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1 Introduction

1.1 Purpose and structure of document

Introduction

1.1.1 Bracknell Forest Council is preparing new planning documents which will guide the scale, type and location of new development in the Borough. The first of these, the Core Strategy, was adopted in 2008. This document is the Site Allocations Local Plan (SALP) and is an essential part of implementing the adopted Core Strategy. In particular, the SALP:

- identifies sites for future housing development in the Borough;
- ensures that appropriate infrastructure is identified and delivered alongside new development; and,
- revises the boundaries of certain designations shown on the Policies Map e.g. defined employment areas.

1.1.2 Once adopted, the planning policies in this document will be used to determine planning applications along with policies in the Core Strategy, saved policies in the Bracknell Forest Borough Local Plan (2002) and saved policy NRM6 in the South East Plan (2009) (relating to the Thames Basin Heaths Special Protection Area (SPA)).

The Structure of this Document

1.1.3 This Site Allocations Local Plan allocates sites for different forms of development required to achieve the vision and spatial objectives set out in the Council’s Core Strategy. One of its main functions is to allocate sites to meet the Borough’s housing needs to 2026. Section 2 ‘Housing’ of this document allocates specific sites in the Borough to deliver future housing. The search for housing sites has included a review of the Borough’s employment needs for the plan period. As a result, this document proposes the removal of the employment designation from certain areas where this will not prejudice the future health of the Borough’s economy. These matters are addressed in Section 3 ‘Employment’.

1.1.4 Following changes in national policy on retail matters, the opportunity is being taken to update the Council’s approach to the boundaries of retail centres and the identification of primary and secondary frontages. Although an outline planning permission exists for the redevelopment of Bracknell Town Centre, adverse economic conditions have resulted in implementation difficulties. A more flexible approach is now required to allow regeneration to take place in a number of stages. These matters are addressed in Section 4 ‘Retail’.

1.1.5 Section 5 of this document identifies policy area boundary changes that will be made as a result of this document and sets out a specific policy for the proposed changes to the Policies Map. The final section of the document (Section 6 ‘Delivery, phasing and implementation’) sets out how the policies in this document will be delivered and monitored.

1.1.6 The appendices to the document include background information to the housing allocations, including a Housing Trajectory. Maps showing the boundaries of a number of housing sites referred to in the policies are included together with extracts from the Bracknell Forest Borough Policies Map showing changes relating to the issues outlined above.
1.2 Context

1.2.1 In preparing this SALP, the Council has had regard to a range of other evidence including national planning policy, plans and strategies produced by this Council, technical evidence such as the Employment Land Review, and consultation feedback. In addition, the SALP has been subject to a Sustainability Appraisal and Habitats Regulation Assessment as set out below.

National Planning Policy/Legislation

1.2.2 The SALP has been prepared having regard to national planning policy. Relevant national policy included the Plan for Growth published by the Government in March 2011, and the National Planning Policy Framework (NPPF) published in March 2012 which replaced most of the existing national planning policy set out in Planning Policy Statements and Planning Policy Guidance Notes.

1.2.3 The NPPF sets out the Government’s economic, environmental and social planning policies for England and seeks the achievement of sustainable development. In particular, the NPPF emphasises the need to ensure sufficient land is available for economic development and an increased supply of housing. The SALP is consistent with these principles in that its purpose is to help deliver the development requirements set out in the Core Strategy including the delivery of new homes.

1.2.4 Paragraph 159 of the NPPF refers to the need for Local Plans to address the need for all types of housing and a cross reference is made to the Planning Policy for Traveller Sites (PPTS). Following the publication of the PPTS, the Council is carrying out an assessment of travellers’ accommodation needs. Relevant targets and the allocation of any required sites will be dealt with in the new Local Plan that is programmed in the Council’s Local Development Scheme.

1.2.5 In accordance with the NPPF, the SALP also identifies the relevant infrastructure that will be needed alongside new development following extensive joint working with infrastructure providers. The content of the SALP and the manner of preparation is consistent with the general principles and direction set out in the NPPF.

1.2.6 National planning legislation provides the context for the preparation of Development Plan Documents and includes provisions that enable the Council to secure necessary infrastructure through planning obligations and the Community Infrastructure Levy (CIL).
Presumption in Favour of Sustainable Development

1.2.7 The presumption in favour of sustainable development is central to the Government’s approach to planning as expressed by the NPPF. Core Policy CP1 below embeds this policy in the development plan.

Policy CP 1
Presumption in Favour of Sustainable Development

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions within the area.

The development plan is the statutory starting point for decision making. Planning applications that accord with the policies in the development plan for Bracknell Forest (including, where relevant, policies in neighbourhood development plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Development Plan

1.2.8 The development plan for the Borough currently includes saved Policy NRM6 of the South East Plan (relating to the Thames Basin Heaths Special Protection Area), saved policies in the Bracknell Forest Borough Local Plan (2002), and the Core Strategy Development Plan Document (2008). On adoption, the development plan will include the SALP. The determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. It is therefore important that the separate documents that collectively comprise the development plan are not read in isolation.

South East Plan

1.2.9 Following the partial revocation of the South East Plan, the Council is using the housing figures in the adopted Core Strategy for the purposes of calculating the five year housing land supply, producing a housing trajectory and monitoring. The Core Strategy target will remain in use for these purposes until such time as a full objective assessment of housing needs for the Borough has been finalised and published. Adoption of the SALP is considered the most effective means of:

Achieving a plan led approach to development in the Borough,
Achieving the objectives of the NPPF,
Identifying a five year supply of housing land, and;
Adopting an up to date plan to enable the introduction of the Community Infrastructure Levy.

Core Strategy\(^{(2)}\)

1.2.10 The Bracknell Forest Core Strategy was adopted in 2008 and provides the framework for future development in the Borough. Sections of the Core Strategy that are of particular relevance to the SALP are the amount of new housing to be delivered in the Borough up to 2026 (Policy CS15), the approach to locating future development in the Borough (Policy CS2), the identification of two future locations of development (Policies CS4 and CS5) and policies relating to employment, retail development and the protection of the environment including the Thames Basin Heaths SPA.

Bracknell Forest Borough Local Plan \(^{(3)}\)

1.2.11 The Bracknell Forest Borough Local Plan was adopted in 2002 and contains saved policies which form part of the development plan. These include development management policies such as EN20 (Design considerations in new development) and M4 (Highway measures expected in association with new development).

Authority Monitoring Report \(^{(4)}\)

1.2.12 The Council must produce an Authority Monitoring Report containing information on the implementation of planning policies. Further information on monitoring can be found in Section 6 'Delivery, phasing and implementation' of this document.

Policies Map\(^{(5)}\)

1.2.13 The detailed boundaries of the areas to which the saved policies in the Bracknell Forest Borough Local Plan, the policies in the Core Strategy and subsequent documents apply are illustrated on the adopted Policies Map. This Map will be formally revised alongside the adoption of this SALP. Changes to the Policies Map that result from this document are set out in Section 5 'Policies Map changes'.

---

2 The Core Strategy is available to view at [http://www.bracknell-forest.gov.uk/corestrategy](http://www.bracknell-forest.gov.uk/corestrategy).
3 The Bracknell Forest Borough Local Plan is available to view at [http://www.bracknell-forest.gov.uk/spae/proposals/ldp/text01.htm](http://www.bracknell-forest.gov.uk/spae/proposals/ldp/text01.htm).
5 The Policies Map is available to view at [http://www.bracknell-forest.gov.uk/proposalsmap](http://www.bracknell-forest.gov.uk/proposalsmap).
Sustainability Appraisal/Habitats Regulation Assessment (6)

1.2.14 The SALP has been subject to Sustainability Appraisal, incorporating the requirements for a Strategic Environmental Assessment at all stages of preparation. The purpose of this appraisal is to ensure that the policies within the SALP contribute to sustainable development. The findings of this process have informed the policies in this document.

1.2.15 The Council has also produced a Habitats Regulations Appropriate Assessment to support the SALP. This concludes that no adverse effects will occur on protected European sites provided that:

- no residential development is permitted within 400m of the Thames Basin Heaths Special Protection Area (SPA),
- appropriate Suitable Alternative Natural Greenspace (SANG) can be provided in perpetuity,
- adequate developer contributions are sought towards Strategic Access Management and Monitoring (SAMM) on the SPA, and
- any other measures are taken to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

1.2.16 For each relevant development a more detailed Habitats Regulations Appropriate Assessment will need to be undertaken at the planning application stage.

1.2.17 Developments of less than 109 (net) dwellings will be required to make financial contributions towards existing SANG and SAMM and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance. Developments of 109 (net) dwellings or more will be required to provide a bespoke SANG in perpetuity of at least 8ha per 1,000 new population as well as the other measures identified above. A bespoke SANG must be in place and available for use for the occupants of the new development before the first new dwelling is occupied. Where a scheme is developed in phases, each phase of SANG would need to meet quantitative and qualitative criteria as set out in the Avoidance and Mitigation Strategy. Bespoke SANG packages will need to be agreed with the Council and Natural England.

Bracknell Forest Sustainable Community Strategy (7)

1.2.18 The SALP has also been prepared within the context of other local plans and strategies. In particular, consideration has been given to the vision and priorities set out in the Bracknell Forest Sustainable Community Strategy 2008 - 2014 (SCS). This Strategy is prepared by the Bracknell Forest Partnership which consists of representatives from the public, private and voluntary sectors. The vision and priorities in the SCS will be delivered collectively by a number of different agencies. Policies in Development Plan Documents should be aligned with those in the SCS and policies in the Core Strategy and in the SALP therefore have a role to play in delivering some of the SCS priorities, for example, those relating to Sustainable Development, to Protecting the Environment and to Travelling around the Borough. Continuous engagement with the Bracknell Forest Partnership has taken place during the preparation of the SALP.

6 Sustainability Appraisal (Incorporating SEA), Draft Submission Site Allocation Development Plan Document (SAL50), Supplementary Sustainability Appraisal (SAL119), Habitat Regulations Appropriate Assessment, Site Allocations Development Plan Document Draft Submission (SAL33 & SAL114) and Supplementary HRA (SAL120)

7 The SCS is available to view at: http://www.bracknell-forest.gov.uk/sustainable_community_strategy_2008-2014.pdf
Preparation Process

1.2.19 The preparation of this SALP has involved extensive stakeholder and community engagement. The engagement that has been undertaken is consistent with the principles set out in the Council's adopted Statement of Community Involvement (SCI), July 2006. Stakeholder and community engagement has included the following key stages:

- Pre production public participation/discussions with stakeholders.
- Stakeholder workshops.
- Public participation on Issues and Options.
- Local area workshops.
- Consideration of responses to the Issues and Options document.
- Consultation on Preferred Options.
- Responses to the Preferred Options document and additional technical evidence were taken into account in preparation of the Draft Submission document.

1.2.20 Alongside this, consultation has also been undertaken on different stages of the Sustainability Appraisal and Habitat Regulation Assessment. Informal meetings have been held with community groups, individuals, stakeholders and infrastructure providers, and there has been consultation on some of the background documents, for example the Strategic Housing Land Availability Assessment (SHLAA).

Background Evidence

1.2.21 The policies in this document have been informed by an up to date evidence base. The technical background studies that have informed this document are listed in Appendix 9: 'List of key background studies'. Some of these have been prepared by the Council and some have been commissioned from specialist consultants.

Working with Others

1.2.22 The preparation of the SALP has involved extensive engagement with the community, infrastructure providers, landowners and other stakeholders. This has included ongoing engagement with relevant adjoining local authorities, close working with infrastructure providers to identify the need for, and delivery of necessary infrastructure, and ongoing involvement in cross boundary issues such as working groups associated with the Thames Basin Heaths SPA. This will assist the implementation of all proposals in an integrated and comprehensive way. Particularly close working has taken place with Wokingham Borough Council as a number of major development areas (Strategic Development Locations) are planned in the Borough. This has included the sharing of transport data that has been fed into both Councils' transport models in order to arrive at transport measures that take account of all relevant planned development. The background increase in traffic levels arising from planned growth in other adjoining Boroughs, including the Royal Borough of Windsor and Maidenhead, has also been accounted for in the traffic modelling that underpins the planned highway improvements.

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8 The SCI is available to view at: http://www.bracknell-forest.gov.uk/sci
1.3 Objectives and sub-objectives

1.3.1 The SALP will help deliver the vision and objectives of the Core Strategy. In view of the role of the SALP in allocating sites for future development needs, it is considered appropriate to expand on the aims of particular Core Strategy objectives by adding further detailed sub-objectives concerned with the delivery of housing, provision of infrastructure and impact on the Strategic Road Network. The Core Strategy objectives and related additional sub-objectives are as follows.

A To plan for a balance of housing and employment growth.

A (i) To ensure an adequate supply of land to deliver the community’s needs based on the Core Strategy housing target.

E To promote a transport system which enables access to services, by a choice of transport modes.

E (i) To mitigate against the impacts of development on the operation of the Strategic Road Network (with particular emphasis on Junction 10 of the M4 and Junction 3 of the M3) and on local roads.

G To support and facilitate essential community facilities and infrastructure in accessible locations.

G (i) To coordinate new developments with the provision of infrastructure so that it is available at appropriate points in the development process. This should be based on the preparation of an Infrastructure Delivery Plan.

In considering how future development needs can be met, it is inevitable that there will be conflicts in trying to meet these and other Core Strategy objectives. As a result, it must be accepted that trade-offs between objectives will have to occur. The Core Strategy objectives and the SALP sub-objectives provide a framework within which alternative options have been assessed, adverse impacts identified and, as far as possible, mitigated against.
2 Housing

2.1 Approach to housing

Why do we have to allocate more land for housing development?

2.1.1 The Council's adopted Core Strategy\(^9\) identifies that 11,139 dwellings are needed in the Borough for the period 2006 - 2026. This is a locally-derived requirement. In dealing with how this requirement is to be met, the Council is required by Government to identify and maintain a rolling 5 year supply of deliverable sites. The SALP is an important means of implementing the Core Strategy. Additional requirements resulting from changes to national planning policy (in the NPPF) or other recent evidence will be dealt with through a new Local Plan\(^{10}\).

Requirement remaining to be allocated

2.1.2 At submission, six years of the plan period had already passed. Account therefore needs to be taken of the homes already built as well as those planned since all contribute to meeting the requirement. 11,139 new homes are required between 2006 and 2026. This means subtracting from the Core Strategy figure the following:

- homes already completed from 1st April 2006 to 31st March 2012 (2,098);
- homes with planning permission (commitments) on medium and large sites at 31\(^{st}\) March 2012 including the number that were under construction or yet to be started (2,230);
- homes accepted in principle including the homes which are already planned on sites identified in the Core Strategy at Amen Corner (South) and Warfield (2,925).

2.1.3 These sources amount to 7,253 homes. When these are subtracted from the total requirement, it leaves sites for a further 3,886 homes to be found by 2026. These figures are summarised in the table below, and in Appendix 2: 'Housing Trajectory' relating to land supply data.

Table 1 How will the Housing Requirement be met?

<table>
<thead>
<tr>
<th>Homes completed between 2006 and 2012</th>
<th>2,098</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homes with planning permission, (medium &amp; large sites) at 31(^{st}) March 2012</td>
<td>2,230</td>
</tr>
<tr>
<td>Homes accepted in principle and planned at Amen Corner (South) and Warfield</td>
<td>2,925</td>
</tr>
<tr>
<td>Remaining to be found</td>
<td>3,886</td>
</tr>
<tr>
<td><strong>Total(^{(1)})</strong></td>
<td><strong>11,139</strong></td>
</tr>
</tbody>
</table>

1. All figures are net

---

10 A programme for a new Local Plan is set out in the Local Development Scheme: http://www.bracknell-forest.gov.uk/localdevelopmentscheme
Table 2 Where we are proposing to build the rest

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>280</td>
<td>Small windfall allowance (20 per year over 14 years)</td>
</tr>
<tr>
<td>1,635</td>
<td>Homes on land in existing settlements (previously developed land and other)</td>
</tr>
<tr>
<td>361</td>
<td>Homes on small sites on the edge of settlements</td>
</tr>
<tr>
<td>2,070</td>
<td>Homes on extensions to Bracknell or other larger settlements</td>
</tr>
<tr>
<td>4,346</td>
<td>Total homes on possible SALP sites(1)</td>
</tr>
<tr>
<td>460</td>
<td>Number above 11,139 requirement</td>
</tr>
</tbody>
</table>

1. All figures are net

The site selection process

2.1.4 The housing allocations in this document have been determined in accordance with the following:
- Assessment against national and local planning policy.
- Development of a robust evidence base, including infrastructure needs.
- Stakeholder and community participation.
- Assessment through the Sustainability Appraisal process.
- Appropriate Assessment.
- Consideration as to whether sites are deliverable or developable during the plan period.

2.1.5 Detailed site assessment involved two stages. The first stage drew upon the SHLAA(11) which lists sites with potential for housing. This was used to identify possible sites for allocation that met established policy for the location of development set out in Core Strategy Policy CS2 - Locational Principles. These were sites located inside existing settlements, on the edge of settlements and clusters of sites adjoining settlement boundaries. The availability of sites was also tested through the Participation (Issues and Options) Consultation (February 2010)(12) and the Preferred Option Consultation (January 2011)(13). The process was also informed by a range of supporting Background Evidence Papers.(14)

2.1.6 Stage two of the site selection process has involved assessing possible sites against a number of detailed site specific criteria relating to issues identified in the vision for the Borough and supported by spatial objectives and a range of evidence.

2.1.7 Three categories of sites are considered which follow the order given in the locational strategy in Core Strategy Policy CS2. They are:
- sites in defined settlements (Policies SA1 and SA2),
- edge of settlement sites (Policy SA3), and,
- urban extensions (Policies SA4-SA7)

---

11 See [http://www.bracknell-forest.gov.uk/SHLAA](http://www.bracknell-forest.gov.uk/SHLAA) for information relating to SHLAA monitoring reports
12 Site Allocations Development Plan Document Participation Document (SAL3)
13 Site Allocations Development Plan Document Preferred Option (SAL25)
14 See Appendix 9: ‘List of key background studies’
2.1.8 In addition, this document also allocates land for development in the two 'Major Locations for Growth' identified in the Core Strategy, as follows:

- Allocation of land covered by Core Strategy Policy CS4, land at Amen Corner (South) (Policy SA8).
- Allocation of land covered by Core Strategy Policy CS5, land at Warfield (formerly known as land north of Whitegrove and Quelm Park) (Policy SA9).

2.1.9 Policies for each of these sites are included later in this section. They formalise the allocation of these sites, and build upon the principles set out in Core Strategy Policies CS4 and CS5. The Council has adopted the Amen Corner Supplementary Planning Document\(^{15}\) and the Warfield Supplementary Planning Document\(^{16}\). These Supplementary Planning Documents (SPDs), together with up to date evidence, will help to determine future planning applications on these sites.

2.1.10 The sub-section dealing with urban extensions includes illustrative concept plans for each strategic site. These give an indication of the extent of built development and land to be used as green space.

2.1.11 The following map shows the distribution of the different categories of allocated housing sites.

---

15 See: [http://www.bracknell-forest.gov.uk/amencorner](http://www.bracknell-forest.gov.uk/amencorner)
16 See: [http://www.bracknell-forest.gov.uk/warfield](http://www.bracknell-forest.gov.uk/warfield)
Map 1 Key map to show location of allocated housing sites within the SALP.
2.2 Sites in defined settlements

Sites in defined settlements

2.2.1 Two types of sites within existing settlements are included in the Core Strategy locational Policy CS2. They are:

- previously developed land within defined settlements, and
- other land within defined settlements.

2.2.2 Priority is given to the first type mentioned above, in terms of the sequence of search. They are dealt with in the same order below.

Previously developed land and buildings in defined settlements

2.2.3 A profile of each individual site, together with a site location plan is contained in Appendix 3: ‘Profiles of sites proposed for housing on previously developed land within defined settlements’. The profiles identify the requirements referred to in the policy. All sites must meet other policies in the development plan.

Policy SA 1

Previously Developed Land in Defined Settlements

The following sites (as shown on the Policies Map\(^{17}\)), are allocated for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.

<table>
<thead>
<tr>
<th>Address</th>
<th>Estimated capacity (net dwellings)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farley Hall, London Road, Binfield</td>
<td>65</td>
</tr>
<tr>
<td>Binfield Nursery, Terrace Road, Binfield</td>
<td>33</td>
</tr>
<tr>
<td>Adastron House, Crowthorne Road, Bracknell</td>
<td>18</td>
</tr>
<tr>
<td>Garth Hill School, Sandy Lane, Bracknell</td>
<td>100</td>
</tr>
<tr>
<td>The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell</td>
<td>115</td>
</tr>
<tr>
<td>Albert Road Car Park, Bracknell</td>
<td>40</td>
</tr>
<tr>
<td>Land to the north of Eastern Road, Bracknell</td>
<td>432</td>
</tr>
<tr>
<td>Land at Old Bracknell Lane West, Bracknell</td>
<td>203</td>
</tr>
</tbody>
</table>

\(^{17}\) The extent of each site is also shown in the maps in Appendix 3: ‘Profiles of sites proposed for housing on previously developed land within defined settlements’
<table>
<thead>
<tr>
<th>Property Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chiltern House and the Redwood Building, Broad Lane, Bracknell</td>
<td>71</td>
</tr>
<tr>
<td>Downside, Wildridings Road, Bracknell</td>
<td>18</td>
</tr>
<tr>
<td>Land at Battle Bridge House, and Garage, Forest Road, Warfield</td>
<td>10</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,105</strong></td>
</tr>
</tbody>
</table>
Other land within defined settlements

2.2.4  A profile of each individual site, together with a site location plan is contained in Appendix 4: ‘Profiles of sites proposed for housing on other land within defined settlements’. The profiles identify the requirements referred to in the policy. All sites must meet other policies in the development plan.

Policy SA 2
Other Land within Defined Settlements

The following sites (as shown on the Policies Map\(^{(18)}\)), are allocated for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.

<table>
<thead>
<tr>
<th>Address</th>
<th>Estimated capacity (net dwellings)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield</td>
<td>14</td>
</tr>
<tr>
<td>Land north of Peacock Lane, Bracknell (Binfield Parish)</td>
<td>182</td>
</tr>
<tr>
<td>The Football Ground, Larges Lane, Bracknell</td>
<td>102</td>
</tr>
<tr>
<td>Land north of Cain Road, Binfield</td>
<td>75</td>
</tr>
<tr>
<td>Land at Cricket Field Grove, Crowthorne</td>
<td>145</td>
</tr>
<tr>
<td>152 New Road, Winkfield</td>
<td>12</td>
</tr>
<tr>
<td>TOTAL</td>
<td>530</td>
</tr>
</tbody>
</table>

\(^{(18)}\) The extent of each site is also shown in the maps in Appendix 4: ‘Profiles of sites proposed for housing on other land within defined settlements’
2.3 Edge of settlement sites

2.3.1 A profile of each individual site, together with a site location plan is contained in Appendix 5: 'Profiles of sites proposed for housing on edge of settlements'. The profiles identify the requirements referred to in the policy. All sites must meet other policies in the development plan.

Policy SA 3

Edge of Settlement Sites

The following sites (as shown on the Policies Map\(^{(19)}\)), are allocated for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.

<table>
<thead>
<tr>
<th>Address</th>
<th>Estimated capacity (net dwellings)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage, Binfield</td>
<td>67</td>
</tr>
<tr>
<td>Land at junction of Forest Road and Foxley Lane, Binfield</td>
<td>26</td>
</tr>
<tr>
<td>Land at Wood Lane, Binfield</td>
<td>20</td>
</tr>
<tr>
<td>White Cairn, Dukes Ride, Crowthorne</td>
<td>16</td>
</tr>
<tr>
<td>Land south of Dukes Ride, Crowthorne</td>
<td>23</td>
</tr>
<tr>
<td>Land west of Alford Close, Sandhurst</td>
<td>120</td>
</tr>
<tr>
<td>Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield</td>
<td>49</td>
</tr>
<tr>
<td>Land at Bog Lane, Winkfield</td>
<td>40</td>
</tr>
<tr>
<td>TOTAL</td>
<td>361</td>
</tr>
</tbody>
</table>

The extent of each site is also shown in the maps in Appendix 5: 'Profiles of sites proposed for housing on edge of settlements' and Appendix 7: 'Policies Map Extracts for sites relating to Policies SA3-SA9.'
2.4 Urban extensions

2.4.1 Urban extensions are proposed as follows:

- Land at Broadmoor, Crowthorne.
- Land at Transport Research Laboratory, Crowthorne.
- Land at Amen Corner (North), Binfield.
- Land at Blue Mountain, Binfield.

2.4.2 These sites are identified on the Policies Map.\(^{(20)}\)

Land at Broadmoor, Crowthorne

2.4.3 The Broadmoor Estate is owned by the West London Mental Health NHS Trust who need to find a way of re-providing the Hospital so that it is fit for purpose. The policy set out below includes a significant number of new homes, a care home/nursing home, small research park, and other supporting development that would help achieve this objective, assuming support from the Government. The majority of land that would be built upon is previously developed land. The development of the site is constrained by a number of environmental and historic designations and the detailed scheme will need to address these.

Policy SA 4

Land at Broadmoor, Crowthorne

Land at Broadmoor, Crowthorne as shown on the Policies Map\(^{(21)}\) and Illustrative Concept Plan\(^{(22)}\) is allocated for a comprehensive well designed mixed-use development, including the following:

- A redeveloped hospital and ancillary buildings.
- A maximum of 210 residential units (including affordable housing) within the walled garden area (the final number to be subject to further consideration of the impacts on the heritage assets of the site and the justification for the development including the needs of the Listed Building).
- 60 retirement apartments (including affordable housing) outside the walled garden and outside the 400m buffer to the Thames Basin Heaths Special Protection Area (SPA) (the final number to be subject to further consideration of the impacts on the heritage assets of the site and the justification for the development including the needs of the Listed Building).
- A small research park.
- Re-use of the existing hospital buildings for an appropriate use.
- Care home/nursing home.
- On-site open space and Suitable Alternative Natural Greenspace (SANG).
- New access road.

\(^{(20)}\) The Policies Map extracts are shown in Appendix 7: ‘Policies Map Extracts for sites relating to Policies SA3-SA9.’

\(^{(21)}\) Map 37 ‘Extract of Policies Map showing allocation of land at Broadmoor, Crowthorne (Policy SA4)’

\(^{(22)}\) Map 2 ‘Illustrative Concept Plan for land at Broadmoor, Crowthorne.’
The infrastructure required to support this development includes:

- A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
- On-site in-kind provision of a waste recycling facility.
- Financial contributions towards the provision of Primary School, Secondary School and Special Educational Needs places.
- Off-site in-kind provision or financial contributions towards a multi-functional community hub.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA), in agreement with the Council and Natural England. This will include provision in perpetuity of:
  - on-site bespoke SANG significantly in excess of 8ha per 1,000 new population;
  - a financial contribution towards Strategic Access Management and Monitoring;
  - and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- A comprehensive package of on-site, in-kind Open Space of Public Value (OSPV), to include re-provision of lost OSPV (to include land at Cricket Field Grove but excluding existing space within the secure perimeter), in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.

Any application must be accompanied by a Conservation Management Plan to demonstrate that any land use/proposals (including playing fields) will minimise harm to the Listed Building and Historic Parkland (including its topography, vegetation pattern and views).
Map 2 Illustrative Concept Plan for land at Broadmoor, Crowthorne.
Implementation

2.4.4 This policy will be implemented through:

- the determination and monitoring of planning applications and appeals, and
- partnership working with relevant landowners, developers, statutory agencies and the local community.

Delivery

2.4.5 Due to the complexity of the proposals, the development will need to be phased, as the availability of certain parts of the site is to a large extent dependent on the completion and occupation of the new hospital (due to the need to transfer patients from the existing hospital into the new facility). It is currently envisaged that work on the new hospital will begin in 2012/2013 and that it will be ready for occupation sometime between 2017/2018. Work could then begin on the redevelopment of the old buildings and re-use of the Listed Buildings. As a result, the remainder of the housing to be delivered in the walled garden and a further block of retirement apartments are unlikely to commence until 2018 and be completed until 2020/2021 - 2025/2026. The same factor applies to the delivery of the nursing home, small research park and re-use of the Listed Buildings for an appropriate use (see Appendix 2: 'Housing Trajectory').
Land at Transport Research Laboratory, Crowthorne

2.4.6 The site has almost entirely been used by the Transport Research Laboratory (TRL). However, the extent of land and buildings required has reduced and the majority of the site has been vacated following the expiry of the principal lease in 2011. It is intended to retain the fairly recent TRL headquarters building. Other existing buildings and testing facilities on the site have no potential for re-use. The majority of the site is in single ownership and an alternative use needs to be found. The policy set out below seeks to retain an element of employment use on the site and provide housing in a form that would act as an extension to the existing settlement of Crowthorne, whilst providing a substantial amount of accessible green space. The proposal also involves the provision a new Depot to replace an existing Council facility off Old Bracknell Lane West, Bracknell.

Policy SA 5

Land at Transport Research Laboratory, Crowthorne

Land at the Transport Research Laboratory (TRL), Crowthorne as shown on the Policies Map (23) and Illustrative Concept Plan (24) is allocated for a comprehensive well designed mixed-use development that maintains a gap between Crowthorne and Bracknell, including the following:

- 1,000 residential units (including affordable housing) located outside of the 400m buffer to the Thames Basins Heath Special Protection Area (SPA).
- Neighbourhood centre.
- Primary School.
- Multi-functional community hub.
- Care home/nursing home.
- A depot site (to enable the redevelopment of the Council’s existing depot site in Bracknell).
- Provision of green routes along Nine Mile Ride and Old Wokingham Road.
- On-site open space and Suitable Alternative Natural Greenspace (SANG).
- Maintenance of a gap between Crowthorne and Bracknell (comprising on-site open space and/or SANG).

The infrastructure required to support this development includes:

- A comprehensive package of on and off-site transport measures to mitigate the development’s impact on roads and encourage sustainable modes of transport.
- On-site in-kind provision of waste recycling facilities.
- On-site in-kind provision of a Primary School, on sufficient land to allow expansion.
- Financial contributions towards the provision of Secondary School and Special Educational Needs places.
- On-site in-kind provision of a multi-functional community hub, on sufficient land to allow expansion.

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23 Map 38 'Extract of Policies Map showing allocation of land at Transport Research Laboratory, Crowthorne (Policy SA5)'

24 Map 3 'Illustrative Concept Plan for land at Transport Research Laboratory, Crowthorne.'
Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), in agreement with the Council and Natural England. This will include provision in perpetuity:

- of on-site bespoke SANG significantly in excess of 8ha per 1,000 new population;
- a financial contribution towards Strategic Access Management and Monitoring; and
- any other measures that are required to satisfy Habitat Regulations, the Council’s Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.

- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.
2.4.7 Note: The final layout of the site will be influenced, amongst other matters, by a project level Habitats Regulations Assessment.
Implementation

2.4.8 This policy will be implemented through:

- the determination and monitoring of planning applications and appeals, and
- partnership working with relevant landowners, developers, statutory agencies and the local community.

Delivery

2.4.9 The area to be developed is primarily previously developed land and it is therefore a site that should be given priority. Almost all the site is within single ownership and available. Only a few short term leases remain on some premises within the Crowthorne Business Estate. The owner/developer is currently engaged in discussions about the future of the site with a view to submitting a planning application that could be considered in parallel with the SALP. Provided that an acceptable scheme can be negotiated and the SANG can be provided in a timely manner, it is envisaged that housing could be delivered at a fairly early stage following adoption of the SALP. Allowing for some time for the clearance of existing buildings and re-grading of the site it is estimated that the site could start delivering new homes in 2014/2015. Depending on market conditions and other factors, it is estimated that the development will take 6-7 years to complete (see Appendix 2: ‘Housing Trajectory’).
Land at Amen Corner (North), Binfield

2.4.10 The majority of the site is in single ownership and has been put forward as suitable for development. The site (which is greenfield) is close to the boundary with Wokingham Borough, and adjoins the London Road which forms an important access to Bracknell. The principle of development on land to the south of London Road has already been agreed through Core Strategy Policy CS4 and is addressed within this document under Policy SA8. The development of the two sites together will be used to reinforce the status of this important gateway to Bracknell.

Policy SA 6

Land at Amen Corner (North), Binfield

Land at Amen Corner North as shown on the Policies Map (25) and Illustrative Concept Plan (26) is allocated for a comprehensive well designed development that maintains a gap between Binfield, Wokingham and Bracknell, including the following:

- 400 residential units (including affordable housing).
- On-site open space and Suitable Alternative Natural Greenspace (SANG).
- Maintenance of a gap between Binfield, Wokingham and Bracknell (comprising on-site open space and/or SANG).

The infrastructure required to support this development includes:

- A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
- On-site in-kind provision of a waste recycling facility.
- Financial contributions towards the provision of Primary School, Secondary School and Special Educational Needs places.
- Off-site in-kind provision or financial contributions towards a multi-functional community hub.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA), in agreement with the Council and Natural England. This will include provision in perpetuity of:
  - a bespoke SANG of at least 8ha per 1,000 new population;
  - a financial contribution towards Strategic Access Management and Monitoring; and
  - any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.

25 Map 39 'Extract of Policies Map showing allocation of land at Amen Corner (North) and Amen Corner (South), Binfield (Policies SA6 and SA8)'
26 Map 4 'Illustrative Concept Plan for land at Amen Corner (North), Binfield.'
Protection and enhancement of Public Rights of Way.
Integration of Sustainable Drainage Systems.
Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.

2.4.11 The policy requires a bespoke SANG, which could be partially on-site of at least 8ha per 1,000 new population to be provided in perpetuity. Provision made must pass an Appropriate Assessment and be agreed by Natural England.
Map 4 Illustrative Concept Plan for land at Amen Corner (North), Binfield.

Key
- = landmark building
- = gateway feature
= Public Right of Way
= housing
= green frontage
= new pedestrian links
= Borough boundary
= Open Space of Public Value

= ancient woodland
= 20m buffer zone to ancient woodland
= green connection
= existing bus routes
= existing settlement boundary
= proposed settlement boundary

N.B. A bespoke SANG solution will also be required
Implementation

2.4.12 This policy will be implemented through:

- the determination and monitoring of planning applications and appeals, and,
- partnership working with relevant landowners, developers, statutory agencies and the local community.

Delivery

2.4.13 The development of this site needs to be considered in relation to the development of land at Amen Corner (South) (Primary School) and Blue Mountain (Secondary School and community facilities) as provision of supporting infrastructure will need to be co-ordinated. The owners/developers of land at Amen Corner (South) are currently engaged in discussions over the future form of the development with a view to submitting a planning application in 2013. Provided that an acceptable scheme can be negotiated, it is likely that work could commence on the development of this site in late 2013/2014. Although more dependent on the SALP process, the progression of development on land at Blue Mountain is a priority due to the need for the new Secondary School proposed on that site.

2.4.14 In view of this, the Housing Trajectory shows this site beginning to deliver in 2015/2016 (assuming the timely delivery of a SANG) and continuing over the subsequent five years. The development of this site may also require a satisfactory off-site SANG solution (see Appendix 2: 'Housing Trajectory').
Land at Blue Mountain, Binfield

2.4.15 Most of the land is currently used as an 18 hole golf course. There are also conference facilities and a banqueting suite on the site. The site has been put forward as suitable for development by the owner who is willing to address the identified requirement for additional secondary educational facilities in North Bracknell. The site is well placed to serve that need. The owner also proposes to provide a site for a new football ground. This will allow Bracknell Town Football Club to relocate and make its existing site available for high density housing in a sustainable location.

Policy SA 7

Land at Blue Mountain, Binfield

Land at Blue Mountain Binfield as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well designed mixed-use development that maintains a gap between Binfield and Bracknell, including the following:

- 400 residential units (including affordable housing).
- Land for a range of educational facilities, including Primary, Secondary and Special Education Needs.
- Multi-functional community hub.
- A new football ground.
- Maintenance of a gap between Binfield and Bracknell (comprising on-site open space and/or SANG).
- On-site open space and Suitable Alternative Natural Greenspace (SANG).

The infrastructure required to support this development includes:

- A comprehensive package of on and off-site transport measures to mitigate the development’s impact on roads and encourage sustainable modes of transport.
- On-site in-kind provision of a waste recycling facility.
- Provision of land and financial contributions towards on-site Primary School, Secondary School and Special Educational Needs places.
- In-kind provision, or financial contributions towards an on-site multi-functional community hub, including land set aside for the delivery of a Full Daycare Nursery.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA), in agreement with the Council and Natural England. This will include provision in perpetuity of:
  - on-site bespoke SANG of at least 8ha per 1,000 new population;
  - a financial contribution towards Strategic Access Management and Monitoring; and
  - any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

27 Map 40 'Extract of Policies Map showing allocation of land at Blue Mountain, Binfield (Policy SA7)'
28 Map 5 'Illustrative Concept Plan for land at Blue Mountain, Binfield.'
A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.

2.4.16 The policy requires the provision of on-site bespoke SANG of at least 8ha per 1,000 new population to be provided in perpetuity. This is the Council’s preferred solution. Any alternative provision must pass an Appropriate Assessment and be agreed with Natural England.
Map 5 Illustrative Concept Plan for land at Blue Mountain, Binfield.
Implementation

2.4.17 This policy will be implemented through:

- the determination and monitoring of planning applications and appeals, and
- partnership working with relevant landowners, developers, statutory agencies and the local community.

Delivery

2.4.18 The site is in single ownership, although there are leasehold interests affecting the site, including a Bracknell Forest Borough Council interest. The delivery of the proposed Secondary School is an important priority for the Council, both to accommodate new pupils arising from planned development and those arising from within the existing population. The development of this site therefore needs to be progressed soon after the adoption of the SALP. Some existing buildings will need to be cleared and the land re-graded in places. Provided that an acceptable scheme is negotiated and planning permission can be granted, it is envisaged that the site could start delivering housing in 2015/2016 (assuming the timely delivery of the SANG) (see Appendix 2: 'Housing Trajectory').
2.5 Allocation of land covered by Core Strategy Policies CS4 and CS5

2.5.1 Two major locations for growth were established in principle through the Core Strategy:

- land at Amen Corner; and,
- land at Warfield (formerly known as Land North of Whitegrove and Quelm Park).

At the time of its adoption, it was not possible to allocate land for development through the Core Strategy; Policies CS4 and CS5 set out broad areas for growth. This SALP therefore formally allocates these two sites as shown on extracts from the Policies Map. Policies SA8 and SA9 supplement the Core Strategy Policies CS4 and CS5.

Land at Amen Corner (South), Binfield

Policy SA 8

Land at Amen Corner (South), Binfield

Land at Amen Corner South, Binfield as shown on the Policies Map is allocated for a comprehensive well designed mixed-use development that maintains a gap between Wokingham and Bracknell, including the following:

- 725 residential units (including affordable housing).
- Employment.
- Neighbourhood Centre.
- Primary School.
- On-site open space and Suitable Alternative Natural Greenspace (SANG).

The infrastructure required to support this development includes:

- A comprehensive package of on- and off-site transport measures to mitigate the development’s impact on roads and encourage sustainable modes of transport.
- A new spine road linking London Road and the Beehive Road/John Nike Way junction to provide a single access for all the development allocated in this policy.
- On-site in-kind provision of a waste recycling facility.
- On-site in-kind provision of a Primary School, on sufficient land to allow expansion.
- Financial contributions towards the provision of Secondary School and Special Educational Needs places.
- In-kind provision or financial contributions towards the enhancement and expansion of the Farley Wood community centre into a multi-functional community hub.
- Measures to avoid and mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area (SPA), in agreement with the Council and Natural England. This will include provision in perpetuity;
- of on-site and off-site bespoke SANG of at least 8ha per 1,000 new population;

(see Appendix 7: ‘Policies Map Extracts for sites relating to Policies SA3-SA9.’)

(see Map 39: Extract of Policies Map showing allocation of land at Amen Corner (North) and Amen Corner (South), Binfield (Policies SA6 and SA8).)
- a financial contribution towards Strategic Access Management and Monitoring; and
- any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other matters including mitigation required can be found in the Infrastructure Delivery Plan, Amen Corner Supplementary Planning Document\(^{(31)} \) and/or any other relevant guidance.

2.5.2 The policy requires the provision of on-site and off-site bespoke SANG of at least 8ha per 1,000 new population to be provided in perpetuity. This is the Council’s preferred solution. Any alternative provision must pass an Appropriate Assessment and be agreed with Natural England.

2.5.3 In light of the surplus of employment floorspace and land in the Borough, the priority for the SALP and for this site is the delivery of housing. The extent of other uses proposed should not prejudice the delivery of the target number of homes for this site.

2.5.4 For the purposes of Policy SA8 employment means business, industrial distribution and storage uses. Additional uses that may be appropriate for the site are a hotel and/or commercial sports facilities.

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31 Amen Corner Supplementary Planning Document March 2010 [http://www.bracknell-forest.gov.uk/amencorner](http://www.bracknell-forest.gov.uk/amencorner)
Map 6 Illustrative Concept Plan for land at Amen Corner (South).

N.B. A bespoke SANG solution will also be required.
Implementation

2.5.5 This policy will be implemented through:

- The assessment and determination of planning applications and appeals against guidance set out in the adopted Amen Corner SPD.
- The determination and monitoring of planning applications and appeals.
- Partnership working with Wokingham Borough Council, relevant landowners, developers, statutory agencies and the local community.

Delivery

2.5.6 A Housing Trajectory is included in the adopted SPD that deals with the area. This shows the site beginning to deliver housing in 2012/2013. However, although negotiations on the future development of the site are underway, the Trajectory in the SPD is unlikely to be achieved. A revised estimate of 2014/2015 is given for the delivery of the first new homes on this site, (see Appendix 2: 'Housing Trajectory').
Land at Warfield

Policy SA 9

Land at Warfield

Land at Warfield, as shown on the Policies Map(32) is allocated for a comprehensive well designed mixed-use development, including the following:

- 2,200 residential units (including affordable housing).
- Employment.
- Neighbourhood centre.
- Two Primary Schools.
- Multi-functional community hub.
- On-site open space and Suitable Alternative Natural Greenspace (SANG).

The infrastructure required to support this development includes:

- A comprehensive package of on and off-site transport measures to mitigate the development’s impact on roads and encourage sustainable modes of transport.
- A new north-south spine road linking the Quelm Park roundabout and the Three Legged Cross junction, unless an alternative solution is agreed with the Council.
- On-site in-kind provision of waste recycling facilities.
- On-site in-kind provision of two Primary Schools.
- Financial contributions towards the provision of Secondary School and Special Educational Needs places.
- On-site in-kind provision of a multi-functional community hub, including land set aside for the delivery of a Full Daycare Nursery.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA) in agreement with the Council and Natural England. This will include provision in perpetuity of on-site bespoke SANG of at least 8ha per 1,000 new population. The preferred solution is for a SANG at Cabbage Hill. Part of the solution could be off-site subject to agreement with the Council and Natural England, and, passing an Appropriate Assessment. Further in perpetuity requirements include a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other matters including mitigation required can be found in the Infrastructure Delivery Plan, Warfield Supplementary Planning Document(33) and/or any other relevant guidance.

32 Map 41 ‘Extract of Policies Map showing allocation of land at Warfield (Policy SA9)’
33 Warfield Supplementary Planning Document http://www.bracknell-forest.gov.uk/warfield
Prior to the submission of a planning application for any part of the site, masterplans will be prepared by the developer(s) and agreed with the Council in accordance with the requirements of Policy SA9, Core Strategy Policy CS5 and the Warfield Supplementary Planning Document unless otherwise agreed with the Council. Once agreed by the Council they will be an important material planning consideration in the determination of subsequent planning applications.

2.5.7 In light of the surplus of employment floorspace and land in the Borough, the priority for this site is the delivery of housing. The extent of other uses proposed for this site should not prejudice the delivery of the target number of homes for this site.

2.5.8 For the purposes of Policy SA9 employment means business, industrial, distribution and storage uses.
Map 7 Illustrative Concept Plan for land at Warfield.
Implementation

2.5.9 This policy will be implemented through:

- The assessment and determination of planning applications against guidance set out in the Warfield Supplementary Planning Document.\(^{[34]}\)
- The determination and monitoring of planning applications and appeals.
- Partnership working with relevant landowners, developers, statutory agencies and the local community.

Delivery

2.5.10 This site is in a number of different ownerships. A consortium is preparing plans for a substantial portion of the site and a further large portion is being progressed by a single developer. An SPD was adopted early in 2012. Whilst a considerable amount of infrastructure needs to be put in place, including a Secondary School on land at Blue Mountain, it is envisaged that the site will start delivering housing in 2014/2015 and continue to deliver over the remainder of the plan period (see Appendix 2: 'Housing Trajectory').
3 Employment

3.1 Approach to employment provision

3.1.1 It is important that identified employment areas and allocations for mixed-use development, including employment, help achieve sustainable economic growth. One way of doing this is to seek to maintain a balance between the level of housing and the resident workforce and number of jobs.

3.1.2 The Employment Land Review (ELR)\(^{(35)}\) concluded that there was a significant over-supply of offices in the Borough and that the defined employment areas were of reasonable quality. This is further supported by the Market Perspective of Bracknell Forest Borough Office Floorspace \(^{(36)}\) which demonstrates that based on the average rate of take-up over the past 10 years there is currently an 8 year supply of available office accommodation in the Borough. The report also predicts that the demand for office space is likely to decrease over the medium to long term, as there is an increasing move by many office occupiers towards home-working, hot desking arrangements and the expansion of Cloud based computing provision.

3.1.3 In order to maintain sustainable economic growth within the Borough the following strategy has been identified:

- plan flexibly for sustainable economic growth;
- continue to promote the regeneration of Bracknell Town Centre as a significant employment location, primarily through the redevelopment of older office stock;
- retain the necessary employment sites and premises to enable economic development, and;
- identify sites which could change from employment to other uses without causing conflict or detracting from the integrity of the employment areas.

3.1.4 In the light of the existing stock of floorspace and commitments for future development, no major new allocations of employment land are made. A significant proportion of committed floorspace relates to the Bracknell Town Centre regeneration scheme although the majority of this involves the replacement of existing older floorspace. There is also provision in the major locations for growth identified in the Core Strategy, for some limited employment floorspace as part of mixed use schemes (Amen Corner (South) and Warfield).

\(^{35}\) Employment Land Review December 2009
\(^{36}\) Market Perspective of Bracknell Forest Borough Office Floorspace, Hicks Baker, October 2011
3.2 Employment sites within defined settlement boundaries

3.2.1 Development Plan policies seek to focus new employment development on Bracknell Town Centre and the defined employment areas, as shown on the Policies Map. The Core Strategy policy relating to defined employment areas (Policy CS20) seeks to protect them from non-employment uses. In view of the over-supply of offices and the need for land for housing, the extent of land covered by this designation has been reviewed to identify areas where housing might be acceptable. As a result, a number of changes are made to the boundaries of defined employment areas in settlements. These changes are discussed in more detail in Section 5 'Policies Map changes' and boundaries are shown on the Policies Map.

3.3 Employment sites outside defined settlement boundaries

Crowthorne Business Estate and Broadmoor Hospital

3.3.1 The Bracknell Forest Borough Local Plan\(^{37}\) recognises that there are major employment sites located outside settlements that employ a wide range of people. Saved Policy E12 seeks to provide some flexibility so that development needs can be accommodated, whilst taking account of the character of the area and landscape. The Crowthorne Business Estate was previously identified as one of these areas but this designation has now been deleted due to the inclusion of the area within Policy SA5 allocating the site as an urban extension for mixed use development.

3.3.2 The Broadmoor Hospital site was also one such designation, but the designation is now being removed from the site, due to the inclusion of the area within Policy SA4 allocating the site as an urban extension for mixed use development. The part of the site which related to Policy E12 will now be included within the defined settlement area. The site will therefore retain an employment designation but it will be under Core Strategy Policies CS19 and CS20 which apply within settlements.

3.3.3 As a result of the Policy E12 designation being removed from both the TRL and Broadmoor sites, Policy E12 is superseded by the SALP, as the only Policy E12 notations on the Policies Map relate to Crowthorne Business Estate and Broadmoor.

Royal Military Academy, Sandhurst

3.3.4 The Royal Military Academy Sandhurst is an important element of the nation’s military training capacity. It makes a significant contribution to the local economy and is a major local employer. It is important that it can continue to function effectively within its existing site.

3.3.5 The site contains a range of buildings, including some Listed Buildings and a large area of undeveloped land beyond the existing built envelope. The objective of this policy is to ensure that the Academy can continue to carry out development required for operational purposes to enable it to maintain its status as a world class institution whilst protecting the Listed Buildings on the site together with their settings and avoiding any adverse impacts on the character of the countryside and nature conservation interests.

\(^{37}\) Bracknell Forest Borough Local Plan, January 2002
Policy SA 10

Royal Military Academy, Sandhurst

The area of land shown on the Policies Map (38) at the Royal Military Academy Sandhurst is suitable for built development to meet operational defence needs provided that:

i. The site's heritage assets are sustained and, where possible, enhanced and the settings of any heritage assets, either within or outside the site, are safeguarded from harm and, where possible, enhanced or changed to better reveal the significance of the heritage asset;

ii. any development does not result in a significant increase in the built footprint on the site;

iii. any development does not have any adverse impacts on the integrity of the Thames Basin Heaths Special Protection Area or the character or ecological quality of the Broadmoor to Bagshot Woods; and,

iv. the height of any new development would not significantly exceed that of existing adjacent development on the site.
4 Retail

4.1 Bracknell Town Centre

4.1.1 The Retail Study (39) shows that on the whole Bracknell is not performing as well as rival centres. It is important that Bracknell Forest has a main town centre that meets the needs of its residents and reduces their propensity to travel to more distant centres. Outline planning permission has been granted for the regeneration of Bracknell Town Centre, which, amongst other uses, includes a supermarket, a mix of retail, hot food and drink establishments, health facility and residential development.

4.1.2 Bracknell Regeneration Partnership owns a considerable amount of the land within the Town Centre and is working with the Council to bring the scheme forward. The regeneration proposals are designed to improve access to the Town Centre from surrounding areas and encourage residential development in sustainable town centre locations.

Policy SA 11

**Bracknell Town Centre**

Land in Bracknell Town Centre as shown on the Policies Map (40) is allocated for a mixed use development including retail, business, residential, leisure and other ancillary development.

Any proposals must accord with the principles, development zones and schedules set out in the adopted masterplan, or any subsequently agreed amendments, framework and strategies. Any proposals must contain measures to mitigate the impact of the development.

The Peel Centre

4.1.3 The Peel Centre is a retail warehouse development located to the south west of the Town Centre primary shopping area. It is less than a 300 metre walk from the primary shopping area retail core of Bracknell Town Centre. There is scope to improve the quality of the pedestrian links between the Peel Centre and Bracknell Town Centre through the wider regeneration proposals.

4.1.4 Under the definitions in NPPF (41), the Peel Centre meets the definition of an edge-of-centre location. Therefore the Peel Centre is designated as an edge-of-centre location suitable for retail warehouse development.

39 GVA Grimley (May 2008) Bracknell Forest Retail Study
40 See Map 45 'Town Centre and Peel Centre Inset Map 1'
4.1.5 Redefining the Peel Centre as an edge-of-centre location means that certain proposals would be subject to the sequential test. This involves looking at whether a use can be located in Bracknell Town Centre before looking at this edge-of-centre location. Any main town centre use proposed on an edge of centre site should not have an unacceptable impact on the town centre.

Policy SA 12

The Peel Centre

The Peel Centre is allocated as an edge-of-centre retail warehouse park.

At the Peel Centre, development that reinforces its role and character as a retail warehouse park will be favourably considered.

A development will only be permitted if it does not adversely affect the retail warehouse character or function of the park. Any qualifying applications will need to be supported by information relating to the sequential test, and will require an impact assessment.

A development proposal should have no serious effect (either on its own or cumulatively with other similar permissions) upon the vitality and viability of Bracknell Town Centre, as a whole.

Other changes

4.1.6 As a result of the preparation of the SALP a number of changes are identified to other retail boundaries. These are:

- Changes to the primary and secondary frontages within Bracknell Town Centre.
- Changes to the boundary of Crowthorne Centre and to the frontage designations.
- Boundary changes to other retail centres.

4.1.7 Boundary changes are discussed in more detail in Section 5 'Policies Map changes' of the SALP. The changes establish the relevant areas for the application of Core Strategy Policies CS3, CS21, CS22 and saved Bracknell Forest Borough Local Plan Policies E1, E7, E8, E9, E10 and E11.

42 See Appendix 8: 'Retail inset maps'
5 Policies Map changes

5.1 Introduction

5.1.1 The preparation of the SALP has included the addition, deletion and amendment of a number of policy boundaries on the Policies Map. Not all of these boundaries relate to specific policies in this SALP; some relate to policies in the Core Strategy and others to saved policies in the Bracknell Forest Borough Local Plan. These changes are summarised below and listed in Table 3 'Summary of changes to the Policies Map: additions, amendments and deletions'. They have been incorporated in a revised Policies Map.

5.2 Summary of changes

Settlement Boundary Changes

5.2.1 To support the policies in the SALP, a number of amendments have been made to the settlement boundaries. These amendments involve:

- housing sites previously located on the edge of settlements (see Policy SA3);
- urban extensions; and,
- the incorporation of a number of school buildings that were previously not considered part of the settlement but which in reality relate well to the built up area.

Urban Extensions

5.2.2 In addition to defining settlement boundaries for urban extensions that reflect the likely extent of buildings, the extent of land to be allocated has been added to the Policies Map for the following sites:

- Land at Broadmoor, Crowthorne (Policy SA4).
- Land at Transport Research Laboratory, Crowthorne (Policy SA5).
- Land at Amen Corner (North), Binfield (Policy SA6).
- Land at Blue Mountain, Binfield (Policy SA7).

Other Housing Sites

5.2.3 To support the allocation of housing sites on the edge of settlements and within existing settlements, boundaries for sites have been added to the Policies Map. These include:

- Previously developed land and buildings in defined settlements (see Policy SA1),
- Other land within defined settlements (see Policy SA2),
- Edge of settlement sites (see Policy SA3).

43 These changes include a number of amendments to the boundaries of defined employment areas.
44 These changes include an amendment to the boundaries of defined employment areas.
45 These changes include a number of amendments to the settlement boundary as a consequence of the allocations of edge of settlement housing sites.
Employment Sites

5.2.4 To support the delivery of housing and to reflect evidence of an over supply of offices, a number of changes have been made to the boundaries of defined employment areas and identified major employment sites. Crowthorne Business Estate has been deleted. As the identified major employment area for Broadmoor is now shown within the defined settlement, the notation for an ‘identified major employment site’ has been removed and replaced with a ‘defined employment area’ designation. A new policy boundary is shown for the Royal Military Academy Sandhurst (to support Policy SA11).

Retail Sites

5.2.5 In order to reflect redevelopment proposals for Bracknell Town Centre appropriate changes have been made to the Bracknell Town Centre boundary. Amendments have also been made to some of the primary and secondary frontages. A new designation has been added for the Peel Centre which has been redefined in policy terms as an ‘edge of centre location’. Some changes to the extent of the boundary of the centre at Crowthorne and retail frontage designations have been made as part of this document, along with a number of amendments to the boundaries of smaller retail centres in the Borough. These changes are mapped in Appendix 8: ‘Retail inset maps’.

5.2.6 An existing centre is de-designated at New Road Ascot as it has become too small to meet the criteria for designation.

Open Space of Public Value

5.2.7 Core Strategy Policy CS8 relates to recreation and culture and favours development that improves and maintains existing recreational facilities. Recreational facilities are defined in paragraph 99 of the Core Strategy and the definition includes Open Space of Public Value (OSPV) (both active and passive). Due to inconsistencies in the way in which this notation was shown on the Policies Map the opportunity has been taken to remove this notation as part of the preparation of this SALP. However, the policy in the Core Strategy remains and will continue to apply to all sites that contain features specified in the OSPV definition within sub-section 1 of the Core Strategy paragraph 99.

Conservation Areas

5.2.8 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines Conservation Areas as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Bracknell Forest has five Conservation Areas:

- Warfield
- Easthampstead
- Winkfield Village
- Winkfield Row
- Church Street, Crowthorne

5.2.9 The boundaries of the Conservation Areas have been added to the Policies Map for completeness.
<table>
<thead>
<tr>
<th>Location of change</th>
<th>Relevant Map Appendix within SALP and/or relevant Policies Map Number</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1a. Amendments to the settlement boundary of school sites</strong></td>
<td></td>
</tr>
<tr>
<td>Easthampstead Park Community School, Ringmead, Bracknell</td>
<td>See Policies Map 3</td>
</tr>
<tr>
<td>Kennel Lane School, Kennel Lane, Bracknell</td>
<td>See Policies Map 2</td>
</tr>
<tr>
<td>Wooden Hill Primary School, Staplehurst, Bracknell</td>
<td>See Policies Map 3</td>
</tr>
<tr>
<td>Edgbarrow School, Grant Road, Crowthorne</td>
<td>See Policies Map 4</td>
</tr>
<tr>
<td>New Scotland Hill Primary School, Grampian Road, Sandhurst</td>
<td>See Policies Map 4</td>
</tr>
<tr>
<td>St Michael's C of E Voluntary Aided Primary School, Lower Church Road, Sandhurst</td>
<td>See Policies Map 4</td>
</tr>
<tr>
<td><strong>1b. &amp; 2a. Amendments to the settlement boundary as a consequence of the allocation of edge of settlement housing sites and addition of boundaries delineating allocated sites</strong></td>
<td></td>
</tr>
<tr>
<td>Land at Wood Lane, Binfield (SHLAA ref. 20)</td>
<td>Map 25 'Location Plan of land at Wood Lane, Binfield.'</td>
</tr>
<tr>
<td>Land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage, Binfield (SHLAA ref. 24)</td>
<td>Map 28 'Location Plan of land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage, Binfield.'</td>
</tr>
<tr>
<td>Land at junction of Forest Road and Foxley Lane, Binfield (SHLAA ref. 93)</td>
<td>Map 29 'Location Plan of land at junction of Forest Road and Foxley Lane, Binfield.'</td>
</tr>
<tr>
<td>Sandbanks, Long Hill Road, Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield (SHLAA refs. 122, 137 and 300)</td>
<td>Map 31 'Location Plan of Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield.'</td>
</tr>
<tr>
<td>Land at Bog Lane, Winkfield (SHLAA ref. 204)</td>
<td>Map 32 'Location Plan of land at Bog Lane, Winkfield.'</td>
</tr>
<tr>
<td>White Cairn, Dukes Ride, Crowthorne (SHLAA ref. 34)</td>
<td>Map 26 'Location Plan of White Cairn, Dukes Ride, Crowthorne.'</td>
</tr>
<tr>
<td>Land south of Dukes Ride, Crowthorne (SHLAA ref. 302)</td>
<td>Map 27 'Location Plan of land south of Dukes Ride, Crowthorne.'</td>
</tr>
<tr>
<td>Location of change</td>
<td>Relevant Map Appendix within SALP and/or relevant Policies Map Number</td>
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<tr>
<td>----------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Land west of Alford Close, Sandhurst (SHLAA ref. 315)</td>
<td>Map 30 'Location Plan of land west of Alford Close, Sandhurst.'</td>
</tr>
<tr>
<td><strong>2b. Addition of boundaries delineating Previously Developed Land sites allocated for housing within defined settlements (Policy SA1)</strong></td>
<td></td>
</tr>
<tr>
<td>Binfield Nursery, Terrace Road, Binfield (SHLAA ref. 319)</td>
<td>Map 11 'Location Plan of Binfield Nursery, Terrace Road, Binfield.'</td>
</tr>
<tr>
<td>Downside, Wildridings Road, Bracknell (SHLAA ref. 320)</td>
<td>Map 15 'Location Plan of Downside, Wildridings Road, Bracknell.'</td>
</tr>
<tr>
<td>Adastron House, Crowthorne Road, Bracknell (SHLAA ref. 15)</td>
<td>Map 8 'Location Plan of Adastron House, Crowthorne Road, Bracknell.'</td>
</tr>
<tr>
<td>Garth Hill School, Sandy Lane, Bracknell (SHLAA ref. 46)</td>
<td>Map 9 'Location Plan of Garth Hill School, Sandy Lane, Bracknell.'</td>
</tr>
<tr>
<td>Land at Battle Bridge House and Garage, Forest Road, Warfield (SHLAA ref. 95)</td>
<td>Map 10 'Location Plan of land at Battle Bridge House, and Garage, Forest Road, Warfield.'</td>
</tr>
<tr>
<td>Farley Hall, London Road, Binfield (SHLAA ref. 123)</td>
<td>Map 12 'Location Plan of Farley Hall, London Road, Binfield.'</td>
</tr>
<tr>
<td>The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell (SHLAA ref. 215)</td>
<td>Map 13 'Location Plan of The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell.'</td>
</tr>
<tr>
<td>Albert Road Car Park, Bracknell (SHLAA ref. 228)</td>
<td>Map 14 'Location Plan of Albert Road Car Park, Bracknell.'</td>
</tr>
<tr>
<td>Land to the north of Eastern Road, Bracknell (SHLAA refs. 308 &amp; 322)</td>
<td>Map 16 'Location Plan of land north of Eastern Road, Bracknell.'</td>
</tr>
<tr>
<td>Land at Old Bracknell Lane West, Bracknell (SHLAA refs. 230 &amp; 317)</td>
<td>Map 17 'Location Plan of sites in Old Bracknell Lane West, Bracknell.'</td>
</tr>
<tr>
<td>Chiltern House and the Redwood Building, Broad Lane, Bracknell (SHLAA ref. 318)</td>
<td>Map 18 'Location Plan of Chiltern House and the Redwood Building, Broad Lane, Bracknell.'</td>
</tr>
<tr>
<td><strong>2c. Addition of boundaries delineating Greenfield sites allocated for housing within defined settlements (Policy SA2)</strong></td>
<td></td>
</tr>
<tr>
<td>The Football Ground, Larges Lane, Bracknell (SHLAA ref. 19)</td>
<td>Map 19 'Location Plan of Football Ground, Larges Lane, Bracknell.'</td>
</tr>
<tr>
<td>Location of change</td>
<td>Relevant Map Appendix within SALP and/or relevant Policies Map Number</td>
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<tr>
<td>Land at Cricket Field Grove, Crowthorne (SHLAA ref. 76)</td>
<td>Map 20 'Location Plan of land at Cricket Field Grove, Crowthorne.'</td>
</tr>
<tr>
<td>Land north of Cain Road, Binfield (SHLAA ref. 194)</td>
<td>Map 21 'Location Plan of land north of Cain Road, Binfield.'</td>
</tr>
<tr>
<td>152 New Road, Winkfield (SHLAA ref. 284)</td>
<td>Map 22 'Location Plan of 152 New Road, Winkfield.'</td>
</tr>
<tr>
<td>Land north of Peacock Lane, Bracknell (Binfield Parish) (SHLAA ref. 316)</td>
<td>Map 24 'Location Plan of land north of Peacock Lane, Bracknell.'</td>
</tr>
<tr>
<td>Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield (SHLAA ref. 107)</td>
<td>Map 23 'Location Plan of Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield.'</td>
</tr>
</tbody>
</table>

3. Addition of boundaries marking the extent of land allocated as urban extensions and amendments to settlement boundaries as a consequence of the allocation

<table>
<thead>
<tr>
<th>Location of change</th>
<th>Relevant Map Appendix within SALP and/or relevant Policies Map Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Broadmoor, Crowthorne - SA4</td>
<td>Map 37 'Extract of Policies Map showing allocation of land at Broadmoor, Crowthorne (Policy SA4)'</td>
</tr>
<tr>
<td>Land at Transport Research Laboratory, Crowthorne - SA5</td>
<td>Map 38 'Extract of Policies Map showing allocation of land at Transport Research Laboratory, Crowthorne (Policy SA5)'</td>
</tr>
<tr>
<td>Land at Amen Corner (North), Binfield - SA6</td>
<td>Map 39 'Extract of Policies Map showing allocation of land at Amen Corner (North) and Amen Corner (South), Binfield (Policies SA6 and SA8)'</td>
</tr>
<tr>
<td>Land at Blue Mountain, Binfield - SA7</td>
<td>Map 40 'Extract of Policies Map showing allocation of land at Blue Mountain, Binfield (Policy SA7)'</td>
</tr>
<tr>
<td>Land at Amen Corner (South), Binfield - SA8</td>
<td>Map 39 'Extract of Policies Map showing allocation of land at Amen Corner (North) and Amen Corner (South), Binfield (Policies SA6 and SA8)'</td>
</tr>
<tr>
<td>Land at Warfield - SA9</td>
<td>Map 41 'Extract of Policies Map showing allocation of land at Warfield (Policy SA9)'</td>
</tr>
</tbody>
</table>
## Location of change

### Relevant Map Appendix within SALP and/or relevant Policies Map Number

### 4. Defined Employment Area boundary changes

<table>
<thead>
<tr>
<th>Location of change</th>
<th>Relevant Map Appendix</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Bracknell Lane West (to take account of housing allocation (SHLAA refs. 215, 230 &amp; 317) and removal of defined employment area designation from Old Bracknell Lane West)</td>
<td>Policies Map 3</td>
</tr>
<tr>
<td>Eastern Industrial Area (to take account of housing allocations (SHLAA refs. 308 &amp; 318) and removal of defined employment designation from part of Eastern Industrial Area)</td>
<td>Policies Map 3</td>
</tr>
<tr>
<td>Land north of Cain Road, Bracknell (to take account of housing allocation (SHLAA ref. 194) and amendment of defined employment area designation)</td>
<td>Policies Map 3</td>
</tr>
<tr>
<td>Land at Broadmoor (to take account of the allocation in Policy SA4, and reflect that the employment area is now located within the defined settlement)</td>
<td>Policies Map 4</td>
</tr>
</tbody>
</table>

### 5. Identified Major Employment site outside settlement changes

<table>
<thead>
<tr>
<th>Location of change</th>
<th>Relevant Map Appendix</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Broadmoor - removal of designation as an 'Identified Major Employment site'</td>
<td>Policies Map 4</td>
</tr>
<tr>
<td>Crowthorne Business Estate - removal of designation as an 'Identified Major Employment site'</td>
<td>Policies Map 4</td>
</tr>
</tbody>
</table>

### 6. New designation

<table>
<thead>
<tr>
<th>Location of change</th>
<th>Relevant Map Appendix</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Royal Military Academy, Sandhurst (Policy SA11)</td>
<td>Policies Map 4</td>
</tr>
</tbody>
</table>

### 7., 8. & 9. Town Centre retail boundary changes

<table>
<thead>
<tr>
<th>Location of change</th>
<th>Relevant Map Appendix</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Amendments to the boundary of Bracknell Town Centre and to primary and secondary frontages</td>
<td>Map 45 'Town Centre and Peel Centre Inset Map 1'</td>
</tr>
<tr>
<td>8. Additional boundary for Peel Centre, Bracknell</td>
<td>Map 45 'Town Centre and Peel Centre Inset Map 1'</td>
</tr>
<tr>
<td>Location of change</td>
<td>Relevant Map Appendix within SALP and/or relevant Policies Map Number</td>
</tr>
<tr>
<td>--------------------</td>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td>9. Amendments to Crowthorne Centre boundary and to primary and secondary frontages</td>
<td>Map 45 'Town Centre and Peel Centre Inset Map 1'</td>
</tr>
<tr>
<td>10. Retail centre boundary changes</td>
<td></td>
</tr>
<tr>
<td>Amendments to Sandhurst Centre boundary</td>
<td>Map 56 'Yorktown Road (west of Swan Lane), Inset Map 22'</td>
</tr>
<tr>
<td>Amendments to Binfield Centre boundary</td>
<td>Map 46 'Binfield Centre Inset Map 2'</td>
</tr>
<tr>
<td>Amendments to Birch Hill Centre boundary</td>
<td>Map 50 'Hanworth and Birch Hill Inset Maps 12 and 13'</td>
</tr>
<tr>
<td>Amendments to Great Hollands Centre boundary</td>
<td>Map 49 'Great Hollands Square, Inset Map 11'</td>
</tr>
<tr>
<td>Amendments to Wildridings Centre boundary</td>
<td>Picture 1 'Priestwood Square, Bay Road Bullbrook and Wildridings Square Inset Maps 6, 7 and 8'</td>
</tr>
<tr>
<td>Amendments to College Town Centre boundary</td>
<td>Map 57 'Yorktown Road (east of Swan Lane) and Yorktown Road College Town, Inset Maps 23 and 24'</td>
</tr>
<tr>
<td>Amendments to Crowthorne Station Centre boundary</td>
<td>Map 53 'Crowthorne Station Area and Yeovil Road Owlsmoor, Inset Maps 18 and 20'</td>
</tr>
<tr>
<td>Amendments to Easthampstead Centre boundary</td>
<td>Map 48 'Rectory Row, Easthampstead and Harman's Water, Inset Maps 9 and 10'</td>
</tr>
<tr>
<td>New Road, Ascot - removal of designation as a 'centre'</td>
<td>Policies Map 3</td>
</tr>
</tbody>
</table>

11. Addition of boundaries of Conservation Areas

- Warfield: Policies Map 2
- Easthampstead: Policies Map 3
- Winkfield Village: Policies Map 2
- Winkfield Row: Policies Map 2
- Church Street, Crowthorne: Policies Map 4
Policy SA 13

Policies Map Changes

The following boundary changes are made to the Policies Map:

1. amendments to the settlement boundary
2. addition of boundaries for allocated housing sites
3. addition of allocated urban extension sites, including associated settlement boundaries
4. amendments to defined employment areas
5. amendments to identified major employment sites outside settlement boundaries
6. additional designation for Royal Military Academy, Sandhurst
7. amendments to the boundary of Bracknell Town Centre and to primary and secondary frontages
8. additional boundary for the Peel Centre
9. amendments to Crowthorne Centre boundary and to the primary and secondary frontages
10. amendments to the boundaries of local centres
11. addition of boundaries of Conservation Areas
12. deletion of the Open Space of Public Value notation
6 Delivery, phasing and implementation

6.0.1 Previous sections of the SALP have set out under each policy how each one will be implemented. In general, for the delivery of allocated sites this is through engagement with developers and other stakeholders and through the determination of planning applications. The Council will proactively engage in pre-application discussions in relation to the sites identified in this document and will consider the need for any additional topic or site based supplementary guidance in addition to that which already exists or is in preparation.

Infrastructure Delivery

6.0.2 It is very important to the quality of life in the Borough that necessary services and facilities are provided with new development. A key element of the delivery of new development is the timely provision of associated infrastructure. There is a need to ensure that there is capacity across a wide range of infrastructure to accommodate the needs of a growing population. This document provides guidance on mitigation for the smaller sites.

6.0.3 Core Strategy Policy CS6 requires new development to contribute towards the infrastructure needed to support growth in the Borough and mitigate its impacts. One of the mechanisms for delivering this policy is through an adopted SPD on Limiting the Impact of Development (LID) (July 2007), which is likely to be updated or replaced during the lifetime of the SALP. A definition of infrastructure for planning purposes is included within the Glossary. Infrastructure will be secured through the use of planning obligations and/or through the CIL. This is a tariff based system of developer contributions which will be used to deliver infrastructure required to support development in the Borough. Preparation of a CIL Charging Schedule started at the end of 2011. Adoption is likely in 2013/2014.

6.0.4 The SALP is supported by an Infrastructure Delivery Plan (IDP) which identifies, as far as possible, the infrastructure needs associated with the development of major extensions to settlements allocated in this document. The IDP has been prepared in partnership with key infrastructure providers including for example the Highways Agency, Natural England and the utility companies. Schedules of infrastructure requirements have been prepared for each of the major extensions to settlements. Key elements of infrastructure are included within each of the relevant policies.

6.0.5 The IDP is a ‘living’ document and will be kept up to date through ongoing discussions with infrastructure providers. An Infrastructure Reference Group has been established as a sub group of the Bracknell Forest Partnership (Local Strategic Partnership) to facilitate effective infrastructure planning in the Borough. A key part of infrastructure planning is to ensure that levels of infrastructure required from developers are set at a rate that makes it viable to develop and therefore ensures the delivery of development on a site takes place. Whilst identifying infrastructure requirements at this early stage in the planning process should help to ensure that they are built into developers’ plans and financial models, it may still be necessary to prioritise infrastructure requirements. It is anticipated that this would only be in exceptional circumstances and the Council would expect that any flexibility in provision would only be agreed following a thorough understanding of the viability of the development and the impact of any under-provision.
Housing Delivery

6.0.6 An important element of delivery is to ensure that there is a continuous supply of land available for housing. In identifying the likely delivery of sites (see supporting text to housing policies), account has been taken of the availability of land and the need for any supporting infrastructure. The rate of building will also be affected by market conditions and other external factors such as the number of developers involved in developing a site. Consideration has also been given to the need to ensure that all sites are developable and to include a rolling 5 year supply of deliverable sites (including an appropriate buffer) until such time as a new Local Plan is adopted. The position on housing land supply will be re-assessed during the production of the new Local Plan.

6.0.7 The broad phasing of housing land is supported by a Housing Trajectory (see Appendix 2: ‘Housing Trajectory’) which demonstrates how existing commitments and proposed allocations contribute year by year to help meet the housing requirement. Information about the timing of delivery has been informed by discussions and information supplied by landowners/developers/infrastructure providers and the SHLAA. To help achieve the successful delivery of housing and associated infrastructure at the proposed timescales effective working partnerships will be put in place. These will require the involvement of developers, statutory bodies, Registered Providers and the Council.

Monitoring

6.0.8 In order to ensure that the policies in this document are effective in delivering the overarching long term vision for the Borough set out in the Core Strategy, and the objectives set out in this document (1.3 ‘Objectives and sub-objectives’) and in the Core Strategy it is necessary to ensure that there is appropriate monitoring in place. The Council must produce an Authority Monitoring Report (AMR) which monitors the effectiveness of planning policies and whether they are meeting the Council’s vision and objectives. Where a policy specifies a number relating to a period (for example, net additional dwellings) the report must specify the number achieved in the monitoring period.

6.0.9 The projected delivery of new houses and broad phases are set out in the Housing Trajectory and will be monitored each year, by gathering data on permissions granted, starts and completions, through the commitments exercise. Use will also be made of indicators as set out in the schedule below. Depending on the results of monitoring it may be necessary to adjust the projected delivery of sites. The Council is also committed to a review of the Core Strategy/new Local Plan which will provide an opportunity to reconsider housing land supply.

Monitoring Schedule

6.0.10 The primary focus of this SALP is to ensure that sufficient land is available in suitable locations to deliver Core Strategy objectives. The following schedule is structured around monitoring the delivery of Core Strategy Objectives A, E and G and relevant SALP sub-objectives. Monitoring of other Core Strategy indicators will also continue through the AMR process and will also therefore contribute to the assessment as to whether the objectives are being met.

6.0.11 Monitoring against this schedule will be reported in the AMR.
Table 4 Monitoring Framework

<table>
<thead>
<tr>
<th>Core Strategy Objective A</th>
<th>To plan for a balance of housing and employment growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALP sub objective A(i)</td>
<td>To ensure an adequate supply of land to deliver the community’s needs based on the Core Strategy Housing target.</td>
</tr>
</tbody>
</table>

**Core Strategy Indicators**

Delivery of this Objective will be monitored through the relevant Core Strategy Indicators for Core Strategy Objective A as set out in the adjacent column (AMR indicator references are used).

- Cor H1 & H2 – Housing Trajectory
- Cor H3 – Previously Developed Land
- Loc H2a – Dwelling types/size
- Loc H2b Settlement boundaries
- Con BD1 – Employment floorspace stock
- Cor BD3 – Employment Land Available
- Cor BD1 – Completed Floorspace

<table>
<thead>
<tr>
<th>Site Specific Indicators</th>
<th>Site</th>
<th>Indicators</th>
<th>Targets</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Urban Extensions</td>
<td>SA1 - Housing delivery in line with individual phasing plans</td>
<td>Meet or fall within 10% of the annual completions projections</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Affordable Housing</td>
<td>Delivery in line with relevant policy at time of planning permission. Monitor through AMR/Core Strategy indicator Cor H5.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Specific Indicators</th>
<th>Site</th>
<th>Indicators</th>
<th>Targets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Broadmoor Crowthorne</td>
<td>Provision of a small research park</td>
<td>Completion of development in line with agreed phasing plan and conditions of planning permission.</td>
<td></td>
</tr>
<tr>
<td>Land at Amen Corner (South), Binfield</td>
<td>Delivery of employment floorspace</td>
<td>Delivery in line with any agreed phasing plan and conditions of any planning permissions</td>
<td></td>
</tr>
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<td></td>
</tr>
</tbody>
</table>

**Core Strategy Objective E**

To promote a transport system which enables access to services, by a choice of transport modes.

**SALP Sub Objective E(i)**

To mitigate against the impacts of development on the operation of the Strategic Road Network (with particular emphasis on Junction 10 of the M4 and Junction 3 of the M3) and on local roads.

<table>
<thead>
<tr>
<th>Site Specific Indicators</th>
<th>Site</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Urban Extensions</td>
<td>Junction / highway improvements</td>
<td>Junction improvements delivered in line with the Infrastructure Delivery Plan, the transport assessments and modelling submitted with planning applications and with the requirements of any planning permission.</td>
<td></td>
</tr>
</tbody>
</table>

**Core Strategy Objective G**

To support and facilitate essential community facilities and infrastructure in accessible locations.

**SALP Sub Objective G(i)**

To co-ordinate new developments with the provision of infrastructure so that it is available at appropriate points in the development process. This should be based on the preparation of an Infrastructure Delivery Plan.

<table>
<thead>
<tr>
<th>Site Specific Indicators</th>
<th>Site</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Urban Extensions</td>
<td>Delivery of social, community and green Infrastructure</td>
<td>Delivery in line with the agreed Infrastructure Delivery Plan and details in planning permissions.</td>
<td></td>
</tr>
</tbody>
</table>
## Glossary and Abbreviations

### Table 5 Glossary and Abbreviations

<table>
<thead>
<tr>
<th>Term</th>
<th>Acronym</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td></td>
<td>Includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.</td>
</tr>
<tr>
<td>Ancient Woodland</td>
<td></td>
<td>An area which has been wooded continuously since at least 1600 AD.</td>
</tr>
<tr>
<td>Authority Monitoring Report</td>
<td>AMR</td>
<td>The publication of monitoring information on at least an annual basis to include progress on the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being implemented.</td>
</tr>
<tr>
<td>Areas of Special Landscape</td>
<td>ASLI</td>
<td>Parts of the countryside which display special landscape characteristics of importance within the Borough. These areas are defined on the Policies Map.</td>
</tr>
<tr>
<td>Landscape Importance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bracknell Forest Borough Local Plan</td>
<td>BFBLP</td>
<td>A planning policy document that was produced by the Council to guide development in the Borough prior to the system brought in by the Planning and Compulsory Purchase Act 2004. Certain policies in the Local Plan were 'saved' pending adoption of new style planning documents. The BFBLP (saved policies) still form part of the Development Plan for the Borough.</td>
</tr>
<tr>
<td>Cloud computing</td>
<td></td>
<td>Cloud computing is the delivery of computing as a service rather than a product. It is a means of providing shared resources, software and information to computers and other devices over a network, usually the Internet.</td>
</tr>
<tr>
<td>Community Infrastructure Levy</td>
<td>CIL</td>
<td>A tariff based system of developer contributions which will be used to deliver some of the infrastructure required to support development in the Borough.</td>
</tr>
<tr>
<td>Conservation Area</td>
<td></td>
<td>Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment. These areas are defined on the Policies Map.</td>
</tr>
<tr>
<td>Term</td>
<td>Acronym</td>
<td>Definition</td>
</tr>
<tr>
<td>-------------------------------------------</td>
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<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Core Strategy Development Plan Document</td>
<td>CS DPD</td>
<td>An overarching, strategic document which sets out the Council’s long-term vision for the Borough and the strategy which will be applied in promoting and managing development in Bracknell Forest until 2026.</td>
</tr>
<tr>
<td>Defined Employment Area</td>
<td></td>
<td>Distinct areas within settlements where there is a concentration of employment. Development for employment generating uses (which in terms of the Core Strategy is business, industrial, distribution and storage uses) is directed to these areas and Bracknell Town Centre. These areas are defined on the Policies Map.</td>
</tr>
<tr>
<td>Defined Settlement</td>
<td></td>
<td>Existing built up areas (town and villages). These areas are defined on the Policies Map.</td>
</tr>
<tr>
<td>Deliverable Sites</td>
<td></td>
<td>Those sites which are:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Available – site is available now</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Suitable – site offers a suitable location for development and contributes to the creation of sustainable, mixed communities</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Achievable – there is reasonable prospect that housing will be delivered on the site.</td>
</tr>
<tr>
<td>Developable sites</td>
<td></td>
<td>Those sites which are in a suitable location for housing development and which have a reasonable prospect of being available for, and could be developed at the point envisaged.</td>
</tr>
<tr>
<td>Development Plan</td>
<td></td>
<td>The Development Plan for the Borough currently consists of the saved South East Plan Policy NRM6, the saved policies in the Bracknell Forest Borough Local Plan and the Core Strategy. Once adopted, the Development Plan will include the SALP. The determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.</td>
</tr>
<tr>
<td>Development Plan Document (Local Plan)</td>
<td>DPD (LP)</td>
<td>A type of planning document contains planning policies to be used when the Council determines planning applications. It is subject to Examination by an independent Inspector and, once adopted, forms part of the Development Plan for the Borough.</td>
</tr>
<tr>
<td>Term</td>
<td>Acronym</td>
<td>Definition</td>
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</tr>
<tr>
<td>Dwellings per hectare</td>
<td>DPH</td>
<td>A measure of the number of dwellings which can be accommodated on a hectare of land (a hectare of land can be thought of as a square measuring 100m x 100m).</td>
</tr>
<tr>
<td>Edge of centre retail sites</td>
<td></td>
<td>Defined as being within 300m walking distance of a town centre boundary.</td>
</tr>
<tr>
<td>Employment Land Review</td>
<td>ELR</td>
<td>A quantitative and qualitative review of the existing employment land supply in the Borough. It also provides an assessment of the future demand for employment (types and locations) within the Borough.</td>
</tr>
<tr>
<td>Employment Uses</td>
<td></td>
<td>Business, Industrial, Distribution and Storage (BIDS) uses.</td>
</tr>
<tr>
<td>Feature Square</td>
<td></td>
<td>An open area, generally surrounded by buildings, which is landscaped (may be soft and/or hard landscaping) and serves as a focal point for an area or neighbourhood.</td>
</tr>
<tr>
<td>Flood Risk Assessment</td>
<td>FRA</td>
<td>An assessment which sets out how flood risk from all sources of flooding to the development itself and flood risk to others will be managed.</td>
</tr>
<tr>
<td>Gateway Feature</td>
<td></td>
<td>A visually prominent building or feature (such as a significant tree), which serves to highlight and identify the entrance point to an area or neighbourhood.</td>
</tr>
<tr>
<td>Green Infrastructure</td>
<td>GI</td>
<td>The creation, management and protection of green spaces in built and urban environments which includes, but is not limited to, parks and gardens, natural and semi-natural urban green spaces, green corridors which link spaces and outdoor sports facilities. The primary function of GI is to conserve and enhance biodiversity, and support healthy living by increasing outdoor recreational opportunities. GI also has an important role to play as one of many tools that can be used to offset the effects of climate change and reduce flood risk.</td>
</tr>
<tr>
<td>Green Route/Green Corridor</td>
<td></td>
<td>A street or path (which may include a cycleway or bridleway) which is lined with trees and other vegetation.</td>
</tr>
<tr>
<td>Term</td>
<td>Acronym</td>
<td>Definition</td>
</tr>
<tr>
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<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Greenfield land</td>
<td></td>
<td>Land which does not meet the definition of 'previously developed land' (PDL, or 'brownfield'). It is usually land that is currently undeveloped</td>
</tr>
<tr>
<td>Habitat Regulations Assessment</td>
<td>HRA</td>
<td>An assessment, required under the Habitats Directive, if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.</td>
</tr>
<tr>
<td>Historic Park and Garden</td>
<td></td>
<td>A park or garden identified as having special historic character, and as such protected from inappropriate development by planning policies. Sites within the Borough includes: Ascot Place, Winkfield; Moor Close (Newbold College), Binfield; South Hill Park, Bracknell; and Broadmoor Hospital Crowthorne.</td>
</tr>
<tr>
<td>Housing Commitment</td>
<td></td>
<td>Land which is in some way committed for housing development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hard Commitment - a site which has planning permission for 1 or more dwelling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Soft Commitment - land which has no formal planning permission, but which has been identified in principle as suitable for housing.</td>
</tr>
<tr>
<td>Infrastructure</td>
<td></td>
<td>For planning purposes, infrastructure is taken to include the following:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transport, open space and outdoor recreation, Suitable Alternative Natural Greenspace (SANG), Education, built sports facilities, library facilities, community facilities including places of worship, youth facilities and Children’s Centres, health and social services, affordable housing, provision of adequate drainage and run-off control, utilities infrastructure.</td>
</tr>
<tr>
<td>Infrastructure Delivery Plan</td>
<td>IDP</td>
<td>A document that identifies, as far as possible, the infrastructure needs (e.g. provision for new open space, road/junction improvements, schools and other community uses) associated with the development of sites allocated in the SALP. It is compiled following engagement with infrastructure providers and partner organisations.</td>
</tr>
<tr>
<td>Term</td>
<td>Acronym</td>
<td>Definition</td>
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</tr>
<tr>
<td>Landmark Building</td>
<td></td>
<td>A building of greater scale or visual prominence than surrounding buildings, which serves as a marker of a junction or corner, to help people find their way around and help create distinctive and memorable places and routes.</td>
</tr>
<tr>
<td>Limiting the Impact of Development Supplementary Planning Document</td>
<td>LID</td>
<td>The LID SPD sets out how the Borough will ensure speed, transparency and consistency in the implementation of Local Plan policies through the negotiation of planning obligations. It provides guidance on the infrastructure and/or financial contributions towards the provision of infrastructure that the Council will expect from different types and scales of development.</td>
</tr>
<tr>
<td>Listed Building</td>
<td></td>
<td>Buildings which are identified as having special architectural or historic importance and so are protected from demolition or inappropriate alteration or development by legislation and by planning policies. Protection also applies to certain other structures within the curtilage of Listed Buildings.</td>
</tr>
<tr>
<td>Local Development Scheme</td>
<td>LDS</td>
<td>Document which sets out the Council's three year programme for producing DPDs.</td>
</tr>
<tr>
<td>Local Strategic Partnership</td>
<td>LSP</td>
<td>Group of representatives from agencies that deliver public services, community and voluntary organisations and businesses in Bracknell Forest. It produces the Sustainable Community Strategy.</td>
</tr>
<tr>
<td>Local Transport Plan</td>
<td>LTP</td>
<td>A five year strategy for the development of local, integrated transport supported by a programme of transport improvements. The plan is used to bid to central Government for funding for transport initiatives.</td>
</tr>
<tr>
<td>Localism Act</td>
<td></td>
<td>The Localism Act received Royal Assent in November 2011 and covers a wide range of local government and other matters. The principle of localism is that power and resources should be transferred from central government to the local level. It is based on the principle that decisions should be taken as closely as possible to the people they affect. The Localism Act includes the mechanism by which Regional Strategies will be abolished.</td>
</tr>
<tr>
<td>Term</td>
<td>Acronym</td>
<td>Definition</td>
</tr>
<tr>
<td>-----------------------------------------</td>
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</tr>
<tr>
<td>Major Employment Site</td>
<td></td>
<td>These are major employment areas located outside of the defined settlement. The Policy relating to this designation is superseded by the SALP.</td>
</tr>
<tr>
<td>National Planning Policy Framework</td>
<td>NPPF</td>
<td>The NPPF is a single document that sets out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development. The NPPF prioritises the role of planning in supporting economic growth.</td>
</tr>
<tr>
<td>Neighbourhood Centre</td>
<td></td>
<td>Small parades of shops of purely neighbourhood significance.</td>
</tr>
<tr>
<td>Open Space of Public Value</td>
<td>OSPV</td>
<td>Comprises active (e.g. sports pitches, play areas etc) and passive (e.g. natural and semi-natural space, green corridors, country parks etc) open space.</td>
</tr>
<tr>
<td>Planning Obligation</td>
<td></td>
<td>A legal undertaking to ensure that the things needed to make a development acceptable in planning terms are provided. Developers may enter into obligations to secure the provision of measures and local facilities that are reasonably related and needed to serve the development and which will make it more sustainable.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>PDL</td>
<td>Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (excludes mineral workings, agriculture and forestry buildings or other temporary structures, and land that was PDL but where the remains of permanent structures have blended into the landscape in the process of time). The definition no longer includes private residential gardens. Also referred to as ‘brownfield’ land.</td>
</tr>
<tr>
<td>Primary and Secondary Frontages</td>
<td></td>
<td>Primary frontages are likely to include a high proportion of retail uses. Secondary frontages provide greater opportunities for a diversity of uses. These areas are defined on the Policies Map.</td>
</tr>
<tr>
<td>Term</td>
<td>Acronym</td>
<td>Definition</td>
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</tr>
<tr>
<td>Primary Shopping Area</td>
<td></td>
<td>Defined area where retail development is concentrated. It generally comprises the primary shopping frontage (and those secondary frontages which are contiguous and closely related to the primary shopping frontage). These areas are defined on the Policies Map.</td>
</tr>
<tr>
<td>Policies Map</td>
<td></td>
<td>A map forming part of the Development Plan which identifies the location and extent of policies and proposals that are set out in the Development Plan.</td>
</tr>
<tr>
<td>Site Allocations Local Plan</td>
<td>SALP</td>
<td>This document helps meet the strategic housing requirement and delivers the vision and objectives of the Core Strategy, by identifying sites for future housing development in the Borough and ensuring that appropriate infrastructure is identified alongside new development. It also revises the boundaries of certain designations shown on the Policies Map e.g. defined employment areas. On adoption it forms part of the development plan.</td>
</tr>
<tr>
<td>Sites of Special Scientific Interest</td>
<td>SSSI</td>
<td>Areas of special interest by reason of their flora, fauna, geological or physiological features. They are protected under the Wildlife and Countryside Act. These areas are defined on the Policies Map.</td>
</tr>
<tr>
<td>Soundness</td>
<td></td>
<td>A Local Plan has to meet the tests of soundness in an examination before it is finally approved. The NPPF contains the following definition of soundness. Plans should be:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so, and consistent with achieving sustainable development</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence base</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Effective – the plan should be deliverable over its period and based on effective joint</td>
</tr>
<tr>
<td>Term</td>
<td>Acronym</td>
<td>Definition</td>
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</tr>
</tbody>
</table>
| Definition                                |         | working on cross-boundary strategic priorities; and  
<p>|                                            |         | • Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.                                                   |
| South East Plan                           | SEP     | The SEP sets out the regional planning policies for the south east. It was approved in 2009 and sets out the vision for planning for the region up to 2026. The South East Plan was partially revoked on 25 March 2013. Only policy relating to the Thames Basin Heaths Special Protection Area (Policy NRM6) has been saved, and remains part of the development plan. |
| Stakeholder                               |         | In this context, an organisation or individual with an interest in local planning matters.                                                                                                                   |
| Statement of Community Involvement        | SCI     | A document which sets out how Bracknell Forest will engage with people in preparing Development Plan Documents and Supplementary Planning Documents.                                                               |
| Strategic Access, Management and Monitoring | SAMM    | This is a project overseen by Natural England and Hampshire County Council to implement standard messages and additional wardenng and education across the Thames Basin Heaths SPA.                                              |
| Strategic Environmental Assessment        | SEA     | An internationally-used term to describe high-level environmental assessment as applied to policies, plans and programmes.  SEA is a requirement of European law, and considers the impact of proposed plans and policies on the environment.  SEA is often undertaken in conjunction with a Sustainability Appraisal. |
| Strategic Housing Land Availability Assessment | SHLAA   | Identifies sites that have been submitted to the Council by landowners and organisations, for consideration of and assesses their development potential. It identifies a sites potential for housing and when they are likely to be developed. The SHLAA looks at whether the sites are deliverable (i.e. available, suitable for development, and likely to come forward in a reasonable timescale) and developable.  However, the SHLAA does |</p>
<table>
<thead>
<tr>
<th>Term</th>
<th>Acronym</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>not allocate sites for development; rather it informs the preparation of the documents that do (i.e. SALP).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Strategic Road Network</td>
<td>SRN</td>
<td>Includes most motorways and some major “A” classified roads.</td>
</tr>
<tr>
<td>Suitable Alternative Natural Green Space</td>
<td>SANG</td>
<td>Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to divert dogwalkers and others from the SPA. It is provided by residential developments lying within a certain distance from the SPA to avoid those developments creating additional recreational pressure on it.</td>
</tr>
<tr>
<td>Supplementary Planning Document</td>
<td>SPD</td>
<td>A type of planning document that provides support, and additional detail on policies contained within Development Plan Documents (DPDs). SPDs are a material consideration but hold less weight than a DPD.</td>
</tr>
<tr>
<td>Sustainability Appraisal</td>
<td>SA</td>
<td>Examines the impact of proposed plans and policies on economic, social and environmental factors, and ensures that these issues are taken into account at every stage so that sustainable development is delivered on the ground. It also appraises the different options that are put forward in the development of policies and the identification of allocation sites. Each Local Plan that the Council produces is accompanied by its own SA, which also incorporates the requirement of SEA.</td>
</tr>
<tr>
<td>Sustainable Community Strategy</td>
<td>SCS</td>
<td>Sets out a vision for the Borough, which is prepared by the Local Strategic Partnership (LSP) (a group of organisations that deliver public services in Bracknell Forest).</td>
</tr>
<tr>
<td>Sustainable Drainage Systems</td>
<td>SuDS</td>
<td>Sustainable approaches to surface water drainage management and source control measures including:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• rainwater recycling and drainage;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• infiltration devices to allow water to soak into the ground;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• filter drains and porous pavements to allow rainwater and run-off to infiltrate into</td>
</tr>
<tr>
<td>Term</td>
<td>Acronym</td>
<td>Definition</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
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</tr>
<tr>
<td>permeable material below ground and provide storage if needed; and,</td>
<td></td>
<td>• basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.</td>
</tr>
<tr>
<td>Thames Basin Heaths Special Protection Area</td>
<td>TBH SPA</td>
<td>A nature conservation area comprising a group of heathland sites designated for its bird interest under a European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.</td>
</tr>
<tr>
<td>Tree Preservation Order</td>
<td>TPO</td>
<td>Trees which are protected under the Town &amp; Country Planning Act 1990 (as amended). A TPO makes it an offence to wilfully damage or destroy a protected tree.</td>
</tr>
<tr>
<td>Town Centre</td>
<td></td>
<td>Defined area, including the primary shopping centre area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area. These areas are defined on the Policies Map.</td>
</tr>
</tbody>
</table>
References

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WSP (August 2011). Bracknell Multi-Modal, Transport Model Development and Assessment Report
Appendices
Appendix 1: Superseded Development Plan Policies

1 Replacement of Policies in Bracknell Forest Borough Local Plan by Site Allocations Policies:

2 The following table identifies which previously saved policies in the Bracknell Forest Borough Local Plan 2002 have been replaced by Policies in the Site Allocations Local Plan:

Table 6

<table>
<thead>
<tr>
<th>Local Plan Policy to be replaced</th>
<th>Relevant SALP Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>E12 – identified major employment sites</td>
<td>SA4 – Land at Broadmoor, Crowthorne</td>
</tr>
<tr>
<td></td>
<td>SA5 – Land at Transport Research Laboratory, Crowthorne</td>
</tr>
</tbody>
</table>

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Appendix 2: Housing Trajectory

Figure 1 Housing Trajectory 2006-2026

- **Actual completions**
- **Projected annual completions (site based)**
- **Annual average over remaining plan period (14 years)**
- **Annual allocation using Core Strategy (policy CS15)**

The chart shows the number of dwellings completed or to be completed from 2006/07 to 2025/26, with different lines representing actual completions, projected annual completions, annual average over the remaining plan period, and annual allocation using the Core Strategy.
Figure 2 Housing Trajectory Site Breakdown 2006-2026

![Housing Trajectory Site Breakdown 2006-2026](image-url)
### Figure 3 Land Supply Data 2006-2026

#### Site

<table>
<thead>
<tr>
<th>Site</th>
<th>Actual Net Completions</th>
<th>Projected Net Completions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Large Sites</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land fronting Tilehurst Lane, Binfield</td>
<td>21</td>
<td>21</td>
</tr>
<tr>
<td>Land at Braeside, Binfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land at Wykery Copse, Peacock Lane, Binfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The Parks (formerly Staff College), Broad Lane, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Jennets Park (formerly Peacock Farm), Peacock Lane, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Catways, London Road, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land within Bracknell Town Centre</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Old Wood House, High Street, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land at Bracknell School, Rectory Lane, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land at Warfield Park, off Harvest Ride, Warfield</td>
<td>6</td>
<td>5</td>
</tr>
<tr>
<td>Orchard Lea, Winkfield Lane, Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cranbourne Hall, Drift Road, Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cranbourne Corner, Forest Road, Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Brookhill House, Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Gembil, Birch Lane, Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Merrymead, Birch Lane, Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Large Sites</strong></td>
<td>-67</td>
<td>413</td>
</tr>
<tr>
<td><strong>Medium Sites</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Autocross, London Road, Binfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Net</strong></td>
<td>732</td>
<td>3583</td>
</tr>
<tr>
<td>Site</td>
<td>Actual Net Completions</td>
<td>Projected Net Completions</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td>------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Projected Net Completions (2026/27, 2027/28, 2028/29, 2029/30)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Haven, The Nest, Hillside, London Road, Binfield**: 31
- **42 Hoebuck Estate, Binfield**: 15
- **Peacock Bungalow, Peacock Lane, Binfield**: 0
- **Land at junction with Bay Drive, London Road, Bracknell**: 0
- **Byways, Crowthorne Road, Bracknell**: 0
- **The Hollies, Milestone, Burnside, London Road, Bracknell**: 0
- **Half Acre and Netherby, Rectory Lane, Bracknell**: 0
- **Land at Popple Trees, Glenhills, Crowthorne Road, Bracknell**: 0
- **Oxhillington, Gasuera & St Chad, Pollardrow Avenue, Bracknell**: 0
- **Strata, (formerly FSS House), Mount Lane, Bracknell**: 0
- **Broom Lodge, London Road, Bracknell**: 6
- **Heathrow cottage and Wickfield, Warfield Road, Bracknell**: 12
- **Aston Grange, Ralph's Ride, Bracknell**: 0
- **Land r/o Horse Groom PH, Bagshot Road, Bracknell**: 0
- **Marigolds and Cherry Trees, Mount Pleasant, Bracknell**: 0
- **Former Garage Block off Freeborn Way, Bracknell**: 0

Total Net: 74
<table>
<thead>
<tr>
<th>Site</th>
<th>Actual Net Completions</th>
<th>Projected Net Completions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reeds Hill Farm, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The Old Manor Car Park, The Ring, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>78,84 Waterloo/Road, Crowthorne</td>
<td>0</td>
<td>-4</td>
</tr>
<tr>
<td>Alpha House/land at Candles, 79 High Street, Crowthorne</td>
<td>0</td>
<td>14</td>
</tr>
<tr>
<td>Land at Broadmoor Hospital Training and Education Centre, School Hill, Crowthorne</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The Iron Duke, 254 High Street, Crowthorne</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Guildgate House, 176-184 High Street, Crowthorne</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>75-77 St College Road, Sandhurst</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land at the Limes, Forest Road, Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Abbey Place, Forest Road, Warfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Alderley, Highory, London Road, Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HFC Bank, North Street, Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land at 127A - 131 Fernerbrook Road, Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Medium Sites</td>
<td>159</td>
<td>53</td>
</tr>
<tr>
<td>Small Sites</td>
<td>39</td>
<td>35</td>
</tr>
<tr>
<td>Core Strategy Policies C84 and C85</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land at Amen Corner South, Binfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land at Winkfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total C84 and C85</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Net** = 589

**Core Strategy Policies C84 and C85** = 436
<table>
<thead>
<tr>
<th>Site</th>
<th>Actual Net Completions</th>
<th>Projected Net Completions</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUL within settlements (SA1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Falley Mill, London Road, Brinfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Nursery, Terrace Road, North, Brinfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Adaston House, Greenham Road, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Garth Hill School, Sandy Lane, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Commercial Centre, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Albert Road Car Park, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land North of Eastern Road, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Ofc, Bracknell Lane West, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Chiltern House and the Redwood Building, Broad Lane, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Downsides, Wridings Way, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land at Batte Bridge House, Warfield House and Garage, Forest Road, Warfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other land within settlements (SA2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Powswood Garage, Herriest and Sundal Cottage, London Road, Binfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land North of Peacock Lane, Binfield</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The Football Ground, Lages Lane, Bracknell</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Site</td>
<td>Actual Net Completions</td>
<td>Planned Net Completions</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>GRAND TOTAL: Completions (Large, Medium and Small Sites/Projects, Small Sites/Projects, SLP sites)</td>
<td>131</td>
<td>581</td>
</tr>
</tbody>
</table>
Appendix 3: Profiles of sites proposed for housing on previously developed land within defined settlements

Adastron House, Crowthorne Road, Bracknell

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>18 net (based on 65 dph, same as planning permission on adjacent site at Byways)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>0.28ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.28ha (no reduction due to site less than 1ha)</td>
</tr>
</tbody>
</table>

**Requirements:**
- Have regard to the location of the site within Bracknell Area F of the Character Area Assessment Supplementary Planning Document;
- Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;
- Appropriate ecological surveys and mitigation of any impacts;
- Provision of affordable housing;
- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.
Garth Hill School, Sandy Lane, Bracknell

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>46</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>100 (based on 40 dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>3.55ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>2.49ha (70% net developable area is achievable given the need to provide on-site open space)</td>
</tr>
</tbody>
</table>

**Requirements:**
- Appropriate tree surveys, have regard to trees (including those subject to a Tree Preservation Order), within and adjacent to the site;
- Appropriate ecological surveys and mitigation of any impacts;
- Investigation and remediation of any land contamination;
- Provision of affordable housing;
- Provision of open space;
- Transport Assessment to assess the impacts of the development upon the local road network including Sandy Lane and junctions of Sandy Lane/Warfield Road/Holly Spring Lane;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.
Map 9 Location Plan of Garth Hill School, Sandy Lane, Bracknell.
<table>
<thead>
<tr>
<th>Requirements:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Have regard to the location of the site within Northern Villages Area A of the Character Area Assessment Supplementary Planning Document;</td>
</tr>
<tr>
<td>• Investigation and remediation of any land contamination;</td>
</tr>
<tr>
<td>• Appropriate ecological surveys and mitigation of any impacts;</td>
</tr>
<tr>
<td>• Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</td>
</tr>
<tr>
<td>• Demonstrate that there is adequate waste water capacity both on and off 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;</td>
</tr>
<tr>
<td>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;</td>
</tr>
<tr>
<td>• This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</td>
</tr>
</tbody>
</table>
Map 10 Location Plan of land at Battle Bridge House, and Garage, Forest Road, Warfield.
### Binfield Nursery, Terrace Road, Binfield

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>319</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>33 net (based on 35 dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>1.31 ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.9ha (site area reduced to take account of existing walled garden and existing trees)</td>
</tr>
</tbody>
</table>

**Requirements:**
- Have regard to the location of the site adjacent to Binfield Area A of the Character Areas assessment Supplementary Planning Document;
- Appropriate tree surveys and protection of trees;
- Retention of important trees within the site;
- Investigation and remediation of any land contamination;
- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;
- Provision of affordable housing;
- Provision of open space;
- Appropriate ecological surveys and mitigation of any impacts;
- Have regard to the setting of the adjacent Listed Building (Binfield House) and curtilage structures including the walled garden;
- Retention of walled garden;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- This is not a comprehensive list, and there may be other requirements. The Council's Development Management Section should be contacted for up to date details.
Map 11 Location Plan of Binfield Nursery, Terrace Road, Binfield.
Farley Hall, London Road, Binfield

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>123</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>65 net (based on 65dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>2.28ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>1ha (Site area reduced to take account of protected trees and the need to provide some on-site open space)</td>
</tr>
</tbody>
</table>
| Requirements:    | - Appropriate tree surveys and protection of trees subject to a Tree Preservation Order and preservation of Ancient Woodland
- Have regard to the location of the site opposite Binfield Area C of the Character Area Assessment Supplementary Planning Document;
- Provision of affordable housing;
- Provision of open space;
- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;
- Appropriate ecological surveys and mitigation of any impacts;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details. |
Map 12 Location Plan of Farley Hall, London Road, Binfield.
The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>215</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>115 net (based on 75dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>1.7ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>1.53ha (as site area is between 1-2ha, provision of some on-site space is required, therefore a 90% net developable area is achievable)</td>
</tr>
</tbody>
</table>

Requirements:
- Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;
- Investigation and remediation of any land contamination;
- Provision of affordable housing;
- Provision of open space;
- Any necessary mitigation measures identified as a result of a noise survey (in relation to the proximity of the site to railway line and Downshire Way);
- Transport Assessment to assess the impact of the development upon local road junctions and roundabouts;
- Provide an alternative location for The Depot;
- Appropriate ecological surveys and mitigation of any impacts;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Provide a bespoke SANG in perpetuity of: at least 8ha per 1,000 new population; and, make financial contributions towards Strategic Access Management and Monitoring; and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with the Council and Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

This proposal is linked to the proposal to remove the existing 'Defined Employment Area' notation from the Policies Map.
Map 13 Location Plan of The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell.
Albert Road Car Park, Bracknell

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>228</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>40 net (based on 75dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>0.53ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.53ha (no reduction as site less than 1ha)</td>
</tr>
</tbody>
</table>

Requirements:
- Provision of affordable housing;
- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.
Map 14 Location Plan of Albert Road Car Park, Bracknell.
### Downside, Wildridings Road, Bracknell

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>320</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>18 net (based on 40 dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>0.46 ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.46 ha (no reduction as site area less than 1 ha)</td>
</tr>
</tbody>
</table>

**Requirements:**
- Appropriate tree surveys and protection of trees;
- Retention of important trees within the site;
- Investigation and remediation of any land contamination;
- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;
- Provision of affordable housing;
- Appropriate ecological surveys and mitigation of any impacts;
- Demonstrate that there is adequate waste water capacity both on and off 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 where the proposed development will lead to overloading of existing waste water infrastructure;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make Financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements. The Council’s Development Management Section should be contacted for up to date details.
Map 15 Location Plan of Downside, Wildridings Road, Bracknell.
### Land north of Eastern Road, Bracknell

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>308 &amp; 322</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>432 net (based on 160 dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>3.86 ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>2.7 ha for residential (as the site area is between 2-5ha, provision of some on-site space is required, therefore 70% developable area)</td>
</tr>
</tbody>
</table>

**Requirements:**
- Investigation and remediation of any land contamination;
- Provision of affordable housing;
- Provision of open space;
- Any necessary mitigation measures identified as a result of a noise survey (in relation to the proximity of the site to London Road and employment uses);
- Transport Assessment to assess the impact of the development upon local road junctions and roundabouts;
- Upgrade existing pedestrian/cycle route between Eastern Road and London Road;
- Appropriate ecological surveys and mitigation of any impacts;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Provide a bespoke SANG in perpetuity of: at least 8ha per 1,000 new population; and, make financial contributions towards Strategic Access Management and Monitoring; and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with the Council and Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

This proposal is linked to the proposal to remove the existing 'Defined Employment Area' notation from the Policies Map.
Map 16 Location Plan of land north of Eastern Road, Bracknell.
### Land at Old Bracknell Lane West, Bracknell

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>230 (Area 1) and 317 (Area 2) (Note SHLAA ref 230 formed part of the Preferred Option)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>203 units (based on 75 dph) (Using the same density assumption and rationale as set out above for The Depot (SHLAA site 215) at 75ha this would yield 88 units for Area 1 and 115 units for Area 2).</td>
</tr>
</tbody>
</table>
| Site Area: | The gross site area: total of 3ha (although The Depot site splits the area is half):  
  - Area 1: land to west (Photon House etc) is 1.3ha  
  - Area 2: land to east (Beeches) is 1.7ha |
| Developable Area: | As both sites are over 1ha, there is a requirement for some on-site open space:  
  - Area 1: 1.17ha (as site area is between 1-2ha, 90% developable area as some on-site open space is required)  
  - Area 2: 1.53ha (as site area is between 1-2ha, 90% developable area as some on-site open space is required) |
| Requirements: |  
  - Investigation and remediation of any land contamination;  
  - Provision of affordable housing;  
  - Provision of open space;  
  - Any necessary mitigation measures identified as a result of a noise survey (in relation to the proximity of the site to London Road and employment uses);  
  - Transport Assessment to assess the impact of the development upon local road junctions and roundabouts;  
  - Upgrade existing pedestrian/cycle route between Eastern Road and London Road;  
  - Appropriate ecological surveys and mitigation of any impacts;  
  - Demonstrate that there is adequate waste water capacity both on and off 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;  
  - Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;  
  - Provide a bespoke SANG in perpetuity of: at least 8ha per 1,000 new population; and, make financial contributions towards Strategic Access Management and Monitoring; and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with the Council and Natural England. A bespoke SANG |
must be in place and available for use by the occupants of the new
development before the first new dwelling is occupied;

- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

This proposal is linked to the proposal to remove the existing 'Defined Employment Area' notation from the Policies Map.
<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>318</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>71 units (based on 80dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>Gross site area: 0.89ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.89ha (as the site is less than 1ha, no reduction in site area to provide on-site open space is required).</td>
</tr>
</tbody>
</table>

**Requirements:**
- Investigation and remediation of any land contamination;
- Provision of affordable housing;
- Transport Assessment to assess the impact of the development upon the local road network, junctions and roundabouts;
- Appropriate ecological surveys and mitigation of any impacts;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

This proposal is linked to the proposal to remove the existing 'Defined Employment Area' notation from the Policies Map.
Appendix 4: Profiles of sites proposed for housing on other land within defined settlements

The Football Ground, Larges Lane, Bracknell

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>102 net (based on 90 dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>1.26 ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>1.13 ha (as site area is between 1-2 ha, provision of some on-site space is required, therefore a 90% net developable area is achievable)</td>
</tr>
</tbody>
</table>

Requirements:
- Have regard to the location of the site within Bracknell Area A of the Character Area Assessment Supplementary Planning Document;
- Provision of affordable housing;
- Provision of open space;
- Transport Assessment to assess the impact of the development upon the local road network, including Met Office roundabout and Larges Lane junction;
- Alternative location for Football Ground;
- Appropriate ecological surveys and mitigation of any impacts;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.
Map 19 Location Plan of Football Ground, Larges Lane, Bracknell.
## Land at Cricket Field Grove, Crowthorne

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>76</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>45 market houses and 100 self-contained units (for staff)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>2.91ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>2.3ha (reduced as part of the site is within 400m of the Thames Basin Heaths SPA and the need to provide some on-site open space)</td>
</tr>
</tbody>
</table>
| Requirements:    | - No residential development within the 400m buffer to the SPA;  
                  - Have regard to the location of the site within Crowthorne Area D of the Character Area Assessment Supplementary Planning Document;  
                  - Provision of open space;  
                  - Provision of affordable housing;  
                  - Transport Assessment to assess the impact of the proposals upon the local road network and junctions;  
                  - Respect the setting of the Historic Park and Garden;  
                  - Appropriate ecological surveys and mitigation of any impacts;  
                  - Have regard to biodiversity assets, and not result in harm to Sandhurst to Owlsmoor Bogs & Heaths and Broadmoor to Bagshot Woods & Heaths SSSIs;  
                  - Relocation of recreation ground;  
                  - Demonstrate that there is adequate waste water capacity both on and off 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;  
                  - Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;  
                  - Provide a bespoke SANG in perpetuity of: at least 8ha per 1,000 new population; and, make financial contributions towards Strategic Access Management and Monitoring; and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with the Council and Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;  
                  - This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details. |
Map 20 Location Plan of land at Cricket Field Grove, Crowthorne.

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Bracknell Forest Borough Council LA100019488.

Amended 23 May 2011

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### Land north of Cain Road, Binfield

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHLAA Ref:</td>
<td>194</td>
</tr>
<tr>
<td>Capacity:</td>
<td>75 net (based on 44 dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>1.88ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>1.69ha (as site area is between 1-2ha, provision of some on-site space is required, therefore a 90% net developable area is achievable)</td>
</tr>
<tr>
<td>Requirements:</td>
<td>- Investigation and remediation of any land contamination;</td>
</tr>
<tr>
<td></td>
<td>- Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;</td>
</tr>
<tr>
<td></td>
<td>- Provision of affordable housing;</td>
</tr>
<tr>
<td></td>
<td>- Provision of open space;</td>
</tr>
<tr>
<td></td>
<td>- Appropriate ecological surveys and mitigation of any impacts;</td>
</tr>
<tr>
<td></td>
<td>- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</td>
</tr>
<tr>
<td></td>
<td>- Demonstrate that there is adequate waste water capacity both on and off 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;</td>
</tr>
<tr>
<td></td>
<td>- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;</td>
</tr>
<tr>
<td></td>
<td>- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</td>
</tr>
<tr>
<td></td>
<td>- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</td>
</tr>
</tbody>
</table>

This proposal is linked to the proposal to remove the existing 'Defined Employment Area' notation on this site from the Policies Map.
Map 21 Location Plan of land north of Cain Road, Binfield.
### 152 New Road, Winkfield

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>284</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>12 net (based on 35dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>0.48ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.36ha (site area reduced to exclude Flood Zones 2 &amp; 3)</td>
</tr>
</tbody>
</table>

#### Requirements:
- No development being located within Flood Zone 2 or 3, and any implementation of necessary mitigation measures identified as a result of a Flood Risk Assessment;
- Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;
- Appropriate ecological surveys and mitigation;
- Investigation and remediation of any land contamination;
- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.
Map 22 Location Plan of 152 New Road, Winkfield.
Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>107</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>14 net (based on 35dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>0.5ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.5ha</td>
</tr>
<tr>
<td>Requirements:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Investigation and remediation of any land contamination;</td>
</tr>
<tr>
<td></td>
<td>• Have regard to the location of the site opposite Binfield Area C of the Character Area Assessment Supplementary Planning Document;</td>
</tr>
<tr>
<td></td>
<td>• Provision of affordable housing;</td>
</tr>
<tr>
<td></td>
<td>• Appropriate ecological surveys and mitigation of any impacts;</td>
</tr>
<tr>
<td></td>
<td>• Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</td>
</tr>
<tr>
<td></td>
<td>• Demonstrate that there is adequate waste water capacity both on and off 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;</td>
</tr>
<tr>
<td></td>
<td>• Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;</td>
</tr>
<tr>
<td></td>
<td>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</td>
</tr>
<tr>
<td></td>
<td>• This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.</td>
</tr>
</tbody>
</table>
Map 23 Location Plan of Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield.
Land north of Peacock Lane, Bracknell (Binfield Parish)

<table>
<thead>
<tr>
<th>SHLAA Ref</th>
<th>316</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity</td>
<td>182 net (based on 70 dph)</td>
</tr>
<tr>
<td>Site Area</td>
<td>Gross site area is 2.6 ha</td>
</tr>
<tr>
<td>Developable Area</td>
<td>2.6 ha. Ordinarily, there would be a requirement for on-site open space, however, given the proximity of the site to the Jennetts Park country park, it is considered that the country park would provide mitigation in terms of open space provision, therefore, 100% of the developable area can be assumed.</td>
</tr>
</tbody>
</table>

**Requirements:**
- Investigation and remediation of any land contamination;
- Provision of affordable housing;
- Transport Assessment to assess the impact of the development upon the local road network, junctions and roundabouts (including the A329);
- Any necessary mitigation measures identified as a result of a noise survey (in relation to the proximity of the site to the A329);
- Have regard to the setting of the adjacent Listed Building (Peacock Farm);
- Developers will be required to demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Provide a bespoke SANG in perpetuity of: at least 8ha per 1,000 new population; and, make financial contributions towards Strategic Access Management and Monitoring; and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with the Council and Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.
Map 24 Location Plan of land north of Peacock Lane, Bracknell.
Appendix 5: Profiles of sites proposed for housing on edge of settlements

Land at Wood Lane, Binfield

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>20 net (based on 35 dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>0.55 ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.55 ha (no reduction due to site less than 1ha)</td>
</tr>
</tbody>
</table>

Requirements:
- Appropriate tree surveys and protection of trees;
- Retention of important trees within the site;
- Investigation and remediation of any land contamination;
- Transport Assessment to assess the impact of the proposal upon the local road network;
- Provision of affordable housing;
- Appropriate ecological surveys and mitigation of any impacts;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Demonstrate that there is adequate waste water capacity both on and off 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.
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements. The Council’s Development Management Section should be contacted for up to date details.
Map 25 Location Plan of land at Wood Lane, Binfield.
### White Cairn, Dukes Ride, Crowthorne

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>34</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>16 net (based on 35dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>0.5ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.5ha (no reduction due to site less than 1ha)</td>
</tr>
</tbody>
</table>

**Requirements:**
- Have regard to the location of the site within Crowthorne Area B of the Character Area Assessment Supplementary Planning Document;
- Appropriate tree surveys and protection of trees;
- Retention of important trees and additional planting along existing boundaries, to preserve the landscape setting and provide visual mitigation;
- Appropriate ecological surveys and mitigation of any impacts;
- Setting of Listed Building within the College grounds;
- Provision of affordable housing;
- Transport Assessment to assess the impact of the proposals upon the local road network and roundabout junctions;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

Allocation of the site for housing would require an alteration to the defined settlement boundary on the Policies Map.
Map 26 Location Plan of White Cairn, Dukes Ride, Crowthorne.
### Land south of Dukes Ride, Crowthorne

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>302</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>23 net (based on 35 dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>1.61 ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.65 ha (site area reduced)</td>
</tr>
<tr>
<td>Requirements:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Appropriate tree surveys and protection of trees;</td>
</tr>
<tr>
<td></td>
<td>- Retention of important trees and additional planting along existing boundaries, to preserve the landscape setting and provide visual mitigation;</td>
</tr>
<tr>
<td></td>
<td>- Appropriate ecological surveys and mitigation of any impacts;</td>
</tr>
<tr>
<td></td>
<td>- Provision of open space;</td>
</tr>
<tr>
<td></td>
<td>- Provision of affordable housing;</td>
</tr>
<tr>
<td></td>
<td>- Transport Assessment to assess the impact of the proposals on the local road network;</td>
</tr>
<tr>
<td></td>
<td>- Demonstrate that there is adequate waste water capacity both on and off 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;</td>
</tr>
<tr>
<td></td>
<td>- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;</td>
</tr>
<tr>
<td></td>
<td>- Financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;</td>
</tr>
<tr>
<td></td>
<td>- This is not a comprehensive list, and there may be other requirements. The Council’s Development Management Section should be contacted for up to date details.</td>
</tr>
</tbody>
</table>
Map 27 Location Plan of land south of Dukes Ride, Crowthorne.
**Land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage, Binfield**

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>24</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>67 net (based on 35pdh)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>2.78ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>1.95ha (70% net developable area is achievable given the need to provide some on-site open space)</td>
</tr>
</tbody>
</table>

**Requirements:**
- Have regard to the location of the site adjacent to Binfield Areas A and B of the Character Area Assessment Supplementary Planning Document, and the recommendations contained within the SPD;
- Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;
- Retention of important trees/understorey planting and additional planting along existing roadsides, to preserve the landscape setting and provide visual mitigation;
- Appropriate ecological surveys and mitigation of any impacts;
- Provision of affordable housing;
- Transport Assessment to assess the impact of the proposals upon the local road network and roundabout junctions;
- Provision of open space, including provision of open space alongside Murrell Hill lane in order to preserve character of Murrell Hill Lane and the landscape setting of the area;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements.

Development Management should be contacted for up to date details.

Allocation of the site for housing would require an alteration to the defined settlement boundary on the Policies Map.
Map 28 Location Plan of land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage, Binfield.

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### Land at junction of Forest Road and Foxley Lane, Binfield

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>93</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>26 net (based on 27dph) (Capacity reflects existing trees on site).</td>
</tr>
<tr>
<td>Site Area:</td>
<td>1.3ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>0.95ha</td>
</tr>
</tbody>
</table>

**Requirements:**
- Have regard to the location of the site adjacent to Binfield Areas A and B of the Character Area Assessment Supplementary Planning Document;
- Appropriate tree surveys and protection of trees subject to a Tree Preservation Order;
- Retention of important trees and additional planting along existing roadsides to preserve the landscape setting and provide visual mitigation;
- Appropriate ecological surveys and mitigation of any impacts;
- Provision of affordable housing;
- Transport Assessment to assess the impact of the proposals upon the local road network and roundabout junctions;
- Provision of open space;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

Allocation of the site for housing would require an alteration to the defined settlement boundary on the Policies Map.
Map 29 Location Plan of land at junction of Forest Road and Foxley Lane, Binfield.
## Land west of Alford Close, Sandhurst

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>315</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>120 net (based on 40 dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>7.75 ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>3ha (65% net developable area is achievable given the need to provide on-site open space and take account of character and landscape setting)</td>
</tr>
</tbody>
</table>

### Requirements:
- No development within the Flood Zone 2 or 3, and implementation of necessary mitigation measures identified as a result of a Flood Risk Assessment;
- Appropriate tree surveys and protection of trees (including those subject to a Tree Preservation Order);
- Retention of important trees / understorey planting and additional tree planting within the landscape setting and provision of visual mitigation;
- Green Infrastructure proposals to ensure the landscape and visual conservation and visual enhancement of the Blackwater Valley;
- Appropriate ecological surveys and mitigation of any impacts;
- Provision of affordable housing;
- Provision of open space;
- Transport Assessment to assess the impact of the proposals upon the local road network;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Provision of bespoke SANG in perpetuity of at least 8ha per 1,000 new population, financial contributions towards Strategic Access Management and Monitoring and any other measures required to satisfy the Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;

This is not a comprehensive list, and there may be other requirements. The Council’s Development Management Section should be contacted for up to date details.
Map 30 Location Plan of land west of Alford Close, Sandhurst.

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Bracknell Forest Borough Council LA100019488.
## Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>137,122 &amp; 300</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>49 net (based on 30dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>Combined site area is 2.59ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>1.81ha (70% net developable area is achievable given the need to provide some on-site open space)</td>
</tr>
</tbody>
</table>

### Requirements:
- Appropriate tree surveys and protection of trees;
- Retention of important trees and additional planting along existing boundaries, to preserve the landscape setting and provide visual mitigation;
- Investigation and remediation of any land contamination;
- Provision of affordable housing;
- Transport Assessment to assess the impact of the proposals upon the local road network and roundabout junctions;
- Provision of open space;
- Appropriate ecological surveys and mitigation;
- Any necessary mitigation measures identified as a result of a noise survey (in relation to proximity of site to London Road);
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details. 

Allocation of the site for housing would require an alteration to the defined settlement boundary on the Policies Map.
Map 31 Location Plan of Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield.

[Map Image]

Copyright and database rights 2011 Ordnance Survey LA100019488.
## Land at Bog Lane, Winkfield

<table>
<thead>
<tr>
<th>SHLAA Ref:</th>
<th>204</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>40 units net (based on 35dph)</td>
</tr>
<tr>
<td>Site Area:</td>
<td>1.72ha</td>
</tr>
<tr>
<td>Developable Area:</td>
<td>1.15ha (based on a 60% developable area given the need to safeguard existing trees which provide a landscape setting and ecological habit on the site)</td>
</tr>
</tbody>
</table>

### Requirements:
- Investigation and remediation of any land contamination;
- Any necessary mitigation measures identified as a result of a noise survey (in relation to proximity of site to railway line, road and employment uses to the east of the site);
- Appropriate tree surveys and protection of trees;
- Retention of important trees/understorey planting and additional planting along the boundaries and within the site, to preserve the landscape setting and provide visual mitigation;
- Appropriate ecological surveys and mitigation of any impacts;
- Transport Assessment to assess the impact of the development upon the local road network, junctions and roundabouts;
- Provision of affordable housing;
- Provision of open space;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Mitigation of impacts in accordance with Limiting the Impact of Development SPD, and/or other relevant legislation/policy/guidance;
- Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance in agreement with Natural England;
- Potential impacts on amenity for future occupiers of proposed development must be considered and assessed, including an appraisal of existing odour, noise and lighting from Ascot Sewage Treatment Works and its potential impact on future occupiers of the proposed development.
- This is not a comprehensive list, and there may be other requirements.

Development Management should be contacted for up to date details.

Allocation of the site for housing would require an alteration to the defined settlement boundary on the Policies Map.
Map 32 Location Plan of land at Bog Lane, Winkfield.
Appendix 6: Profiles of urban extension sites

Land at Broadmoor, Crowthorne

<table>
<thead>
<tr>
<th>Policy Ref:</th>
<th>Policy SA4</th>
</tr>
</thead>
</table>
| Proposal:   | - A redeveloped hospital and ancillary buildings.  
- A maximum of 210 residential units (including affordable housing) within the walled garden area (the final number to be subject to further consideration of the impacts on the heritage assets of the site and the justification for the development including the needs of the Listed Building).  
- 60 retirement apartments (including affordable housing) outside the walled garden and outside the 400m buffer to the Thames Basin Heaths Special Protection Area (SPA) (the final number to be subject to further consideration of the impacts on the heritage assets of the site and the justification for the development including the needs of the Listed Building).  
- A small research park.  
- Re-use of the existing hospital buildings for an appropriate use.  
- Care home/nursing home.  
- On-site open space and Suitable Alternative Natural Greenspace (SANG).  
- New access road. |
| Requirements: | - No residential development within the 400m buffer to the SPA;  
- Provision of on-site open space;  
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. This will include provision in perpetuity of: on-site bespoke SANG significantly in excess of 8ha per 1,000 new population; and a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance. A bespoke SANG must be in place and available for use by the occupants of the new development before the first new dwelling is occupied;  
- Provision of Green Infrastructure;  
- Appropriate ecological surveys and mitigation of any impacts;  
- Have regard to biodiversity assets, and not result in harm to Sandhurst to Owlsmoor Bogs & Heaths and Broadmoor to Bagshot Woods & Heaths SSSIs;  
- Have regard to the recommendations as set out in the Character Area Assessment Supplementary Planning Document;  
- Respect the setting of the Historic Park and Garden;  
- Have regard to and respect the setting of the Listed Building; |
• Appropriate tree surveys and protection of trees, including those subject to a Tree Preservation Order and preservation of Ancient Woodland;
• On-site Open Space of Public Value, in accordance with standards, including reprovision of lost Open Space of Public Value at Cricket Field Grove;
• Provision of affordable housing subject to viability and balancing any harm caused to the site’s heritage assets;
• Transport Assessment to assess the impact of the proposals upon the local road network and junctions;
• Protection and enhancement of Public Rights of Way;
• Demonstrate that there is adequate waste water capacity both on and off 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;
• Integration of Sustainable Drainage Systems;
• Mitigation of impacts in accordance with the Infrastructure Delivery Plan;
• Be in accordance with national and local policy requirements.

This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

Applications for development of the site should also have regard to relevant SALP Supporting Documents, and any requirements for further studies, such as a Flood Risk Assessment, Archaeological Reports and a Landscape Masterplan.

Any applicant is also advised to submit a Screening Request to determine whether an Environmental Impact Assessment of the proposals is required.
Map 33 Location Plan of land at Broadmoor, Crowthorne.
### Land at Transport Research Laboratory, Crowthorne

<table>
<thead>
<tr>
<th>Policy Ref:</th>
<th>Policy SA5</th>
</tr>
</thead>
</table>
| **Proposal:** | 1,000 residential units (including affordable housing) located outside of the 400m buffer to the Thames Basins Heath Special Protection Area (SPA).  
- Neighbourhood centre.  
- Primary School.  
- Multi-functional community hub.  
- Care home/nursing home.  
- A depot site (to enable the redevelopment of the Council’s existing depot site in Bracknell).  
- Provision of green routes along Nine Mile Ride and Old Wokingham Road.  
- On-site open space and Suitable Alternative Natural Greenspace (SANG).  
- Maintenance of a gap between Crowthorne and Bracknell (comprising on-site open space and/or SANG). |
| **Requirements:** | No residential development within the 400m buffer to the SPA;  
- Provision of on-site Open Space of Public Value;  
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. This will include provision in perpetuity of: on-site bespoke SANG significantly in excess of 8ha per 1,000 new population; and a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance;  
- Provision of Green Infrastructure;  
- Appropriate ecological surveys and mitigation of any impacts;  
- Have regard to biodiversity assets, and not result in harm to the Broadmoor to Bagshot Woods & Heaths SSSI;  
- Have regard to, and respect the setting of, nearby Listed Buildings;  
- Appropriate tree surveys and protection of trees, including those subject to a Tree Preservation Order;  
- Provision of affordable housing subject to viability;  
- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;  
- Protection and enhancement of Public Rights of Way;  
- Demonstrate that there is adequate waste water capacity both on and off 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;  
- Integration of Sustainable Drainage Systems; |
Mitigation of impacts in accordance with the Infrastructure Delivery Plan;
Be in accordance with national and local policy requirements.

This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

Applications for development of the site should also have regard to relevant SALP Supporting Documents, and any requirements for further studies, such as a Flood Risk Assessment, Archaeological Reports and a Landscape Masterplan.

Any applicant is also advised to submit a Screening Request to determine whether an Environmental Impact Assessment of the proposals is required.
## Land at Amen Corner (North), Binfield

<table>
<thead>
<tr>
<th>Policy Ref:</th>
<th>Policy SA6</th>
</tr>
</thead>
</table>

### Proposal:
- 400 residential units (including affordable housing).
- On-site open space and Suitable Alternative Natural Greenspace (SANG).
- Maintenance of a gap between Binfield, Wokingham and Bracknell (comprising on-site open space and/or SANG).

### Requirements:
- Provision of on-site Open Space of Public Value;
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. This will include provision in perpetuity of a bespoke SANG of: at least 8ha per 1,000 new population (an alternative will be acceptable subject to passing an Appropriate Assessment and in agreement with Natural England); and a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance;
- Provision of Green Infrastructure;
- Have regard to biodiversity assets and undertake appropriate ecological surveys and mitigation of any impacts;
- Have regard to the recommendations set out in the Character Area Assessment Supplementary Planning Document;
- Have regard to and respect the setting of nearby Listed Buildings;
- Appropriate tree surveys and protection of trees, including those subject to a Tree Preservation Order and preservation of Ancient Woodland;
- Provision of affordable housing subject to viability;
- Transport Assessment to assess the impact of the proposals upon the local road network and junctions;
- Protection and enhancement of Public Rights of Way;
- Demonstrate that there is adequate waste water capacity both on and off 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;
- Integration of Sustainable Drainage Systems;
- Mitigation of impacts in accordance with the Infrastructure Delivery Plan;
- Be in accordance with national and local policy requirements.

This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.
Applications for development of the site should also have regard to relevant SALP Supporting Documents, and any requirements for further studies, such as a Flood Risk Assessment, Archaeological Reports and a Landscape Masterplan.

Any applicant is also advised to submit a Screening Request to determine whether an Environmental Impact Assessment of the proposals is required.
Map 35 Location Plan of land at Amen Corner (North), Binfield.
**Land at Blue Mountain, Binfield**

<table>
<thead>
<tr>
<th>Policy Ref:</th>
<th>Policy SA7</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposal:</strong></td>
<td></td>
</tr>
<tr>
<td>• 400 residential units (including affordable housing).</td>
<td></td>
</tr>
<tr>
<td>• Land for a range of educational facilities, including Primary, Secondary and Special Education Needs.</td>
<td></td>
</tr>
<tr>
<td>• Multi-functional community hub.</td>
<td></td>
</tr>
<tr>
<td>• A new football ground.</td>
<td></td>
</tr>
<tr>
<td>• Maintenance of a gap between Binfield and Bracknell (comprising on-site open space and/or SANG).</td>
<td></td>
</tr>
<tr>
<td>• On-site open space and Suitable Alternative Natural Greenspace (SANG).</td>
<td></td>
</tr>
<tr>
<td><strong>Requirements:</strong></td>
<td></td>
</tr>
<tr>
<td>• Provision of on-site Open Space of Public Value;</td>
<td></td>
</tr>
<tr>
<td>• Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area in agreement with the Council and Natural England. This will include provision in perpetuity of: on-site bespoke SANG of at least 8ha per 1,000 new population (an alternative will be acceptable subject to passing an Appropriate Assessment and in agreement with Natural England); and a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and relevant guidance;</td>
<td></td>
</tr>
<tr>
<td>• Provision of Green Infrastructure;</td>
<td></td>
</tr>
<tr>
<td>• Have regard to biodiversity assets and undertake appropriate ecological surveys and mitigation of any impacts;</td>
<td></td>
</tr>
<tr>
<td>• Have regard to the recommendations set out in the Character Area Assessment Supplementary Planning Document;</td>
<td></td>
</tr>
<tr>
<td>• Have regard to, and respect the setting of, the adjacent Historic Park and Garden and nearby Listed Buildings;</td>
<td></td>
</tr>
<tr>
<td>• Appropriate tree surveys and protection of trees, including those subject to a Tree Preservation Order;</td>
<td></td>
</tr>
<tr>
<td>• Provision of affordable housing subject to viability;</td>
<td></td>
</tr>
<tr>
<td>• Transport Assessment to assess the impact of the proposals upon the local road network and junctions;</td>
<td></td>
</tr>
<tr>
<td>• Demonstrate that there is adequate waste water capacity both on and off 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;</td>
<td></td>
</tr>
<tr>
<td>• Integration of Sustainable Drainage Systems;</td>
<td></td>
</tr>
<tr>
<td>• Mitigation of impacts in accordance with the Infrastructure Delivery Plan;</td>
<td></td>
</tr>
<tr>
<td>• Be in accordance with national and local policy requirements.</td>
<td></td>
</tr>
</tbody>
</table>
This is not a comprehensive list, and there may be other requirements. Development Management should be contacted for up to date details.

Applications for development of the site should also have regard to relevant SALP Supporting Documents, and any requirements for further studies, such as a Flood Risk Assessment, Archaeological Reports and a Landscape Masterplan.

Any applicant is also advised to submit a Screening Request to determine whether an Environmental Impact Assessment of the proposals is required.
Map 36 Location Plan of land at Blue Mountain, Binfield.
Appendix 7: Policies Map Extracts for sites relating to Policies SA3-SA9.
Map 37: Extract of Policies Map showing allocation of land at Broadmoor, Crowthorne (Policy SA4)
Map 38 Extract of Policies Map showing allocation of land at Transport Research Laboratory, Crowthorne (Policy SA5)
Map 39 Extract of Policies Map showing allocation of land at Amen Corner (North) and Amen Corner (South), Binfield (Policies SA6 and SA8)
Map 42 Extract of Policies Map showing allocation of land west of Alford Close, Sandhurst (Policy SA3)
Map 43 Extract of Policies Map showing allocation of White Cairn, Dukes Ride and land south of Dukes Ride, Crowthorne (Policy SA3)
Map 44 Extract of Policies Map showing allocations of land at Bog Lane, and Sandbanks, Long Hill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road Winkfield (Policy SA3)
Proposals - proposal numbers are shown in red

Scale 1:2500

Metres

HONEYHILL ROAD

5

24

Proposals

- identified first floor levels shown.

also apply to the area within the inset map

[CS2(2), CS2(3), CS19]

and The Peel Centre

El Sub Sta

Cycle Track

Subway

Retail Core Area

E9

Secondary Frontage

E10

Development Proposal

PE1ii

SA11

E1,5 M8

31 to 41

4 Ward Bdy

43

54 to 61

1 to 11

SA12

E1,5 M8

31

1 to 26

40 38

Bank

38

Bank

14

Subway

78

74

67.1m

60

51

57

51

74.0m

43

16

Bentalls Store

112

114a

THE RING

1

9

74

83

7577 7379

70

78

85

74

96

82

51

74

3

11 to 13 (below)

43

3

71.6m

66

66

66

24 to 27

EAGLE HOUSE

51

57

74

67.1m

25

25

25

60

24 to 27

ULC

25

25

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60

24 to 27

ULC

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24 to 27

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25
Inset 2
Binfield Village

Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map.
Inset 4
Fernbank Road, Ascot

Inset 5
Warren Row, Ascot

Note: Policies relating to defined settlements (E3 H1,2 R2) also apply to the area within this Inset Map.
Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map.
Inset 9
Rectory Row, Easthampstead

Inset 10
Harmans Water

Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map
Inset 11
Great Hollands Square

Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map.

Inset 11 is on Policies Map 3
Inset 12
Hanworth

Inset 13
Birch Hill

Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map.
Inset 14
Crown Wood

Policies

- Neighbourhood Centre
  E5,7,11
  CS21

Scale 1:1,250

Insets 14 and 15 are on Policies Map 3

Inset 15
Horndean Road, Forest Park

Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map.
Map 52 Martins Heron and Whitegrove, Inset Maps 16 and 17

Inset 16
Martins Heron

Inset 17
Whitegrove

Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map

Inset 16 is on Policies Map 3
Inset 17 is on Policies Map 2
Note: Policies relating to defined settlements (CS2(2), CS3(2), CS19) also apply to the area within this Inset Map.
Inset 19
Crowthorne Centre

Policies
- Centre Boundary: E5
- Retail Area: CS21 E5,7,10
- Crowthorne Retail Core Area: E5,9
- Primary Frontage
- Secondary Frontage

Proposals
- Highway Works

Scale: 1:2,500
Inset 19 is on Policies Map 4

Note: Policies relating to defined settlements (CS21, CS13, & CS19) also apply to the area within this inset map.
Inset 21
Old Mills Parade, High Street, Sandhurst

Note: Policies relating to defined settlements (E3 H1.2 R2) also apply to the area within this Inset Map.
Inset 22
Yorktown Road
(west of Swan Lane)

Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map
Map 57 Yorktown Road (east of Swan Lane) and Yorktown Road College Town,
Inset Maps 23 and 24

Inset 23
Yorktown Road, (east of Swan Lane)

Inset 24
Yorktown Road, College Town

Note: Policies relating to defined settlements (CS2(2), CS2(3), CS19) also apply to the area within this Inset Map

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Appendix 9: List of key background studies

A number of other supporting documents have been taken into consideration in preparing the SALP. These can be viewed at: http://www.bracknell-forest.gov.uk/salibrary. The table below sets out the title of the document, a summary of what it contains, the author and date it was prepared:

Table 7 List and summary of supporting evidence.

<table>
<thead>
<tr>
<th>Document Title</th>
<th>Author</th>
<th>Date Prepared</th>
<th>Summary of Document</th>
</tr>
</thead>
<tbody>
<tr>
<td>Archaeological Site Assessments</td>
<td>Berkshire Archaeology</td>
<td>March 2010</td>
<td>Provides an assessment of the 8 Broad Areas identified at the Issues and Options (SADPD Participation) stage. Sets out archaeological elements that are present, or likely to be present and recommends a further programme of assessment to be undertaken.</td>
</tr>
<tr>
<td>SALP Library Ref: SAL 13</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bracknell Forest Housing Market Assessment (HMA)</td>
<td>DTZ</td>
<td>October 2011</td>
<td>The HMA looked at how the characteristics of households and dwellings varied across the Borough, established the mix of different households likely to require housing in the future and provided updated evidence on the need for affordable housing in the Borough. In addition the report looked at population and household growth rates, the size of dwellings that might be required in the Borough in the future and considered the influence of economic factors such as earnings and unemployment levels on the performance and characteristics of the housing market</td>
</tr>
<tr>
<td>SALP Library Ref: SAL32</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Draft Submission SADPD Background Paper</td>
<td>BFC</td>
<td>November 2011</td>
<td>Provides the background for allocations and other policies set out in the Draft Submission Document.</td>
</tr>
<tr>
<td>SALP Library Ref: SAL49</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employment Land Review (ELR)</td>
<td>Roger Tym &amp; Partners/Vail Williams</td>
<td>December 2009</td>
<td>The objectives of the study are to understand market areas and segments in the Borough; to provide an understanding of the existing employment land supply in the Borough; to provide an assessment of the future demand for employment (types and locations) in the Borough; to assess the suitability of individual sites, whether existing or proposed for future employment</td>
</tr>
<tr>
<td>SALP Library Ref: SAL11</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Document Title</td>
<td>Author</td>
<td>Date Prepared</td>
<td>Summary of Document</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------</td>
<td>--------</td>
<td>---------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Habitat Regulations Appropriate Assessment (HRA Assessment)</td>
<td>BFC</td>
<td>November 2011</td>
<td>To ensure the impact of the SALP on the Thames Basin Heaths Special Protection Area has been considered in the Habitats Regulations Appropriate Assessment – Site Allocations DPD. It is for the competent authority (Bracknell Forest Council) to consider the likely and reasonably foreseeable effects and to ascertain that the plan will not have an adverse effect on the integrity of the site before it may be adopted. The Appropriate Assessment has therefore been produced in accordance Regulation 61 of the Habitats Regulations. It assesses the possible effects of the various proposals in the Site Allocations DPD on, or potentially affecting any Natura 2000 Sites (i.e. the Thames Basin Heaths Special Protection Area).</td>
</tr>
<tr>
<td>Infrastructure Delivery Plan (IDP)</td>
<td>BFC</td>
<td>November 2011</td>
<td>The IDP sets out the infrastructure needs for the development areas identified in the SALP to ensure new growth is sustainable, including the urban extensions, edge of settlement sites and those within existing settlements. The IDP sets out the mitigation strategy for new development, gives an indication of costs, phasing and dependencies. The IDP covers infrastructure from both internal and external providers and covers a wide range of physical, social and green infrastructure. The majority of the information contained within the IDP is for the urban extensions as the majority of the smaller sites will be subject to the requirements set out in Limiting the Impact of Development SPD. Although the IDP will be associated with the SALP it will also have a life of its own outside of the SALP and will be a 'live' document so it can be updated and amended as necessary and as requirements change over time. The IDP contains relevant capacity work (in service areas where deemed necessary), to identify any shortfalls in capacity in existing infrastructure provision in the Borough.</td>
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<td>Document Title</td>
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<tr>
<td>Landscape Capacity Study</td>
<td>Kirkham Landscape Planning Ltd</td>
<td>April 2010</td>
<td>Sets out the Landscape Capacity of the 8 Broad Areas identified at the Issues and Options (SADPD Participation) stage. Divides each of the areas into landscape categories, describes the key features and assesses them in terms of their landscape capacity (low capacity being little scope for change due to a high landscape sensitivity and high capacity being more scope for change due to a low landscape sensitivity). Builds on the Landscape Analysis of Sites Allocations and an Assessment of Gaps/Green Wedges (Entec, June 2006). The Entec study formed a supporting document to the Core Strategy.</td>
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<tr>
<td>Updated Landscape Analysis</td>
<td>Kirkham Landscape Planning Ltd</td>
<td>August 2011</td>
<td>Sets out landscape analysis on the urban extension sites and edge of settlement sites contained in the Preferred Option and provides responses to landscape issues raised on these sites through the Preferred Option consultation. Also provides analysis on edge of settlement sites promoted through responses to the Preferred Option.</td>
</tr>
<tr>
<td>Master-planning Support</td>
<td>Urban Initiatives</td>
<td>October 2010</td>
<td>The study provides an appraisal of the 8 Broad Areas identified at the Issues and Options (SADPD Participation) Stage. Recommends options and concept plans for the 4 urban extension Preferred Option sites. A concept plan is also included for land at Warfield (Core Strategy Policy CS5)</td>
</tr>
<tr>
<td>Market Perspective of Bracknell Forest Borough Office Floorspace</td>
<td>Hicks Baker</td>
<td>October 2011</td>
<td>This report gives a current market perspective on the office floor space stock within the geographical boundary of Bracknell Forest Borough. The report will support the SA DPD Submission Document.</td>
</tr>
</tbody>
</table>
| Phase 1 Ecological Survey                          | John Wenman Ecological Consultancy    | June 2010     | Provides an assessment of the habitats and protected species within the 8 Broad Areas identified at the Issues and Options (SADPD Participation) Stage (with the
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<tr>
<td>SALP Library Ref: SAL15</td>
<td>exception of Broad Area 2 - Broadmoor and the land to the south of Nine Mile Ride within Broad Area 3 - these are covered by other evidence submitted in connection with a planning application and pre-application discussions). Sets out survey finds and recommends further survey work to be undertaken in the form of a Phase 2 Ecological Survey.</td>
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<tr>
<td>Retail Study SALP Library Ref: SAL10</td>
<td>GVA Grimley May 2008</td>
<td>Undertakes a review of the current and projected retail catchment areas of Bracknell town centre and other main retail centres in the Borough; assesses the need, scope and capacity for further comparison and convenience goods floorspace at 2011 and 2016, with an indicative suggestion of figures up to 2026; identifies any shortfalls in the existing retail offer of the Borough and suggest how they could be remedied; and in light of the capacity and need identified, assess the resultant diversion of expenditure (and expenditure growth) from other centres, and hence the retail impact on those centres.</td>
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<tr>
<td>Strategic Flood Risk Assessment (SFRA) SALP Library Ref: SAL17</td>
<td>Halcrow Group Ltd August 2010</td>
<td>Updates the SFRA previously carried out by Entec in August 2006 (in support of the Core Strategy). The SFRA was carried out in accordance with Planning Policy Statement 25 (PPS25): Development and Flood Risk (March 2010). The document sets out the flood risk for the Borough. In general the risk of flooding is low. Recommends that given the large proportion of the Borough within Flood Zone 1, that the allocation of new development should avoid encroaching on the floodplain. Where development within Flood Zones 2, 3a and 3b is unavoidable the sequential approach of PPS25 must be followed. The document also assesses the 8 Broad Areas identified at the Issues and Options (SADPD Participation) Stage: only two area (East Binfield and North Warfield) are located within Flood Zones 2 to 3b. For these Broad Areas it is recommended that either the land be left in its natural state, or land uses such as parks or playing fields be allocated here as these can be allowed to flood, thus avoiding the loss of floodplain area. However, this should not reduce the importance of flood risk in the planning process. The impact of climate change on fluvial flooding and rainfall runoff should be a high priority in development planning. Concluded that based on the Borough’s future development needs and the proposed development sites, it was found there...</td>
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<tr>
<td>Strategic Housing Land Availability Assessment (SHLAA) (Base date March 2009)</td>
<td>BFC</td>
<td>February 2010</td>
<td>Identifies sites with potential for housing; assesses their housing potential; and assesses when they are likely to be developed. It includes sites that have been submitted to the Council by landowners and organisations, for consideration as to their development potential. It identifies sites with potential for housing; assesses their housing potential; and assesses when they are likely to be developed. The SHLAA looks at whether the sites are deliverable (i.e. available, suitable for development, and likely to come forward in a reasonable timescale) and developable. However the SHLAA does not allocate sites for development; rather it informs the preparation of the documents that do (i.e.SALP). It covers the period April 2009 to March 2024 broken down into three 5 year time bands (2009-2014; 2014-2019 and 2019-2024). The objective of the document is also to inform subsequent allocation of sites in the SALP, and to inform the plan, monitor and manage approach to provision of housing land and the Council's assessment of a five year supply of deliverable sites as was previously required by PPS3, and is now required by the NPPF.</td>
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<tr>
<td>SHLAA Monitoring Report (Base date March 2011)</td>
<td>BFC</td>
<td>August 2011</td>
<td>Updates the SHLAA covering the period April 2011 - March 2026. The three 5 year time bands have been updated to reflect data collected as a result of the commitments process and other information received about sites. The time bands are: 2011-2016; 2016-2021; and 2021-2026.</td>
</tr>
<tr>
<td>Sustainability Appraisal (SA) (Incorporating SEA), Draft Submission Site</td>
<td>BFC</td>
<td>November 2011</td>
<td>An essential consideration when drawing up planning documents is their effect on the environment and people’s quality of life, both now and in the future. To help address this, Sustainability Appraisals and Strategic Environmental Assessments are carried out alongside the preparation of these plans to make sure social, environmental and economic issues are taken into account.</td>
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<tr>
<td>Allocations DPD &amp; Appendices</td>
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<td>into account at every stage so that sustainable development is delivered on the ground. It also appraises the different options that are put forward.</td>
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<td>SALP Library Ref: SAL50a &amp; 50b</td>
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<td>Sustainability Appraisal (SA) Incorporating SEA)</td>
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<td>Non-Tech Summary, Draft Submission Site Allocations DPD</td>
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<td>SALP Library Ref: SAL51</td>
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<tr>
<td>Transport Accessibility Assessment (Draft)</td>
<td>WSP and BFC</td>
<td>November 2010</td>
<td>The Council with its consultants WSP, has completed a Transport and Accessibility Assessment of the eight potential Broad Area options to deliver the Council’s housing allocation in the emerging Site Allocation Development Plan Document. It is an early desk top consideration of the Broad Area options against the existing transport situation with known planned improvements to the highways network. It is consistent with earlier transport assessment work associated in support of the Council’s Core Strategy Development Plan Document called the Local Development Framework Site Assessment Study – Final Report (August 2006) by WSP. The boundaries of the eight Broad Area options were broadly similar to those in the 2006 study but the level of development considered has changed. Further changes to the road network have also been made or will be made which therefore requires an updated assessment based on the eight Broad Area options.</td>
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<td>SALP Library Ref: SAL22</td>
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The new assessment, as in the 2006 study, scores and ranks the Broad Area options in terms of their development suitability in sustainable transport terms.

This study provides a desk top assessment and scores each Broad Area option against a number of criteria:

- **Congestion** – the proximity of each Broad Area option to identified congestion hotspots.
- **Road improvements** – whether each Broad Area option passed through a known planned improvement on route to Bracknell town centre.
- **Road Safety through cycling and pedestrian provision** – whether each Broad Area option was within, adjacent to or not near the existing pedestrian and cycle network.
- **Accessibility** – each Broad Area option against:
  - Access by foot to local centres.
  - Physical barriers preventing accessibility.
  - Access to the Bracknell town centre
  - Access to external centres.
- **Public Transport** – each Broad Area against:
  - Public transport access to the town centre.
  - The potential for public transport improvements.
  - Local Transport Plan public transport improvements.
  - The proximity to rail stations.
  - The proximity to long distance routes.

Further detailed work through detailed modelling will be undertaken as the Site Allocations DPD is developed further which will look at improvements the preferred options for development could deliver.
using scenarios before and after the implementation of forecast assumptions. All scenarios are compared to each other in terms of journey times at the identified key locations. This provides a context for the journey time analysis and a summary of the main results. A summary of the work undertaken and the published reports is as follows.

**Bracknell Multi-Modal Transport Model**

The BMMTM is a computer generated simulation of existing and future transport networks and shows the travel demand by car, HGV, bus, rail, cycle and on foot between locations within the borough. It provides a strategic analysis tool covering all principal routes, and provides inputs to separate, more detailed programs that assess the performance of individual junctions. As well as identifying travel demand patterns, the model can show where pressures exist in networks and predict where new developments or transport schemes will have an impact. It can identify the routes taken by vehicles and where bus passengers will board or alight.

The model was developed and validated to represent the transport network in BracknellForest in 2007 (base year) during the AM (0800 – 0900) and PM (1700 – 1800) peak hours. It was built using observed data on traffic flows, public transport provision and patronage and journey times on set routes. It includes all major junctions in the borough and, where appropriate, real signal timing data. The model also now represents Wokingham’s development in location-specific detail, particularly within the town centre and the areas of Wokingham Borough bordering BracknellForest. This follows close partnership working with Wokingham Borough Council. Details of how the base year models were built are in the Bracknell Multi-Modal Transport Model – Model Development and Validation Report (WSP) in June 2011.

In addition to the base year, there are AM and PM peak forecast models representing alternative development scenarios in the year 2026. These show the likely traffic impacts that will result from new developments, infrastructure improvements and changing travel choices within both Bracknell and Wokingham. The
Forecast Model Development and Assessment Report (WSP) (August 2011) details two transport modelling scenarios in 2026:

1. **Core Forecast.** This represents the Core Strategy DPD and includes all known developments (committed and proposed), including the proposed SALP sites in Bracknell. It also incorporates proposed development in Wokingham, including their Strategic Development Location sites.

2. **Reference Case.** This includes only committed development and thus removes the following developments from the Core Forecast to form the Reference Case:
   - Amen Corner development
   - Warfield SPD site – (northern fringe).
   - SALP sites and infrastructure.

   The growth associated with these sites is still included in the Reference Case model, but only as part of the general growth in background traffic, rather than concentrated in these specific locations.

   The report highlights where traffic flows are expected to change as a result of the Core Strategy and SALP proposals. It also identifies the junctions that are likely to require improvements to reduce delays and lower journey times.

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<tr>
<td>Bracknell Forest Journey Time Report</td>
<td>BFC</td>
<td>September 2011</td>
<td><strong>Bracknell Forest Journey Time Report</strong></td>
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<td>This report dated October 2011 accompanies the Forecast Model Development and Assessment Report to demonstrate how journey times are affected by each forecast scenario. The model shows cumulative travel times along defined routes, and these are displayed graphically in the report to compare each scenario and identify where delays occur. Seven journey time routes were assessed in both directions and in both peak hours. The journey time assessments covered the major routes through the Borough.</td>
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<td>The report also includes a tabular summary that compares the overall travel times for each route in the base year, reference case, core forecast and final forecast models. The percentage difference in travel time between the final forecast and the reference case</td>
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and core forecast scenarios is also shown, together with an overall average difference taken across all routes.

This shows the following overall journey time comparisons:

- AM Peak Final Forecast journey times are 19% lower than in Reference Case
- AM Peak Final Forecast journey times are 9% lower than in Core Forecast
- PM Peak Final Forecast journey times are 14% lower than in Reference Case
- AM Peak Final Forecast journey times are 10% lower than in Core Forecast

This methodology is a very effective way to demonstrate how the transport network performs given alternative levels of development and mitigation.

### Modelling Junction Improvements and Measures

A set of draft schemes and improvements was developed (detailed in the Junction Improvements and Measures Paper September 2011). These improvements were added to the model to provide a third scenario in 2026 called the Final Forecast.

This scenario develops the Core Forecast and includes all proposed developments and network improvements (e.g. Twin Bridges and Corel Reef), adding proposed mitigation measures in Bracknell and the Wokingham area.

### Considers the likely financial viability of development on the SALP sites. Represents a high level review due to limitations on the level of detail available. Uses residual valuation techniques - this involves assessing the value of the completed development (Gross Development Value) and deducting all costs (build costs, surveys, fees, acquisition, finance, marketing etc.) which need to be expended to create value along with a level of developer’s profit. This is then subjected to sensitivity testing to provide a range of possible outcomes.
All documents associated with the production of SALP are listed in the Site Allocations LP library, available to view on the Council's web site: http://www.bracknell-forest.gov.uk/salibrary