the data. This should be retrieved and reviewed. 2. As our response immediately above. 3. The historical data may have been amended. The most recent data which should be summarised in the River Basin Management Plan is most important however. LDF Scoping report. The Target for per capita consumption (pcc) is to stabilise it at current levels. There is actually a Defra target of reducing pcc to 130litres/head/day (l/h/d) by 2030. To achieve this reduction in pcc, it will be vital to make new homes as water efficient as possible. This should be achievable through adopting good water efficiency policy, most likely through the Code for Sustainable Homes (CfSH) as set out in Appendix A pg 29. Due to the borough being in an area serious water stress, CfSH level 3/4 (105l/h/d) should be adopted as a minimum standard. <i>Objective 13</i> 1. The River Basin Management Plan includes water borne biodiversity so this may be a source of further information. However the current data sources listed will also be useful STAGE A3 <i>Question 5 & 6</i> The sustainability issues mentioned are probably correct. However, flooding is omitted from this list and we disagree with this conclusion. Surface Water Flooding is a significant issue within the Borough and this should to be recognised as an	requirement of Code for Sustainable Homes. Code for Sustainable Homes is a Core Strategy policy and Building Control requirement. This has been noted. Surface water flooding is important. However this is covered in the SFRA which will be updated. Objective 2 may be generic however it allows the appraisal to look at borough specific problems. These are addressed in the SFRA and will be updated when the SFRA is revised. This point has already been addressed above. This point has already been addressed above. Appraisal work that acknowledges an area as being prone to flooding will suggest that development is not built and/or suggest suitable mitigation.

Organisation	Summary of Comments	Action Taken
	issue. Furthermore, a specific objective or indicator should be included within the flooding objective to cover this. As noted above, water consumption is a large issue and specific water company's plans will need to be used to set strong water resource targets for the Borough. An objective to significantly reduce pcc should really be added to Objective 18. <i>Question 7</i> Again, the objectives are reasonable, but do need improving. Objective 2 is very generic. Bracknell has specific flooding problems in respect of Surface Water (similar in fact to Basingstoke). Other Boroughs have specific problems in respect of fluvial flooding. There is a defined difference and this should be set in the context of objective 2 to make it more locally distinct. <i>Question 8</i> No comments STAGE A4 <i>Question 9</i> The indicators for Objective 2 need to be more specific. An indicator that measures the number of development with SUDS is suitable, but may not show any real gain. It should be amended to be more target specific. I.e. – number of developments which reduce the rates and volumes of runoff leaving the site. Or number of major developments which reduce the risk of surface water flooding compared to the number that don't. Indicators for Objective 18 should be improved to measure water efficiency. An indicator with a specific volume target is important in this case. In particular, an indicator to measure developments that meet a consumption target of 105l/h/pd would be very sustainable.	Do not agree. Culverting may work. We can not ask for old culverts to be removed.

Organisation	Summary of Comments	Action Taken
	A further indicator for Objective 18 should be the number of developments which incorporate SUDS. SUDS can have a number of water quality benefits. <i>Question 10</i> Targets for Sustainability Objective 2: Not only should inappropriate development be prevented in flood risk areas but appropriate development in flood risk areas should have a reduction in flood risk. This is important to consider because land in Flood Zone 1 may still be at risk from other sources of flooding especially surface water. A target for Objective 18 should be added which states that there shall be no deterioration in Water Framework Directive classification for all water bodies within the Borough. <i>Question 11.</i> Culverted watercourses are a particularly common occurrence within the Borough. We have a presumption against culverting and a target should be placed within the Sustainability Appraisal framework to ensure that no further culverting occurs and where possible, de-culverting occurs and new river corridors are established. Where river corridors currently exist, it should be ensured that these are maintained and not encroached upon by development. The most appropriate place for this is probably Objective 13. However, it would also have positive implications for a number of other objectives.	
Natural England	Natural England feel that there are two key background documents missing from the background data to consider. They are both related to the Thames Basin Heaths Special Protection Area (SPA). Firstly reference to the South East Plan, in particular policy NRM6 (May 2009) and secondly the Thames Basin Heaths Delivery Framework (February 2009). They both set important standards in terms of the mitigation required to avoid likely significant effect upon the	This has been noted and these documents will be taken into account as the Draft SA stage and when carrying out the Appropriate Assessment.

Organisation	Summary of Comments	Action Taken
	integrity of the SPA. They definitely need to be considered from the very beginning when designing a successful solution. Within the table in Appendix 2, Natural England feel it would be prudent to include PPS9 – Biological and Geological Conservation in this table. As this offers National Guidance on the matter, and Bracknell Forest Borough Council have identified Biodiversity as being a key issue within this document, we feel it should be included. The comments we have made in this response are based on the information provided by you, and for the avoidance of doubt does not affect our obligation to advise on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the plan or programme which is the subject of this consultation, and which may have adverse effects on the environment.	
RSPB	Many thanks for consulting the RSPB on these scoping reports. We are satisfied that the key issues for the Borough have been covered in the reports and look forward to consulting on the final SAs in due course.	Noted.
Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust (BBOWT)	Questions 1, 7-10: My comments on the list of policies, sustainability objectives, indicators and targets contained within the LDF SA Scoping Report apply equally to this document. These were:- The list of policies, plans, programme strategies or initiatives should be amended to address the following: The South East Biodiversity Strategy⁽¹⁴⁾ prepared by the South East England Biodiversity Forum (SEEBF) should be included. One of its key aims is to embed	The list of plans, programmes and strategies will be amended if and when there are updates. We acknowledge what BBOWT have said and will take on board the relevant updates at the Draft SA stage. Noted.

14 <http://strategy.sebiodiversity.org.uk/pages/our-aims.html>

Organisation	Summary of Comments	Action Taken
	a landscape-scale approach to restoring whole ecosystems through targeting resources in Biodiversity Opportunity Areas; - There is no reference to any guidance on green infrastructure. Since the date of the last LDF Scoping Report, three documents on GI planning have been published: - SEEBF's 'South East Green Infrastructure Framework - From policy into practice'⁽¹⁵⁾. This document seeks to establish green infrastructure (GI) as an integral and essential component of sustainable communities, develop a common understanding of the role and importance of green infrastructure, help implement the South East Plan's green infrastructure policy and provide detailed guidance on how GI can be delivered through the planning system and local partnerships; Natural England's Green Infrastructure Guidance⁽¹⁶⁾ which addresses green infrastructure planning and delivery, and the role of green infrastructure as a 'life support system' that is able to deliver multiple environmental functions and play a key part in adapting to and mitigating climate change; and TCPA, Natural England and CLG's 'Eco-Towns GI Worksheet'⁽¹⁷⁾. The guide makes clear that it does not only relate to eco-town developers but also to all those dealing with new settlements. - The list of documents in Appendix A needs updating, for example, reference should be made to the adopted South East Plan not the draft; the Berkshire Minerals and Waste Core Strategy (submission draft) has been withdrawn so is no longer relevant; reference to RPG9 should be removed; - Reference to the Biodiversity Strategy for England on page A17 should be removed as it is confused (this document does not only relate to greenhouse gas emissions)	Noted. Noted.

15 <http://www.sebiodiversity.org.uk/data/files/Reports/segiframework.finaljul09.pdf>

16 <http://naturalengland.etraderstores.com/NaturalEnglandShop/product.aspx?ProductID=cda68051-1381-452f-8e5b-8d7297783bbd>

17 http://www.tcpa.org.uk/data/files/etws_green_infrastructure.pdf

Organisation	Summary of Comments	Action Taken
	and repeats the same document which is better described later on page A31 under its full title 'Working with the grain of nature'. Questions 2-3: I welcome reference to additional studies involving an Extended Phase I Habitat Survey, tree report, green infrastructure plan and assessment of SPA mitigation to contribute towards the baseline. Again, I assume the review of the LDF SA Scoping Report will also feed into the baseline data for this SPD. Question 5: I agree with the key sustainability issues identified for this SPD. Question 11: I very much welcome the best practice approach of conducting an SA and SEA on the Warfield SPD to ensure environmental considerations are taken into account as the SPD develops. I fully support the addition of biodiversity enhancement to the SPD Spatial Objectives.	

Appendix 3 Full Appraisal Tables

Table 3.1 Development Principle WA1 – Comprehensive Development

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Comments: The development principle will help to deliver more houses to meet local needs. Without any detail on the quality of the houses, a ++ score cannot be applied. Likelihood of effect: Likely, but may depend on housing market in the short-medium term. Spatial scale: Bracknell borough Temporary/Permanent: Permanent Short, medium, long term: Mainly medium and long term. Short term the credit crunch may cause a delay in the new houses being delivered.
SA2: To reduce the risk of flooding and harm to people, property and the environment	+	Comments: Flooding could be a significant issue in the Warfield area. A comprehensive approach to development would allow for any issues regarding flooding to be designed into the scheme. Likelihood of effect: Possible but will depend upon the layout of the development. Spatial scale: Bracknell borough Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA3: To protect and enhance human health and wellbeing	+	Comments: Providing new housing, leisure space, a neighbourhood centre, an improved transport network and a new primary school is likely to be beneficial to the human health and well being of local people. Likelihood of effect: Likely Spatial scale: Bracknell borough Temporary/Permanent: Permanent

SA Objective	Assessment of Effect	Commentary
		Short, medium, long term: Short, medium and long term.
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	+	Comments: Providing a Primary school to support development at the site would have a beneficial effect upon the educational achievement levels. Likelihood of effect: Likely Spatial scale: Bracknell borough Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA6: To reduce and prevent crime and the fear of crime	I	Comments: The effects of the development principle on this objective depend on how it is implemented, for example whether the area is well designed to minimise crime. However, the recreational and community facilities are likely to be beneficial to meeting this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: This development principle will help to create a new locally distinctive community. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA8: To provide accessible essential services and facilities	++	Comments: This development principle will allow for an assessment of the site as a whole providing the opportunity to locate essential services and facilities so that they are accessible. This approach could also provide the opportunity to locate housing close to existing accessible services and facilities. The delivery sequence plan highlights the intention to deliver essential services as a priority.

SA Objective	Assessment of Effect	Commentary
		Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: This development principle would allow bespoke SANG and provide public open space that may not have previously been publicly available. A comprehensive approach to site development would also allow the opportunity to provide on-site recreational provisions. Likelihood of effect: Likely Spatial scale: Warfield site and surrounding communities Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+	Comments: This development principle is likely to have both positive and negative effects upon this SA Objective. The majority of the sites as outlined in the draft SPD is not considered to be previously developed land. However a comprehensive approach would allow the best use of the land available. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Mainly medium and long term.
SA11: To maintain air quality and improve where possible	I	Comments: Development of the site is likely to provide air pollution. The site is not located within a AQMA, although the Borough Council is seeking to designate

SA Objective	Assessment of Effect	Commentary
		two sites Downshire way/Bagshot Road and High Street, Crowthorne. The affects of development upon air quality are not to know until implementation.
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+/-	Comments: This design principle would allow for comprehensive approach could address the causes of climate change through reducing emissions of greenhouse gases. A comprehensive consideration of the site could allow for climatic increases in flooding to be addressed in the site layout and for possible community based combined heat and power plants (CHP) to be considered. However any development going to have a negative effect upon this SA Objective. Therefore this principle is considered to have both a positive and negative effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Amen corner and immediate vicinity but could extend further. Temporary/Permanent: Permanent Short, medium, long term: Mainly medium-long term as it may take time for effects to take hold.
SA13: To conserve and enhance the Borough's biodiversity	+/-	Comments: The effects of this development principle are likely to be both positive and negative. Areas of greenfield land will be developed and this will inevitably result in a loss of biodiversity. The site contains two Local Wildlife sites and is known to have Great Crested Newts present. However, a comprehensive approach to delivering development will allow for existing areas to be enhanced and new habitats to be created. Therefore this design principle could have both positive and negative effects. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term

SA Objective	Assessment of Effect	Commentary
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+/-	Comments: The effects of this development principle are likely to be both positive and negative. There are areas of countryside that will be developed. However, other areas could be enhanced and therefore improved. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+	Comments: This development principle indicates that accessibility and the delivery of infrastructure will be a consideration and therefore this could have a positive effect upon this SA Objective to reduce the need to travel by car. Likelihood of effect: Likely Spatial scale: Warfield and the surrounding communities. Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA16: To sustainably use and re-use renewable and non-renewable resources	I	Comments: The effects of this development principle on this objective depend on how the development principle is implemented.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	I	Comments: The effects of this development principle on this objective depend on how the policy is implemented.

SA Objective	Assessment of Effect	Commentary
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	+	Comments: Part of the site is located within a Ground Water Protection Zone. The majority of this area is located under Cabbage Hill and where development would not be located as shown in figure 2, Warfield Concept plan. The River Cut transects through part of the site with another section of the Cut running close to the south-west corner of the site. However, a comprehensive approach to delivering development on site would allow for the Ground Water Protection Zones and water courses to be taken into consideration. Therefore this approach could maintain, protect and improve water quality in the Borough. As such this development principle could have a positive effect upon this SA Objective.
SA19: To maintain and improve soil quality	?	Comments: The whole site is designated as Grade 3 Agricultural Land. According to the classification there is a split in the grading giving land that is 3a and 3b. Land that is considered 3a may not be suitable for development. However land that is 3b may be suitable for development. However until further work is carried out it is not known what the split may be. Therefore any effects will not be known until further survey work is carried out.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	+	Comments: In order to comply with policy CS12 of the Core Strategy this development will have to provide at least 20% of their energy requirements from on-site renewable energy generation, therefore effects on this objective are likely to be positive. Likelihood of effect: Likely Spatial scale: Borough-wide Temporary/Permanent: Permanent Short, medium, long term: Mainly short term when the development is built.

SA Objective	Assessment of Effect	Commentary
SA21: To ensure high and stable levels of employment	+	Comments: This development principle would allow for mixed use development on site potentially providing a new neighbourhood centre and a primary school. Both these facilities will provide employment opportunities. The principle could also provide residential development in a location that can serve employment sites within the borough. Likelihood of effect: Likely Spatial scale: Bracknell borough Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA22: To sustain economic growth and competitiveness of the Borough	+	Comments: This development principle will help to encourage economic growth and competitiveness by providing some employment opportunities in site and locating residential development within access of the borough's employment sites. Likelihood of effect: Likely Spatial scale: Borough-wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle on its own is unlikely to have any effects on this objective as it promotes <i>new</i> growth rather than 'smart' growth.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle on its own is unlikely to have any effects on this objective.

Table 3.2 Development Principle W2 – Design Principles

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Comments: This development principle will help to ensure that any new housing at Warfield will be decent and sustainably constructed. However this principle will not be able to provide affordable housing. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this SA Objective.
SA3: To protect and enhance human health and wellbeing	+	Comments: This development principle is likely to provide good design. Good design tends to benefit human health and wellbeing. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this SA Objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this SA Objective.
SA6: To reduce and prevent crime and the fear of crime	+	Comments: This development principle is likely to have a positive effect upon this SA Objective. Providing active frontages and good levels of surveillance seek to design out crime.

		Likelihood of effect: Likely. Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: This development principle could have a positive effect upon this SA Objective as a 'site should define and create a distinctive sense of place'. The principle also acknowledges that the site abuts existing development and that the design of new dwelling should take this into consideration. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA8: To provide accessible essential services and facilities	+	Comments: This development principle seeks to minimise the need to travel by providing a neighbourhood centre where essential services and facilities could be located. The principle also seeks to achieve suitable infrastructure to link the new development with existing infrastructure. For these reasons this principle is considered to have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: This development principle could have a positive effect upon this SA Objective. This principle would allow for water courses to be encompassed into the development as 'River Parks' therefore making open space available to the public either side of the water

		course. Open space and green corridors would be encouraged therefore providing walks and areas for recreation. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0	Comments: This development principle is unlikely to have any effects on this objective as there is no mention of efficient use of land in the development principle.
SA11: To maintain air quality and improve where possible	?	Comments: It is unclear what effects this development principle might have on this SA Objective.
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+	Comments: This development principle is likely to have a positive effect upon this SA Objective as it encourages development to take on board the principles of sustainable resource management and to meet with the requirements of Core Strategy policies CS10 and CS12. Likelihood of effect: Likely Spatial scale: Warfield and maybe further Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA13: To conserve and enhance the Borough's biodiversity	?	Comments: It is unclear what effects this development principle might have on this SA Objective. Although since consultation SPA mitigation has been recognised as a component of comprehensive development.

SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	?	Comments: It is unclear what effects this development principle might have on this SA Objective.
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+	Comments: This development principle seeks to minimise the need to travel by providing a neighbourhood centre where essential services and facilities could be located. The principle also seeks to achieve suitable infrastructure to link the new development with existing infrastructure. For these reasons this principle is considered to have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA16: To sustainably use and re-use renewable and non-renewable resources	+	Comments: This development principle is likely to have a positive effect upon this SA Objective as it requires new development to be energy efficient and sustainable. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	?	Comments: It is unclear what effects this development principle might have on this SA Objective.

SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	?	Comments: It is unclear what effects this development principle might have on this SA Objective.
SA19: To maintain and improve soil quality	?	Comments: It is unclear what effects this development principle might have on this SA Objective.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	+	Comments: This development principle is likely to have a positive effect upon this SA Objective as it requires new development to be energy efficient and sustainable. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA21: To ensure high and stable levels of employment	0	Comments: It is unclear what effects this development principle might have on this SA Objective.
SA22: To sustain economic growth and competitiveness of the Borough	+	Comments: This development principle may have positive effects on this objective as well-designed development can encourage investment in an area. Likelihood of effect: Possible Spatial scale: Warfield and surround communities Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA23: To encourage 'smart' economic growth	+	Comments: This development principle may have positive effects on this objective it looks to encourage building for life and therefore may seek to achieve home working.

		Likelihood of effect: Possible Spatial scale: Warfield and surround communities Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Table 3.3 Development Principle W3 – Housing

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Comments: This development principle would seek to provide affordable and sustainably constructed housing on site. The principle also seeks to get affordable housing built to the same standard as the rest of the development. Therefore this would have a significant positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	+	Comments: This development principle is likely to help to enhance human health and wellbeing by providing additional housing, in particular affordable housing to Lifetime Homes standards which will benefit certain groups of the community especially.

		Spatial scale: Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA4: To reduce poverty and social exclusion	+	Comments: This development principle could help to reduce poverty and social exclusion by ensuring that the provision of affordable housing and key worker housing in the Borough and Warfield is increased. This principle seeks to mix the types of housing so no one feels excluded. Spatial scale: Borough wide and Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: This development principle is likely to have a positive effect upon this SA Objective as the principle seeks high quality and innovative design for housing development. This will help to achieve a vibrant and locally distinctive communities. Likelihood of effect: Likely Spatial scale: Warfield and surrounding communities. Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA8: To provide accessible essential services and facilities	0	Comments: This development principle is unlikely to have any effects on this objective.

SA9: To make opportunities for culture, leisure and recreation readily accessible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0	Comments: This development principle is unlikely to have any effects on this objective.
SA11: To maintain air quality and improve where possible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+	Comments: This development principle is likely to have a positive effect upon this SA Objective as it states: 'Streets should be orientated to maximise passive solar gain and the housing layouts, streets and roof pitches should be orientated to maximise solar energy technologies. Likelihood of effect: Likely Spatial scale: Borough wide. Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA13: To conserve and enhance the Borough's biodiversity	0	Comments: This development principle is unlikely to have any effects on this objective.
SA14: To protect and enhance where possible the Borough's characteristic	+	Comments: This development principle is likely to have a positive effect upon this SA Objective as the principle notes surrounding areas and suggests that lower density should be considered close to existing developments for example Newell Green.

countryside and its historic environment in urban and rural areas		Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	Comments: This development principle is unlikely to have any effects on this objective.
SA16: To sustainably use and re-use renewable and non-renewable resources	0	Comments: This development principle is unlikely to have any effects on this objective.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: This development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	0	Comments: This development principle is unlikely to have any effects on this objective.
SA20: To increase energy efficiency, and the proportion	+	Comments: This development principle is likely to have a positive effect upon this SA Objective as it states: 'Streets should be orientated to maximise passive solar

of energy generated from renewable sources in the Borough		gain and the housing layouts, streets and roof pitches should be orientated to maximise solar energy technologies. Likelihood of effect: Likely Spatial scale: Borough wide. Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA21: To ensure high and stable levels of employment	+	Comments: This development principle encourages a mix of dwelling sizes and types. This would allow different size households to live and work in area that may not be able to locate there if the development was only small flats for example. Likelihood of effect: Likely Spatial scale: Warfield and surrounding area Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA22: To sustain economic growth and competitiveness of the Borough	+	Comments: This development principle encourages a mix of dwelling sizes and types. This would allow different size households to live and work in area that may not be able to locate there if the development was only small flats for example. Likelihood of effect: Likely Spatial scale: Warfield and surrounding area Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by	0	Comments: This development principle is unlikely to have any effects on this objective.

developing the opportunities for everyone to acquire the skills needed to find work		
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Table 3.4 Development Principle W4 – Employment

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	+	Comments: There is a GP surgery close to the site within the existing Neighbourhood Centre at County Lane. The provision of a new Neighbourhood Centre is likely to benefit human health. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium, and long term
SA4: To reduce poverty and social exclusion	?	Comments: It is unclear what effects this development principle might have on this SA Objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.

SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: Providing employment space as part of a Neighbourhood Centre will help to create and sustain a vibrant and locally distinctive community. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium, and long term
SA8: To provide accessible essential services and facilities	0	Comments: This development principle is unlikely to have any effects on this objective.
SA9: To make opportunities for culture, leisure and recreation readily accessible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+	Comments: Providing employment provisions above shops and other units in Neighbourhood Centres is considered a good use of land. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA11: To maintain air quality and improve where possible	+/-	Comments: New employment provisions in the area are likely to increase air pollution. Providing these provisions in Neighbourhood Centres could encourage residents within the new development to work within walking distance of their homes and therefore not encouraging the use of the car. Likelihood of effect: Possible Spatial scale: Warfield and vicinity

		Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+/-	Comments: New employment provisions in the area are likely to increase emissions. However providing these provisions in Local Centres could encourage residents within the new development to work within walking distance of their homes and therefore not encouraging the use of the car. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA13: To conserve and enhance the Borough's biodiversity	-	Comments: This development principle is likely to have a negative effect upon biodiversity and therefore this SA Objective. However other development principles will seek to minimise any effects Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0	Comments: This development principle is unlikely to have any effects on this objective.
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+	Comments: Providing small scale employment provisions in Neighbourhood Centres could encourage residents within the new development to work within walking distance of their homes and therefore not encourage the use of the car. Likelihood of effect: Possible

		Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA16: To sustainable use and re-use renewable and non-renewable resources	0	Comments: This development principle is unlikely to have any effects on this objective.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: This development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	0	Comments: This development principle is unlikely to have any effects on this objective.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA21: To ensure high and stable levels of employment	+	Comments: Providing small scale employment opportunities in Neighbourhood Centres could have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield and vicinity

		Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA22: To sustain economic growth and competitiveness of the Borough	+	Comments: Providing small scale employment opportunities in Neighbourhood Centres could have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	?	Comments: It is unclear what effects this development principle might have on this SA Objective.

Table 3.5 Development Principle W5- Green Infrastructure

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	++	Comments: The provision of Sustainable Urban Drainage will help to meet with this SA Objective. Providing Green Infrastructure will also have a positive effect as it can provide important flood plains. With Green Infrastructure considered important this is likely to have a significant positive effect upon this SA Objective.

		Likelihood of effect: Likely Spatial scale: Warfield and surrounding area Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA3: To protect and enhance human health and wellbeing	+	Comments: Providing green infrastructure is likely to result in beneficial effects upon human health and wellbeing. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	I	Comments: The effects of this principle will depend how it is implemented.
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: Providing green infrastructure can contribute positively towards sustaining a vibrant and locally distinctive community. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term

SA8: To provide accessible essential services and facilities	0	Comments: This development principle is unlikely to have any effects on this objective.
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: This development principle is likely to provide open space for recreation for example active open space and greenways. Therefore this principle is considered to have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+	Comments: Retaining open space is considered to be a good use of land. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA11: To maintain air quality and improve where possible	+	Comments: Retaining open space and trees can provide a way of absorbing emissions and therefore improve air quality. Comments: Retaining open space is considered to be a good use of land. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term

SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	0	Comments: This development principle is unlikely to have any effects on this objective, although it is known that plants and trees can absorb carbon dioxide.
SA13: To conserve and enhance the Borough's biodiversity	+/-	Comments: This development principle could have a positive effect upon biodiversity as open space and trees will be retained and even enhanced. However how successful this is will depend upon implementation and management of the green infrastructure. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+	Comments: This development principle will help to protect and enhance the Borough's existing countryside. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	Comments: This development principle is unlikely to have any effects on this objective.

SA16: To sustainably use and re-use renewable and non-renewable resources	0	Comments: This development principle is unlikely to have any effects on this objective.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	+	Comments: This development principle encourages SUDs to be considered at the design stage. As the site contains important watercourses this principle is considered to have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield and local river catchment Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA19: To maintain and improve soil quality	+	Comments: This development principle may help to maintain and improve soil quality within areas that are to be maintained or enhanced as green infrastructure. Likelihood of effect: Likely Spatial scale: Areas of green infrastructure Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.

SA21: To ensure high and stable levels of employment	+	Comments: This development principle would ensure that the attractive Warfield landscape is retained. This may provide an attractive place for employers to invest and locate. Likelihood of effect: Possible Spatial scale: Warfield and Borough wide. Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA22: To sustain economic growth and competitiveness of the Borough	+	Comments: This development principle would ensure that the attractive Warfield landscape is retained. This may provide an attractive place for employers to invest and locate. Likelihood of effect: Possible Spatial scale: Warfield and Borough wide. Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Table 3.6 Development Principle W6- Thames Basin Heath Special Protection Area

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

opportunity to live in a decent, sustainably constructed and affordable home		
SA2: To reduce the risk of flooding and harm to people, property and the environment	++	Comments: The provision of SANG is considered to have a positive effect as it can provide important flood plains and drainage. The site has watercourses running through. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA3: To protect and enhance human health and wellbeing	+	Comments: The provision of SANG could benefit human health and wellbeing as open recreational sites would be created and maintained. Likelihood of effect: Possible Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective. There is an opportunity for this policy to include something on education – possible add something to the policy relating to this.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: Protecting the SPA and creating SANG provisions could help to maintain distinctive communities. Likelihood of effect: Likely

		Spatial scale: Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA8: To provide accessible essential services and facilities	+	Comments: SANG provision is considered to form an essential facility and therefore its creation and subsequent retention could have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: This development principle would provide SPA mitigation that provide alternative open space for recreation. Therefore this principle could have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+	Comments: This development principle would result in the creation or retention of open space for SPA mitigation and recreational purposes. This is a good use of land. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term

SA11: To maintain air quality and improve where possible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	0	Comments: This development principle is unlikely to have any effects on this objective.
SA13: To conserve and enhance the Borough's biodiversity	++	Comments: This development principle will help meet this objective as it will ensure that the Borough's biodiversity at the Thames Basin Heath SPA is conserved and enhanced. Likelihood of effect: Likely Spatial scale: Borough Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+	Comments: This development principle will help to protect and enhance the Borough's SPA and parts of the Warfield site. Therefore this principle would have a positive effect upon this SA Objective.
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	Comments: This development principle is unlikely to have any effects on this objective.

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

SA22: To sustain economic growth and competitiveness of the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Table 3.7 Development Principle W7- Protecting and Enhancing the Biodiversity

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

SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective. However protecting the local biodiversity could be used as an educational tool.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: Protecting biodiversity will help to create and sustain locally distinctive communities providing green gaps. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA8: To provide accessible essential services and facilities	0	Comments: This development principle is unlikely to have any effects on this objective.
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: Protecting biodiversity provides sites for people to visit to experience local forms of biodiversity. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of	0	Comments: This development principle is unlikely to have any effects on this objective.

previously developed land in meeting future development needs		
SA11: To maintain air quality and improve where possible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	0	Comments: This development principle is unlikely to have any effects on this objective.
SA13: To conserve and enhance the Borough's biodiversity	++	Comments: This development principle will seek to protect and enhance the Borough's biodiversity. Therefore this principle will have a significant positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+	Comments: This development principle will help to protect and enhance local biodiversity and therefore will conserve the local character of the Warfield countryside. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term

SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	Comments: This development principle is unlikely to have any effects on this objective.
SA16: To sustainably use and re-use renewable and non-renewable resources	0	Comments: This development principle is unlikely to have any effects on this objective.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: This development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	I	Comments: The effects of this principle will depend upon how it is implemented. There is the possibility that soil quality could be improved.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.

SA22: To sustain economic growth and competitiveness of the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Table 3.8 Development Principle W8 – Education Provision

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Comments: This development principle will help to ensure that adequate educational facilities are provided to support the new residential development. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA2: To reduce the risk of flooding and harm to people, property and the environment	-	Comments: This development principle could have a negative effect upon the SA Objective. Likelihood of effect: Possible Spatial scale: Warfield and catchments Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA3: To protect and enhance human health and wellbeing	0	Comments: This development principle is unlikely to have any effects on this objective.

SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels		Comments: This development principle is likely to provide a significant positive effect upon this SA Objective as adequate educational provisions will be provided in the Warfield area. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: This development principle would seek to provide 2 primary schools on site. This could help to create a vibrant and locally distinctive community. Likelihood of effect: Possible Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA8: To provide accessible essential services and facilities	+	Comments: This development principle would provide what is considered to be an essential community facility that could provide more than just an educational facility. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: This development principle would provide two primary schools with associated playing fields. The schools could provide a level of leisure and recreation provision in the area.

		Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0	Comments: This development principle is unlikely to have any effects on this objective.
SA11: To maintain air quality and improve where possible	-	Comments: This development principle could provide additional vehicular traffic in the area serving the schools. Therefore there would be an increase in air pollution. May need to suggest that a travel plan be submitted to encourage sustainable transport. Likelihood of effect: Possible Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	0	Comments: This development principle is unlikely to have any effects on this objective.
SA13: To conserve and enhance the Borough's biodiversity	-	Comments: Development needed to provide the two primary schools is likely to have a negative effect upon biodiversity given the characteristics of the Warfield site. Likelihood of effect: Likely

		Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	-	Comments: Development needed to provide the two primary schools is likely to have a negative effect upon character of the countryside given the characteristics of the Warfield site. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	-	Comments: This development principle could have a negative effect as there is no mention of travel plans and sustainable transportation. Although under Development Principle W14 (Travel Plans) School Travel Plans are now referred to. Likelihood of effect: Possible Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA16: To sustainably use and re-use renewable and non-renewable resources	0	Comments: This policy is unlikely to have any effects on this objective.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This policy is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the	+	Comments: This policy is unlikely to have any effects on this objective.

Borough's water courses including groundwater and to achieve sustainable water resource management		
SA19: To maintain and improve soil quality	?	Comments: The site is located within Land Classification Grade 3 land (Agricultural). There is a split in the grade between 3a and 3b. Without knowing the split it can not be confirmed in the land is best and most versatile agricultural land. Further surveys required.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This policy is unlikely to have any effects on this objective.
SA21: To ensure high and stable levels of employment	+	Comments: This development principle will provide a level of employment and an education for children in-order to be employed in the future. Likelihood of effect: Possible Spatial scale: Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA22: To sustain economic growth and competitiveness of the Borough	+	Comments: This development principle will provide a level of employment and an education for children in-order to be employed in the future. This could have a possible effect upon economic growth. Likelihood of effect: Possible Spatial scale: Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.

SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	+	Comments: This development principle will have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
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Table 3.9 Development Principle W9 - Community Facilities

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	-	Comments: This development principle could have a negative effect upon the SA Objective. Likelihood of effect: Possible Spatial scale: Warfield and catchments Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA3: To protect and enhance human health and wellbeing	+	Comments: This development principle is likely to benefit human health and wellbeing. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term

SA4: To reduce poverty and social exclusion	+	Comments: This development principle could provide community facilities that may give people the opportunity to do things together and therefore reduce social exclusion. Likelihood of effect: Possible Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA5: To raise educational achievement levels	+	Comments: Community facilities could provide alternative educational provisions. Schools should be listed under this principle. Likelihood of effect: Possible Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA6: To reduce and prevent crime and the fear of crime	+	Comments: The provision of community facilities is likely to reduce/prevent crime. However, this does depend upon how the facilities are run. development principle is unlikely to have any effects on this objective. Likelihood of effect: Possible Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: This development principle will help to create vibrant and locally distinctive communities. The extent will depend how the facilities are run. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent

		Short, medium, long term: Short, medium and long term
SA8: To provide accessible essential services and facilities	+	Comments: This development principle is likely to provide accessible essential services. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: This development principle is likely to provide cultural, leisure and recreational facilities readily available for example secure kickabout area. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	?	Comments: It is unclear what effects this development principle might have on this Objective.
SA11: To maintain air quality and improve where possible	+	Comments: The provision of community facilities in close proximity to homes will encourage people to walk to those facilities. This could therefore have a positive effect upon air quality. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent

		Short, medium, long term: Short, medium and long term
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+	Comments: The provision of community facilities in close proximity to homes will encourage people to walk to those facilities. This could therefore have a positive effect upon this SA Objective. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA13: To conserve and enhance the Borough's biodiversity	I	Comments: This effects of this development principle depend upon implementation.
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	I	Comments: This effects of this development principle depend upon implementation.
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+	Comments: The provision of community facilities in close proximity to homes will encourage people to walk to those facilities. This could therefore have a positive effect upon this SA Objective. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term

SA16: To sustainably use and re-use renewable and non-renewable resources	I	Comments: This effects of this development principle depend upon implementation.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	I	Comments: This effects of this development principle depend upon implementation.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	I	Comments: This effects of this development principle depend upon implementation.
SA19: To maintain and improve soil quality	I	Comments: This effects of this development principle depend upon implementation.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	I	Comments: This effects of this development principle depend upon implementation.
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.

SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.
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Table 3.10 Development Principle W10 - Waste and Recycling

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	0	Comments: This development principle is unlikely to have any effects on this objective.
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This policy is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	0	Comments: This development principle is unlikely to have any effects on this objective.

SA8: To provide accessible essential services and facilities	0	Comments: This development principle is unlikely to have any effects on this objective.
SA9: To make opportunities for culture, leisure and recreation readily accessible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0	Comments: This development principle is unlikely to have any effects on this objective.
SA11: To maintain air quality and improve where possible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+	Comments: This development principle would help to address the causes of climate change. Likelihood of effect: Likely Spatial scale: Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA13: To conserve and enhance the Borough's biodiversity	0	Comments: This development principle is unlikely to have any effects on this objective.
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0	Comments: This development principle is unlikely to have any effects on this objective.
SA15: To improve travel choice and accessibility, reduce	0	Comments: This development principle is unlikely to have any effects on this objective.

the need for travel by car and shorten the length and duration of journeys		
SA16: To sustainably use and re-use renewable and non-renewable resources	++	Comments: This development principle would help to address the causes if climate change. Likelihood of effect: Likely Spatial scale: Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	++	Comments: This development principle would help to address the causes if climate change. Likelihood of effect: Likely Spatial scale: Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: The development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	0	Comments: The development principle is unlikely to have any effects on this objective.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: The development principle is unlikely to have any effects on this objective.

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

Table 3.11 Development Principle W11 – Flooding and Utilities

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	++	Comments: This development principle provides consideration as to how development will react to potential flood risks for example implementing SuDS. This is important as the site has river courses within or close to the site. The previous draft SA scoring has been shored up with additional wording included in the Development Principle calling on appropriate flood management and utility infrastructure to be included at the various development stages and for flood risk assessments to be submitted where necessary. This principle provides a significant positive score (++) when assessed against SA2 (Flooding) especially as the site has significant watercourses crossing it. Likelihood of effect: Likely

		Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA3: To protect and enhance human health and wellbeing	+	Comments: The provision of suitable utility provisions will have a beneficial effect upon human health and wellbeing. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	0	Comments: This development principle is unlikely to have any effects on this objective.
SA8: To provide accessible essential services and facilities	+	Comments: This development principle would make provisions such as electricity, gas and water available to all. This has a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term

SA9: To make opportunities for culture, leisure and recreation readily accessible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0	Comments: This development principle is unlikely to have any effects on this objective.
SA11: To maintain air quality and improve where possible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+	Comments: The principle allows climate change effects such as flooding to be addressed through the implementation of SUDs. Likelihood of effect: Likely Spatial scale: Warfield and river catchments Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA13: To conserve and enhance the Borough's biodiversity	0	Comments: This development principle is unlikely to have any effects on this objective.
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0	Comments: This development principle is unlikely to have any effects on this objective.
SA15: To improve travel choice and accessibility, reduce the need for travel by	0	Comments: This development principle is unlikely to have any effects on this objective.

car and shorten the length and duration of journeys		
SA16: To sustainably use and re-use renewable and non-renewable resources	0	Comments: This development principle is unlikely to have any effects on this objective.
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	+	Comments: This principle allows the principles of sustainable water resource management to be applied. Therefore this principle could have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield and river catchments Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA19: To maintain and improve soil quality	0	Comments: This development principle is unlikely to have any effects on this objective.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.

SA23: To encourage 'smart' economic growth	+	Comments: This introduction of up-to-date telecommunications make home working a credible option. Therefore this principle could have a positive effect upon this SA Objective. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Table 3.12 Development Principle W12 – Bus Access

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	+	Comments: This principle could provide improved access to health facilities in or outside the borough. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent

		Short, medium, long term: Short, medium and long term
SA4: To reduce poverty and social exclusion	+	Comments: The principle could provide transport for all therefore not excluding groups of people. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: Good public transport facilities can help to create and sustain vibrant and locally distinctive communities, as opposed to developments which focus on car travel which can be quite empty during the day and can have few people on the streets. Likelihood of effect: Likely Spatial scale: Warfield and Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA8: To provide accessible essential services and facilities	+	Comments: Good transport facilities help to ensure essential services and facilities are accessible. Likelihood of effect: Likely Spatial scale: Warfield and Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term

SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: Good transport facilities help to ensure that cultural, leisure and recreation facilities are accessible. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0	Comments: This development principle is unlikely to have any effects on this objective.
SA11: To maintain air quality and improve where possible	+	Comments: Good public transport facilities are likely to encourage people to travel by sustainable means rather than using their cars, which will have a beneficial effect on air quality. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: More medium to long term as it will take time for air quality to improve even after emissions are reduced
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+	Comments: Good public transport facilities will have a beneficial effect on climate change. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: More medium to long term as it will take time for air quality to improve, and climate change to be affected even after emissions are reduced

SA13: To conserve and enhance the Borough's biodiversity	0	Comments: This development principle is unlikely to have any effects on this objective.
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0	Comments: This development principle is unlikely to have any effects on this objective.
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys		Comments: This development principle is likely to have a major positive effect on this objective as it will help to improve travel choice and accessibility in Warfield and the vicinity, and will help reduce the need/desire for travel by car. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA16: To sustainably use and re-use renewable and non-renewable resources	+	Comments: As this development principle is likely to result in reduced car use, then this will help to reduce the use of fuel (non-renewable resource). Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the	0	Comments: This development principle is unlikely to have any effects on this objective.

Borough's water courses including groundwater and to achieve sustainable water resource management		
SA19: To maintain and improve soil quality	0	Comments: This development principle is unlikely to have any effects on this objective.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	+	Comments: Public transport can be considered as energy efficient as a number of people using one vehicle expends less energy than each person using a separate vehicle. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	+	Comments: Good transport facilities are likely to encourage economic growth and competitiveness. Likelihood of effect: Likely Spatial scale: Warfield and Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for	0	Comments: This development principle is unlikely to have any effects on this objective.

everyone to acquire the skills needed to find work		
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Table 3.13 Development Principle W13 – Walking and Cycling

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	I	Comments: This development principle is likely to protect and enhance human health and wellbeing. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA4: To reduce poverty and social exclusion	+	Comments: This principle could provide accessibility to the rest of the bough for all. Therefore not excluding groups of people. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.

SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: Good pedestrian and cycle links can help to create and sustain vibrant and locally distinctive communities, as opposed to developments which focus on car travel which can be quite empty during the day and can have few people on the streets. Likelihood of effect: Likely Spatial scale: Warfield and Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA8: To provide accessible essential services and facilities	+	Comments: Good pedestrian and cycle links help to ensure essential services and facilities are accessible. Likelihood of effect: Likely Spatial scale: Warfield and Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: Good pedestrian and cycle links help to ensure that cultural, leisure and recreation facilities are accessible. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes	0	Comments: This development principle is unlikely to have any effects on this objective.

making best use of previously developed land in meeting future development needs		
SA11: To maintain air quality and improve where possible	+	Comments: Good pedestrian and cycle links are likely to encourage people to travel by sustainable means rather than using their cars, which will have a beneficial effect on air quality. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: More medium to long term as it will take time for air quality to improve even after emissions are reduced
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+	Comments: Good pedestrian and cycle links are likely to encourage people to travel by sustainable means rather than using their cars, which will have a beneficial effect on climate change. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: More medium to long term as it will take time for air quality to improve even after emissions are reduced
SA13: To conserve and enhance the Borough's biodiversity	0	Comments: This development principle is unlikely to have any effects on this objective.
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0	Comments: This development principle is unlikely to have any effects on this objective.

SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	++	Comments: This development principle is likely to have a major positive effect on this objective as it will help to improve travel choice and accessibility in Warfield and the vicinity, and will help reduce the need/desire for travel by car. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA16: To sustainably use and re-use renewable and non-renewable resources	+	Comments: As this development principle is likely to result in reduced car use, then this will help to reduce the use of fuel (non-renewable resource). Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	Comments: This development principle is unlikely to have any effects on this objective.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: This development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	0	Comments: This development principle is unlikely to have any effects on this objective.

SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	+	Comments: The provision of pedestrian and cycle links would encourage less people to use vehicles and there use less non-renewable sources of energy. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

Table 3.14 Development Principle W14 – Travel Plans and Parking

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

SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	0	Comments: This development principle is unlikely to have any effects on this objective.
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	+	Comments: This principle would allow for travel plans to be assessed to see whether or not a developer has applied the suitable transport strategy that adequately serves the community. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA8: To provide accessible essential services and facilities	+	Comments: This principle would allow for travel plans to be assessed to see whether or not a developer has applied the suitable transport strategy that make essential services and facilities accessible. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term

SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: This principle would allow for travel plans to be assessed to see whether or not a developer has applied the suitable transport strategy that allows adequate access to culture, leisure and recreational facilities. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0	Comments: This development principle is unlikely to have any effects on this objective.
SA11: To maintain air quality and improve where possible	+	Comments: This principle would allow for travel plans to be assessed to see whether or not a developer has applied the suitable transport strategy that allows air quality to be improved via the increase use of public transport. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	+	Comments: This principle would allow for travel plans to be assessed to see whether or not a developer has applied the suitable transport strategy that allows emissions to be reduce in-order to address climate change. Likelihood of effect: Possible Spatial scale: Warfield and vicinity

		Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA13: To conserve and enhance the Borough's biodiversity	0	Comments: This development principle is unlikely to have any effects on this objective.
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	0	Comments: This development principle is unlikely to have any effects on this objective.
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	++	Comments: This principle would allow for travel plans to be assessed to see whether or not a developer has applied the suitable transport strategy that seeks to reduce the reliance upon cars. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA16: To sustainably use and re-use renewable and non-renewable resources	+	Comments: This principle would allow for travel plans to be assessed to see whether or not a developer has applied the suitable transport strategy that seeks to reduce the reliance upon non-renewable resources. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA17: To address the waste hierarchy by: minimising waste as a	0	Comments: This development principle is unlikely to have any effects on this objective.

priority, reuse, then by recycling, composting or energy recovery		
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	0	Comments: This development principle is unlikely to have any effects on this objective.
SA19: To maintain and improve soil quality	0	Comments: This development principle is unlikely to have any effects on this objective.
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	+	Comments: Successful travel plans are likely to encourage economic growth and competitiveness. Likelihood of effect: Likely Spatial scale: Warfield and Borough wide Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for	0	Comments: This development principle is unlikely to have any effects on this objective.

everyone to acquire the skills needed to find work		
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Table 3.15 Development Principle W15 – Highway Access and Improvements

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Comments: This development principle is unlikely to have any effects on this objective.
SA2: To reduce the risk of flooding and harm to people, property and the environment	I	Comments: The effects of this development principle will depend upon implementation of the works. Drainage will have to be considered when planning any new roads or improvements to existing due to the potential amount of hardstanding that could be introduced.
SA3: To protect and enhance human health and wellbeing	I	Comments: Improvements to roads can be considered beneficial to human health if it makes travel easier. However, alternatively this policy could have negative effects if road improvements increase severance between/within residential areas, or if the roads create a dangerous environment for pedestrians/cyclists/motorists. The effects of this policy therefore depend on how it is implemented.
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.
SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	I	Comments: Improvements to roads can be considered beneficial to communities if it makes travel easier. However, alternatively this development principle could have negative effects if road improvements increase severance between/within residential areas, or if the roads create a dangerous

		environment for pedestrians/cyclists/motorists. The effects of this policy therefore depend on how it is implemented.
SA8: To provide accessible essential services and facilities	+	Comments: This development principle is likely to help make essential services and facilities more accessible, although the effects could be limited as the development principle will not change the location of the services or facilities. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA9: To make opportunities for culture, leisure and recreation readily accessible	+	Comments: This development principle is likely to help make cultural, leisure and recreational facilities more accessible, although the effects could be limited as the policy will not change the location of the facilities. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	0	Comments: This development principle is unlikely to have any effects on this objective.
SA11: To maintain air quality and improve where possible	-	Comments: Making improvements to roads can encourage people to use their cars rather than more sustainable modes of transport which can in turn have a negative effect on air quality. However it is considered a justifiable negative, as to make the Warfield development viable, improvements to the

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

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

SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	-	Comments: Making improvements to roads can encourage people to use their cars more, which will increase energy use. Likelihood of effect: Likely Spatial scale: Warfield Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA21: To ensure high and stable levels of employment	+	Comments: Improving roads can encourage investment in the area which can in turn help to generate jobs. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: More medium and long term, as it can take time for investment to happen after road improvement have been made.
SA22: To sustain economic growth and competitiveness of the Borough	+	Comments: Improving roads can encourage investment in the area which can help to sustain economic growth and competitiveness in the Borough. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: More medium and long term, as it can take time for investment to happen after road improvement have been made.
SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for	0	Comments: This development principle is unlikely to have any effects on this objective.

everyone to acquire the skills needed to find work		
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Table 3.16 Development Principle W16 – Site Investigation and Pollution Remediation

SA Objective	Assessment of Effect	Commentary
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Comments: This development principle will help to ensure that any implications in terms of contaminated land are addressed and mitigated prior to development commencing. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: short, medium and long term
SA2: To reduce the risk of flooding and harm to people, property and the environment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA3: To protect and enhance human health and wellbeing	+	Comments: This development principle will ensure that the human health of residents is protected from the effects of contamination and air pollution. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: short, medium and long term
SA4: To reduce poverty and social exclusion	0	Comments: This development principle is unlikely to have any effects on this objective.
SA5: To raise educational achievement levels	0	Comments: This development principle is unlikely to have any effects on this objective.

SA6: To reduce and prevent crime and the fear of crime	0	Comments: This development principle is unlikely to have any effects on this objective.
SA7: To create and sustain vibrant and locally distinctive communities	0	Comments: This development principle is unlikely to have any effects on this objective.
SA8: To provide accessible essential services and facilities	0	Comments: This development principle is unlikely to have any effects on this objective.
SA9: To make opportunities for culture, leisure and recreation readily accessible	0	Comments: This development principle is unlikely to have any effects on this objective.
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	+	Comments: Ensuring that contaminated land is remediated before being developed helps to make the best use of previously developed land if this is the case. Likelihood of effect: Possible Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA11: To maintain air quality and improve where possible	+	Comments: This development principle requires measures to be taken to improve air quality therefore having a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA12: To address the causes of climate change through reducing emissions of	+	Comments: This development principle requires measures to improve air quality and contaminated land which have a positive effect upon this SA Objective.

greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts		Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA13: To conserve and enhance the Borough's biodiversity	+	Comments: Taking steps to remediate contamination is likely to have a positive effect upon biodiversity. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	+	Comments: This development principle requires a programme for investigating and cataloguing important historical and archaeological finds to be undertaken prior to development. This would have a positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	Comments: This development principle is unlikely to have any effects on this objective.
SA16: To sustainably use and re-use renewable and non-renewable resources	0	Comments: This development principle is unlikely to have any effects on this objective.

SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	I	Comments: The effects of this development principle on this objective depend on how it is implemented. If contaminated land is remediated then what is to be done with the contaminated material.
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management	+	Comments: Taking measures to deal with contaminated land could be beneficial against this SA Objective especially as there are river courses on site. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA19: To maintain and improve soil quality	++	Comments: Taking measures to deal with contaminated land could have a significant positive effect upon this SA Objective. Likelihood of effect: Likely Spatial scale: Warfield and vicinity Temporary/Permanent: Permanent Short, medium, long term: Short, medium and long term
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough	I	The effects of this development principle on this objective depend on how it is implemented.
SA21: To ensure high and stable levels of employment	0	Comments: This development principle is unlikely to have any effects on this objective.
SA22: To sustain economic growth and competitiveness of the Borough	0	Comments: This development principle is unlikely to have any effects on this objective.

SA23: To encourage 'smart' economic growth	0	Comments: This development principle is unlikely to have any effects on this objective.
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	0	Comments: This development principle is unlikely to have any effects on this objective.

References and Glossary

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

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

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

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

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

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

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

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

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

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

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

Greenfield site – Land which has not been previously developed

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

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

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

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

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

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

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

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

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

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

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

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

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

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

