Core Strategy Development Plan Document

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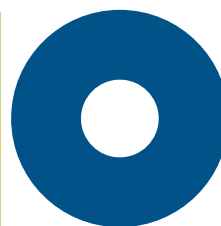
PEOPLE

PLACES

BRACKNELL FOREST
BOROUGH COUNCIL

Core Strategy

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Alternative Formats
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Introduction

1 The Bracknell Forest Borough Core Strategy sets out a planning framework for guiding the location and level of development in the Borough up to 2026. It will be used to determine applications for planning permission, and as a starting point for more detailed policies and site specific proposals to be prepared in other Bracknell Forest Borough Council (Council) planning documents. The Core Strategy will also be used to help implement the land use elements of other plans and strategies for the Borough.

2 The Core Strategy is one of the documents that will make up the Bracknell Forest Borough Local Development Framework (LDF). This is the collective name for a series of documents that together will guide future development in the Borough. Whilst documents in the LDF are being prepared, policies in the Bracknell Forest Borough Local Plan (2002) will also be used to guide development until they are replaced. Appendix 1 of this document sets out those policies in the Local Plan that have been replaced by policies in this Core Strategy. Appendix 2 contains a glossary of technical terms.

3 The Core Strategy has been prepared following extensive consultation with stakeholders and the local community in line with the emerging and subsequently adopted Statement of Community Involvement. The preparation stages are shown in Figure 1.

Figure 1 - Core Strategy Preparation Stages

Adoption of the Core Strategy
February 2008

Stage 8: Receipt of binding Inspector's Report
November 2007

Stage 7: Examination
June/July 2007

Stage 6: Publication of, and consultation on, site allocations representations

Stage 5: Submission of, and consultation on:
• Core Strategy
• Final Sustainability Appraisal
November/December 2006

Stage 4: Publication of, and consultation on:
• Preferred Options and
• Final Sustainability Appraisal
January/February 2006

Stage 3: Publication of, and consultation on:
• Issues and Options Report
• Initial Sustainability Appraisal
July - August 2005

Stage 2: Publication of, and consultation on
• Sustainability Appraising Scoping Report
December 2004

Stage 1: Gathering background information
August 2004 – March 2005

Sustainability Appraisal

4 The Council has carried out a Sustainability Appraisal, incorporating the requirements for a Strategic Environmental Assessment, for each stage during the preparation of the Core Strategy. This Core Strategy has taken account of the Appraisal findings. The Sustainability Appraisal has assessed the economic, social and environmental impacts of the proposed policies to make sure that they contribute to delivering sustainable development. The final report of the Sustainability Appraisal is also available as a separate document alongside the Core Strategy.

Further Information

5 To discuss further any part of this Core Strategy, please contact the Development Plan Team at Bracknell Forest Borough Council. This can be done:

In person between the hours of 8.30am – 5.00pm (Monday to Friday) at:
Environment and Leisure Department
Bracknell Forest Borough Council
Time Square, Market Street
Bracknell, RG12 1JD

By post (to the address above), or

By telephone on 01344 352000, or

By e-mail at development.plan@bracknell-forest.gov.uk

The Core Strategy, and further information on the Local Development Framework, is available on the Council's website at **www.bracknell-forest.gov.uk/ldf**

Summaries or extracts of this document can be made available in large print, in Braille or on audio cassette. Copies in other languages may also be obtained. Please contact the Development Plan Team on 01344 352000.

Context

6 This Document has been prepared against a background of national and regional planning policy and guidance, with regard to other local plans and strategies produced by the Council and strategies by other organisations. In addition to those listed below, this included: the Bracknell Forest Local Transport Plan; the Bracknell Forest Borough Housing Strategy and the Cultural Strategy 'Life is for Living'. Where appropriate, reference is made to relevant plans and strategies throughout this document. In some instances guidance is referred to generically and referenced in the endnotes in Appendix 6.

Regional Planning Guidance

7 Bracknell Forest's planning policy framework has to be in conformity with Regional Planning Guidance (the Regional Spatial Strategy). This is currently contained within two documents: Regional Planning Guidance for the South East (RPG9), and an emerging Regional Spatial Strategy known as The South East Plan. The Submission South East Plan (March 2006) was subject to a Public Examination between November 2006 to March 2007 and is expected to be adopted by the end of 2008. The policies in the Submission South East Plan were a material consideration in preparing the Core Strategy policies. In particular, the Submission South East Plan contains the Borough's housing allocation for the period 2006 to 2026.

8 Other regional policy documents are also relevant including the Regional Economic Strategy, produced by the South East England Development Agency (SEEDA), and the Regional Housing Strategy produced by the South East England Regional Assembly (SEERA). Further details on these documents can be obtained through their websites, at:
SEERA – www.southeast-ra.gov.uk
SEEDA – www.seeda.co.uk

9 In addition to these Regional Planning Documents, the Council has had regard to a number of other national and regional policies and proposals. A complete reference to these is made at the end of the document.

Bracknell Forest Sustainable Community Plan

10 The Core Strategy has also been prepared within the context of local plans and strategies. Policies and proposals in the Local Development Framework must have regard to the Borough's **Community Plan** – a document prepared by the Bracknell Forest Partnership which consists of representatives from the public, private and voluntary sectors. The Bracknell Forest Sustainable Community Plan was agreed in September 2005 and sets out a vision for the Borough to 2015:

11 "In 2015, the community of Bracknell Forest will be self-confident, socially cohesive, economically buoyant and renowned for its 'can do' attitude. Living and working in Bracknell Forest will mean having an excellent quality of life. Local people will be safe and healthy. They will have a home that meets their needs and be able to travel easily around the Borough, particularly by public transport. The distinctive, quality environment of Bracknell Forest will be enhanced and the community and learning will be valued throughout people's lives."

12 In order to deliver this vision, eight priorities are identified with a range of short and medium term actions relating to each priority.

The eight agreed priorities of the Partnership are:
• Promoting learning and training for all ages
• Protecting and enhancing the environment
• Improving health and wellbeing
• Providing decent and affordable housing
• Developing a town fit for the 21st century
• Improving travel and transport
• Promoting community safety
• Improving community engagement.

13 The policies and proposals within the Core Strategy will help to deliver some of the Community Plan priorities and where appropriate the relevant links are identified throughout this Strategy. Continuous engagement with the Bracknell Forest Partnership has taken place during the preparation of the Core Strategy (http://www.bracknell-forest.gov.uk/ldf/yc-bracknell-forest-partnership.htm)

Working with other Local Authorities

14 The Borough does not exist in isolation and regular discussions on cross boundary spatial planning issues are held with other Councils in Berkshire, Hampshire and Surrey. In addition, the Council works with other local authorities on wider sub-regional and regional issues, and on issues relating to specific topics such as the Thames Basin Heaths Special Protection Area.

15 Specifically the Council is actively involved in cross-boundary partnerships, for example:

• Pan-Berkshire Joint Working – close working between all Berkshire Unitaries at member and officer levels including delivery of the Joint Minerals and Waste LDF, Berkshire Housing Market Assessment, Gypsies, Travellers and Travelling Showpeople's Accommodation Needs Assessment and the Berkshire Strategic Transport Forum.
• Blackwater Valley Partnership – close working between Blackwater Valley authorities and counties on countryside management, planning policy, transport implementation and Thames Basin Heaths impact management.
• Thames Basin Heaths Partnership – joint working between the affected authorities, SEERA, GOSE and Natural England to protect the heaths from the potential impacts of development.

A Portrait of the Borough

16 Bracknell Forest lies 40 kilometres west of London, at the heart of the Thames Valley and within the county of Berkshire. The location of the Borough in the South East Region and in the Western Corridor and Blackwater Valley Sub-region is shown on Map 1, and the relationship with adjoining local authorities on Map 2. The Borough has a current population of about 111,000 (2006) and covers approximately 110 square kilometres.

17 The Borough has experienced some of the highest population growth rates (Contextual Indicator B1[1] (Con B1)) in the country leading to pressures on infrastructure and services and on the Borough's environmental assets including sites designated as being important for nature conservation at an International, National, and local level.

18 The major urban area of Bracknell lies in the centre of the Borough and contains the larger residential, commercial and industrial areas and the major retail and service facilities. The southern part of the Borough contains the settlements of Sandhurst and Crowthorne and a number of institutions standing in large grounds (including the Royal Military Academy Sandhurst, Wellington College and Broadmoor Hospital). Part of the Thames Basin Heaths Special Protection Area also lies in the south of the Borough.

19 The northern part of the Borough contains the settlement of Binfield and the smaller settlements of Winkfield and Warfield. Part of the northern parishes also lies within the Metropolitan Green Belt.

20 The Borough has good road and rail links with direct access to the M3 and M4 motorways and good links to the region's airports, in particular Heathrow and Gatwick. Bracknell Forest also enjoys direct rail connections from stations at Bracknell and Martins Heron to Reading and London Waterloo. Sandhurst and Crowthorne are linked to Guildford, Reading and Gatwick by rail.
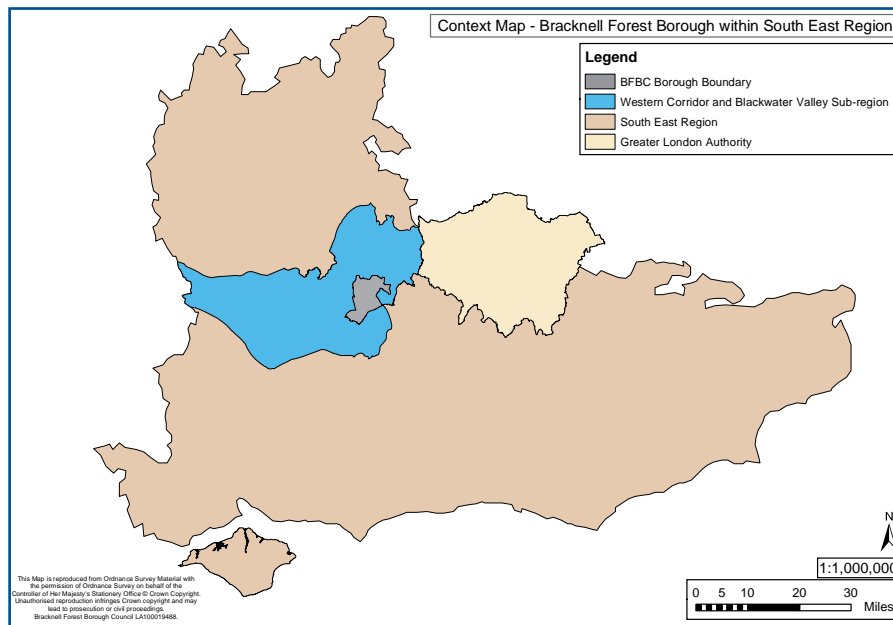
21 Good access to the sub-region and London, a well educated labour force (Con B3), and the quality of the local environment (Con EN3), are key attractors to the companies that have located, and continue to locate, here (Con E3), including a number of multi-national organisations. The nature of employment is now heavily focused on the service sector (Con E4). This success has led to continued pressure for housing in spite of the considerable amount of land that has already been developed for housing over the last few years (Con H1). High house prices (Con H3) make the Borough a relatively expensive place to live when compared to many parts of the country. Other symptoms of success are low levels of unemployment (Con E5), skill shortages in certain sectors, rising labour costs, increased commuting (Con T3), and concerns regarding local congestion. Furthermore, there has been a concern that the quality and nature of Bracknell town centre has not evolved at the same pace and that it is not serving the local population adequately in terms of leisure and shopping facilities (Con E2).

22 A detailed factual context of the Borough is provided in the Bracknell Forest Borough Fact Pack available from the contacts listed at the front of this document. The objectives and policies set out in the Core Strategy and subsequent Local Development Documents will assist in addressing the issues set out above in a sustainable manner. An assessment of the impact of policies on the wider issues highlighted through the contextual indicators referred to above and the delivery of the Vision for the Borough set out in the next section will be assessed as information becomes available and will be reported in the Annual Monitoring Report.

[1] Contextual indicators identify the wider social, environmental and economic conditions that policies might influence in the longer term. These are monitored through the Bracknell Forest Local Development Framework Annual Monitoring Report, and identified in Appendix 4

Map 1: Context Map – Location in the South East Region

Context Map - Bracknell Forest Borough within South East Region

Legend
- BFBC Borough Boundary
- Western Corridor and Blackwater Valley Sub-region
- South East Region
- Greater London Authority

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1:1,000,000

0 5 10 20 30 Miles

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Map 2: Bracknell Forest Borough and Adjoining Local Authorities

Context Map - Bracknell Forest Borough and adjoining Local Authorities

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Maidenhead

Slough

Slough

Windsor

Greater London Authority

HEATHROW

Reading

Bracknell

Wokingham

M25

M3

Camberley

M25

N

1:200,000

0 1 2 3 4 5 Miles

Vision to 2026

23 The Bracknell Forest Borough Local Development Framework will play a major part in delivering the vision of the Bracknell Forest Sustainable Community Plan. The broad vision in the Community Plan and guidance in other documents, including national and regional planning considerations, have been used to prepare a specific vision for the LDF. This vision will be used to inform the strategy, policies and proposals of all the Local Development Documents that will make up the LDF.

24 *The Borough will continue to grow sustainably, in a planned manner, with new development being directed to sustainable locations and having good access to a range of local facilities, services, housing and employment. New development will be located so as to maximise the opportunity to travel by all modes and to improve relative accessibility for all. New development will be mindful of the character of the area in which it sits and will be designed and located such that it will enhance the quality of life in the Borough.*

25 *There will be a continuation of development both within settlements, where appropriate, and outside settlements through planned longer term expansion. Having had regard to the future development needs, environmental, physical and policy constraints and to an assessment of the level of development that may be accommodated within settlements, land to the west of Bracknell and to the north of Whitegrove and Quelm Park has been proposed for such expansions. New housing will be targeted to meet the needs of local people and will include a mix of tenures, size and types of unit. New communities will be planned to provide the necessary physical infrastructure (e.g. roads, water) as well as the social infrastructure (eg. schools, libraries, leisure facilities, health facilities) to support the community.*

26 *The Borough will continue to develop as an important business centre: 'smart' growth will be encouraged whereby businesses maximise the use of technology and human resources rather than additional land resources for sustained economic growth. New employment development will be* focussed mainly within Bracknell town centre and the existing employment areas. New housing growth areas will be developed as sustainable communities and may include a mix of uses including employment, leisure and community facilities.

27 *Partnership working will ensure that Bracknell Town Centre is regenerated to provide a mix of homes, shops, jobs and other opportunities that will provide economic, social and environmental benefits to residents, businesses and visitors. The town centre will be easily reached by public transport and have a good standard of access by car. It will also be served by park and ride facilities, for example at Peacock Farm. The town centre will also include a health facility which serves new and existing residents in and around the town centre.*

28 *Accessibility to Bracknell will be increased with improved connections to Heathrow through the delivery of the Airtrack proposals (better use of rail connections using mostly existing infrastructure on the Reading to Waterloo line via Staines) along with improved links to London and other areas including the Blackwater Valley.*

29 *The smaller town, village and neighbourhood centres will be maintained and enhanced to play a valuable role in providing local services and reducing the need for local people to travel for their day to day requirements. A 'design-led' approach to new development will provide a safe and attractive living environment.*

30 *The quality of the environment will continue to improve with the existing high levels of open space and 'greenery' within the settlements maintained and improved. The Green Belt boundary will remain unchanged and areas of important natural and historic interest will be protected, conserved and enhanced. Special attention will be placed on the importance of the Thames Basin Heaths Special Protection Area to ensure that its integrity is maintained whilst allowing sustainable development which meets the needs of the Borough to take place.*

Objectives

31 To guide the policies which will promote sustainable development, and deliver the LDF vision, spatial planning objectives have been set. The Core Strategy policies reflect these objectives. Through monitoring, the effectiveness of the policies in meeting these objectives can be measured to show the relative success of the policies in delivering sustainable development.

What is Spatial Planning?

32 In the past, Local Plans dealt mostly with 'places': designating locations and policies for specific land uses. Spatial planning continues to deal with designating locations for land uses, but also looks more closely at the relationship of these uses to one another, or the 'spaces' between these uses and their function. Other features of 'spatial' planning are:
- Setting out a clear and distinctive vision;
- Integrating with other plans and strategies, especially the Community Plan;
- Greater emphasis on public participation;
- More emphasis on delivery and implementation.

33 The Core Strategy policies are consistent with, and will each contribute in some way, to meeting the spatial objectives; the key policies for each objective are indicated below.

Spatial Objectives		
Sustainable development is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Therefore sustainability is acting to create harmony between a developed economy and the natural environment	A	**To plan for a balance of housing and employment growth** KEY DELIVERY POLICIES: CS1/CS2/CS3/CS4/CS5/CS15/CS19
	B	**To aid delivery of housing in the Borough, which meets the needs of all sectors of the community, including the provision of affordable housing** KEY DELIVERY POLICIES: CS3/CS4/CS5/CS15/CS16/CS17/CS18
	C	**To deliver the regeneration of Bracknell town centre** KEY DELIVERY POLICIES: CS3
	D	**To promote a sequential approach to the location of new development** KEY DELIVERY POLICIES: CS1/CS2/CS3/CS4/CS5
	E	**To promote a transport system which enables access to services, by a choice of transport modes** KEY DELIVERY POLICIES: CS1/CS3/CS23/CS24
	F	**To ensure high quality well designed development is delivered in the Borough** KEY DELIVERY POLICIES: CS3/CS4/CS5/CS7
	G	**To support and facilitate essential community facilities and infrastructure in accessible locations** KEY DELIVERY POLICIES: CS1/CS3/CS4/CS5/CS6/CS8/CS21/CS22
	H	**To deliver accessible development meeting the needs of the Borough** KEY DELIVERY POLICIES: CS3/CS7/CS23/CS24
	I	**To maintain and improve the built and natural environment, and to avoid or mitigate the effects of new development upon the natural and historic environment** KEY DELIVERY POLICIES: CS1/CS6/CS7/CS9/CS14
	J	**To maintain high and stable levels of economic growth** KEY DELIVERY POLICIES: CS19/CS20/CS21/CS22
	K	**To promote the sustainable use and disposal of resources** KEY DELIVERY POLICIES: CS10/CS11/CS12/CS13
	L	**To mitigate against and adapt to climate change** KEY DELIVERY POLICIES: CS1/CS10/CS11/CS12/CS13

Map 3: Core Strategy Key Diagram

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Legend

- Bracknell Town Centre
- Defined Settlements
- Major Locations For Growth
- Special Protection Area
- Special Area of Conservation
- Green Belt
- Strategic Gaps
- Local Gaps
- BFBC Borough Boundary
- A Road
- Motorway
- Railway
- Railway Stations

Core Policies

34 Policies in the Core Strategy establish the overall strategy for the development and use of land in the Borough up to 2026. This includes setting out the broad locations for future development. The overall strategy is set out on the Key Diagram above. Specific policy boundaries are identified on a Proposals Map.

35 The Core Strategy policies will form the basis for more detailed policies and proposals to be set out in other Local Development Documents. The details of these, including timetables for their preparation, can be found in the Bracknell Forest Borough Local Development Scheme available from the contacts listed at the front of this document.

36 **The Core Strategy policies are divided for ease into six themes:**

- Sustainable Growth
- Quality of Life
- The Environment
- Somewhere to Live
- Somewhere to Work and Shop
- Transport

37 Policies in the Core Strategy should be read in conjunction with policies in other documents which form part of the Development Plan for the Borough. In addition, the Core Strategy must be read as a whole.

The Development Plan

38 The regional, sub-regional and local policies which guide spatial planning are referred to collectively as the Development Plan. Up to date information on the status of the documents that together comprise the Development Plan is available on the Council's website or from the Development Plan Team (contact information given at the front of this document).

Implementation and Monitoring

Implementation
39 The key implementation mechanisms for each policy are set out under the relevant policy. In general, many policies will rely on the determination of planning applications, but may also be implemented through further policies and guidance to be developed in subsequent Local Development Documents and through links with other plans and strategies prepared by the Borough Council and other bodies and agencies. The implementation of some policies therefore relies on partnership working and this is highlighted where appropriate.

Monitoring
40 The Council is required to produce an Annual Monitoring Report as part of the Local Development Framework. One element of this is to assess the effectiveness of policies to deliver the vision and objectives set out in this document, and the success of the policies in achieving sustainable development.

41 The Core Strategy sets out how each policy will be monitored. Many of the monitoring indicators are taken from a set of national core output indicators which the Council is required to include in the Annual Monitoring Report each year. Appendix 4 shows how monitoring of the policies reflects delivery of the objectives and identifies the relevant indicators and targets for each policy.

Review
42 In addition to monitoring of targets to indicate when policies need review, a review of the Core Strategy in part or as a whole may also be triggered by a range of other factors including significant changes to national planning policy guidance, and/or regional planning policy.

Sustainable Growth

Introduction

43 Together, the Strategic Objectives seek to ensure that future development in the Borough is sustainable and does not harm the natural and man-made features in the Borough. The following policies set out the broad principles against which new development will be considered in terms of location and the criteria against which all development proposals will be considered to ensure that they contribute to sustainable development.

Sustainable Development Principles

44 Delivering sustainable development is the over-arching objective of the Council's Core Strategy. In order to deliver sustainable development, proposals must be assessed against the Borough's economic, social and environmental needs. The policy below seeks to underpin the whole Core Strategy and provides a fundamental set of criteria that will be applied to all development proposals to ensure that they take account of these needs.

45 Detailed policies concerning the control of development and specific designations will be subject to more detailed policies set out elsewhere either in this document, in 'saved' Local Plan policies, through policies in future LDF documents, and shown on the Proposals Map.

46 One of the overarching contributors to sustainable development is the need to ensure that development is located so that people are close to a range of services and facilities, thereby reducing the need to travel. In addition to the implications of reducing travel on air quality/climate change, there are benefits to the health and wellbeing of local residents through increased opportunities to walk or cycle. Ensuring that a mix of uses is provided in new developments, and that efficient use is made of land, also contributes to reducing the need to travel and to promoting sustainable development.

Biodiversity

47 National policy guidance[1] seeks to ensure that national biodiversity is maintained and strengthened through the actions of local authorities in partnership with others. Increased biodiversity is an identified outcome in the Sustainable Community Plan. The Borough has a rich and diverse wildlife and countryside that contributes to its identity and distinctiveness. This includes areas of European, national and local importance. The Bracknell Forest Biodiversity Action Plan 2006-2011 seeks to put in place measures "To conserve and enhance biodiversity within Bracknell Forest Borough" through monitoring, proactive policies, positive management and effective communication. The Council will therefore ensure that the Borough's biodiversity, both within and outside specifically designated areas, continues to be protected, conserved and enhanced.

Heritage/Landscapes

48 National guidance[2] highlights the significance of the protection of all aspects of local character including landscapes and the historic environment. The Borough is fortunate in having a range of distinct local landscapes (including townscapes within the built environment) which make a major contribution to the Borough's identity and to local quality of life.

49 In addition there are a number of features of historic and archaeological interest including over 250 listed buildings. The Council will continue to protect its listed buildings, conservation areas and historic parks and gardens.

Resources

50 Development can have a significant impact upon the use and quality of resources. In order to minimise these impacts and ensure that resources are used sustainably, the Council will promote the principles set out in the following policy and detailed elsewhere. The efficient use of land will be promoted by encouraging appropriate densities on

new development. Detailed density policies will be developed with local communities in subsequent Local Development Documents.

51 The Council has had extensive discussions with the water agencies, both on quality and quantity matters. Whilst there is concern about future water supply and treatment, agencies have not shown evidence to suggest the Core Strategy can not be delivered.

Health, Safety and Education

52 The health, safety and education of the Borough's residents are all issues identified as priorities in the Bracknell Forest Sustainable Community Plan. Proposals will be supported which: increase access to education for all ages; increase access to health facilities; contribute to the improvement of local residents' general health; and, create a 'safer' environment. These issues all contribute to meeting the social needs of the Borough's population and to promoting the principles of sustainability. For example, a well trained and locally resident workforce will provide a good quality pool of labour for existing and new businesses, thereby contributing to a sustainable pattern of development where businesses can recruit people locally and reduce commuting distances.

53 In terms of future healthcare provision, the Borough Council is aware of reorganisation proposals for East Berkshire by Heatherwood and Wexham Park Hospitals Trust and the Primary Care Trust (PCT). The reorganisation focuses on making the best use of existing NHS sites as well as providing new facilities in areas of major development (e.g. the town centre, Whitegrove and Quelm Park). The Council will work in partnership with the Hospitals Trust and the PCT to ensure that the improvement of existing facilities and the location of any new facilities (i.e. the healthplex, health centres and surgeries) respond to the needs of the community.

54 There is a statutory requirement on Bracknell Forest Borough Council as Local Education Authority to provide sufficient school places. The Borough contains a number of existing school sites and is seeking to encourage and facilitate schools to enhance existing services and develop in new areas, particularly as part of the development of 'extended' services to children and the wider community outside normal school hours. Additional school provision will be identified as necessary, particularly in relation to large new developments to be identified in further Development Plan Documents.

Policy CS1: Sustainable Development Principles

55 **Development will be permitted which;**
i. **makes efficient use of land, buildings and infrastructure; and**
ii. **is located so as to reduce the need to travel; and**
iii. **promotes a mix of uses; and**
iv. **conserves the use of resources including water and energy through a reduction in their use; and**
v. **supports the economic well being of the population; and**

Protects and enhances:
vi. **the health, education and safety of the local population; and**
vii. **the quality of natural resources including water, air, land and biodiversity; and**
viii. **the character and quality of local landscapes and the wider countryside; and**
ix. **the historic and cultural features of acknowledged importance.**

Implementation

56 This policy will be implemented through:
• Subsequent policies and guidance in further Local Development Documents;
• The determination of planning applications and appeals;
• The Bracknell Forest Biodiversity Action Plan 2006–2011 and subsequent reviews;
• Further policy within a subsequent Development Plan Document on the measures and criteria necessary to enable biodiversity to be protected and enhanced.

Locational Principles

57 In line with national and regional guidance[3], the strategy set out in this document promotes the principles of sustainable development. A significant part of this strategy is determining the location of future development up to 2026.

58 The Borough contains a number of environmental, physical and policy constraints which influence the location of development. These include the Metropolitan Green Belt, Areas Liable to Flood and the Thames Basin Heaths Special Protection Area (SPA). The SPA is discussed in more detail in Policy CS14.

59 Existing settlements in the Borough contain the majority of infrastructure, services, employment and transport facilities. In order to provide opportunities for reducing the need to travel, and enabling trips by all modes of transport, priority is given to locating development within the existing settlements. Existing settlements as identified on the Key Diagram are:

Bracknell/Binfield
Crowthorne
Hayley Green
Newell Green
North Ascot
Sandhurst
Warfield Street
Winkfield:
    Chavey Down/Long Hill Road
    Chavey Down/North Road
Winkfield Row

60 However, there are a variety of settlements within the Borough, ranging in size, character and in the range of services and facilities that they contain. Bracknell urban area contains the majority of infrastructure, service, employment and transport facilities. The commitment to regenerate Bracknell Town Centre for a mix of uses is key to the overall locational strategy for future development in the Borough and represents a sustainable approach to future development patterns in the Borough.

61 Sites to meet the vision set out in this document will be specifically allocated through Site Allocations in subsequent Development Plan Documents in line with the policy below, any saved Local Plan policies, and the outcomes of Sustainability Appraisal. Sites will include, but not be limited to, existing Major Developed Sites and Major Employment Sites outside defined settlements as currently identified in the approved Local Plan. In order to ensure that this vision is met, the development of sites which do not meet this policy will be resisted.

Policy CS2 – Locational Principles

62 The Council will allocate land for development in the sequence set out below:

1. **Bracknell Town Centre;**
2. **Previously developed land and buildings in defined settlements;**
3. **Other land within defined settlements where this does not conflict with other policies;**
4. **Extensions to defined settlements with good public transport links to the rest of the urban area or with firm proposals to provide such links.**

Development will be permitted within defined settlements and on Allocated Sites. Development will be permitted which is consistent with the character, accessibility and provision of infrastructure and services within that settlement.

Implementation
63 This policy will be implemented through:
- Subsequent policies and guidance in further Local Development Documents;
- The determination and monitoring of planning applications and appeals.

Bracknell Town Centre

64 Bracknell town centre lies at the heart of Bracknell Forest. As such, it needs to be the main destination of choice for shopping for most Borough residents. However, it is not simply a shopping precinct: the Council has stated a vision for the town centre to be a thriving and vibrant colourful place where indeed people shop, but also where they can choose to live, work, learn and go to be entertained throughout day and evening. The community's vision, expressed through Bracknell Forest Partnership's Sustainable Community Plan, also emphasises the town centre's importance under Priority 5:

65 **In 2015 we will have a vibrant town centre for Bracknell that will be the first choice destination for the people of Bracknell Forest and that everyone is proud of as a place to live, shop, work and play.**

66 National and regional policies and guidance[4] support major towns as the most appropriate locations for the uses included above. Bracknell has been identified as a major centre in the Submission South East Plan. Major town centres have a primary function to act as a shopping centre for local residents, but also to be vibrant public places with active uses throughout the centre.

67 The Core Strategy sets out the **function** of Bracknell town centre as a major town which needs to serve the residents and workers in, and the visitors to, the Borough. The Council will maintain a relevant masterplan which will guide the regeneration and maturity of the centre over the life of this Strategy. The Submission South East Plan recognises that development consistent with the Masterplan developed by the Council in 2002 is also consistent with the policies of the Submission South East Plan. In December 2006 the Borough Council issued an outline planning permission for the mixed use redevelopment of the whole of the Town Centre area, consistent with the approved Bracknell Town Centre Masterplan. This permission indicates that about 1,000 dwellings and a mix of employment, retail, health and leisure facilities will be provided.

68 Bracknell town centre will not only function as a destination for a greater number of trips within the Borough, but also as a starting point for connections to smaller communities in the Borough and beyond. A bus station serving intra- and inter-urban needs will be located in the town centre. Further, a multi-modal interchange will be developed and maintained at Bracknell rail station. With a mix of town centre uses, the need for residents of Bracknell Forest to travel outside of the Borough will be significantly reduced.

Policy CS3: Bracknell Town Centre

69 **Development will be permitted which contributes to the vision and function of Bracknell town centre by one or more of the following:**

i.   **contributing to the comprehensive delivery of the whole of the town centre;**
ii. **providing a mix of uses including retail, housing, employment, recreational, leisure, cultural and health facilities;**
iii. **serving the comparison and specialist shopping needs of the residential population of the Borough along with a substantial working population within Bracknell Town;**
iv. **providing for the convenience shopping needs of the resident population in and adjoining the centre;**
v.   **contributing to the town centre role as a transport hub for the Borough;**
vi. **creating a high quality distinctive well designed environment.**

Implementation
70 This policy will be implemented through:
• Subsequent policies and guidance in further Local Development Documents;
• The determination and monitoring of planning applications and appeals;
• Direct partnership working with town centre landowners and developers.

Major Locations for Growth

71 One of the purposes of the Core Strategy is to set out the broad locations for future development. As set out in Policy CS2 (page 16), the Council's priority is to focus development within settlements, and major development in the first instance should take place within Bracknell town centre as the most sustainable option.

72 In preparing the strategy to meet the long-term growth requirements of the Borough, including the need to meet the housing allocation set by Government, the Council has had regard to an approach which it considers ensures that the principles of sustainable development are most likely to be met. In determining the approach towards meeting development requirements, information from a number of sources has been used including the Urban Potential Study 2006–2026, the Bracknell New Town Background Paper, the Major Locations for Growth Background Paper and the Employment Potential Study 2005/2006. The approach has been prepared following consultation with local stakeholders and having regard to the Sustainability Appraisal.

73 Studies indicated that not all of the future growth requirements would be met within the existing settlement boundaries. Having regard to the above, the approach taken in the long-term strategy is to meet the remaining growth requirements by concentrating development outside the existing settlement boundaries in two large-scale, mixed-use, mixed density developments as set out in Policies CS4 and CS5 below.

74 The broad areas of land in each case will be identified on a Proposals Map in accordance with more detailed proposals to be set out in subsequent Development Plan Documents and Area Action Plans. Policy CS15 'Overall Housing Provision' identifies the number of houses that the Borough must plan for up until 2026. Supporting paragraphs 175 to 179 identify the role of these sites in meeting this requirement. This identifies that about 725 homes will be provided at Amen Corner and about 2,200 homes will be provided at land north of Whitegrove and Quelm Park.

75 The purpose of the following policies CS4 and CS5 is to signpost a mix of uses which would be appropriate on these sites. The Council has identified an indication of the number of dwellings which would be appropriate on each of these sites, based on the work identified in paragraph 73. Policy CS15 sets out the Borough's housing allocation up to 2026 in paragraphs 180 to 182. The type and level of other uses, including employment, will be determined through the preparation of Area Action Plans, incorporating stakeholder engagement and further evidence gathering including further employment viability work and sustainability appraisal. It is possible that such employment uses may cover a range of employment types including office, light industrial, retail and leisure. Notwithstanding the outcome of the preparation of future Area Action Plans, it is envisaged that the employment uses at land north of Whitegrove are likely to be small-scale, whilst at Amen Corner, subject to the issues identified above, there may be opportunity for a level of freestanding employment use.

Policy CS4 – Land at Amen Corner, (Parish of Binfield)

76 Land at Amen Corner, to the south of London Road and west of Beehive Road, Binfield is identified for a comprehensive, well designed mixed-use development including:

i.   residential; and
ii. employment; and
iii. social and physical infrastructure; and
iv. the protection of the Strategic Gap between Binfield/Bracknell and Wokingham; and
v.   measures to avoid and mitigate the impact of the residential development upon the Thames Basin Heaths Special Protection Area.

Development will be detailed through further policies and delivered during the period 2006 – 2021, unless monitoring indicates otherwise.

Implementation:
77 This policy will be implemented through:
• Subsequent policies and guidance in further Local Development Documents;
• The determination and monitoring of planning applications and appeals;
• Partnership working with relevant landowners, developers, statutory agencies and the local community.

Policy CS5 – Land North of Whitegrove and Quelm Park (Parish of Warfield)

78 Land to the north of Whitegrove and Quelm Park and to the south of Forest Road and south of Harvest Ride, is identified for a comprehensive, well designed mixed-use development including:

i.   residential ; and
ii. employment ; and
iii. social and physical infrastructure; and
iv. measures to avoid and mitigate the impact of the residential development upon the Thames Basin Heaths Special Protection Area.

Development will be detailed through further policies and delivered during the period 2017 to 2026 unless monitoring indicates otherwise.

79 **Implementation:**
• Subsequent policies and guidance in further Local Development Documents;
• The determination and monitoring of planning applications and appeals;
• Partnership working with relevant landowners, developers, statutory agencies and the local community.

Quality Of Life

80 The vision to 2015 for Bracknell Forest highlights that people in the Borough will have:

…an excellent quality of life. Local people will be safe and healthy. They will have a home that meets their needs and be able to travel easily around the Borough, particularly by public transport. The distinctive, quality environment of Bracknell Forest will be enhanced and the community and learning will be valued throughout people's lives.

(Bracknell Forest Sustainable Community Plan)

81 Spatial planning can positively influence quality of life through the promotion and enforcement of sustainable development. Development which is truly sustainable ensures that the quality of life we enjoy today does not come at a cost to the quality of life for future generations.

Limiting the Impact of Development

82 Development can result in adverse impacts on existing infrastructure and local facilities, and to make development more sustainable, these local impacts need to be addressed by the development itself contributing towards related local improvements. National guidance[5] is clear that local planning authorities have a role not only in planning where sustainable development should occur, but in also how it must be implemented. Development must make provision to deal with the impacts arising from that development; measures either forming part of the development proposal or contributions towards measures which will address the cumulative impacts of development.

83 These measures may be secured by planning condition; however where appropriate, provision will by secured by planning obligations (e.g. restrictions on the development or requiring parts of the site to be used in a specific way or for a specific purpose in perpetuity).

84 Measures will be secured in a manner which ensures they are in place before adverse impacts are created, thereby ensuring the development

is not a burden on the locality. In some cases, measures to improve existing facilities will be sought to compensate for increased wear and tear likely to result from a nearby development. The Council will also secure, where appropriate, sums for future maintenance of related facilities and services. The following policy seeks the provision of related infrastructure and facilities either as part of the development or through contributions (by agreement) towards provision on a different site.

Policy CS6 - Limiting the Impact of Development

85 **1. Development alone or in-combination with other proposals, will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment.**

86 **2. Where those occupying development would lead to increased pressure on local infrastructure, community facilities or resources, that impact is to be met by:**
(i) on-site provision prior to full occupation and maintained for the life of the development;
or, in agreement with the Council:
(ii) contributing to additional or expanded provision on a different site; or
(iii) a mix of on-and off-site provision,

of infrastructure & facilities, reasonably related and needed to serve the development and which will make it more sustainable. The additional provision to be sufficient and in proportion to the scale and nature of the proposed development.

87 **3. Where the Council agrees off-site mitigation is more practical and of greater value in creating sustainable communities, contributions towards provision on a different site will be secured by planning obligations.**

Implementation

88 This Policy will be implemented through:
- Subsequent policies and guidance in further Local Development Documents;
- The determination of planning applications and appeals;
- The use of planning obligations in planning agreements.

Design

89 In its work to support Local Development Frameworks, The Commission for Architecture and the Built Environment (CABE) conclude that design, "… is not a subjective issue and decisions about it should be based on a clear policy framework…" (Making Design Policy Work p.4).

90 The Council supports the CABE's four key roles that Development Plans should include with respect to design:
- to express a strategic spatial strategy for the authority;
- to set out the standard and quality of development the local authority requires and ensure that quality features centrally in all planning policies;
- as a basis for developing more extensive guidance such as development frameworks, masterplans and design codes;
- to control and maintain the quality of development (CABE. p.4)

91 Policy CS7 sets out the framework for achieving the quality of development the Council requires. Detailed design policies and guidance will then be developed over time consistent with the Strategy. The Council believes that the design of buildings and spaces has a significant impact on local quality of life, including reducing crime and the fear of crime, and will therefore apply the policies and detailed guidance to ensure development quality is delivered.

92 Development which makes a contribution towards Green Infrastructure can achieve the design criteria of building on rural character, enhancing the landscape, promoting biodiversity and aiding movement. This is in addition to a range of wider benefits, for

example improving health. Networks of good quality, accessible linear routes and connected landscapes are often referred to as Green Infrastructure. These networks can include natural and managed green areas in both urban and rural settings. Strategic connection of open green areas, which provide multiple benefits for people and wildlife, are a component of good design. The Council will seek opportunities to secure green infrastructure through the development of policies and proposals in subsequent Local Development Documents and through the determination of planning applications.

93 The Council has a Major Application checklist which applicants for development will be expected to respond to. Design and Access statements will reflect national guidance[6].

Policy CS7: Design

94 **The Council will require high quality design for all development in Bracknell Forest.**

95 **Development proposals will be permitted, which;**
i.   **build on the urban, suburban and rural local character, respecting local patterns of development and the historic environment;**
ii. **provide safe communities;**
iii. **enhance the landscape and promote biodiversity;**
iv. **aid movement through accessibility, connectivity, permeability and legibility;**
v.   **enable a mix of uses;**
vi. **provide high quality usable open spaces and public realm;**
vii. **provide innovative architecture; and**
viii.**provide well designed and integrated public art.**

96 **Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required site Masterplans, Development Briefs, Concept Statements and Design Codes.**

Implementation:
97 This policy will be implemented through:
- Subsequent policies and guidance in further Local Development Documents;
- The determination of planning applications and appeals.

Recreation and Culture

98 Recreational Facilities are generically defined as including open space, sporting, leisure and cultural facilities and are of prime importance to improving and maintaining the quality of life in the Borough.

99 Recreational Facilities can be summarised into the following categories;
1. Open Space of Public Value (OSPV) comprising;
   - Active OSPV (e.g. sports pitches, tennis courts, allotments, kick-about areas, children's play areas, associated buildings, and other infrastructure).
   - Passive OSPV (e.g. natural and semi-natural open space, green corridors, country parks, and urban woodlands); and
2. Built Sports Facilities (e.g. sports halls, synthetic pitches and swimming pools); and
3. Leisure and Cultural Facilities (e.g. cinemas, theatres and art centres).

100 Responsibility for providing and maintaining such facilities lies with a number of bodies including the Council, the Town and Parish Councils, the private sector, charitable organisations and voluntary groups. The Council prepares and updates a Cultural Strategy[7] which sets out a broad strategy for the provision and enhancement of such facilities. In accordance with national guidance, the Council has also prepared, and will keep under review, a Study of Open Space, Sports, Recreation and Leisure Facilities to provide up-to-date information on an assessment of the provision of open space, indoor facilities and outdoor sports provision in the Borough.

101 The majority of new development will have an impact upon the provision of open space, sporting, recreational, leisure and cultural facilities. Existing facilities should be maintained and enhanced. The Council will seek to satisfy demand created by occupants of new development, by the provision of additional facilities. In some instances these facilities are also likely to bring benefits to the wider local population. The Council will be adopting a quality standard principle which involves the achievable, realistic and progressive quality improvement of existing facilities.

102 The Limiting the Impact of Development Supplementary Planning Document provides guidance on how this will be implemented.

103 The Council will also require where appropriate, the provision of new Recreational Facilities through on site provision or works in-kind on a different site, to its standards and thresholds as specified in the Limiting the Impact of Development SPD. The continued maintenance of new Recreational Facilities will also be required.

104 In considering such provision, regard will be had to any environmental or transportation impacts that any new facility might create. Such considerations will include, for example, the means by which people will access and travel to the facility and any impact on nature conservation or landscapes.

105 Inherent in the Council's strategy is that existing Recreational Facilities are to be retained and that the Council will resist the loss of existing provision. Policy CS8 contains provisions that will protect existing Recreational Facilities from pressures from development that might result in their loss to the community. However, it may be acceptable in exceptional circumstances and where the Council agrees an improved quality of Recreational Facilities can be secured which would offset any loss.

Policy CS8: Recreation and Culture

106 Development will be permitted which;

i. **retains, improves and maintains existing Recreational Facilities; and/or**
ii. **provides and maintains new Recreational Facilities.**

Implementation:
107 This policy will be implemented through:
- The Limiting the Impact of Development Supplementary Planning Document;
- The determination and monitoring of planning applications and appeals;
- The use of planning obligations in planning agreements or planning conditions.

Environment

108 Policies within the Environment theme seek to recognise that there are areas of the Borough that should be protected from development, including land covered by national policy designations (eg. the Green Belt) and land important for its nature conservation value (eg. the Thames Basin Heaths Special Protection Area). They also address issues such as the sustainable use of resources including generating energy from renewable sources.

109 Policies in this theme are particularly relevant to meeting the aims of Priority 2 of the Sustainable Community Plan – Protecting and Enhancing the Environment, particularly increasing energy efficiency and the use of renewable energy and reducing the impact of local developments upon the environment.

Development on Land Outside Settlements

110 The Council remains committed to the protection of land outside settlements for its inherent character so that it may be enjoyed by present and future generations. The character of land outside settlements is made up of several criteria including its appearance, diversity of landscapes and its wealth of natural resources.

111 Development in areas outside settlements is generally not well located in terms of services and facilities and is generally poorly served by alternative transport modes. In these areas, new development outside allocated major development sites will be restricted to that which is necessary to meet the needs of farming and forestry, essential utilities, equine-related activities or other uses with an essential need for a rural location. More detailed consideration of these and other forms of development will be dealt with in a separate Development Management Development Plan Document.

The Metropolitan Green Belt

112 National Guidance identifies one of the purposes of the Metropolitan Green Belt as to assist in safeguarding the countryside from encroachment (paragraph 1.5 of PPG2: Green Belts).

113 The Metropolitan Green Belt (Green Belt) covers approximately 3850 km^2 (35%) of the Borough. The Green Belt plays a strategic role in spatial planning in the south east by checking the unrestricted sprawl of London.

114 A prime feature of the Green Belt boundary is its permanence and changes to the boundary should only be made in exceptional circumstances. The Green Belt boundary in Bracknell Forest Borough was first formally identified in the Central Berkshire Structure Plan 1980. The boundary was reviewed during the preparation of the Green Belt Local Plan for Berkshire 1985 and has remained unchanged since then. The existing Green Belt boundary is strong and defensible following well defined features (eg. roads and a watercourse) and there are no exceptional circumstances which presently warrant any changes to the existing boundary.

115 National guidance[8] also recognises the importance of protecting Green Belt by ensuring that visual amenity is not "injured by proposals for development within or conspicuous from the Green Belt". It is well supported by the local community as a tool for preventing the spread of inappropriate development.

116 The Council has considered the long term development needs of the Borough and concludes that requirements can be met without having to remove land from the Green Belt.

117 The Council will continue to exercise strict control over development within the Green Belt in accordance with national guidance.

118 Those instances where national guidance expects Development Plans to define specific policies for development control include:

- residential development within Green Belt villages;
- re-use and change of use of buildings in the Green Belt;
- limited extension and alterations to existing dwellings; and
- major developed sites within the Green Belt (i.e. Syngenta).

Such policies, allocations and detailed guidance will be detailed in subsequent Local Development Documents.

Gaps

119 One of the functions of the countryside is to help preserve the physical and visual separation of settlements by protecting the rural areas between them. The more effective of these areas, those which prevent the coalescence of significant settlements with particular identities, are called Gaps. The identification of Gaps is well supported by the local community as a method of preventing the erosion of the countryside and protecting the individual identities of settlements.

120 Bracknell Forest contains a number of distinct settlements separated by areas of open land. The Council attaches great importance to the function of these areas as a means of maintaining individual settlement identity. These predominantly undeveloped areas are often subject to development pressures which if left unrestrained could over time lead to the merging of settlements and the loss of individual identity. In order to protect their existing open and undeveloped character, it is important that gaps are identified to steer development away from those settlements where coalescence is a real threat.

121 The Submission South East Plan provides criteria for designating strategic gaps to ensure a consistent approach by local authorities. The draft guidance restricts the size of strategic gaps to five miles at their widest point and puts a lower limit on the

size of the settlement (a population of greater than 10,000) they can protect. It goes on to describe 'local gaps' which do not meet the above criteria, but which nevertheless have an important role to play in seeking to ensure local settlement identity.

122 The emerging Blackwater Valley Countryside Strategy 2006–2010 seeks to maintain the Blackwater Valley as an important open gap between surrounding urban areas.

123 The following defined gaps were identified in June and July 2006 as part of a landscape assessment of the development submissions in the Borough undertaken as part of the Site Allocations DPD preparatory work:

Strategic Gaps:
Bracknell and Wokingham
Crowthorne and Bracknell
Sandhurst and Crowthorne
Sandhurst and Yateley

Local Gaps:
Bracknell and Binfield

Policy CS9 – Development on Land Outside Settlements

124 The Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land; and

i. protect the defined gaps within or adjoining the Borough from development that would harm the physical and visual separation of settlements either within or adjoining the Borough; or
ii. maintain the Green Belt boundary within Bracknell Forest and protect the Green Belt from inappropriate development.

Implementation

125 This policy will be implemented through:
- Subsequent policies and guidance in further Local Development Documents;
- The determination and monitoring of planning applications and appeals;
- Consultations with adjoining Local Authorities on development proposals.

Sustainable Resources

126 National guidance (Planning Policy Statement 1) promotes prudent use of natural resources as a fundamental principle in delivering sustainable development and the UK Sustainable Development Strategy (2005) includes priorities on sustainable consumption and production and on natural resource protection.

127 Development must be carried out in a more sustainable way, especially given that the efficient use of resources will remain an issue over the entire lifetime of the development. Therefore development should be carried out in a way that minimises the resources that we use, including energy and water, and in a way that generates less pollution and waste, including less of the greenhouse gas carbon dioxide which contributes towards climate change.

Sustainability Statement

128 Developers will be required to submit a sustainability statement demonstrating how their proposals meet current best practice standards. A further Local Development Document will detail the issues being considered under a sustainability statement. These are likely to include the aspects of sustainable resource management listed below:
- Energy efficiency in building use and construction, including the use of appropriate design, layout and orientation to take account of microclimate;
- Efficient use of water in construction and use, including effective management of grey water;
- The use of sustainable drainage systems in the management of run-off;
- Minimising the environmental consequences of waste production by making efficient re-use of construction and demolition waste, including measures within the development to encourage recycling;
- The use of materials that have less impact on the environment including materials with low embodied energy (these use less energy in raw material extraction, production of products and materials), inclusion of eco-labelled materials and use of recycled products such as secondary aggregates;
- Protecting, and enhancing where possible, natural features of importance, including wildlife and landscapes;
- The preferred use of locally produced materials where feasible;
- On-site renewable energy production to meet the targets of the Core Strategy;
- Minimise the emission of pollutants into the wider environment, including light, noise, air, soil and water pollution, including the risk to, or effect on, groundwater.

Best Practice

129 The Council will expect developers to have regard to best practice standards over and above Building Regulations. BREEAM is currently the industry standard for sustainable buildings, therefore schemes will be required to demonstrate how they meet BREEAM "Very Good" or "Excellent" standards. These standards will change and be replaced over time; so the most up-to-date should be addressed as part of the sustainability statement required by the Council. The Council will also expect developers to use the Building Regulations and the Code for Sustainable Homes to demonstrate achieving reductions in carbon emissions.

Policy CS10 – Sustainable Resources

130 Development proposals will be accompanied by a Sustainability Statement demonstrating how current best practice in the sustainable use of natural resources has been incorporated.

Implementation

131 This policy will be implemented through:
- The determination and monitoring of planning applications and appeals.
- Subsequent guidance in further Local Development Documents.

Renewable Energy Generation

132 Energy is vital to our modern economy and social welfare; however, there are likely to be long-term consequences arising from our current energy use (i.e. higher carbon emissions and the threat of climate change). The use of renewable energy technologies is one method of reducing carbon emissions. Renewable energy refers to energy from naturally and repeatedly occurring sources such as wind, waves, crops and biomass. In addition, renewable energy ensures security of supply and buffers against the rising cost of fossil fuels.

133 In 2003 the Energy White Paper set out the government's goal to pursue policies which meet the targets of providing 10% of electricity supply from renewable sources by 2010 and 20% by 2020.

134 Subsequently, national and regional policies and guidance[9] promote the development of local renewable energy targets requiring that a percentage of energy used in developments be provided by on-site renewable energy installations. It is recognised that small-scale projects make a valuable contribution to the overall outputs of renewable energy and therefore help meet renewable energy targets both locally and nationally. The Council will need to make provision for implementing the renewable energy generation targets which will eventually be set out in the South East Plan.

135 National guidance (PPS22 – Planning for Renewable Energy) promotes a general presumption in support of renewable energy schemes. However, the determination of such projects will need to avoid unacceptable impacts on local quality of life by taking account of locational and other policy designations unless the impacts are outweighed by wider environmental, social, economic or other benefits. Examples of locational or other designations important in the Borough include the Thames Basin Heaths Special Protection Area, Green Belt and landscape designations. Examples of wider benefits include: imperative reasons of overriding public interest; there being no alternative method of meeting renewable energy targets; significant reductions in polluting emissions. It may be appropriate to locate renewable energy facilities close to where the energy source exists (eg. within forests for coppicing) rather than transport energy sources to energy generation facilities.

Policy CS11: Renewable Energy Generation

136 Development for the generation of energy from renewable resources will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social, economic or other benefits.

Implementation

137 This policy will be implemented through:
- The determination and monitoring of planning applications and appeals.
- Subsequent guidance in further Local Development Documents.

Renewable Energy

138 National Guidance (Companion Guide to PPS22) indicates that renewable energy provision within development can make a significant contribution to energy supply, assist in the reduction of carbon

dioxide emissions and also has the additional benefit of allowing a local community or occupiers of development to take ownership of at least part of their energy supply. Renewable energy can be produced from different types of technologies: for example solar water heating, photovoltaics, ground source heat pumps, wind turbines, biomass or woodchip. The demand for energy resulting from the use of buildings can also be reduced through their design, layout and orientation.

139 The Energy White Paper 2002 seeks reductions in carbon dioxide emissions of 10% by 2010, 15% by 2015 and 20% by 2020. Presently, mindful of these targets, and those for renewable energy generation, many Local Authorities are seeking a minimum of 10% of the energy requirements of development to be provided by on-site renewable energy generation. The thresholds for development required to meet this 10% minimum figure are typically:
- 10 or more net additional dwellings; and
- 1000m^2 or more Gross External Area (GEA) for other uses.

140 Unfortunately, there is no simple direct linear relationship between increasing renewable energy provision and reducing carbon dioxide emissions. Therefore, some Local Authorities are seeking a direct 10% reduction in Carbon Dioxide emissions in order to implement a climate change, or environmental impact, mitigation strategy.

141 The Core Strategy has a timescale of up to 2026. During this period renewable energy generation and carbon dioxide emission reduction targets will increase. The Council aspires to implement policies that exceed these targets to support the single purpose of the Bracknell Forest Partnership which is "to improve quality of life for local people".

142 In accordance with the Town and Country Planning Association (Implementing PPS22, 2006) aim of applying the highest standard possible, the Council intends to reduce the thresholds for the typical 10% figure for renewable energy provision in association with development and require 20% renewable energy provision above the reduced thresholds. A future Supplementary Planning Document (on Sustainable Resources) will set out how reductions in carbon dioxide emissions might best be brought about and how renewable energy production would assist in meeting emission targets.

143 Schemes over 5 residential dwellings or a floorspace of 500sqm (GEA) for any other development will be required to be accompanied by an energy demand assessment and incorporate on-site renewable energy production to reduce the predicted carbon dioxide emissions by at least 10%.

144 It will be for the applicant to demonstrate the effectiveness of different renewable technologies measured in terms of both energy consumption (usually expressed as kWh) and carbon emissions (usually expressed in terms of kg/CO2 per year). This should be presented to the Council as part of a sustainability statement identifying how the requirements of renewable energy provision and carbon dioxide reduction have been met. The Council must be satisfied there are no other environmental impacts arising from the renewable energy technology, which balance out the benefits. This may include the visual impact on listed buildings or conservation areas.

145 Only where a developer can satisfy the Council why the higher target of 20% if relevant cannot be achieved will the lower target of 10% be applied.

Policy CS12: Renewable Energy

146 **Development proposals for five or more net additional dwellings, or for 500 square metres (GEA) or more of floorspace for other development, will be accompanied by an energy demand assessment demonstrating how (potential) carbon dioxide emissions will be reduced by at least 10% and will provide at least 20% of their energy requirements from on-site renewable energy generation.**

147 **Development proposals for less than five net additional dwellings, or for less than 500 square metres (GEA) of floor area for other development, will provide at least 10% of their energy requirements from on-site renewable energy generation.**

Implementation

148 This policy will be implemented through:
• The determination and monitoring of planning applications and appeals.

Sustainable Waste Management

149 International and national legislation[10] are driving changes in waste management practice towards more sustainable methods. This involves increasing the amount of waste from which we recover value, (for example through recycling, composting and re-use) and reducing the amount of waste sent to landfill. Reducing waste is also an identified outcome in the Sustainable Community Plan.

150 The Berkshire Unitary Authorities Joint Minerals and Waste Local Development Framework (http://www.berks-jspu.gov.uk) will set out the detailed policy for how the need for mineral sites and resource and waste management facilities for all waste streams (both municipal and commercial) should be met. In particular, the Waste Local Development Framework Documents will be critical in ensuring that the planning mechanisms are in place to deliver the facilities needed to implement local and regional strategies regarding how waste should be dealt with.

151 Bracknell Forest Borough Council, along with Wokingham District Council and Reading Borough Council have formed the Central Berkshire Waste Partnership 're3' and have together produced a Draft Municipal Waste Management Strategy (September 2003). This sets out the strategic framework within which the Councils, in partnership with local people, will take responsibility for the waste that they produce.

152 The principal objectives of this Strategy are to:
• Strive to lessen the adverse environmental impact of waste management activities;
• Work with residents to reduce the amount of waste produced;
• Significantly increase the amount of waste recycled, composted or recovered;
• Significantly decrease the amount of waste disposed of via landfill.

153 The process of development makes a significant contribution to waste levels, for example through construction and demolition waste. In addition, waste is generated by the occupants of new development. Positive measures can be taken in the development process to contribute to more sustainable waste management including the use of recycled materials in construction, ensuring adequate provision of recycling facilities and providing space for re-use and composting.

Policy CS13: Sustainable Waste Management

154 Development will be permitted which makes provision for the management and treatment of waste in accordance with the Berkshire Unitary Authorities Joint Minerals and Waste Local Development Framework, and local waste management strategies.

155 Development will be permitted which:
i. minimises the quantity of waste requiring treatment; and
ii. maximises the re-use, recovery and recycling of waste materials; and
iii. minimises the environmental consequences of waste production and treatment.

Implementation:

156 This policy will be implemented through:
• The Municipal Waste Management Strategy and the re3 partnership;
• The preparation and implementation of the Waste Local Development Framework;
• The determination and monitoring of planning applications and appeals.

Thames Basin Heaths Special Protection Area

157 The Thames Basin Heaths is designated as a Special Protection Area under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the "Habitats Directive"). This designation aims to protect a network of sites across Europe which have rare or important habitats or species, in order to safeguard biodiversity. The Thames Basin Heaths SPA covers 8400 hectares within the boundaries of nine Local Authorities in Berkshire, Hampshire and Surrey; 1300 hectares lie in the south of the Borough of Bracknell Forest.

The SPA is designated for its ability to provide a habitat supporting breeding populations of Dartford warbler, nightjar and woodlark, which are protected species under the EC Wild Birds Directive.

158 The sites are protected by the Habitats Directive, which is transposed into UK law by the Habitats Regulations. The requirements of both the Habitats Directive and the Habitats Regulations are prescriptive and provide an absolute measure of whether permission can be given. If it cannot be ascertained that there would be no adverse effect on the integrity of the SPA, and no mitigation is proposed to remove this impact, the plan or project must be refused subject to the exception tests set out in Regulation 49 of the Habitats Regulations.

159 A significant impact is likely to occur from a net increase in residential development, leading to an increased population, in an area where the inhabitants of the development are within such proximity to the SPA they are likely to visit for recreational purposes. This zone of significant effect is within a 5-kilometre straight-line distance from the SPA boundary.

160 The Core Strategy DPD must remove any adverse effects resulting from its policies. The SPA technical background document to the Core Strategy DPD has identified any potential effects arising from the plan, and put forward the type and amount of avoidance and mitigation measures required to remove these effects.

SPA Technical Background Document

161 The document identifies a strategic level of avoidance and mitigation measures, for example the provision of alternative recreational open space and visitor management.

162 This document has also concluded that any development within a 400-metre straight-line distance of the boundary of the SPA will be assessed on its own merits with regard to the Habitat Directive. If a significant impact cannot be precluded, a detailed project-level Appropriate Assessment must ensure no adverse effect. Within this zone a significant adverse effect can only be avoided or mitigated in exceptional circumstances, therefore there will be a general presumption against new residential development within 400 metres of the SPA boundary.

163 Outside this 400-metre zone, if development identified as having significant effect can comply with, and contribute an appropriate level towards, the measures detailed in the SPA Technical Background Document, the significant effect will be avoided and mitigated. Measures within the SPA Technical Background Document are not able to remove the significant effect of proposals within the 400-metre zone.

164 In order to assist the Council in making an Appropriate Assessment, where this is necessary, the developer will be required to provide such information as the Council may reasonably require for the purpose of the assessment.

Policy CS14: Thames Basin Heaths Special Protection Area

165 The Council will carry out an assessment of the effects of a development proposal on the conservation objectives of the Thames Basin Heaths Special Protection Area (SPA) where there is a risk of the proposal having a significant impact on the integrity of the site, either alone or in combination with other proposals. Proposals leading to a net increase in residential dwellings, within a straight-line distance of 5 kilometres from the SPA boundary, are likely to have a significant effect. The Council will not permit development which, either alone or in combination with other development, has an adverse effect upon the integrity of the SPA.

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

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

Implementation

168 This policy will be implemented through:
- The determination of planning applications and appeals;
- Subsequent policies and guidance in further Local Development Documents.

Somewhere To Live

169 The scale, distribution and types of new homes that are to be provided in Bracknell Forest in the period to 2026 are amongst the most significant issues that the Local Development Framework must address. A well-integrated mix of housing of different types and tenures contributes to the creation of mixed and inclusive sustainable communities.

170 Policies in the Core Strategy can help to deliver the Sustainable Communities Plan **Priority 4: Providing decent and affordable housing** through the establishment of a land use framework for the level and mix of housing to be provided in the Borough.

Overall Housing Provision

171 Since designation as a New Town, Bracknell Forest has seen periods of high growth with significant releases of land both in and around Bracknell, Binfield, Sandhurst and Crowthorne. Over recent years, housing completion rates have dropped, although this is not due to a lack of planned sites, with figures at March 2006 showing the highest level of outstanding commitments for housing since 1991. The recent lower delivery rates have been due to delays in the implementation of two major housing sites and in the regeneration of Bracknell Town Centre.

172 The Council has, and will continue to work closely with the Government Office on a Housing Delivery Action Plan and with partners on delivery of housing on the major outstanding housing sites.

173 The submission South East Plan identifies that 10,780 new dwellings should be built in the Borough between 2006 and 2026 – an annual average of 539 dwellings per annum. In addition, there is an additional 359 dwelling shortfall carried over from the period up to 2006 to be made up in the period up to 2017, making a total of 11,139 dwellings to be provided.

174 Details of future housing supply in the Borough are set out in a Housing Background Paper and illustrated in summary in Appendix 5 on a housing trajectory and in the text below. The trajectory illustrates that there will be a significant increase in the level of completions over the next ten years as local plan sites from the first Borough wide Local Plan are brought forward and work begins on the regeneration of Bracknell Town Centre. The provision of new homes in the Borough will be met as follows:

175 **For the period 2006-2017** (ten years from the adoption of the Core Strategy) provision will include:

i   About 950 units from the redevelopment of Bracknell Town Centre
ii   About 2,100 units from the adopted Local Plan sites with planning permission at Peacock Farm and Staff College
iii About 1,100 units from other sites with outstanding planning permission as at 31st March 2006
iv   About 1,650 units from previously developed land within settlements
v   About 440 units on small windfall sites on previously developed sites (sites of less than 10 net units)

176 **Amen Corner** – it is anticipated that about 150 units will be delivered from a greenfield urban extension for about 725 dwellings at Amen Corner (Policy CS4) during this first ten-year period. However, delivery on this site could be flexible with a greater number of completions being capable of being delivered in the period 2006-2017 should this be required either through increase in the Borough's allocations through the South East Plan process, or through under delivery from other sources.

177 **For the period 2017-2026** provision will include:

vi   The remainder from the Amen Corner urban extension
vii Large and small sites on previously developed land within settlements
viii About 2,200 homes from a greenfield urban extension at land north of Whitegrove and Quelm Park (Policy CS5)

178 In line with national guidance, the delivery of new homes will be phased in order to manage the release of housing sites. Phasing will ensure that infrastructure and community needs arising out of new development are delivered in a planned manner. Sites will be identified and phased in subsequent Development Plan Documents to ensure delivery meets the allocation.

179 Delivery of the housing figures set out in the following policy has been tested through the Sustainability Appraisal process, been subject to regional and local consultation and has been the basis for the preparation of a bespoke Special Protection Area avoidance and mitigation strategy for housing development in the Borough. For these reasons, in the event that the housing allocation for the Borough is significantly altered through the regional planning process, a fundamental review of the Core Strategy and/or other Local Development Documents will be triggered as appropriate.

Policy CS15: Overall Housing Provision

180 Over the period 2006 to 2026 the Council will make provision for the phased delivery of 11,139 net dwellings in the following broad phases:

April 2006 to March 2012 – an average of 572 dpa
April 2012 to March 2017 - an average of 572 dpa
April 2017 to March 2022 – an average of 539 dpa
April 2022 to March 2026 – an average of 539 dpa

181 Deliverable and developable sites will be allocated and phased in subsequent Development Plan Documents to meet this provision in accordance with the sequential order in CS2.

Implementation
182 This policy will be implemented through:
• Subsequent policies and guidance in further Local Development Documents;

• The preparation and review of a Housing Delivery Action Plan (in accordance with Policy H2 of the Submission South East Plan);
• The determination and monitoring of planning applications and appeals.

Housing Needs of the Community

183 The overall housing provision identified in Policy CS15 requires the future provision of a range of housing in order to meet the future housing needs and aspirations of the Bracknell Forest community.

184 National and regional guidance[11] seeks to ensure that a mix of different housing types is achieved across the plan area to meet the needs of the community. Household needs within Bracknell Forest are varied and include singles, couples, families, young and the elderly. There are also various households with special needs including those with physical disabilities, learning difficulties, mental health problems and sensory disabilities. Other household needs include various vulnerable groups requiring supported accommodation, black or minority ethnic groups, and travelling populations. Household sizes to address these needs range from 1-bed to 4/5-bed properties, and the types and style of accommodation will include a diverse mix of flats, houses, bungalows and park homes. There will also need to be a mix of tenures including market housing units for sale, low cost market housing, and affordable rented and shared ownership housing units for those households in some form of housing need (see Policy CS17 on Affordable Housing).

185 A Housing Market Assessment for Berkshire, prepared during 2006, defined the housing market area relevant to Bracknell Forest. It highlighted characteristics of current housing supply and demand, clarified potential future trends and considered options to intervene to redress any imbalances in the housing market. The mechanisms for delivering future housing supply and meeting particular housing needs were also considered. The outcome of the Housing Market Assessment will inform the

review of the Housing Strategy and the more detailed policies for each of the different elements of housing need identified below. These will be prepared in subsequent Local Development Documents. The Housing Needs Study Update 2004 highlighted a significant housing need in the Borough, particularly for affordable housing, which is substantiated with evidence from the Council's Housing Register – this has also influenced the outcome of the Housing Market Assessment.

Policy CS16: Housing Needs of the Community

186 Development will be permitted which contributes to meeting the identified housing needs of all sectors of the community through the provision on suitable development sites of one or more of the following;

i.   **a range of housing types, sizes and tenure; and**
ii. **some dwellings for those with special needs; and**
iii. **some dwellings designed to meet mobility needs and accessibility principles in line with best practice; and**
iv. **affordable housing.**

Implementation
187 This policy will be implemented through:
• Subsequent policies and guidance in further Local Development Documents;
• Partnership working with developers, other local authorities, Registered Social Landlords and the Strategic Housing Partnership;
• The determination and monitoring of planning applications and appeals.

Affordable Housing

188 Bracknell Forest is an area of high house prices compared to incomes, and the Council recognises that many local people have difficulty in gaining access to suitable accommodation which is on the open market, particularly first-time buyers. The majority of new housing completions are for private sale, but levels of housing need within the Borough continue to exceed the supply of affordable housing. The provision of affordable housing will therefore be sought in accordance with local assessments and evidence of housing need.

189 National and regional guidance[12] sets the broad framework for issues relating to affordable housing. The Bracknell Forest Borough Housing Strategy 2005–2008 refers to the acute affordability issues affecting households in the Borough. The Housing Needs Study Update 2004 states that the annual shortfall of new affordable homes is more than the total number of all houses typically built in a year, and the greatest shortfall was for 1 and 2-bed accommodation. It would be unrealistic to expect to address all of the affordable housing need in the Borough since this would be greater than the annual total housing allocation, however it is reasonable to seek a substantial increase in affordable housing supply by maximising provision on qualifying sites.

190 The affordable housing supply has been affected by the Right to Buy and Right to Acquire legislation which reduces the available stock of housing to future households in housing need. There is a net reduction in affordable housing stock every year since the number of units sold or acquired is more than the number of new units being completed.

191 The Council's Housing Register is the main source of primary data which justifies seeking new affordable housing and comprises a range of households in housing need i.e. those which are homeless, living in unsatisfactory accommodation or who need to move on medical or welfare grounds. The affordable accommodation required is a range of unit sizes and types from various applicants including existing council tenants, those living with family, private tenants and lodgers. There is also a Shared Ownership Register for those households seeking shared ownership accommodation as an alternative to affordable rented accommodation.

192 Affordable housing in Bracknell Forest is housing with sale prices or rent levels which are substantially lower than the prevailing market price or rent, in order that it will be accessible to local people in priority housing need whose incomes are insufficient to enable them to afford adequate housing on the open market. Affordable housing in the Borough comprises affordable rented accommodation and intermediate housing – examples of intermediate housing include shared ownership (part rent/part sale), equity loan and intermediate rent.

193 The site size/area threshold above which a proposal will be deemed appropriate to provide affordable housing and the percentage quota applicable to such suitable sites, will have regard to national and regional guidance, the level of affordable housing needs in the Borough and the conclusions of the urban capacity study. The threshold and quota will also be influenced by the outcome of the Housing Market Assessment which will consider the appropriate delivery arrangements to address planned levels of housing provision and increased levels of affordable housing. This will be clarified in a subsequent Development Plan Document.

194 Consideration will be given to the economics of provision, the relevant circumstances of the site and any benefits resulting from the proposal. The affordable housing will be provided on-site, and should be secured by planning obligations or condition to ensure delivery. Retirement and sheltered housing proposals, as with any other residential proposal, will be required to provide affordable housing on suitable sites.

Policy CS17: Affordable Housing

195 Affordable housing in the Borough comprises affordable rented and intermediate housing. The Council will;
i.   require residential developments on suitable sites to provide affordable housing which is accessible to local people in priority housing need;
ii. state the threshold above which affordable housing sought;
iii. state the amount of affordable housing to be provided on suitable sites above the threshold.

Implementation
196 This policy will be implemented through:
- Subsequent policies and guidance in further Local Development Documents.;
- Partnership working with developers, other local authorities, Registered Social Landlords and the Strategic Housing Partnership;
- Determination and monitoring of planning applications and appeals for residential development including where appropriate S106 agreements.

Travelling Populations

197 Within Bracknell Forest there is one Local Authority managed Gypsy and Traveller site with 13 pitches and several authorised private sites each with one pitch. There is one Travelling Showmen's site with planning permissions for 17 permanent and 12 seasonally (winter quarters) restricted mobile homes/caravans. The Borough recognises the need to identify and understand more about the needs of travelling populations in the Supporting People Strategy 2005/6-2009/10, which also sets out the benefits of partnership working with other services in the provision of any additional sites or resettlements.

198 The framework for providing accommodation for travelling populations is provided in national and regional guidance[13]. National guidance indicates that the Core Strategy should set out the criteria for the location of sites for travelling populations, and issues of sustainability against which sites should be considered.

199 In response to the Housing Act 2004, Bracknell Forest Borough Council as a member of the Association of Councils of the Thames Valley Region (ACTVaR) – the sub-regional government association for Berkshire, Oxfordshire and Buckinghamshire – has commissioned consultants to carry out assessments of the accommodation and support needs of travelling populations in the area. The results of these studies, and the Housing Market Assessment, will be used along with the following policy to inform any need for, and any subsequent locations of, additional sites for travelling populations either through the determination of planning applications and/ or the identification of sites in subsequent Local Development Documents.

200 In line with the principles of sustainable development set out elsewhere in this document, and in order to enhance access to health, education and other services, the Council will seek to ensure that sites are located where they have good access by a choice of transport modes to employment, shopping and other destinations.

Policy CS18: Travelling Populations

201 Where the Council is satisfied that there is an identified need for the provision of pitches for gypsies, travellers and travelling showpeople, new sites will be considered or allocated to meet this need provided that:

i.   there will be no adverse impact on the character of the area or on neighbouring land uses; and
ii. there will be no adverse impact on the highway network or on highway safety; and
iii. there will be no adverse impact on areas of acknowledged importance such as areas designated for biodiversity; and
iv. they are located with good access to local services, including schools, health facilities and other services.

202 The Council will give preference to locations firstly within, and then adjacent to existing settlements.

Implementation
203 This policy will be implemented through:
• Subsequent policies and guidance in further Local Development Documents;
• Determination and monitoring of planning applications and appeals;
• Partnership working with travelling populations, other local authorities and the Supporting People Team.

Somewhere to Work and Shop

204 The health of the local economy is a key issue for the Borough. Bracknell Forest is home to many multi-national companies and, equally important, to hundreds of smaller businesses which help to drive a strong regional economy. Past economic success needs to be built on sustainably to ensure that the needs of employers can be met locally.

205 The Bracknell Forest employer portfolio is impressive, comprising many household names. While predominantly from the financial and ICT sectors, there is also important representation from the research and pharmaceutical sectors. Through the Core Strategy, existing occupiers will be supported in their efforts to realise real growth, provided impacts arising from development can be successfully controlled. New large floorspace occupiers will be directed to the major employment areas including Bracknell town centre.

Location of Employment Development

206 Bracknell Forest not only has the advantage of being home to successful businesses, large and small, it has planned for accommodating these businesses. Distinct defined employment areas and Bracknell town centre, supported by good road and rail links, provide excellent locations for doing business both with other local businesses and with businesses in the region, nationally and internationally.

207 The Employment Potential Study 2005/2006[14] concluded that defined employment areas provide more opportunity for growth and should be supported through Council policies and schemes. The Council will therefore direct most new or redevelopment for employment uses to these areas and will also look to support a variety of businesses in these areas.

208 There are other major employment areas outside of settlements which also play an important role in providing accommodation for employers:
  i)   Major Employment Sites outside defined settlements;
  ii) Major Developed Sites in the Green Belt.

Major Employment Sites Outside Defined Settlements
209 The Crowthorne Business Estate is located on the edge of Crowthorne in a contained area which once formed part of the Transport and Road Research Laboratory site. This site continues to be home to the Transport Research Laboratory (TRL) and several other smaller businesses in a business incubator building specially set up to help smaller businesses find affordable and flexible space.

210 Broadmoor Hospital is also a major employer in the area. Whilst the operations on the site are limited to those that support the prime hospital function, these are spread throughout an edge of settlement site.

211 Both employment sites are identified on the Bracknell Forest Borough Local Plan Proposals Map. The Council supports appropriate redevelopment and limiting infilling at both of these sites; however, expansion of these employment sites is not supported due to their countryside location. In the case of the Crowthorne Business Estate, this site also performs a key role as a strategically important gap between Bracknell and Crowthorne.

Major Developed Site in the Green Belt
212 Syngenta is a large employer in the Borough and runs a significant research centre in the north of the Parish of Warfield. This site is identified on the Bracknell Forest Borough Local Plan Proposals Map. The Council supports appropriate redevelopment and limited infilling at this site.

Small Businesses
213 Small business units (500m^2 or less Gross External Area (GEA)) and non-office floorspace such as industry and warehousing perform a vital role in providing a range of types of jobs and accommodation for a variety of users. Sites for these smaller businesses are under pressure for redevelopment for higher-value office and residential uses. The Council will apply policies that safeguard this type of floorspace to maintain the diversity of the local economy.

214 Employment-generating development is defined as uses within use classes B1, B2 and B8, together with any sui generis uses that share a significant number of characteristics with those uses. Retail development does not fall within the scope of this policy.

Policy CS19: Location of Employment Development

215 Employment-generating development will be permitted in Bracknell town centre and the Borough's defined employment areas. The new major locations for growth will also be appropriate for employment-generating development as part of a mix of uses.

216 In other locations within settlements, new employment-generating development will only be acceptable if there is a net increase of 500m² GEA or less and it does not give rise to unacceptable impacts.

217 Change of use, redevelopment and limited infilling will be permitted in the Major Employment Sites outside defined settlements. Redevelopment and limited infilling will be permitted in Major Developed Sites in the Green Belt.

218 Small business units (500m² or less GEA) and non-office employment uses (of any size) will be protected. Planning permission for loss of such premises or uses will only be granted if the proposal does not conflict with other elements of this Strategy.

Implementation
219 This policy will be implemented through:
• Subsequent policies and guidance in further Local Development Documents;
• The determination and monitoring of planning applications and appeals.

New Development in Employment Areas

220 The Council's Employment Potential Study 2005/2006 indicates that there is approximately a 15-year supply of land available to meet expected business demand. Demand to meet the period up to 2026 for the Core Strategy will primarily be met through intensification of employment uses in Bracknell town centre and the existing defined employment areas. Employment uses will also be appropriate as part of new mixed use development in the new major locations for growth areas identified in this Strategy.

Ancillary Business Services
221 Ancillary business services are those uses that assist and support the business function of the area, and may include a crèche, health club, sandwich shop, pub, business hotel or other similar uses, but not housing.

222 Such uses are important to sustain and enhance the local economy, being both employment generators in their own right and also providing support services to other businesses; for instance, a place for workers to buy lunch. Provision of these uses can aid sustainability by reducing the need to travel outside the employment areas to gain access to services. However, if the uses were of such a scale that they attracted customers into the area and acted as a destination in their own right, the location would be unsustainable. Therefore, the Council will encourage the provision of support services while ensuring that those services are appropriate in scale to their location.

Policy CS20: New Development in Employment Areas

223 Development proposals for business, industry, distribution and storage uses will be permitted within the defined and major employment areas.

224 Development within defined and major employment areas for non-employment use will only be permitted after a supportive examination of the relevant circumstances, including:

- the supply (amount, type, quality and use) of employment land and premises; and
- provision of and need for the proposed use; and
- the relative suitability of the site for employment and for the alternative use; and
- the location of the site and its relationship to other uses.

225 Planning applications for large employment developments (involving a net increase of at least 2,500m² GEA) will also be required to be accompanied by an Employment Impact Statement demonstrating:

- the need for the development; and
- a sequential approach to location; and
- how it is appropriate to its location; and
- the number and type of jobs likely to be created, and how they are to be sourced and what the wider impacts of doing so would be; and
- the mitigation that will be required to address any unacceptable adverse impacts.

226 Ancillary services which:
i.   are small in scale (100m² or less GEA); and
ii. support the primary business function of the employment area; and,
iii. cumulatively do not compromise the integrity of the prime business functions of the employment area

will be permitted in appropriate locations within defined and major employment areas.

Implementation

227 This policy will be implemented through:
- Subsequent policies and guidance in further Local Development Documents;
- The determination and monitoring of planning applications and appeals.

Retail

228 Bracknell Forest is part of a complex network of retail centres with overlapping catchments, each with a different role and function. Within this context, Bracknell town centre is the largest and most accessible centre in the Borough and will continue to be the Borough's main retail centre, with uses appropriate to its role. Other centres have different roles and will accordingly have a different retail offer. The specific allocation of centres in subsequent Development Plan Documents will allow further definition of their future role.

Network of Identified Retail Centres

Bracknell Town Centre
229 Bracknell town centre will contain the main comparison shopping offer in the Borough, and will be a focus for a range of retail and complementary uses.

230 The Peel Centre retail warehouse park is a part of Bracknell town centre and links between the warehouse park and the rest of the town will be improved. The Peel Centre is the main location for retail warehousing in the Borough and has significant scope for intensification. Any retail warehousing development during the plan period will be expected to be located on or adjacent to this park.

Larger Centres
231 Crowthorne and Sandhurst (West of Swan Lane) centres will contain comparison shopping of a scale appropriate to their role as small town centres, and convenience shopping to serve their local area.

Smaller Centres

232 Other, smaller centres will fulfil a district or neighbourhood role, providing for day-to-day needs. To ensure that development is consistent with their scale and function, expansion of their comparison shopping offer by more than 500m² will be resisted.

233 Smaller centres (Village and neighbourhood centres and local parades) will be specifically defined in a subsequent Development Plan Document and are listed below:

Village and neighbourhood centres:
- Terrace Road South, Binfield
- Bullbrook
- Crown Wood
- Easthampstead
- Great Hollands
- Hanworth
- Harmans Water
- Priestwood
- Wildridings
- Whitegrove
- Forest Park
- Martins Heron
- Birch Hill

Local parades:
- Station Parade, Dukes Ride, Crowthorne
- Yorktown Road, College Town, Sandhurst
- Yorktown Road (East of Swan Lane), Sandhurst
- Old Mills Parade, High Street, Sandhurst
- Yeovil Road, Sandhurst
- Fernbank Road, Ascot
- New Road, Ascot
- Warren Row, Ascot

Retail Development

Need

234 When determining planning applications for retail development, the Council will take into consideration the need for retail growth in the Borough. Such consideration would include whether, relatively, there is an over-provision for growth in the larger centres, or a requirement for investment to strengthen or regenerate smaller centres or whether an existing, or new, centre should take on an additional role or function.

Community Function

235 Many retail uses are hubs of the community. They are important for community cohesion and have a valuable role to play in social inclusion. Units that perform an important community role including post offices, convenience stores, chemists and pubs will be protected. Planning applications involving their loss by redevelopment or change of use will not be allowed unless exceptional circumstances have been proven and an equivalent or better replacement facility has been secured.

Accessibility

236 The retail centres in the Borough are mostly located in town centres where a wide range of services and facilities are available and allow multi-purpose journeys. By directing retail development to the centres in the Borough, which are relatively well served by a choice of means of transport (such as, walking, cycling, public transport and the car), traffic and transport impacts will be minimised.

Policy CS21: Retail Development in Town Centres

237 Retail development will be directed to the identified Town Centres. The scale and nature of the retail uses will be consistent with the role and function of the centre.

238 Retail development will demonstrate that:
i.   it is appropriate in scale and function to its location; and,
ii. the development will not have an unacceptable adverse impact on the viability and vitality of any other town centre whether inside or outside the Borough, either alone or cumulatively with other proposals and recent developments; and
iii. the development is accessible by a choice of means of transport and will not result in congestion; and
iv. there would be no unacceptable adverse environmental impacts caused by the development and/or its subsequent operation.

239 If no suitable, viable and available sites exist in the identified Town Centres, then sites on the edge of those centres will be considered. If no edge of centre sites are suitable, viable and available, out of centre sites will be considered in accordance with Policy CS22.

240 Planning applications involving the loss by redevelopment or change of use of retail units that perform an important community role will only be allowed if they do not conflict with other elements of this strategy.

Implementation
241 This policy will be implemented through:
- Subsequent policies and guidance in further Local Development Documents;
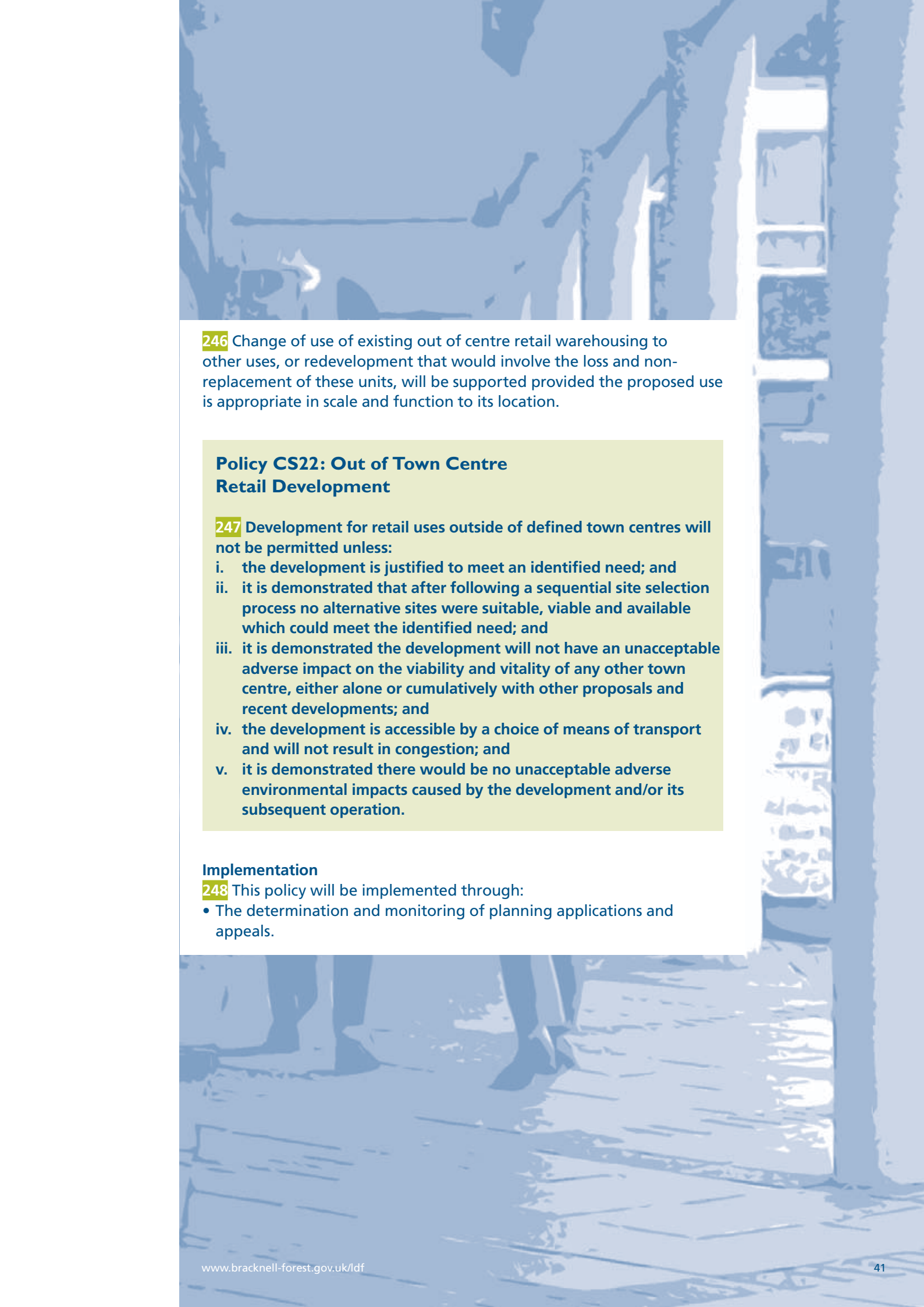- The determination and monitoring of planning applications and appeals.

Out of Centre Locations

242 National policies and guidance[15] promote healthy and vibrant town centres whilst discouraging out of centre locations for retail development. Out of centre locations can cause unsustainable shopping patterns and also adversely affect the health and success of town centres.

243 Bracknell is fortunate to have a retail warehouse park as part of its defined town centre. This is a unique asset and as such represents an opportunity for any further retail warehouse development to be sustainably located in a town centre location. Any such development will therefore be expected to locate on or adjacent to this park.

244 Out of centre retail development will generally be inappropriate in the Borough. Retail studies have given an indication of the level of development which might need to be accommodated during the period to 2016. The Bracknell town centre regeneration scheme puts this into practice and allocates development sites. Additional retail capacity studies will be undertaken for the period beyond 2016 focusing on the allocation of retail sites within existing centres. Retail development elsewhere will therefore be constrained.

245 Out of centre retail development will be required to demonstrate the quantitative and qualitative need for the development and to follow a sequential approach to location of the development. This means that sites or buildings that are suitable, viable and available in Bracknell town centre will be given first preference, followed by sites or buildings on the edge of that centre, then sites or buildings in other centres. Planning permission for retail development in out of centre locations will only be granted if no sequentially preferable sites are suitable, viable and available, and only then if the development is appropriate in scale and function to its proposed location and has no unacceptable adverse impact on other centres, whether inside or outside the Borough.

246 Change of use of existing out of centre retail warehousing to other uses, or redevelopment that would involve the loss and non-replacement of these units, will be supported provided the proposed use is appropriate in scale and function to its location.

Policy CS22: Out of Town Centre Retail Development

247 Development for retail uses outside of defined town centres will not be permitted unless:
i.   the development is justified to meet an identified need; and
ii. it is demonstrated that after following a sequential site selection process no alternative sites were suitable, viable and available which could meet the identified need; and
iii. it is demonstrated the development will not have an unacceptable adverse impact on the viability and vitality of any other town centre, either alone or cumulatively with other proposals and recent developments; and
iv. the development is accessible by a choice of means of transport and will not result in congestion; and
v.   it is demonstrated there would be no unacceptable adverse environmental impacts caused by the development and/or its subsequent operation.

Implementation
248 This policy will be implemented through:
• The determination and monitoring of planning applications and appeals.

Transcript

249 Bracknell is identified in the South East Plan as a second tier regional transport hub and as such will be a focus for transport investment in the regional context. At the local level the Bracknell Forest Local Transport Plan 2006-2011 (LTP) sets the context for the development of, and the improvement to, transport in Bracknell Forest over the next 5 years. The LTP contains a vision which links into the Core Strategy spatial vision:

To deliver an effective, efficent and sustainable transport system focusing on the needs of those in the local area, providing choice and reducing congestion whilst maintaining the network in an optimum condition; recognising the location of the Borough in the Heart of the Thames Valley.

250 The Sustainable Community Plan identifies 'Improving travel and transport' as a key priority. The policies within the Core Strategy, including the strategic transport policy set out below, will contribute to meeting some of the proposed outcomes of the Community Plan and the LTP including lower levels of traffic congestion and increased opportunities for travel by a range of transport modes.

Transport

251 The Council will continue to plan new growth in the Borough which utilises capacity, but protects the integrity, of the strategic and local transport network. As the Local Planning and Highway Authorities, the Council will use its powers to maintain and improve wherever possible the local transport network. Through the Local Transport Plan 2006-2011[2], the Council will continue to identify priority transport schemes and monitor progress on delivery of such schemes over time. Where necessary, the Council will safeguard existing facilities and land that contributes to the operation or development of a strategic transport network.

252 With both the M3 and M4 motorways, and several well-used A-class roads running alongside or through the Borough, it is important that this road network be effectively managed. The local bus network is not well enough developed to provide a strong alternative for public transport to the car. As such, the Council will continue to work with the bus operators to try and improve this whilst also effectively managing the road network to meet local and wider needs.

253 Whilst there are good rail links to Reading, London Waterloo and through the Blackwater Valley on to Gatwick Airport, the Borough would benefit significantly from better links to Heathrow Airport. To effect this, Bracknell Forest Borough Council works with a group of local authorities as part of the Airtrack Forum. This group is promoting along with British Airports Authority (BAA) the creation of a continuous rail link through to Heathrow which calls at Bracknell town centre. This scheme has been identified as a regional priority that would provide major benefits for the businesses and residents of Bracknell Forest.

254 The Council will also seek to promote sub-regional connections and strategic transport modelling to ensure a joined-up approach. Developments that place additional burden on any aspect of the transport network which serves Bracknell Forest will be required to provide contributions towards mitigating the impact of the development.

[2] The *Local Transport Plan* 2006-2011 has been submitted to Government and includes strategies and schemes for the Borough between 2006 and 2011. These plans must be reviewed annually and updated every 5 years.

Policy CS23: Transport

255 The Council will use its planning and transport powers to:

i.   reduce the need to travel;
ii.   increase the safety of travel;
iii. maintain and where possible improve the local road network;
iv.   provide improved access to key services and facilities;
v.   promote alternative modes of travel;
vi.   secure the reliable movement of goods through the Borough;
vii. enhance sub-regional connectivity to and from the Borough;
viii. promote travel planning;
ix.   make representations and bids for funding major transport infrastructure to help deliver the Core Strategy and Local Transport Plan schemes.

Implementation
256 This policy will be implemented through:
• The determination and monitoring of planning applications and appeals;
• The implementation of the Council's Local Transport Plan, including the Borough's Accessibility Strategy;
• Subsequent policies and guidance in further Local Development Documents.

Transport and New Development

257 A key consideration in the determination of planning applications will be the impacts created by new development on the Borough's transport infrastructure. As such the Council will require developers to submit transport assessments or transport statements outlining the impacts of the development and the package of measures that will be put forward to mitigate against unacceptable impacts.

Policy CS24: Transport and New Development

258 Development will be permitted where mitigation against the transport impacts which may arise from that development or cumulatively with other proposals is provided. This shall be achieved through the submission of a transport assessment or transport statement[3], and where appropriate:

i.   contributions towards local public transport and strategic transport improvements;
ii. contributions to transport modelling work;
iii. the implementation of works to the highway;
iv. the provision of new and the improvement of existing pedestrian and cycle routes;
v.   the provision of travel plans to promote sustainable travel patterns for work related trips; and
vi. the entering into of freight or bus quality partnerships with the local authority and/or third parties.

Implementation
259 This policy will be implemented through:
• The determination and monitoring of planning applications and appeals;
• Partnership working with relevant authorities, transport operators and other public services;
• Travel Plans (including targets, incentives for compliance and adequate funding streams);
• Subsequent policies and guidance in further Local Development Documents.

[3] **Threshold criteria definition contained in the "Guidance on Transport Assessments" March 2007 (DCLG/DfT)**

Appendix 1

Replacement of Policies in the Bracknell Forest Borough Local Plan by Core Strategy Policies

The following table identifies which previously saved policies in the Bracknell Forest Borough Local Plan 2002 have been replaced by policies in the Bracknell Forest Borough Core Strategy.

Local Plan Policy to be replaced	Relevant Core Strategy Policy
EN13 – Water quality	CS1 – Sustainable Development Principles
EN21 – Crime and design	CS7 – Design
EN24 – Public art	CS7 – Design
E2 – Development in defined employment areas	CS20 – New Development in Employment Areas
E3 – Employment development on land within settlement boundaries but outside defined employment areas and Bracknell Town Centre	CS19 – Location of Employment Development
E6 - Shopping	CS21 – Retail Development in Town Centres CS22 – Out of Town Centre Retail Development
H1 – New residential development	CS2 – Locational Principles
H7 – Dwelling types	CS16 – Housing Needs of the Community
R1 – Loss of open space of public value	CS8 – Recreation and Culture
SC1 – Provision of services and community facilities	CS6 – Limiting the Impact of Development

Appendix 2

Glossary

Accessibility Strategy – Aimed at complementing both the Local Development Documents and the Local Transport Plan by highlighting accessibility issues in the area and directing resources to address the issues raised.

Adopted Proposals Map – A map forming part of the Local Development Framework which identifies the locations to which policies and proposals set out in Development Plan policies apply.

Affordable Housing - includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:
• Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices;
• Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision (PPS3, Annex B, DCLG, 2006).

Airtrack – This refers to transport infrastructure proposals to link existing rail lines (including London Waterloo), via Staines, to Heathrow Airport. For the purposes of this Strategy, this would effectively involve linking Bracknell town centre rail station through to Heathrow as part of a limited stopping service between Reading and Heathrow.

Allocated Sites – Those sites which have been identified as being needed to fulfil a specific role in delivering the Core Strategy. Allocated sites can range from local transport schemes to locations of major growth which may include a mix of uses including housing, employment and community facilities.

Annual Monitoring Report (AMR) – Annual report submitted to government on the progress of preparing the Local Development Framework and the effectiveness of policies and proposals.

Area Action Plan – A type of Development Plan Document used to provide a planning framework for areas of change and areas of conservation.

Defined Employment Areas – Distinct areas within settlements where employment development already takes place in a successful manner. Development for employment-generating uses will be directed to these areas along with Bracknell Town Centre.

Deliverable sites – are those which are:
Available – now
Suitable – offering a location for development now and would contribute to the creation of sustainable, mixed communities; and
Achievable – there is a reasonable prospect that housing will be delivered on the site within 5 years.

Developable sites – are those which should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.

Development Plan Documents – Spatial planning documents that are subject to independent examination and together with the relevant Regional Spatial Strategy will form the development plan for the Borough.

Edge of Centre Sites – Defined as being within 300m walking distance of the retail centre boundary.

Green Belt – An area of open land around certain cities and built up areas where strict planning controls apply in order, in particular to check further growth of a large built up area.

Greywater - Wastewater generated by household processes such as washing dishes, laundry and bathing. Greywater is distinct from wastewater that has been contaminated with sewage, which is known as 'blackwater'.

Gross External Area (*GEA*) – Unless otherwise stated in this document, all references to square metre area are expressed as gross external area. This is measured as the floor area contained within the building measured to the external face of the external walls.

Housing Needs Study – A study which assesses the future housing needs of the district in terms of the size, type and affordability of the dwellings.

Housing Strategy – A document which sets out what the local authority wants to achieve in terms of housing – related issues and establishes priorities for action both by the local authority and partner organisations. It should be consistent with national policy and designed to deliver regional and neighbourhood strategies as well as meeting the authority's wider objectives set out in the Community Plan.

Large Employment Development – Employment development which is greater than 2500 m^2.

Local Development Documents (LDD) – The documents which (taken as a whole) set out the Council's policies relating to the development and use of land in the borough.

Local Development Framework (LDF) – A non-statutory term used to collectively describe the Local Development Documents that together guide development and use of land in the borough.

Local Development Scheme (LDS) – The Council's three year programme for preparing Local Development Documents, setting out timescales and key dates for each Document.

Local Transport Plan (LTP) – A five year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used to bid to government for funding transport improvements.

Major Employment Areas – comprise Major Employment Sites outside defined settlements and Major Developed Sites in the Green Belt.

Major Locations for Growth – The 2 areas identified as extensions to existing urban areas (Amen Corner and Land North of Whitegrove and Quelm Park).

Planning Policy Guidance Notes (PPGs) – Guidance produced by the government on planning matters. These are gradually being replaced with Planning Policy Statements.

Planning Policy Statements (PPS) – National planning policy produced by the Government under the new planning regime.

Recreational Facilities – Comprise active (eg sports pitches, kick-about areas and childrens' play areas) and passive (eg natural and semi-natural open space, green corridors and urban woodlands) open space of public value and built facilities (eg sports halls, places of worship, synthetic pitches, theatres, swimming pools and arts centres).

Regional Spatial Strategy (RSS) – The broad spatial strategy for the region and forming part of the statutory development plan.

Saved Policies/Proposals/Plan – Policies within local plans and Structure Plans which are saved for a time period until replaced by more up to date planning documents or changes in local or national circumstances make a policy redundant.

Settlements – Land specifically designated as lying within a Settlement as shown on the adopted proposals map.

Site Specific Allocations – Allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

Statement of Community Involvement (SCI) – The SCI sets out who will be consulted and when and how they can get involved in the local planning process.

Special Protection Areas (SPA) – Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

Strategic Environmental Assessment – Under European legislation, any plan which has a major impact on the environment needs to be subject to a Strategic Environmental Assessment. This is an ongoing process intended to make the environment central to the decision making process, and to ensure that the process is transparent. This process is intended to be combined with Sustainability Appraisal.

Structure Plan – An old style development plan, which sets out strategic planning policies for the County and formed the basis for detailed policies in local plans. These plans will remain in force for a certain time until replaced by more up to date planning policies.

Supplementary Planning Document (SPD) – A type of Local Development Document that provides further guidance to the implementation of planning policies and proposals. SPDs hold less weight than a Development Plan Document.

Sustainability Appraisal – The Planning and Compulsory Purchase Act requires Local Development Documents to be subject to a Sustainability Appraisal, which examines the impact of the policies and proposals on economic, social and environmental factors.

The Sustainable Community Plan – A Plan produced in partnership with the public, private and community sectors and led by the Local Strategic Partnership.

Travel Planning – A range of measures aimed at promoting sustainable travel within an organisation, or at a specific location, with an emphasis on reducing dependency on single occupancy car journeys.

Travelling Populations – Gypsies, Travellers and Travelling Showpeople.

Urban Potential Study – An assessment of the amount of residential development that could be accommodated within urban areas.

Appendix 3

List of key Background Studies and Technical Papers

Technical Studies - Consultants

Bracknell Forest Borough Council Accessibility Strategy 2006-2011, Integrated Transport Planning, March 2006

Core Strategy & Site Allocations Accessibility Analysis, Integrated Transport Planning, March 2006

Bracknell Forest Borough Employment Potential Study, Vail Williams, October 2006

Bracknell Forest Borough Urban Housing Potential Study, Baker Associates, April 2005

Bracknell Forest Borough Urban Housing Potential Study 2006 Review, Baker Associates, June 2006

Bracknell Forest Borough Employment Potential Study, Vail Williams, 2005

Landscape Analysis of Site Allocations and an Assessment of Gaps/Green Wedges, Entec UK Limited, August 2006

Bracknell Forest Strategic Flood Risk Assessment, Entec UK Limited, August 2006

Accommodation needs of Gypsies and Travellers, Tribal, September 2006

Local Development Framework Site Assessment Study, WSP Development and Transportation, August 2006

Bracknell Forest Borough Employment Potential Study – Phase II, Vail Williams, October 2006

Technical Studies – Bracknell Forest Borough Council

Open Space Audit and Assessment, August 2006

Special Protection Area Technical Background Document to the Core Strategy, October 2006

Background Papers – Bracknell Forest Borough Council

Bracknell Forest Annual Monitoring Report 2004-2005, December 2005

Bracknell Forest Fact Pack, June 2005 and September 2006

Bracknell New Town Heritage, August 2005

Housing Supply Background Paper, October 2006

Affordable Housing Background Paper, September 2006

Major Locations for Growth Background Paper, October 2006

Details of these documents are available from the contacts listed at the front of the Core Strategy.

Appendix 4

Monitoring the Core Strategy

The following tables set out firstly the Contextual Indicators (identified in the Spatial Portrait) and then specific indicators identified to monitor delivery of the Core Strategy Policies and Objectives. Indicators will be reported on through the Annual Monitoring Report published in December of each year. Should monitoring show significant variance from the indicators set out below then this may trigger a review of policies in this or subsequent Local Development Documents.

Contextual Indicators

Reference	Title
Con B1	Population size
Con B3	Educational attainment
Con H1	Number of dwellings
Con H3	Average house prices
Con E3	Number of VAT registered businesses
Con E2	Local Services floorspace stock
Con E4	Distribution of employment by occupation
Con E5	Unemployment benefit claimants
Con T3	Travel to work
Con EN3	Land available for recreational use

Core Strategy Objectives	Theme/Policy	Monitoring Indicator Wording in bold shows where a national Core Indicator (COI) has been added / amended to reflect local circumstances	Target All indicators to be monitored annually, unless otherwise shown
Objective A – To plan for a balance of housing and employment growth	CS1: Sustainable Development Principles CS2: Locational Principles CS3: Bracknell Town Centre CS4: Land at Amen Corner CS5: Land north of Whitegrove and Quelm Park CS15: Overall Housing Provision CS19: Location of Employment Development	COI 1a: **Percentage** of floorspace developed for employment by type (CS1) COI 1b: **Percentage** of floorspace developed for employment by type, in employment or regeneration areas (CS1, CS2, CS3, CS4, CS5, CS19) COI 1c: **Pecentage** of floorspace by employment type, which is on PDL (CS1, CS2, CS3, CS4, CS5, CS19) Local Indicator: **Percentage** of floorspace by employment type, which is in urban areas (defined settlements) (CS1, CS2, CS3, CS4, CS5, CS19) COI 1d: Employment land available by type (CS1, CS19) COI 1e: Losses of employment land in (i) employment / regeneration areas and (ii) local authority area (CS1, CS2, CS3, CS4, CS5, CS19) COI 1f: Amount of employment land lost to residential development (CS1, CS19) COI 2a: Housing trajectory showing: i. net additional dwellings over the previous 5-year period or since the start of the relevant DPD period, whichever is the longer; ii. net additional dwellings for the current year **(including on site-specific identified allocations)** iii. projected net additional dwellings up to the end of the relevant DPD period or over a ten year period from its adoption, whichever is the longer; iv. the annual net additional dwelling requirement; v. annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance (CS3, CS4, CS5, CS15) COI 2b: Percentage of new and converted dwellings on PDL (CS1, CS2, CS3, CS4, CS5, CS15) Local Indicator: Percentage of new and converted dwellings within urban areas (defined settlements) (CS1, CS2, CS3, CS4, CS5) COI 4a: Amount of completed **and outstanding** retail and leisure development (CS1)	No one employment type to form 100% of completed employment development 60% (of all employment types) 60% 75% All types in total not to fall below 100,000 m² (gross) (i) 0 ha (ii) ≤ 1 ha ≤ 1 ha Meet or fall within 10% of the annual completions projection set out in the housing trajectory 60% 95% Retail: At least 56,000 m² (gross) by 2011 Leisure: Maintenance of, and no reduction in, existing levels

Core Strategy Objectives	Theme/Policy	Monitoring Indicator Wording in bold shows where a national Core Indicator (COI) has been added / amended to reflect local circumstances	Target All indicators to be monitored annually, unless otherwise shown
Objective B – **To aid delivery of housing in the Borough, which meets the needs of all sectors of the community, including the provision of affordable housing**	CS3: Bracknell Town Centre CS4: Land at Amen Corner CS5: Land north of Whitegrove and Quelm Park CS15: Overall Housing Provision CS16: Housing Needs of the Community CS17: Affordable Housing CS18: Gypsies and Travellers	COI 2a: i-v (CS3, CS4, CS5, CS15) COI 2d: Affordable housing completions (CS16) Local Indicator: A range of type, size and tenure of housing completions (CS16) Number of pitches on authorised gypsy and traveller caravan sites (public and private) (CS18)	Meet or fall within 10% of the annual completions projection set out in the housing trajectory Affordable housing to at least the Borough's adopted standards to be secured in 100% of permissions where the thresholds in those standards are exceeded No one type, size or tenure to form 100% of completions. More detailed targets will be set in the Development Management DPD Target(s) will be set following completion of the Gypsy and Traveller Accommodation Needs Assessment for the Thames Valley Region (anticipated Winter 2006)
Objective C – **To deliver the regeneration of Bracknell Town Centre**	CS3: Bracknell Town Centre	COI 4b: Amount of completed **and outstanding** retail and leisure development in town centres (CS3) COI 2a: i-v (CS3) More detailed indicators to be prepared through subsequent Local Development Documents	Retail: At least 56,000 m^2 (gross) by 2011 Leisure: Maintenance of, and no reduction in, existing levels Meet or fall within 10% of the annual completions projection set out in the housing trajectory
Objective D – **To promote a sequential approach to the location of new development**	CS1: Sustainable Development Principles CS2: Locational Principles CS3: Bracknell Town Centre CS4: Land at Amen Corner CS5: Land north of Whitegrove and Quelm Park	COI 1b: **Percentage** of floorspace by employment type, in employment or regeneration areas (CS1, CS2, CS3, CS4, CS5) COI 1c: **Percentage** of floorspace by employment type, which is on PDL (CS1, CS2, CS3, CS4 CS5) Local Indicator: **Percentage** of floorspace by employment type, which is in urban areas (defined settlements) (CS1, CS2, CS3, CS4, CS5) COI 2a: Housing trajectory showing: ii: net additional dwellings for the current year **(including on site-specific identified allocations)** (CS3, CS4, CS5) COI 2b: Percentage of new and converted dwellings on PDL (CS1, CS2, CS3, CS4, CS5) Local Indicator: Percentage of new and converted dwellings within urban areas (defined settlements) (CS1, CS2, CS3, CS4, CS5) COI 4b: Amount of completed **and outstanding** retail and leisure development in town centres (CS1, CS2, CS3, CS4, CS5)	60% (of all employment types) 60% 75% Meet or fall within 10% of the annual completions projection set out in the housing trajectory 60% 95% Retail: At least 56,000 m^2 (gross) by 2011 Leisure: Maintenance of, and no reduction in, existing levels

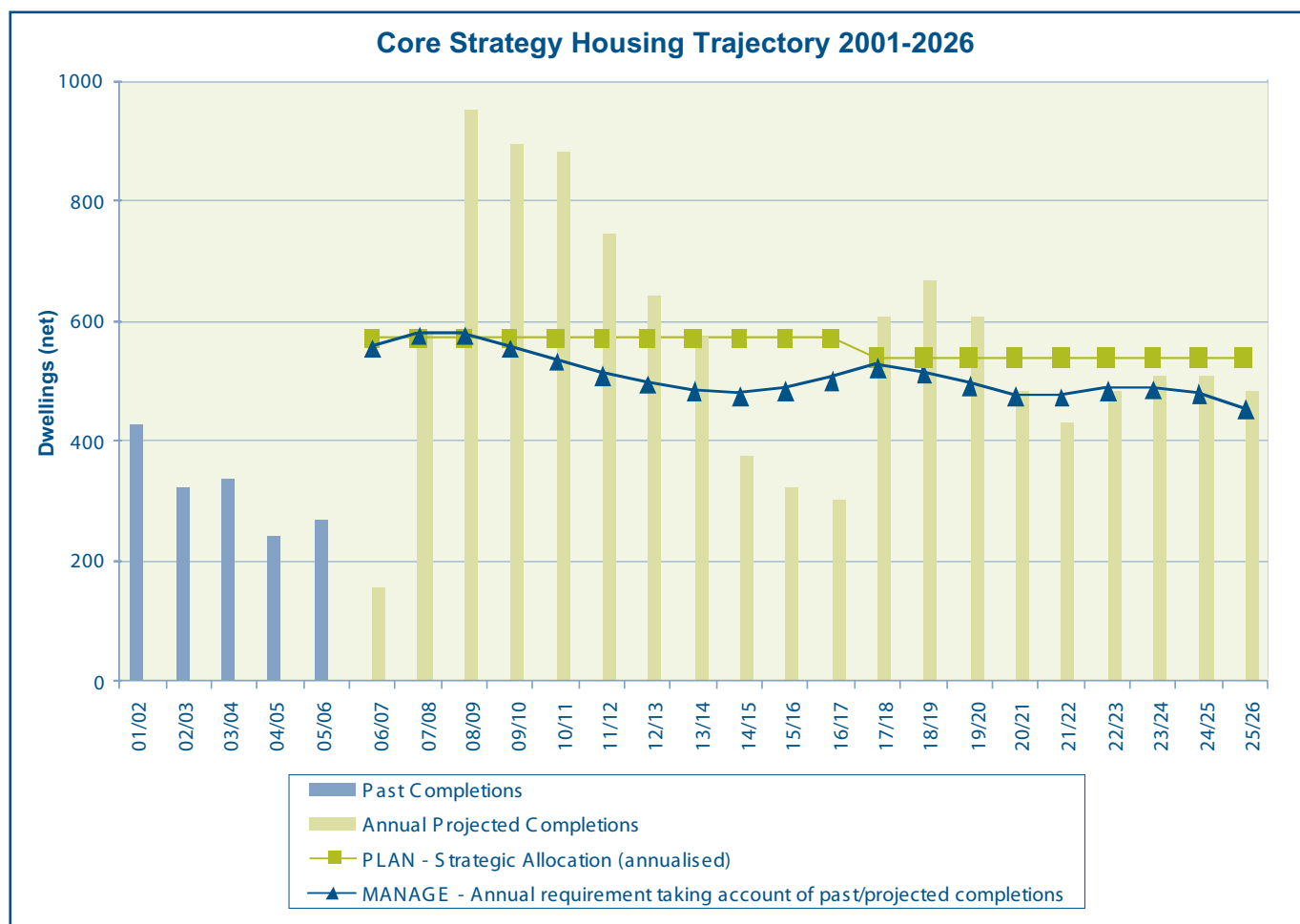| Core Strategy Objectives	Theme/Policy	Monitoring Indicator Wording in bold shows where a national Core Indicator (COI) has been added / amended to reflect local circumstances	Target All indicators to be monitored annually, unless otherwise shown
Objective E – To promote a transport system which enables access to services, by a choice of transport modes	CS1: Sustainable Development Principles CS3: Bracknell Town Centre CS23: Transport CS24: Transport and New Development	COI 3a: Amount of completed non-residential development within UCO's A, B and D complying with car-parking standards set out in the Local Development Framework (CS1, CS3, CS23) COI 3b: Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s) (CS1, CS3, CS23, CS24)	100% Maintenance of, and no reduction in, existing levels outlined in the Borough's Accessibility Strategy
Objective F – To ensure high quality well designed development is delivered in the Borough	CS3: Bracknell Town Centre CS4: Land at Amen Corner CS5: Land north of Whitegrove and Quelm Park CS7: Design	Best Value Performance Indicator 205 Quality of Services checklist (CS3, CS4, CS5, CS7) More detailed indicators to be prepared through subsequent Local Development Documents	100%
Objective G – To support and facilitate essential community facilities and infrastructure in accessible locations	CS1: Sustainable Development Principles CS3: Bracknell Town Centre CS4: Land at Amen Corner CS5: Land north of Whitegrove and Quelm Park CS6: Limiting the Impact of Development CS8: Recreation and Culture CS21: Retail Development in Town Centres CS22: Out of Town Centre Retail Development	Local Indicator: Percentage of permissions triggered by Policy CS6 which deliver infrastructure highlighted (CS1, CS3, CS4, CS5, CS6, CS8) COI 4a: Amount of completed **and outstanding** retail and leisure development (CS1, CS21, CS22) Employment and provision of infrastructure will be dealt with in more detail in subsequent Local Development Documents and therefore more appropriate indicators will be identified in that document	100% Retail: At least 56,000 m^2 (gross) by 2011 Leisure: Maintenance of, and no reduction in, existing levels
Objective H – To deliver accessible development meeting the needs of the Borough	CS3: Bracknell Town Centre CS7: Design CS23: Transport CS24: Transport and New Development	COI 3a: Amount of completed non-residential development within UCO's A, B and D complying with car-parking standards set out in the Local Development Framework (CS3, CS23) COI 3b: Amount of new development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s) (CS23, CS24) Best Value Performance Indicator 205 Quality of Service checklist (CS7)	100% Maintenance of, and no reduction in, existing levels outlined in the Borough's Accessibility Strategy 100%

Core Strategy Objectives	Theme/Policy	Monitoring Indicator Wording in bold shows where a national Core Indicator (COI) has been added / amended to reflect local circumstances	Target All indicators to be monitored annually, unless otherwise shown
Objective I – To maintain and improve the built and natural environment, and to mitigate the effects of new development upon the natural and historic environment	CS1: Sustainable Development Principles CS7: Design CS9: Development on land Outside Settlements CS14: Thames Basin Heaths Special Protection Area	COI 2b: Percentage of new and converted dwellings on PDL (CS1, CS9) Local Indicator: Percentage of new and converted dwellings within urban areas (defined settlements) (CS1) COI 7: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (CS1) COI 8: Change in areas and populations of biodiversity importance, including: i. change in priority habitats and species (by type); and ii. change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance (CS14) Number of permissions granted which would have an adverse effect on the Thames Basin Heaths Special Protection Area, without avoidance and mitigation measures secured prior to approval (CS14)	60% 95% 0 No reduction in areas of priority habitat, species, or areas designated (ha) 0
Objective J – To maintain high and stable levels of economic growth	CS19: Location of Employment Development CS20: New Development in Employment Areas CS21: Retail Development in Town Centres CS22: Out of Town Centre Retail Development	COI 1a: **Percentage** of floorspace developed for employment by type (CS20, CS21, CS22) COI 1b: **Percentage** of floorspace developed for employment by type, in employment or regeneration areas (CS19, CS20, CS21, CS22) COI 1d: Employment land available by type (CS19, CS20, CS21, CS22) COI 4b: Amount of completed **and outstanding** retail and leisure development in town centres (CS21)	No one employment type to form 100% of completed employment development 60% (of all employment types) All types in total not to fall below 100,000 m² (gross) Retail: At least 56,000 m² (gross) by 2011 Leisure: Maintenance of, and no reduction in, existing levels
Objective K – To promote the sustainable use and disposal of resources	CS10: Renewable Energy Generation CS11: Renewable Energy CS12: Sustainable Resources CS13: Sustainable Waste Management	COI 6b: Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed (CS13) COI 9: **Renewable energy capacity installed by type** (CS10, CS11) Local Indicator: Percentage of new residential and commercial developments which meet the best practice standards (currently at least BREEAM Very Good) (CS12)	This target will be set in the Joint Minerals and Waste Local Development Framework, currently being produced by the Joint Strategic Planning Unit on behalf of the six Berkshire Unitary Authorities To contribute to the indicative sub-regional targets set out in the Submission South east Plan. More detailed local targets to be prepared as part of subsequent Local Development Documents 100%

Core Strategy Objectives	Theme/Policy	Monitoring Indicator Wording in bold shows where a national Core Indicator (COI) has been added / amended to reflect local circumstances	Target All indicators to be monitored annually, unless otherwise shown
Objective L – To mitigate against and adapt to climate change	CS1: Sustainable Development Principles CS10: Renewable Energy Generation CS11: Renewable Energy CS12: Sustainable Resources CS13: Sustainable Waste Management	COI 6b: Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed (CS13)	This target will be set in the Joint Minerals and Waste Local Development Framework, currently being produced by the Joint Strategic Planning Unit on behalf of the six Berkshire Unitary Authorities
		COI 7: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (CS1)	0
		COI 8: Change in areas and populations of biodiversity importance, including: i. change in priority habitats and species (by type); and ii. change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance(CS1)	No reduction in areas of priority habitat, species, or areas designated (ha)
		COI 9: Renewable Energy capacity installed by type (CS10, CS11)	To contribute to the indicative sub-regional targets set out in the Submission South East Plan. More detailed local targets to be prepared as part of subsequent Local Development Documents.
		Local Indicator: Percentage of new residential and commercial developments which meet the best practice standards (currently at least BREEAM Very Good) (CS12)	100%

Appendix 5

Core Strategy Housing Trajectory

Core Strategy Housing Trajectory 2001-2026

Legend:
- Past Completions
- Annual Projected Completions
- PLAN - Strategic Allocation (annualised)
- MANAGE - Annual requirement taking account of past/projected completions

Y-axis: Dwellings (net)

X-axis: 01/02, 02/03, 03/04, 04/05, 05/06, 06/07, 07/08, 08/09, 09/10, 10/11, 11/12, 12/13, 13/14, 14/15, 15/16, 16/17, 17/18, 18/19, 19/20, 20/21, 21/22, 22/23, 23/24, 24/25, 25/26

Appendix 6

Endnote References – National and Regional Guidance and Local Strategies

[1] Planning Policy Statement (PPS) 1 – Delivering Sustainable Development
PPS9 - Biodiversity and Geological Conservation
Circular 06/05 - Biodiversity and Geological Conservation

[2] Planning Policy Guidance Note (PPG)15 – Planning and the Historic Environment, September 1994
PPG 16 – Archaeology and Planning

[3] PPS1 – Delivering Sustainable Development
PPG3 – Housing, March 2000
Draft PPS3 – Housing, December 2005
The South East Plan Core Document, March 2006, Draft Plan for submission to Government

[4] PPS6 – Planning for Town Centres
The South East Plan Core Document, March 2006, Draft Plan for submission to Government
Bracknell Town Centre Masterplan

[5] Circular 05/05 Planning Obligations

[6] As a minimum these should cover the elements set out in paragraphs 80-97 of circular 01/06 and will be expected for all forms of development except those set out in Paragraphs 68–70 in circular 01/06

[7] Bracknell Forest Borough Cultural Strategy, 2002 – 2007

[8] PPG2 – Green Belts

[9] PPS22 – Renewable Energy
PPS23 – Planning and Pollution Control

[10] PPS10 – Planning for Sustainable Waste Management
Regional Waste Management Strategy
Municipal Waste Management Strategy, Zeroing in on Waste, Bracknell Forest Borough Council, Reading Borough Council, Wokingham District Council

[11] Draft PPS3 – Housing, December 2005
The South East Plan Core Document, March 2006, Draft Plan for submission to Government
Housing Strategy 2006 onwards

[12] Draft PPS3 – Housing, December 2005
The South East Plan Core Document, March 2006, Draft Plan for submission to Government
Regional Housing Strategy 2006 onwards

[13] Draft PPS3 – Housing, December 2005
Circular 1/2006 – Planning for Gypsy and Traveller Sites
Consultation on revised planning guidance in relation to Travelling Showpeople (January 2007)

[14] Employment Potential Study 2005, Prepared on behalf of Bracknell Forest Borough Council

[15] PPS6 – Planning for Town Centres
The South East Plan Core Document, March 2006, Draft Plan for submission to Government

[16] The Local Transport Plan 2006-2011 has been submitted to Government and includes strategies and schemes for the Borough between 2006 and 2011. These plans must be reviewed annually and updated every 5 years.

Adopted Core Strategy – February 2008

PLANNING

PEOPLE PLACES

BRACKNELL FOREST
BOROUGH COUNCIL