

Royal Borough of Windsor & Maidenhead

**Borough Local Plan
Regulation 18 Consultation**

Regulation 18 Habitat Regulations Screening Report

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Planning and Regeneration
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Introduction

1.1 This screening report has been prepared to support the development of the Borough Local Plan for the Royal Borough of Windsor and Maidenhead. The Borough Local Plan will be the principle development plan document for the borough and once adopted will guide development for the period 2013 to 2032.

1.2 This screening opinion has been prepared in accordance with Regulation 102 of the Conservation of Habitats and Species Regulations 2010. This stage of the Habitat Regulation Assessment (HRA) considers the effects that the Borough Local Plan (BLP) is likely to have on sites that have been recognised as internationally important for nature. The aim of the screening process is to highlight any likely significant effects on designated sites that may require further investigation through an Appropriate Assessment.

1.3 The Habitats Regulation Assessment process together with the Sustainability Appraisal and Strategic Environmental Assessment will help to guide the BLP to ensure that the development aims of the plan can be achieved without incurring significant damage to the environment. The final Habitats Regulation Assessment report will be submitted alongside the BLP and will form part of the plan making evidence base.

1.4 The application of the Habitats Regulations adopts a precautionary approach. Plans and projects can only be permitted where it has been determined that there are unlikely to be adverse effects on the integrity of the designated sites. However, plans and projects may be permitted if there are no alternatives and there are imperative reasons of overriding public interest as to why they should go ahead. In these cases, compensatory measures will be necessary to ensure the overall integrity of the network of designated sites.

1.5 Natural England recommends that the HRA process begins at an early stage of plan preparation and if necessary continues through all the stages of plan production. This screening report builds on both the site screening exercise undertaken in September 2013 during the early stages of the development of the BLP and also the screening exercise undertaken to support the pre-submission version of the plan. This screening report has been prepared to reflect the proposals on which the BLP will consult upon under Regulation 18 during December 2016 to January 2017. Feedback from previous consultation with Natural England has been taken into account in this HRA where appropriate and any additional comments from Natural England regarding effects on designated sites will be considered during the development of the pre-submission version of the BLP.

Legal Basis for Habitats Regulations Assessment

2.1 The Conservation of Habitats and Species Regulations 2010 (as amended) are commonly referred to as the “Habitats Regulations”. The Habitat Regulations translate European requirements for the protection of habitats and species of international interest into English law; as such the regulations are unaffected by the country’s membership of the European Union. The Habitats Regulations (Regulation 8) define “European sites” as candidate Special Areas of Conservation (cSACs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Sites of Community Importance (SCIs)

2.2 The Habitats Regulations do not provide statutory protection for potential Special Protection Areas (pSPA), possible/proposed Special Areas of Conservation (pSACs) or listed or proposed Ramsar sites (Ramsar sites are an international designation under the Ramsar Convention on Wetlands of International Importance 1971). For the purposes of considering development proposals and their likely impacts on such sites, government policy in England is that the aforementioned sites ‘should be given the same protection’ as statutory European sites.

2.3 For simplicity, the term “designated site” has been used in this report to mean all current and potential European sites and Ramsar sites, plus any compensatory sites.

2.4 Requirements of the Conservation of Habitats and Species Regulations

Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) states that:

‘A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which:

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and

(b) is not directly connected with or necessary to the management of that site;

must make an appropriate assessment of the implications for that site in view of that site’s conservation objectives’.

2.5 Regulation 102 further states that ‘In the light of the conclusions of the assessment, and subject to considerations of overriding public interest, the competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be)’.

2.6 By virtue of Regulation 5(1), statutory consultation is required in respect of the appropriate assessment by virtue of Regulation 102 (2) which states: “The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority may specify.” The first consultation with Natural England on this HRA report will take place as part of the public consultation on this version of the Local Plan.

Methodology

3.1 There is no prescribed methodology to undertaking Habitat Regulation Assessment (HRA) however, Regulation 102 of the Habitats Regulations describe a procedure that provides a systematic set of stages for the transparent consideration of the likely effects a plan or project could have on a European site. The procedure is summarised in Figure 1. Each stage determines whether a further stage in the process is required. This means that if the conclusions at the end of Stage One are that there are no likely significant effects on the European sites, then there is no requirement to proceed to Stage Two.

3.2 This screening opinion constitutes Stage One of the process and makes use of the methodology established through earlier work undertaken to support the development of the Borough Local Plan (BLP) which adheres to the procedure set out in the Habitat Regulations.

Figure 1: Summary of HRA Procedure set out in the Habitat Regulations

Stage One: Screening	The process which identifies whether the plan is required for the management of European site(s) and if not whether there are likely to be any effects upon a European site as a result of the plan, either alone or in combination with other projects or plans, and considers whether these effects are likely to be significant.
Stage Two: Appropriate Assessment	The consideration of the impact on the integrity of the European site of the plan, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where adverse effects on site integrity exist, an assessment of the effectiveness of potential mitigation of those impacts will be made.
Stage Three: Assessment of alternative solutions	The process which examines alternative ways of achieving the objectives of the plan that avoid significant effects on the integrity of the European site(s) identified at Stage Two.
Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain.	An assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the plan should proceed

3.3 Detailed Methodology : Screening

The screening methodology uses sources, pathways and receptors. Each of these elements is considered, and used to screen out/in sources/pathways and receptors. When screening in / out sites and interest features it needs to be established whether there is a potential pathway between possible causes of effects and the features of the designated site. Where there are no sources or pathways to affect a designated site from the approach set out in the Borough Local Plan, then there is unlikely to be a significant effect and the site is not considered further.

1. Identification of any designated sites that could potentially be affected by policies and directions in the plan.
2. Identification of the nature conservation importance of the designated sites.
3. Assesses plan proposals that could potentially have a significant effect on the favourable conservation status of the sites in terms of:
 - a. Identifying the possible sources of effects on the integrity of designated site;
 - b. Identifying possible pathways of effects to the designated sites;
 - c. Considers the effects on possible receptors in the designated site.
4. Considers whether any plan proposals have the potential to result in a likely significant effect alone.
5. Considers whether any plan proposals have the potential to result in a likely significant effect in combination with any other project or plan.
6. Identifies any avoidance measures that could be included or introduced that could act to avoid or mitigate these effects.
7. Identifies alterations to the BLP that would be necessary to avoid these impact

Screening Stage 1: Identification of Relevant Designated Sites

4.1 To consider what distance impacts of a plan might have and thereby which designated sites should be considered as part of an assessment, regard has been had to past decisions and standard approaches to HRA in other boroughs. Sites within a 5km radius of the plan area are commonly screened for likely significant effects.

4.2 The screening assessment for the adopted Maidenhead Town Centre Area Action Plan (AAP) reviewed sites within a 10 km radius of Maidenhead town centre. This distance was chosen to take account of possible downstream effects arising from enhancement of the waterways in Maidenhead town centre. A further HRA screening was undertaken to support the preparation of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan. The Neighbourhood Plan has been 'made' and is part of the development plan for the borough. The HRA screening considered a review of sites within a 5 km linear distance of the plan area to be sufficiently precautionary.

4.3 Regard has also been had to the development control procedure agreed in partnership with Natural England which has established that the public body is routinely consulted on all planning applications within 5km of the Thames Basin Heaths SPA.

4.4 The Thames Basin Heaths Delivery Framework sets out a mechanism by which significant effects on the SPA can be avoided or mitigated. This takes the form of a 5 km zone of influence around the SPA boundary, where measures must be taken to ensure that the integrity of the SPA is protected. Within 400 m of the SPA boundary, an exclusion zone applies, where no net increase in the number of dwellings is permitted. This ensures that development within this zone avoids significant effects on the SPA. There are no equivalent exclusion zones around any other designated sites.

4.5 The policy position on waterway enhancements was established in the Maidenhead Town Centre AAP and the Borough Local Plan does not propose any amendments. It is therefore not considered necessary to apply a 10 km distance in this instance. It is considered that a review of designated sites within the borough and within 5 km of the borough boundary provides an appropriate precautionary stance.

4.6 Seven sites have been identified as having potential to be significantly affected by the Borough Local Plan. Five designated sites lie wholly or partly within the borough:

Chiltern Beechwoods SAC
South West London Water Bodies SPA and Ramsar
Thames Basin Heaths SPA
Thursby, Ash, Pirbright & Chobham SAC (part of Thames Basin Heaths SPA)
Windsor Forest and Great Park SAC

4.7 Relevant designated sites outside the borough are:
Broadmoor to Bagshot Heaths SSSI (part of Thames Basin Heaths SPA)
Burnham Beeches SAC

4.8 The site assessments consider The Thursby, Ash, Pirbright & Chobham SAC as part of the Thames Basin Heaths SPA since likely impacts on these individual areas are identical. A map showing the location of the designated sites in relation to the Borough is shown in Appendix 1.

Screening Stage 2: Identification of the nature conservation importance and sensitivities of the relevant designated sites

4.9 The designated site data is summarised in Figure 2. Data was collated from a number of sources. This included information contained within Natura 2000 data forms held by the Joint Nature Conservation Council (JNCC) website (www.jncc.gov.uk) and also Natural England's European Site Conservation Objective statements.

Stage 3: Assessment of sources that could potentially have a significant effect on the favourable conservation status of the identified designated sites.

4.10 In carrying out the screening process the following three stages have been carried out:

- a. Identifying the possible sources of effects on the integrity of designated site;
- b. Identifying possible pathways of effects to the designated sites;
- c. Considers the effects on possible receptors in the designated site

Only where there is an identifiable source, a pathway and a receptor is there likely to be a significant effect.

Stage 3.a: Identifying the possible sources of effects on the integrity of designated site;

4.11 Five main potential effects on the integrity of designated sites have been identified these are:

- Air Quality;
- Species Disturbance;
- Recreational Pressure
- Direct Land take;
- Water Quality; and
- Water Quantity;

Figure 2: Site Characteristics and Threats to Integrity

Designated Site Name	Main Characteristics	Qualifying Features	Favourable Conservation Status	Threats to site integrity
<p>South West London Water Bodies SPA and Ramsar</p>	<p>The South-West London Water Bodies SPA comprises a series of embanked water supply reservoirs and former gravel pits that support a range of man-made and semi-natural open water habitats. The SPA covers an area of approximately 828 Ha.</p> <p>The reservoirs and gravel pits function as important feeding and roosting sites for wintering wildfowl, in particular Gadwall (<i>Anas strepera</i>) and Shoveler (<i>Anas clypeata</i>), both of which occur in numbers of European importance.</p>	<p>The site qualifies under article 4.2 of the Directive (79/409/EEC) as it is used regularly by 1% or more of the biogeographical populations of the following regularly occurring migratory species (other than those listed on Annex 1), in any season:</p> <p>Migratory species Gadwall <i>Anas strepera</i> 710 individuals - wintering 2.4 % NW Europe</p> <p>Shoveler <i>Anas clypeata</i> 853 individuals - wintering 2.1 % NW/Central Europe</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> ▪ The extent and distribution of the habitats of the qualifying features ▪ The structure and function of the habitats of the qualifying features ▪ The supporting processes on which the habitats of the qualifying features rely ▪ The population of each of the qualifying features, and, ▪ The distribution of the qualifying features within the site. 	<ul style="list-style-type: none"> ▪ Water quality ▪ Air quality ▪ Eutrophication and siltation of water bodies. ▪ Changes in biotic conditions ▪ Outdoor sports and leisure activities including watersports and angling leading to disturbance to bird feeding and roosting habitat. ▪ Introduction of invasive non-native species
<p>Thames Basin Heaths SPA</p>	<p>The Thames Basin Heaths SPA is a composite site that is located across the counties of Surrey, Hampshire and Berkshire in southern England covering approximately 8274 Ha. The open heathland habitats overlie sand and gravel sediments which give rise to sandy or peaty acidic soils, supporting dry heath vegetation on well-drained slopes, wet heath on low-lying shallow slopes and bogs in valleys. The site consists of tracts of heathland, scrub and woodland, once almost continuous, but now fragmented into separate blocks by roads, urban development and farmland. Less open habitats of scrub, acidic woodland and conifer plantations dominate, within which are scattered areas of open heath and mire.</p> <p>The site supports important breeding populations of a number of birds of lowland heathland, especially Nightjar (<i>Caprimulgus europaeus</i>) and Woodlark (<i>Lullula arborea</i>), both of which nest on the ground, often at the woodland/heathland edge, and Dartford Warbler (<i>Sylvia undata</i>), which often nests in gorse (<i>Ulex</i>). Scattered trees and scrub are used for roosting. Together with the nearby Wealden Heaths SPA and Ashdown Forest SPA, the Thames Basin Heaths form part of a complex of heathlands in southern England that support important breeding bird populations.</p>	<p><i>Caprimulgus europaeus</i>; European nightjar (Breeding)</p> <p><i>Lullula arborea</i>; Woodlark (Breeding)</p> <p><i>Sylvia undata</i>; Dartford warbler (Breeding) N</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> ▪ The extent and distribution of the habitats of the qualifying features ▪ The structure and function of the habitats of the qualifying features ▪ The supporting processes on which the habitats of the qualifying features rely ▪ The population of each of the qualifying features, and, ▪ The distribution of the qualifying features within the site. 	<p>Lack of grazing or other management allowing the encroachment of scrub.</p> <p>Formal and informal recreation activities that are a potential threat to the breeding success of the Annex 1 birds</p> <p>Uncontrolled fires.</p> <p>Predation of Annex 1 birds by household pets.</p> <p>Light and noise pollution through new housing developments adjacent to this ES. Provision of new roads as part of housing developments leading to potential light impacts from car headlights.</p> <p>Increased disturbance by use by MoD.</p>

Designated Site Name	Main Characteristics	Qualifying Features	Favourable Conservation Status	Threats to site integrity
Thursley, Ash, Pirbright and Chobham SAC		<p>Northern Atlantic wet heaths with <i>Erica tetralix</i></p> <p>European dry heaths</p> <p>Depressions on peat substrates of the Rynchosporion</p>		<p>Scrub encroachment</p> <p>Spread of non-native/invasive species</p> <p>Maintenance of water table</p> <p>Water quality</p> <p>Changes in management practices</p> <p>Recreational activities.</p>
Burnham Beeches SAC	<p>Burnham Beeches occupies an extensive area (approximately 382Ha) of the Burnham Plateau where Thames gravels and underlying Reading Beds give rise to acid soils, supporting mature and developing woodland, old coppice, scrub and heath. The site contains an extensive area of former beech <i>Fagus sylvatica</i> wood-pasture with many old pollards and associated beech and oak <i>Quercus</i> spp. high forest. It is one of the richest sites for dead-wood (saproxylic) invertebrates in the UK and it also retains important epiphytic communities, including the moss <i>Zygodon forsteri</i>.</p> <p>Holly <i>Ilex aquifolium</i> and honeysuckle <i>Lonicera periclymenum</i> are the main components of the shrub layer of the woodlands, and bracken</p> <p><i>Pteridium aquilinum</i> and brambles <i>Rubus fruticosus</i> agg. frequently dominate the ground flora, but in places these are lacking and the woodland floor may bear no more than scattered patches of wavy hair-grass <i>Deschampsia flexuosa</i> and cushions of the distinctive moss <i>Leucobryum glaucum</i>.</p> <p>The site also supports an extensive area of acid mire with several locally uncommon plants including bog pimpernel <i>Anagallis tenella</i>, marsh St. John's wort <i>Hypericum elodes</i> and royal fern <i>Osmunda regalis</i>.</p>	<p>Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion robori-petraeae</i> or <i>Illici-Fagenion</i>) for which this is considered to be one of the best areas in the United Kingdom.</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> ▪ The extent and distribution of qualifying natural habitats ▪ The structure and function (including typical species) of qualifying natural habitats, and ▪ The supporting processes on which qualifying natural habitats rely 	<ul style="list-style-type: none"> ▪ Outdoor sports and leisure activities, recreational activities ▪ Air pollution, air-borne pollutants ▪ problematic native species ▪ Other ecosystem modifications ▪ Changes in biotic conditions ▪ modification of cultivation practices ▪ grazing ▪ Forest and Plantation management & use

Designated Site Name	Main Characteristics	Qualifying Features	Favourable Conservation Status	Threats to site integrity
<p>Chiltern Beechwoods SAC</p>	<p>The Chilterns Beechwoods represent a very extensive tract of ancient semi-natural beech <i>Fagus sylvatica</i> forests in the centre of the habitat's UK range. The woodland is an important part of a mosaic with species-rich chalk grassland and scrub. A distinctive feature in the woodland flora is the occurrence of the rare coralroot <i>Cardamine bulbifera</i>. Standing and fallen dead timber provide habitat for dead-wood (saproxylic) invertebrates, including stag beetle <i>Lucanus cervus</i>.</p> <p>The individual woods include Bradenham Woods, Park Wood and the Coppice, Ellesborough and Kimble Warrens, Hollowhill and Pullingshill Woods, Naphill Common, Windsor Hill, Aston Rowant, Bisham Woods and Ashridge Woods and Commons and cover approximately 1,276 ha.</p> <p>Broad-leaved deciduous woodland – 88% Dry grassland, Steppes – 8% Heath, Scrub, Maquis and Garrigue, Phygrana – 4%</p> <p>The soil and geology is a mix of basic, clay, and limestone, nutrient-poor, sand and sedimentary</p>	<p>Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>); Dry grasslands and scrublands on chalk or limestone</p> <p><i>Asperulo-Fagetum</i> beech forests; Beech forests on neutral to rich soils</p> <p><i>Lucanus cervus</i>; Stag beetle beetle)</p>	<p>Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▪ The extent and distribution of qualifying natural habitats and habitats of qualifying species; ▪ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; ▪ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; ▪ The populations of qualifying species; ▪ The distribution of qualifying species within the site. 	<ul style="list-style-type: none"> ▪ Forest and Plantation management & use ▪ invasive non-native species ▪ problematic native species ▪ Interspecific floral relations ▪ modification of cultivation practices

Designated Site Name	Main Characteristics	Qualifying Features	Favourable Conservation Status	Threats to site integrity
<p>Windsor Great Park SAC</p>	<p>Windsor Forest contains dry oak-dominated woodland. Relicts of the primary forest still survive as ancient oak pollards scattered throughout the Park and Forest. Veteran trees occur with a mosaic of unimproved and semi-improved grassland and grass-heath. It has the largest number of ancient oaks <i>Quercus</i> spp. in Britain (and probably in Europe), a consequence of its management as wood-pasture. Many of these trees are over 500 years old and some reputed to be up to 800 years. Of equal importance, although not reaching such a great age, are numerous over-mature beech trees <i>Fagus sylvatica</i>.</p> <p>Being partially hollow and decayed, the oaks and beech afford habitats for a number of extremely rare and specialised insects. The site is of importance for its range and diversity of saproxylic (dead wood) invertebrates, including many rare species (e.g. the violet click beetle <i>Limoniscus violaceus</i>), and has recently been recognised as having rich fungal assemblages.</p> <p>The area of continuous woodland and parkland covers approximately 1,687 ha. The predominant habitat is mixed woodland (95%), with also areas of dry grasslands and inland water bodies. The soil and geology is a mix of acidic, clay, neutral and sand.</p>	<p>Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion robori-petraeae</i> or <i>Ilici-Fagenion</i>) for which the area is considered to support a significant presence.</p> <p>Old acidophilous oak woods with <i>Quercus robur</i> on sandy plains for which this is one of only four known outstanding localities in the United Kingdom.</p> <p><i>Limoniscus violaceus</i> for which this is one of only three known outstanding localities in the United Kingdom. which is known from 15 or fewer 10 x 10 km squares in the United Kingdom.</p>	<p>Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▪ The extent and distribution of qualifying natural habitats and habitats of qualifying species; ▪ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; ▪ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; ▪ The populations of qualifying species; ▪ The distribution of qualifying species within the site. 	<ul style="list-style-type: none"> ▪ Forest and Plantation management & use modification of cultivation practices ▪ Air pollution, air-borne pollutants ▪ invasive non-native species ▪ Interspecific floral relations ▪ Scrub encroachment ▪ High and stable water table ▪ recreational disturbance leading to damage ▪ burning (through arson)

Stage 3.b: Identifying possible pathways of effects to the designated sites;

Air Quality

4.12 Atmospheric emissions from increases in motor vehicles use and industrial processes are of particular concern for air quality. These emissions contribute to air pollution at both the local and regional scales and deterioration in air quality may result. Diffuse air pollution in particular can act at regional scales and while individual plans are unlikely to contribute high levels the cumulative levels of pollution have the potential for significant effects. Air pollutants may also become deposited soils; this can affect soil fertility which can have serious effects on the quality of habitats.

4.13 Air pollution arising from nitrogen deposition is of key concern for designated sites. The main effects of nitrogen deposition on the designated sites identified are shown in Figure 7.

Species Disturbance/ Recreational Pressure

4.14 Species are likely to be disturbed as a result of the recreational pressures placed on designated sites by visitors. The effects of visitors on the designated sites include deliberate species disturbance, destruction by trampling, damage or removal plants, dog fouling and littering. These effects are likely to increase as the number of visitors to designated sites increases. While visitors to designated sites may be drawn from a wide area, a visitor survey conducted by English Nature to support the Thames Basin Heaths SPA delivery plan concluded that the zones relating to recreational pressure was 5km. An axiomatic assumption from this finding was that increasing the resident population within 5km of the Thames Basin Heaths SPA is likely to increase the number of visitors to it. It is reasonable to assume that increasing the resident population local to a designated site is likely to increase the recreational pressures experienced.

4.15 Increasing the levels of residential development in close proximity to designated sites may also have other negative effects. The harm that can be caused by disturbance to the ground nesting birds in particular arises from a growth in the number of cats and dogs frequenting the designated sites. While other negative effects such as fly tipping, and malicious fire settings are not linked to recreational pressures they can be products of increasing the residential population close to designated sites. The principle adverse ecological effect of fly tipping is the introduction of invasive alien species with garden waste. Garden waste can result in the introduction of invasive alien species precisely because it is the most troublesome garden plants that are typically thrown out. Alien species may also be introduced deliberately or may be bird-sown from local gardens.

Direct Land Take

4.16 The designated sites are particularly vulnerable to land take from agriculture and development. The loss of the land within designated sites is often permanent and irreversible. Any development that would reduce the quantity or increase fragmentation of a designated site would be considered to result in a likely significant effect. The scale and extent of any adverse effects would depend on the location, maintenance, and use of the new development and the nature conservation characteristics and value of the area affected.

4.17 Temporary operations may also damage the special interest of the designated sites and include the extraction of materials from the site (for example through mineral working), the dumping or storage of materials and the erection of structures on the site.

Figure 7: Nitrogen Deposition Effects on Designated Sites

The critical levels identified and the potential effects on designated sites have been sourced from the Air Pollution Information System (APIS) website which may be accessed using the following url: <http://www.apis.ac.uk/>

Designated Site Name	Qualifying Features	Relevant Critical Load (Kg/N/ha/Y)	Sensitivity and Potential Effects of Increased Deposition/Exceeded Thresholds
South West London Water Bodies SPA and Ramsar	Gadwall <i>Anas strepera</i> 710 individuals - wintering 2.4 % NW Europe and Shoveler <i>Anas clypeata</i> 853 individuals - wintering 2.1 % NW/Central Europe	No specific sensitivities for the species is given by APIS. Therefore habitat sensitivities are used as a proxy and are considered broadly similar to those set out for the primary habitats within the designated site.	High levels of eutrophication could result in increase in replacement of macrophyte-dominated community with algae-dominated community (algal bloom) thus reducing food availability.
Thames Basin Heaths SPA including Thursley, Ash, Pirbright and Chobham SAC	A224 <i>Caprimulgus europaeus</i> ; European nightjar (Breeding)	5 to 15 (coniferous woodland equivalent broad habitat)	While the habitat is considered sensitive to nitrogen, APIS indicates that there is no expected negative impact on the species due to impacts on the species' habitat.
	A246 <i>Lullula arborea</i> ; Woodlark (Breeding)	5 to 15 (coniferous woodland equivalent broad habitat)	Species considered sensitive to changes to the broad habitat as a result of changes in nitrogen. Species may breed during certain plantation stages. As it is a temporary habitat, long term loss of heath could result in a species decline.
	A302 <i>Sylvia undata</i> ; Dartford warbler (Breeding)	10 to 20 (dry heaths – equivalent broad habitat)	Species requires large, unbroken dwarf-shrub layer, mainly heather and gorse. Breeding territories strongly associated with health, so loss of this habitat could have a negative impact.
	Northern Atlantic wet heaths with <i>Erica tetralix</i>	10 to 20	Transition heather to grass. Ericaceous species susceptible to frost and drought.
	European dry heaths	10 to 20	Transition from heather to grass dominance; decline in lichens, changes in plant biochemistry, increased sensitivity to abiotic stress.
Burnham Beeches SAC	Depressions on peat substrates of the Rynchosporion	10 to 15	Transition from heather to grass dominance; decline in lichens, changes in plant biochemistry, increased sensitivity to abiotic stress.
	Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion roburi-petraeae</i> or <i>Ilici-Fagenion</i>)	10 to 20 (Fagus Woodland)	Changes in ground vegetation and mycorrhiza, nutrient imbalance, changes in soil fauna
Chiltern Beechwoods SAC	<i>Asperulo-Fagetum</i> beech forests; Beech forests on neutral to rich soils	10 to 20 (most comparable CL Fagus Woodland)	Changes in ground vegetation and mycorrhiza, nutrient imbalance, changes in soil fauna.
	Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>); Dry grasslands and scrublands on chalk or limestone.	15 to 25 (most comparable CL: Sub atlantic semi-dry calcareous grassland)	Increase in tall grasses, decline in diversity, increased mineralization, Nitrogen leaching, surface acidification.
	<i>Lucanus cervus</i> ; Stag beetle beetle)	No specific sensitivities for the species is given by APIS. Therefore habitat sensitivities are used as a proxy and are considered broadly similar to those set out for the primary habitats within the designated site.	
Windsor Great Park SAC	Old acidophilous oak woods with <i>Quercus robur</i> on sandy plains.	10 to 15	Decrease in mycorrhiza, loss of epiphytic lichens and bryophytes, changes in soil fauna.
	Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer.	10 to 20	Changes in ground vegetation and mycorrhiza, nutrient imbalance, changes in soil fauna.
	<i>Limonicus violaceus</i> (Violet Click Beetle)	No specific sensitivities for the species is given by APIS. Therefore habitat sensitivities are used as a proxy and are considered broadly similar to those set out for the primary habitats within the designated site.	

Water Quality

4.18 Rivers, streams and other aquatic environments that support designated sites can be affected by development. Obvious polluters such as sewage effluent, fertilisers, pesticides and industrial chemicals entering water bodies can have direct effects on water quality. In addition, diffuse pollution from urban hardstanding run-off can also contribute to unfavourable conditions over time.

4.19 Poor water quality can have a range of environmental impacts. At high levels, toxic chemicals and metals can result in the immediate death of aquatic life. At lower levels, detrimental effects can also be experienced. Some pesticides, industrial chemicals, and components of sewage effluent may have negative effects on the reproduction and development of aquatic life, and subsequently bird life that feed on them.

4.20 Oxygen depletion within aquatic environments is particularly harmful and can have a variety of causes. For example, the enrichment of nutrients within the water, known as eutrophication, often results from an increase in run-off of phosphorus fertilisers. Eutrophication due to phosphorus increases plant growth within the aquatic environment and reduces the oxygen levels. Decomposition of organic material further acts to deoxygenate water. Algal blooms often result from eutrophication and the bloom acts to decrease light penetration.

Water Quantity

4.21 The south east of England is a densely populated area with high demands for treated water. Population increases are expected over the next twenty to thirty years and associated development pressures are likely to increase the demand for the quantity of treated water needed by homes and businesses. The south east is also experiencing lower levels of annual rainfall as a result of climate change. Designated sites with features that are dependent on a specific water resource level could experience significant effects under higher abstraction levels.

Stages 4 and 5: Consideration of whether any plan proposals have the potential to result in a likely significant effect alone or in combination.

4.22 The policy proposals set out in the BLP have been analysed to assess whether they would be likely to result in likely significant effects on designated sites. The policy screening was carried out in a five step process. The first step considered the likely impacts on designated sites of each policy in isolation. Where potential for significant effects as a result of the operation of the individual policy were identified, the policies were taken forward to a more detailed screening analysis. The second step of the policy screening considered whether any of the effects identified in Stage 3 were likely to have a significant effect on the designated sites identified in Stage 2. Where effects were identified, the third step of the analysis went on to examine whether other policies within the plan offer appropriate mitigation for the potential significant effects arising when considered in combination. The fourth step considered further any policies which required more detailed analysis in order to ascertain whether potential significant effects would be likely to occur. A fifth step takes into account the in combination effects of all the policies in the plan.

4.23 The screening undertaken for the first three steps of the policy analysis are presented in Figures 8, 9 and 10. As a result of the first step of the policy screening, it was possible to identify that 31 policies would have no likely significant effects (LSE). The remaining 26 policies were subject to further analysis in steps two and three. As a result it was possible to identify that 23 of the policies were subject to appropriate mitigation measures through the operation of the other policies proposed within the plan. Three policies were taken forward to step four: HO1 Housing Development Sites, ED2 Defined Employment Sites and IF2 New Sports and Leisure Development at Braywick Park.

Figure 8: Step 1 Screening of Policies Alone for Potential Significant Effects (PSE)

Key to Initial Screening Assessment Step 1

Code	Initial Screening Assessment
1	The policy is intended to protect the natural environment, including biodiversity.
2	The policy will not lead to development in itself.
3	The policy makes provision for a quantum or type of development at a specific location that does not include a designated site or where development is unlikely to indirectly affect a designated site
4	The policy makes provision for a quantum/type of development within a defined area but the specific location will be determined through lower tier plans.
5	The policy makes provision for a quantum/type of development but the specific location will be determined through the submission of development proposals.
6	The proposal steers a quantum or type of development towards, or encourages development in, an area that includes a designated site or an area where development may indirectly affect a designated site.
7	The proposal makes provision for a quantum, or type of development that would be likely to have a significant effect on a designated site.

Policy	Policy Description Relevant to HRA	Initial Screening Assessment						PSE
SP1 Spatial Strategy	Sets out the quantum and spatial distribution of development over the plan period. 14,211 new dwellings, up to 43,320 square metres of employment floor space and up to 9,550 square metres of additional retail floor space in the plan period up to 2032. Development will be concentrated on the existing settlements of Maidenhead, Ascot and Sunningdale and Windsor. The significance of Windsor Great Park is recognised together with the need to protect areas designated as Green Belt from inappropriate development.		2	3	4	5	6	Yes
SP2 Community Led Development	Supports neighbourhood plans and community led development in general conformity with the plan and sets out the circumstances in which affordable housing may be acceptable in the Green Belt when proposed by communities.				4	5		Yes
SP3 Design	General design policy specifying approach to design concerns. Includes support for sustainable design, construction and operation.	1						No
SP4 Townscape and Landscape	General design policy specifying approach to townscape and landscape. Includes support for development appropriate to the identified landscape character in rural areas.		2					No
SP5 River Thames Corridor	Specific policy setting out approach to development adjacent to the Thames. Includes specific support for maintaining tree cover and riverbank vegetation and conserving and enhancing the ecological value of the river as a wildlife network.	1						No
SP6 Development in the Green Belt	Sets out the circumstance under which development in the Green Belt will be considered appropriate.	1				5		Yes
SP7 Countryside Character	Policy for the protection of countryside character supporting limited countryside development. Preservation of BMV and woodland and restricting levels of activity incompatible with rural character.	1	2					No

Policy	Policy Description Relevant to HRA	Initial Screening Assessment						PSE	
HO1 Housing Development Sites	Policy allocating sites to accommodate a total of 8,489 dwellings. The majority of the dwellings will be located within or adjacent to Maidenhead which will accommodate over 67% of the allocation. Approximately 10% of the dwellings allocated will be within or adjacent to Windsor with a further 10% distributed across Ascot, Sunninghill and Sunningdale.			3			6	7	Yes
HO2 Meeting Housing Need	Housing policy setting out the housing mix within development.		2						No
HO3 Affordable Housing	Housing policy setting out the quantum of affordable housing expected as a proportion of market development and the circumstances under which a rural exception site will be permitted.				4	5			Yes
HO4 Gypsies and Travellers	Criteria based policy for determining planning applications for Gypsies, Travellers and Travelling Showpeople.					5			No
HO5 Housing Layout and Design	Residential development layout and design criteria.		2						No
HO6 Density and Amenity	Location criteria for high density residential development.					5			No
HO7 Subdivision of Dwellings	Policy supporting sub-division of existing dwellings subject to specific criteria.		2						Yes
HO8 Development Involving Residential Gardens	Policy supporting the creation of new dwellings in residential gardens outside of the Green Belt subject to specific criteria. Criteria to ensure that the biodiversity contribution to green corridors and networks is considered in the decision process.	1				5			Yes
HO9 Extensions and Outbuildings in Residential Curtilages	Criteria based policy for determining the acceptable circumstances for extensions and outbuildings within residential curtilage. The criteria include a number of design considerations but does not prescribe a limit to the amount of residential curtilage that may be developed as long as it is compatible with the character of the surrounding area.		2			5			Yes
ED1 Economic Development	Policy supporting the intensification and redevelopment of existing employment sites and the encouragement of local employment.					5			No
ED2 Defined Employment Sites	Policy allocating eight sites as strategic locations for mixed use. These are concentrated in Maidenhead but supplemented by Ascot Centre. The policy also identifies a number of existing employment sites. Within business areas and mixed use areas, intensification of employment activity is supported.			3			6		Yes
ED3 Other Sites and Loss of Employment Floorspace	Protection policy to ensure that employment sites are maintained unless marketing evidence can demonstrate that there is no demand for the site.		2			5			Yes
TR1 Hierarchy of Centres	Establishes a hierarchy of retail centres.		2		4	5			Yes
TR2 Windsor Town Centre	Establishes the type of development that will be accepted in Windsor Town Centre		2		4	5			Yes
TR3 Maidenhead Town Centre	Establishes the type of development that will be accepted in Maidenhead Town Centre		2		4	5			Yes

Policy	Policy Description Relevant to HRA	Initial Screening Assessment						PSE
TR4 District Centres	Establishes the type of development that will be accepted in Ascot and Sunningdale Town Centres		2		4	5		Yes
TR5 Local Centres	Establishes the type of development that will be accepted in the defined local centres of Cookham; Cookham Rise; Datchet; Dedworth Road West, Windsor; Eton; Eton Wick; Old Windsor; Shifford Crescent, Maidenhead; Sunninghill; Vale Road, Windsor; Wessex Way, Cox Green; Wooton Way, Maidenhead; Wraysbury.		2		4	5		Yes
TR6 Strengthening the Roles of Centres	Supports town centres as the main focus for retail development and sets out the criteria for the impact tests required when development cannot be located within or adjacent to a defined centre.		2		4	5		Yes
TR7 Shops and Parades outside Defined Centres	Policy to protect local shops and parades from conversion to functions that do not benefit the community without evidence of marketing for retail use.		2		4	5		Yes
TR8 Markets	Policy support for markets and criteria regarding protection of residential amenity of nearby properties.		2		4	5		Yes
VT1 Visitor Development	Criteria based policy setting out the circumstances in which visitor development will be accepted.		2			5		Yes
VT2 Visitor Accommodation	Policy support for provision of visitor accommodation including information required to support applications.		2			5		Yes
HE1 Historic Environment	Design policy aimed at conservation of the heritage assets which are defined by the policy.		2					No
HE2 Listed Buildings	Design criteria to apply to Listed Buildings.		2					No
HE3 Ancient Monuments	Design criteria to apply to Ancient Monuments		2					No
HE4 Archaeology	Criteria for consideration of archaeological remains within development sites.		2					No
HE5 Registered Parks and Gardens	Criteria for development within or within the setting of registered parks and gardens.		2			5		Yes
HE6 Conservation Areas	Policy setting out appropriate development in conservation areas.		2			5		Yes
HE7 Windsor Castle	Design criteria for development that affects Windsor Castle which aims to ensure that it is safeguarded for its architectural and historical significance within the Great Park setting and support for meeting the needs of visitors.	1	2			5	7	Yes
HE8 Local Heritage Assets	Protection policy for Local Heritage Assets on the Local List.		2					No
NR1 Sustainable Design and Construction	Sustainable design policy. The policy does not include measures for the construction phase of development.	1						No
NR2 Renewable Energy	Sets out criteria for installation of renewable energy generation equipment. Restricts the erection of wind turbines to areas identified on the Wind Mapping Exercise Maps.	1				5		Yes
NR3 Managing Flood Risk and Waterways	Establishes a sequential approach to sites at risk of flooding and flood considerations for development. In addition the policy requires that development should maintain waterway viability as an ecological network or habit.	1						No

Policy	Policy Description Relevant to HRA	Initial Screening Assessment						PSE
EP1 Environmental Protection	Criteria based policy for the consideration of the impacts of development on the amenity of the local environment both individually and cumulatively.	1						No
EP2 Air Pollution	Approach to air pollution arising from new developments specifically aimed at existing and future residents and referencing the UK Air Quality Strategy.	1						No
EP3 Artificial Light Pollution	Policy for the control of artificial light pollution. Mitigating measures are required for outdoor lighting schemes which may impact on areas of biodiversity. Motion sensitive lighting and outdoor lighting are restricted where there would be an impact on biodiversity or the amenity of the area.	1						No
EP4 Noise	The policy sets out average and maximum acceptable noise levels. Development proposals that generate unacceptable levels of noise are restricted. Effective mitigation measures are required for development proposals that generate significant levels of noise affecting residential amenity, rural areas or biodiversity.	1						No
EP5 Contaminated Land and Water	Policy for the protection of ground and surface water and setting out the role of the Environment Agency and water companies. Development proposals for contaminated land will need to demonstrate that the development will not harm the environment or local residents.	1						No
NE1 Nature Conservation	Policy setting out the protection and enhancement of sites of international, national and local importance to the conservation of nature. The policy requires that protected species will be safeguarded from harm or loss. Where a proposal would cause unavoidable adverse impacts then mitigation measures will be required although compensatory measures will be acceptable where mitigation cannot be achieved. Fragmentation of existing habitats is resisted and the protection of green corridors and networks is supported. The policy requires that "appropriate" access to areas of wildlife importance is achieved. The policy sets out a number of criteria aimed at protecting the biodiversity of application sites and specifies that where the impacts of development are "significant" then an ecological report should accompany the application.	1						No
NE2 Thames Basin Heaths Special Protection Area	NE2 translates the requirements of the Thames Basin Heaths SPA Avoidance Strategy into policy. This includes the adoption of appropriate exclusion zones under which development will be controlled. Where development is expected within the buffer zone of 5km of the SPA boundary then contributions towards the provision of Suitable Alternative Natural Greenspace(SANG) and Strategic Access Management and Monitoring (SAMM) will be required. Development proposals of >49 residential units between 5km to 7km of the SPA boundary will be required to undertake Appropriate Assessment to ensure that appropriate mitigation measure are identified. It is expected that a minimum of eight hectares of SANG land will be provided per 1,000 new occupants. Three areas of SANG are proposed for allocation.	1						No

Policy	Policy Description Relevant to HRA	Initial Screening Assessment						PSE
NE3 Trees, Hedgerows and Woodlands	Policy for the creation, restoration and enhancement of natural habitats including trees, woodlands and hedgerows which references the Tree and Woodland Strategy for the Borough. Where trees, hedgerows and woodlands are within or close to a site or where the presence of protected species is suspected then proposals will need to undertake appropriate surveys to ensure that the proposal is able to demonstrate provision for the needs of protected species.	1						No
NE4 Open Space	Policy regarding the provision, maintenance and enhancement of open space. Development proposals to increase access to natural open space are expected to evaluate the impact of visitor numbers. Protection for allotments, community gardens and orchards is included in the policy.	1						No
NE5 Local Green Space	Policy protecting designated Local Green Space.	1						No
NE6 Rights of Way and Access to the Countryside	Policy protecting the existing rights of way network. Enhancement of the Green Way and the Thames National Trail are supported together with the provision of the new route linking Reading, Wokingham, Bracknell, Ascot and Windsor.	1						No
IF1 Community facilities	Policy aimed at the retention, improvement and enhancement of community facilities.				4	5		Yes
IF2 New Sports and Leisure Development at Braywick Park	Allocation of a new sports and leisure development on the site of the former golf driving range at Braywick Park as a replacement for the facilities at the Magnet Leisure Centre.					6		Yes
IF3 Sustainable Transport	IF3 supports the policies and objectives of the Local Transport Plan and sets out criteria to be met by development proposals. The criteria includes a requirement to optimise traffic flows and circulation to minimise the effects of congestion, air pollution and noise. Travel plans and transport assessments will be required to support proposals and provision for public transport services and infrastructure will also be required.	1	2					No
IF4 Infrastructure and Developer Contributions	Policy to ensure that development proposals deliver infrastructure to support the overall spatial strategy. The policy includes a commitment by the Council to ensure that new development contributes towards the provision of SANG in accordance with the Thames Basin Heaths SPA Avoidance Strategy.		2					No
IF5 Telecommunications	Sets out the circumstances under which new telecommunications masts will be acceptable. Development proposals will be supported, provided environmental impacts are minimised and unacceptable harm to area of ecological interest is avoided.	1	2			5		Yes

Policy	Policy Description Relevant to HRA	Initial Screening Assessment						PSE	
IF6 Water Supply and Sewerage Infrastructure	Policy requiring that development proposals demonstrate that the water supply and sewage infrastructure have sufficient capacity to serve the development without overloading of existing infrastructure. Where improvement to the infrastructure is necessary then funding will need to be provided to the water or sewage company before the commencement of the development. There is a requirement for proposals to include water efficiency measures. New water resource schemes, improvements to the water supply network, demand management measures needed to meet current and future water supply needs and those needed to meet the challenges of climate change and environmental protection are supported.	1	2						No

Figure 9: Step 2, Screening of BLP Policies with potential for significant effects for likely significant effects (LSE) alone

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
SP1 Spatial Strategy	Sets out the quantum and spatial distribution of development over the plan period. 14,211 new dwellings, up to 43,320 square metres of employment floor space and up to 9,550 square metres of additional retail floor space in the plan period up to 2032. Development will be concentrated on the existing settlements of Maidenhead, Ascot and Sunningdale and Windsor. The significance of Windsor Great Park is recognised together with the need to protect areas designated as Green Belt from inappropriate development.	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. Air quality during the construction phase of development may also be locally poor.	Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation).	Greater levels of development in the area could lead to increased recreational pressures on designated sites. These pressures include destruction of fauna by trampling, damage or removal of plants, dog fouling and littering. These effects are likely to increase as the number of visitors to designated sites increases. While other negative effects such as fly tipping, and malicious fire settings are not linked to recreational pressures they can be products of increasing the residential population close to designated sites.	No development within designated sites is proposed.	Increased levels of diffuse pollution from an increase in urban hardstanding run-off has the potential to contribute to unfavourable conditions.	The plan does not propose additional water extraction to serve new development.	Yes

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
SP2 Community Led Development	Supports neighbourhood plans and community led development in general conformity with the plan and sets out the circumstances in which affordable housing may be acceptable in the Green Belt when proposed by communities.	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution.	Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation).	Greater levels of development in the area could lead to increased recreational pressures on designated sites. These pressures include destruction of fauna by trampling, damage or removal plants, dog fouling and littering. These effects are likely to increase as the number of visitors to designated sites increases. While other negative effects such as fly tipping, and malicious fire settings are not linked to recreational pressures they can be products of increasing the residential population close to designated sites.	No development within designated sites is proposed.	Increased levels of diffuse pollution from an increase in urban hardstanding run-off has the potential to contribute to unfavourable conditions.	The plan does not propose additional water extraction to serve new development.	Yes
SP6 Development in the Green Belt	Sets out the circumstance under which development in the Green Belt will be considered appropriate.				No development within designated sites is proposed.			No

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
HO1 Housing Development Sites	Policy allocating sites to accommodate a total of 8,489 dwellings. The majority of the dwellings will be located within or adjacent to Maidenhead which will accommodate over 67% of the allocation. Approximately 10% of the dwellings allocated will be within or adjacent to Windsor with a further 10% distributed across Ascot, Sunninghill and Sunningdale.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	No development within designated sites is proposed.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	Unknown
HO3 Affordable Housing	Housing policy setting out the quantum of affordable housing expected as a proportion of market development and the circumstances under which a rural exception site will be permitted.				No development within designated sites is proposed.			No
HO8 Development Involving Residential Gardens	Policy supporting the creation of new dwellings in residential gardens outside of the Green Belt subject to specific criteria. Criteria to ensure that the biodiversity contribution to green corridors and networks is considered in the decision process.				No development within designated sites is proposed.			No

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
HO9 Extensions and Outbuildings in Residential Curtilages	Criteria based policy for determining the acceptable circumstances for extensions and outbuildings within residential curtilage. The criteria include a number of design considerations but does not prescribe a limit to the amount of residential curtilage that may be developed as long as it is compatible with the character of the surrounding area.				No development within designated sites is proposed.			No
ED2 Defined Employment Sites	Policy allocating eight sites as strategic locations for mixed use. These are concentrated in Maidenhead but supplemented by Ascot Centre. The policy also identifies a number of existing employment sites. Within business areas and mixed use areas, intensification of employment activity is supported.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	No development within designated sites is proposed.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	Unkn own

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
ED3 Other Sites and Loss of Employment Floorspace	Protection policy to ensure that employment sites are maintained unless marketing evidence can demonstrate that there is no demand for the site.	Some of the existing employment sites to be retained lie within 5km of a designated site. Industry operating on sites may contribute to air borne pollutants and conversion of sites to alternative land uses may have a positive effect on air pollution.			No development within designated sites is proposed.			Yes
TR1 Hierarchy of Centres	Establishes a hierarchy of retail centres.	Enhanced centres could lead to an increase in the number of trips by private car, leading to possible impact on air pollution.						Yes
TR2 Windsor Town Centre	Establishes the type of development that will be accepted in Windsor Town Centre	Enhanced retail centres could lead to an increase in the number of trips by private car, leading to possible impact on air pollution.						No

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
TR3 Maidenhead Town Centre	Establishes the type of development that will be accepted in Maidenhead Town Centre	Enhanced retail centres could lead to an increase in the number of trips by private car, leading to possible impact on air pollution.						No
TR4 District Centres	Establishes the type of development that will be accepted in Ascot and Sunningdale Town Centres	Enhanced district centres are likely to reduce the distance required to travel to access convenience goods and services and may have a positive effect on air quality. Ascot and Sunningdale Town Centres lie within 5km of the Thames Basin Heath SPA and further development at this location may have an unfavourable impact on the SPA.						Yes

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
TR5 Local Centres	Establishes the type of development that will be accepted in the defined local centres of Cookham; Cookham Rise; Datchet; Dedworth Road West, Windsor; Eton; Eton Wick; Old Windsor; Shifford Crescent, Maidenhead; Sunninghill; Vale Road, Windsor; Wessex Way, Cox Green; Wooton Way, Maidenhead; Wraysbury.	Retention of local shops is likely to reduce the distance required to travel to access convenience goods and services and may have a positive effect on air quality.						No
TR6 Strengthening the Roles of Centres	Supports town centres as the main focus for retail development and sets out the criteria for the impact tests required when development cannot be located within or adjacent to a defined centre.	Location of shops and services within existing centres increases the likelihood of linked trips and may have a positive effect on air quality.				Location of retail development outside of defined centres could lead to increased levels of diffuse pollution from an increase in urban hardstanding run-off has the potential to contribute to unfavourable conditions.		No

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
TR7 Shops and Parades outside Defined Centres	Policy to protect local shops and parades from conversion to functions that do not benefit the community without evidence of marketing for retail use.	Retention of local shops is likely to reduce the distance required to travel to access convenience goods and services and may have a positive effect on air quality.						No
TR8 Markets	Policy support for markets and criteria regarding protection of residential amenity of nearby properties.				No development within designated sites is proposed.			No

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
VT1 Visitor Development	Criteria based policy setting out the circumstances in which visitor development will be accepted.	Greater levels of visitor development in the area could lead to increased numbers of car based trips, leading to possible impact on air pollution.	Increasing the number of visitors to the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation).	Increasing the number of visitors to the area could lead to increased recreational pressures on designated sites. These pressures include destruction of fauna by trampling, damage or removal plants, dog fouling and littering. These effects are likely to increase as the number of visitors to designated sites increases. While other negative effects such as fly tipping, and malicious fire settings are not linked to recreational pressures they can be products of increasing the residential population close to designated sites.	No development within designated sites is proposed.	Increased levels of diffuse pollution from an increase in urban hardstanding run-off has the potential to contribute to unfavourable conditions.	The plan does not propose additional water extraction to serve new development.	Yes

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
VT2 Visitor Accommodation	Policy support for provision of visitor accommodation including information required to support applications.	Increasing the number of visitors to the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation).	Increasing the number of visitors to the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation).	Increasing the number of visitors to the area could lead to increased recreational pressures on designated sites. These pressures include destruction of fauna by trampling, damage or removal plants, dog fouling and littering. These effects are likely to increase as the number of visitors to designated sites increases. While other negative effects such as fly tipping, and malicious fire settings are not linked to recreational pressures they can be products of increasing the residential population close to designated sites.	No development within designated sites is proposed.	Increased levels of diffuse pollution from an increase in urban hardstanding run-off has the potential to contribute to unfavourable conditions.	The plan does not propose additional water extraction to serve new development.	Yes
HE5 Registered Parks and Gardens	Design criteria for development within or within the setting of registered parks and gardens.				No development within designated sites is proposed.			No

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
HE6 Conservation Areas	Policy setting out appropriate development in conservation areas.				No development within designated sites is proposed.			No
HE7 Windsor Castle	Design criteria for development that affects Windsor Castle which aims to ensure that it is safeguarded for its architectural and historical significance within the Great Park setting and support for meeting the needs of visitors.	Greater levels of visitors to Windsor Castle could lead to increased numbers of car based trips, leading to possible increases to air pollution affecting Windsor Great Park SAC.	Increasing the number of visitors to Windsor Castle could lead to increased pressures on the Windsor Great Park SAC sites including disturbance.	Increasing the number of visitors to Windsor Castle could lead to increased recreational pressures on the Windsor Great Park SAC. These pressures include destruction of fauna by trampling, damage or removal plants, dog fouling and littering. These effects are likely to increase as the number of visitors to increases. While other negative effects such as malicious fire settings are not linked to recreational pressures they can be products of increasing the number of visitors.	No development within designated sites is proposed.			Yes

Policy Name	Policy Description Relevant to HRA	Air Quality	Species Disturbance	Recreational Pressure	Direct Land Take	Water Quality	Water Quantity	Policy LSE alone
NR2 Renewable Energy	Sets out criteria for installation of renewable energy generation equipment. Restricts the erection of wind turbines to areas identified on the Wind Mapping Exercise Maps.				No development within designated sites is proposed.			No
IF1 Community facilities	Policy aimed at the retention, improvement and enhancement of community facilities.				No development within designated sites is proposed.			No
IF2 New Sports and Leisure Development at Braywick Park	Allocation of a new sports and leisure development on the site of the former golf driving range at Braywick Park as a replacement for the facilities at the Magnet Leisure Centre.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	No development within designated sites is proposed.	Site specific assessment on likely significant effects on designated sites.	Site specific assessment on likely significant effects on designated sites.	Unkn own
IF5 Telecommunications	Sets out the circumstances under which new telecommunications masts will be acceptable. Development proposals will be supported, provided environmental impacts are minimised and unacceptable harm to area of ecological interest is avoided.				No development within designated sites is proposed.			No

Policy Name	Policy LSE alone	Mitigating Policy 1	Mitigating Policy 2	Mitigating Policy 3	Mitigating Policy 4	Mitigating Policy 5	Mitigating Policy 6	Mitigating Policy 7	Mitigating Policy 8	Policy LSE in combination with other BLP Policies
HO8 Development Involving Residential Gardens	No									No
HO9 Extensions and Outbuildings in Residential Curtilages	No									No
ED2 Defined Employment Sites	Unknown	IF3 Sustainable Transport	NE1 Nature Conservation	EP5 Contaminated Land and Water	EP2 Air Pollution	NR1 Sustainable Design and Construction		NE2 Thames Basin Heaths Special Protection Area	IF4 Infrastructure and Developer Contributions	Unknown
ED3 Other Sites and Loss of Employment Floorspace	Yes				EP2 Air Pollution			NE2 Thames Basin Heaths Special Protection Area		No

Policy Name	Policy LSE alone	Mitigating Policy 1	Mitigating Policy 2	Mitigating Policy 3	Mitigating Policy 4	Mitigating Policy 5	Mitigating Policy 6	Mitigating Policy 7	Mitigating Policy 8	Policy LSE in combination with other BLP Policies
TR7 Shops and Parades outside Defined Centres	No									No
TR8 Markets	No									No
VT1 Visitor Development	Yes	IF3 Sustainable Transport	NE1 Nature Conservation		EP2 Air Pollution			NE2 Thames Basin Heaths Special Protection Area		No
VT2 Visitor Accommodation	Yes	IF3 Sustainable Transport	NE1 Nature Conservation		EP2 Air Pollution			NE2 Thames Basin Heaths Special Protection Area		No
HE5 Registered Parks and Gardens	No									No
HE6 Conservation Areas	No									No
HE7 Windsor Castle	Yes	IF3 Sustainable Transport	NE1 Nature Conservation							No

Stages 4 and 5: Consideration of whether any plan proposals have the potential to result in a likely significant effect alone or in combination.

4.24 The fourth step of the BLP policy assessment under stages 4 and 5 was undertaken for three policies: HO1 Housing Development Sites, ED2 Defined Employment Sites and IF2 New Sports and Leisure Development at Braywick Park. All three of these policies direct a specific quantum and type of development to a specific location in the form of proposed site allocations.

4.25 Significant screening of BLP site allocations has taken place at various stages of the development of the plan. It is considered appropriate to draw on this information and present any relevant findings within this report, however supplementary assessment has been undertaken due to the changes made to site boundaries and the proposals for each site.

4.26 The screening of site allocations for step 4 was split into three parts. Part 1 removes from further consideration all sites that by virtue of their distance from any designated site, location with an existing urban area or the nature of the existing land use on site may be considered unlikely to give rise to significant effects alone. The Part 1 screening established that of the 66 individual allocations made in the plan, 33 were considered unlikely to give rise to significant effects alone. The screening assessment is shown in Figure 11.

4.27 Part 2 of the allocation screening further considers the remaining 28 proposed allocations that have the potential to give rise to significant effects alone. These sites were considered in terms of the potential significant effects arising on the designated sites within proximity of the individual allocations and the mitigating effects of the proposed BLP policies. One site, HA45 Land adjacent to Coppermill Road, Horton was considered to give rise to likely significant effects that were unlikely to be mitigated by the proposed BLP policies. The assessment is shown in Figure 12.

4.28 The fifth step considers the in combination effects of the proposed BLP policies, including site specific allocations, on each of the designated sites identified in Stage 2. Where allocations propose a continuation of an existing land use that would continue regardless of the BLP, the sites have been screened out as no in combination effects arising from the new allocation are considered to occur in accordance with the findings of the site screening report undertaken in 2013. In addition allocations that are further than 5km away from the boundary of any designated site (7km in the case of Thames Basins Heath SPA) have been screened out of the assessment of in combination effects as they are considered to be outside of the zone of influence of the designated sites. The sites screened out due to lack of likely contribution to the in combination effects are shown in Figures 13 and 14.

4.29 In combination effects are most likely to be experienced by the Windsor Forest Great Park SAC and the Chiltern Beeches SAC where a total of 5399 and 4730 dwellings plus a replacement leisure facility are allocated within 5km of the boundary of the designated site respectively. Figure 15 sets out the total amount of development allocated within 5km of the designated site boundaries and within 7km of the boundary of the Thames Basin Heaths SPA. Figure 16 shows the likely significant in combination effects arising from the BLP for each of the designated sites.

Figure 11: Step 4, Part 1 Screening of allocations for LSE alone

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Proposed Increase Units/ Floor space	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLW B SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further assessment req. due to current/ surrounding land uses or distance to designated site?
HA1	HOU1	Railway Station, Maidenhead	Car park	Residential	150	No	No	No	No	Yes	No	Yes	No
HA10	SP1	Ascot Town Centre	Mixed Use	Mixed Use	300	Yes	Yes	No	Yes	No	No	Yes	Yes
HA11	HOU1	Land west of Windsor, north and south of A308	Agricultural and garden centre	Residential	650	Yes	No	No	Yes	No	No	Yes	Yes
HA12	HOU1	Boyn Valley Industrial Estate Maidenhead	Industrial Estate	Residential	300	No	No	No	No	Yes	No	Yes	Yes
HA13	HOU1	Exclusive House, Oldfield Road, Maidenhead	Distribution centre	Residential	30	No	No	No	No	Yes	No	Yes	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Proposed Increase Units/ Floor space	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLW B SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further assessment req. due to current/ surrounding land uses or distance to designated site?
HA14	HOU1	Land south of Ray Mill Road East, Maidenhead	Agricultural	Residential	60	Yes	No	No	No	No	No	No	No
HA15	HOU1	Middlehurst, 90-103 Boyn Valley Road, Maidenhead	Industrial unit	Residential	45	No	No	No	No	Yes	No	Yes	No
HA16	HOU1	Osbornes Garage, 55 St Marks Road Maidenhead	Garage	Residential	20	No	No	No	No	Yes	No	Yes	No
HA17	HOU1	Tectonic Place, Holyport Road, Maidenhead	Employment	Residential	25	No	No	No	Yes	No	No	Yes	No
HA18	HOU1	Land between Windsor Road and Bray Lake, south of Maidenhead	Agricultural	Residential	140	Yes	No	No	Yes	No	No	Yes	Yes
HA19	HOU1	Land east of Whitebrook Park, Lower Cookham Road, Maidenhead	Playing field	Residential	75	Yes	No	No	No	Yes	Yes	Yes	Yes
HA2	HOU1	Reform Road	B2 and B8	Residential	150	No	No	No	No	Yes	No	Yes	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Proposed Increase Units/ Floor space	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLW B SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further assessment req. due to current/ surrounding land uses or distance to designated site?
HA20	HOU1	North of Woodlands Business Park, Maidenhead	Agricultural	Residential	300	Yes	No	No	No	No	No	No	Yes
HA21	HOU1	Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	Agricultural	Residential	300	Yes	No	No	No	Yes	No	Yes	Yes
HA22	HOU1	Land north of Breadcroft Lane and south of the railway line, Maidenhead	Agricultural	Residential	100	Yes	No	No	No	Yes	No	Yes	Yes
HA23	HOU1	Land west of Monkey Island Lane, including water treatment works, Maidenhead	To be confirmed.	Residential	100	Yes	No	No	Yes	No	No	Yes	Yes
HA24	HOU1	Summerleaze, Summerleaze Road, Maidenhead	To be confirmed.	Residential	80	Yes	No	No	No	Yes	No	Yes	Yes
HA29	HOU1	Windsor Police Station, Alma Road, Windsor	Vacant police station	Residential	60	No	No	Yes	Yes	No	No	Yes	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Proposed Increase Units/ Floor space	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLW B SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further assessment req. due to current/ surrounding land uses or distance to designated site?
HA26	HOU1	Shirley Avenue (Vale Rd Industrial Estate), Windsor	Industrial Estate	Residential	80	No	No	No	Yes	No	No	Yes	No
HA27	HOU1	Territorial Army Centre, Bolton Road, Windsor	Territorial army centre	Residential	25	No	No	Yes	Yes	No	No	Yes	No
HA28	HOU1	Windsor and Eton Riverside Station Car Park, Windsor	Car park	Residential	30	No	No	Yes	Yes	No	No	Yes	No
HA25	HOU1	Minton Place, Victoria Street, Windsor	Offices	Residential	75	No	No	Yes	Yes	No	No	Yes	No
HA3	HOU1	Saint-Cloud Way	Magnet Leisure Centre	Residential	640	No	No	No	No	Yes	No	Yes	No
HA30	HOU1	Ascot Station Car Park, Ascot	Car Park	Residential	35	No	Yes	No	Yes	No	No	Yes	No
HA31	HOU1	Englemere Lodge London Road Ascot	Residential	Residential	10	No	Yes	No	Yes	No	No	Yes	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Proposed Increase Units/ Floor space	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLW B SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further assessment req. due to current/ surrounding land uses or distance to designated site?
HA32	HOU1	Heatherwood Hospital, Ascot	Hospital, residential and woodland	Residential	250	Yes	Yes	No	Yes	No	No	Yes	Yes
HA33	HOU1	Silwood Park, Sunningdale	Residential	Residential	75	Yes	Yes	No	Yes	No	No	Yes	Yes
HA34	HOU1	Sunningdale Park, Sunningdale	Residential, open space and conference centre	Residential	230	Yes	Yes	No	Yes	No	No	Yes	Yes
HA35	HOU1	Gas holder site, Bridge Road, Sunninghill	Former gas holder site	Residential	53	Yes	Yes	No	Yes	No	No	Yes	Yes
HA36	HOU1	Broomhall Car Park, Sunningdale	Car Park	Residential	28	Yes	Yes	No	Yes	No	No	Yes	Yes
HA37	HOU1	White House, London Road, Sunningdale	Single dwelling	Residential	10	Yes	Yes	No	Yes	No	No	Yes	Yes

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Proposed Increase Units/ Floor space	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLW B SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further assessment req. due to current/ surrounding land uses or distance to designated site?
HA38	HOU1	Cookham Gas holder, Whyteladyes Lane, Cookham	Former gas holder site	Residential	60	Yes	No	No	No	Yes	No	Yes	Yes
HA39	HOU1	Land east of Strande Park, Cookham	Agricultural	Residential	20	Yes	No	No	No	Yes	No	Yes	Yes
HA4	HOU1	West Street, Maidenhead	Mixed including residential, community, employment and infrastructure development.	Residential	240	No	No	No	No	Yes	No	Yes	No
HA40	HOU1	Land north of Lower Mount Farm, Long Lane, Cookham	Agricultural	Residential	200	Yes	No	No	No	Yes	No	Yes	Yes
HA41	HOU1	Land at Riding Court Road and London Road Datchet	Agricultural	Residential	175	Yes	No	Yes	Yes	No	No	Yes	Yes
HA42	HOU1	Land at Slough Road/Riding Court Road, Datchet	Agricultural	Residential	150	Yes	No	Yes	Yes	No	No	Yes	Yes

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Proposed Increase Units/ Floor space	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLW B SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further assessment req. due to current/ surrounding land uses or distance to designated site?
HA43	HOU1	Land north of Eton Road adj to St Augustine's Church, Datchet	Agricultural	Residential	35	Yes	No	Yes	Yes	No	No	Yes	Yes
HA44	HOU1	Land east of Queen Mother Reservoir, Horton	To be confirmed.	Residential	130	Yes	No	Yes	Yes	No	No	Yes	Yes
HA45	HOU1	Land adjacent to Coppermill Road, Horton	Thames water	Residential	27	Yes	No	Yes	Yes	No	No	Yes	Yes
HA46	HOU1	Straight Works, Old Windsor	Light industrial	Residential	20	No	No	Yes	Yes	No	No	Yes	No
HA47	HOU1	95 Straight Road, Old Windsor	Car sales and showroom	Residential	11	No	No	Yes	Yes	No	No	Yes	No
HA48	HOU1	Tithe Farm, Tithe Lane, Wraysbury	Agricultural	Residential	20	Yes	No	Yes	Yes	No	No	Yes	No
HA5	HOU1	York Road, Maidenhead	Cleared road and carpark	Residential	320	No	No	No	No	Yes	No	Yes	No
HA6	HOU1	Maidenhead Golf Course	Golf Course	Residential	2000	Yes	No	No	Yes	Yes	No	Yes	Yes
HA7	HOU1	Land south of Harvest Hill Road, Maidenhead	Grassland and driving course for golf club	Residential	350	Yes	No	No	Yes	No	No	Yes	Yes

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Proposed Increase Units/ Floor space	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLW B SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further assessment req. due to current/ surrounding land uses or distance to designated site?
HA8	HOU1	Land south of Manor Lane, Maidenhead	Vacant land	Residential	180	Yes	No	No	Yes	No	No	Yes	Yes
HA9	SP1	Land south of the A308(M), west of Ascot Road and North of the M4 (Known as the Triangle Site)	Agricultural	Mixed Use	150	Yes	No	No	Yes	No	No	Yes	Yes
na	EMP2	Alma Road, Windsor	Business Park	Business Park	EMP	No	No	Yes	Yes	No	No	Yes	No
na	EMP2	Ascot Business Park, Ascot	Business Park	Business Park	EMP	No	Yes	No	Yes	No	No	Yes	No
na	EMP2	Centrica, Millstream Windsor	Business Park	Business Park	EMP	No	No	No	Yes	No	No	Yes	No
na	EMP2	Cordwallis Industrial Area, Maidenhead	Industrial Estate	Industrial Estate	EMP	No	No	No	No	Yes	No	Yes	No
na	EMP2	Fairacres Industrial Area, Windsor	Industrial Estate	Industrial Estate	EMP	No	No	No	Yes	No	No	Yes	No
na	EMP2	Foundation Business Park, Cox Green	Business Park	Business Park	EMP	No	No	No	No	Yes	No	Yes	No

Ref.	BLP Policy	Site	Current Land Use	Proposed Use	Proposed Increase Units/ Floor space	Further assessment required based on current/ surrounding land uses?	Within 7km of TBH SPA	Within 5km of SWLW B SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC	Further assessment required based on distance to nearest designated site?	Further assessment req. due to current/ surrounding land uses or distance to designated site?
na	EMP2	Furze Platt Industrial Area, Maidenhead	Industrial Estate	Industrial Estate	EMP	No	No	No	No	Yes	No	Yes	No
na	IF2	Golf Range, Braywick Park	Golf Course	Leisure Centre	Leisure	Yes	No	No	Yes	Yes	No	Yes	Yes
na	EMP2	Howarth Road, Stafferton Way, Maidenhead	Industrial Estate	Industrial Estate	EMP	No	No	No	No	Yes	No	Yes	No
na	EMP2	Manor House Lane Employment Estate, Datchet	Business Park	Business Park	EMP	No	No	Yes	Yes	No	No	Yes	No
na	EMP2	Norreys Drive, Maidenhead	Business Park	Business Park	EMP	No	No	No	No	Yes	No	Yes	No
na	EMP2	Prior's Way Industrial Estate, Maidenhead	Industrial Estate	Industrial Estate	EMP	No	No	No	Yes	No	No	Yes	No
na	EMP2	Queens Road Industrial Estate, Sunninghill	Industrial Estate	Industrial Estate	EMP	No	Yes	No	Yes	No	No	Yes	No
na	EMP2	Vansittart Road Industrial Area, Windsor	Industrial Estate	Industrial Estate	EMP	No	No	Yes	Yes	No	No	Yes	No

Figure 12 – Step 4, Part 2 Screening of allocations for Likely Significant Effects alone

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA6	HOU1	Maidenhead Golf Course	Former golf course to the south of Maidenhead proposed to be redeveloped with a total of 2000 dwellings. The site lies within 4.61km of the Windsor Forest Great Park SAC and within 4.72km of the Chiltern Beechwoods SAC.	This allocation represents a significant concentration of development. However, the allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone although some increases in recreational pressures are likely. In combination effects should be carefully considered.	BLP NE4 Open Space will help to minimise the impact of increased recreational pressures on the designated sites arising from the allocation.	No
HA7	HOU1	Land south of Harvest Hill Road, Maidenhead	Former driving course for golf club to the south of Maidenhead proposed to be redeveloped with a total of 350 dwellings. The site lies within 4.39km of the Windsor Forest Great Park SAC and 5.65km of the Chiltern Beechwoods SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	NE4 Open Space to minimise recreational pressures.	No
HA8	HOU1	Land south of Manor Lane, Maidenhead	Vacant Land to the south of Maidenhead to be developed with 180 dwellings. The site lies within 4.98km of the Windsor Forest Great Park SAC and 5.29km of the Chiltern Beechwoods SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	NE4 Open Space to minimise recreational pressures.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA9	SP1	Land south of the A308(M), west of Ascot Road and North of the M4 (Known as the Triangle Site)	Site bounded by the A308 and M4 to the south of Maidenhead proposed for mixed use development including 150 dwellings and employment land. The site lies within 3.9km of the Windsor Forest Great Park SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	NE4 Open Space to minimise recreational pressures.	No
HA10	SP1	Ascot Town Centre	The redevelopment of a number of linked sites within Ascot Town Centre is proposed by the BLP. The boundaries of the allocation are within 3.52km of the Thames Basin Heaths SPA and 2.63km of the Windsor Forest Great Park SAC. The allocation comprises both previously developed land and undeveloped land. A total of 300 residential units is expected together with other land uses consistent with the identification of Ascot as a district centre.	Modest increases in recreational pressures on the Thames Basins Heaths SPA and Windsor Forest Great Park SAC. Potential for negative impacts on air pollution due to increased number of residents/car ownership in the vicinity but this may be balanced by a reduction in the need to travel to access convenience goods due to the concentration of development within a district centre.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NE2. Policies EP2 Air Pollution and IF3 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise from this allocation.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA11	HOU1	Land west of Windsor, north and south of A308	Land to the west of Windsor is proposed as an extension to the town of 650 dwellings. The boundary of the allocation is within 1.23km of the Windsor Forest Great Park SAC.	The scale of the proposed development within 1.5km of Windsor Forest Great Park SAC is likely to give rise to diffuse air pollution due to increase car use and increases in recreational pressures.	BLP Policies NE4 Open Space together with NE1 Nature Conservation should be sufficient to ensure that recreational pressures arising from the proposed allocation are mitigated at the application stage. Policy EP2 Air Pollution will also help to mitigate negative impacts.	No
HA12	HOU1	Boyn Valley Industrial Estate Maidenhead	Industrial estate proposed for redevelopment with 300 dwellings. The site is within 4.32km from the Chiltern Beechwoods SAC	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	NE4 Open Space to minimise recreational pressures.	No
HA18	HOU1	Land between Windsor Road and Bray Lake, south of Maidenhead	Development of agricultural land in the Green Belt to the south of Maidenhead for 140 dwellings. The boundary of the allocation is within 2.92km of the Windsor Forest Great Park SAC.	The scale of the proposed development within 3km of Windsor Forest Great Park SAC is likely to give rise to diffuse air pollution due to increase car use and increases in recreational pressures.	BLP Policies NE4 Open Space together with NE1 Nature Conservation should be sufficient to ensure that recreational pressures arising from the proposed allocation are mitigated at the application stage. Policy EP2 Air Pollution will also help to mitigate negative impacts.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA19	HOU1	Land east of Whitebrook Park, Lower Cookham Road, Maidenhead	A playing field to the north of Maidenhead is proposed to be developed with 75 dwellings. The boundary of the allocation is 4.19km from the Chiltern Beechwoods SAC and 3.89 km from the Burnham Beeches SAC.	This modest allocation some distance from both the Chiltern Beechwoods and Burnham Beeches SAC is unlikely to give rise to significant increases in recreational pressures or diffuse air pollution.	BLP Policies NE4 Open Space and EP2 Air Pollution are considered to offer sufficient mitigating measures for the modest scale of this allocation.	No
HA21	HOU1	Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	Agricultural land in the Green Belt to the north of Maidenhead is proposed to be developed with 300 residential units. The site is within 2.9km of the Chiltern Beechwoods SAC and 5.75km from the Burnham Beeches SAC.	The quantum of development proposed within 3km of the Chiltern Beechwoods SAC is likely to give rise to some modest increases in recreational pressures. The need to secure accessible open space should be secured by the allocation to ensure that recreational impacts on the beechwoods is minimised. Potential for diffuse air pollution.	BLP Policies NE4 Open Space together with NE1 Nature Conservation should be sufficient to ensure that recreational pressures arising from the proposed allocation are mitigated at the application stage. Policy EP2 Air Pollution will also help to mitigate negative impacts.	No
HA22	HOU1	Land north of Breadcroft Lane and south of the railway line, Maidenhead	Agricultural land to the west of Maidenhead in the Green Belt is proposed to be developed with 100 residential units. The site is within 4.67km of the Chiltern Beechwoods SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	NE4 Open Space to minimise recreational pressures.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA23	HOU1	Land west of Monkey Island Lane, including water treatment works, Maidenhead	Redevelopment of land including water treatment works to the south east of Maidenhead with 100 dwellings. The site is within 2.67km of the Windsor Forest Great Park SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	NE4 Open Space to minimise recreational pressures.	No
HA24	HOU1	Summerleaze, Summerleaze Road, Maidenhead	Redevelopment of land within the Green Belt with 80 dwellings. The site is within 3.87km of the Chiltern Beechwoods SAC and 5.39km of the Burnham Beeches SAC.	This modest allocation some distance from both the Chiltern Beechwoods and Burnham Beeches SAC is unlikely to give rise to significant increases in recreational pressures or diffuse air pollution.	BLP Policies NE4 Open Space and EP2 Air Pollution are considered to offer sufficient mitigating measures for the modest scale of this allocation.	No
HA32	HOU1	Heatherwood Hospital, Ascot	Site of a former hospital to the west of Ascot including areas of woodland and residential development. The site is within 3.65km of the Thames Basin Heaths SPA and 3.50km of the Windsor Great Forest SAC and it is proposed that it is redeveloped to provide 250 residential units.	Modest increases in recreational pressures on the Thames Basins Heaths SPA and Windsor Forest Great Park SAC. Potential for negative impacts on air pollution due to increased number of residents/car ownership in the vicinity but this may be balanced by a reduction in the need to travel to access convenience goods due to the concentration of development adjacent to a district centre.	Provision of appropriate level of SANG land and SAMP contributions as specified by BLP Policy NE2. Policies EP2 Air Pollution and IF3 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise from this allocation.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA33	HOU1	Silwood Park, Sunningdale	Former residential college campus proposed for redevelopment with 75 residential units. The site is within 2.18km of the Thames Basin Heaths SPA and 0.63km of the Windsor Forest Great Park SAC.	The modest size of the development and it's current residential use mean that increases to recreational pressures are likely to be correspondingly modest.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NE2.	No
HA34	HOU1	Sunningdale Park, Sunningdale	Redevelopment of the Sunningdale Park conference facility which includes open space and residential development with 230 residential dwellings. The site is within 1.59km of the Thames Basins Heath SPA and 1.2km of the Windsor Forest Great Park SAC.	The size of the development coupled with its relatively close proximity to both the Thames Basin Heaths SPA and Windsor Forest Great Park SAC could give rise to some increases in recreational pressures and may also increase diffuse air pollution due to increases private car use.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NE2. Policies EP2 Air Pollution and IF3 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise from this allocation.	No
HA35	HOU1	Gas holder site, Bridge Road, Sunninghill	Redevelopment of a former gas holder site with 53 dwellings. The site is within 2.18km of the Thames Basin Heaths SPA and 2.29km of the Windsor Forest Great Park SAC.	Modest increases in recreational pressures on the Thames Basins Heaths SPA and Windsor Forest Great Park SAC. Potential for negative impacts on air pollution due to increased number of residents/car ownership in the vicinity.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NE2. Policies EP2 Air Pollution and IF3 Sustainable Transport provide appropriate mitigation measures for the effects on designated sites likely to arise from this allocation.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA36	HOU1	Broomhall Car Park, Sunningdale	Redevelopment of a former car park with 28 residential units. The site is within 0.43km of the Thames Basins Heaths SPA and 1.74km of the Windsor Forest Great Park SAC.	Development of this previously developed site for the modest number of dwellings indicated is unlikely to cause significant effects beyond minimal increases in recreational pressure.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NE2.	No
HA37	HOU1	White House, London Road, Sunningdale	Intensification of the existing urban environment from 1 to 10 residential units. The site is within 0.56km of the Thames Basins Heaths SPA and 2.28km of the Windsor Forest Great Park SAC.	Development of this previously developed site for the modest number of dwellings indicated is unlikely to cause significant effects beyond minimal increases in recreational pressure.	Provision of appropriate level of SANG land and SAMM contributions as specified by BLP Policy NE2.	No
HA38	HOU1	Cookham Gas holder, Whyteladyes Lane, Cookham	Redevelopment of a former gas holder site with 60 residential units. The site is within 1.75km of Chiltern Beechwoods SAC and 5.78km of the Burnham Beeches SAC.	This modest allocation may give rise to modest increases in recreational pressures and levels of diffuse air pollution due to it's proximity to Chiltern Beechwoods SAC.	BLP Policies NE4 Open Space and EP2 Air Pollution are considered to offer sufficient mitigating measures for the modest scale of this allocation.	No
HA39	HOU1	Land east of Strande Park, Cookham	Agricultural land within the Green Belt to the north of Maidenhead. Development of the land with 20 residential units is proposed. The site is within 2.32km of the Chiltern Beechwoods SAC and 5.39km of the Burnham Beeches SAC.	This modest allocation some distance from both the Chiltern Beechwoods and Burnham Beeches SAC is unlikely to give rise to significant increases in recreational pressures or diffuse air pollution.	BLP Policies NE4 Open Space and EP2 Air Pollution are considered to offer sufficient mitigating measures for the modest scale of this allocation.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA40	HOU1	Land north of Lower Mount Farm, Long Lane, Cookham	Agricultural land within the Green Belt proposed for development of 200 dwellings. The site is within 1.62km of the Chiltern Beechwoods SAC and 5.7km of the Burnham Beeches SAC.	The quantum of development proposed within 2km of the Chiltern Beechwoods SAC is likely to give rise to some increases in recreational pressures. The need to secure accessible open space should be secured by the allocation to ensure that recreational impacts on the beechwoods is minimised. Potential for diffuse air pollution.	BLP Policies NE4 Open Space together with NE1 Nature Conservation should be sufficient to ensure that recreational pressures arising from the proposed allocation are mitigated at the application stage. Policy EP2 Air Pollution will also help to mitigate negative impacts.	No
HA41	HOU1	Land at Riding Court Road and London Road Datchet	Agricultural land within the Green Belt is proposed to accommodate 175 dwellings. The site is within 2.25km of the South West London Waterbodies SPA and 3.11km of the Windsor Forest Great Park SAC.	Modest increases in recreational pressures are expected to be associated with this development. Minor increase to diffuse air pollution.	BLP Policies NE4 Open Space and EP2 Air Pollution are considered sufficient to mitigate the impacts of this allocation on designated sites.	No
HA42	HOU1	Land at Slough Road/Riding Court Road, Datchet	Agricultural land proposed for the development of 150 dwellings. The site is within 2.08km of the South West London Waterbodies SPA and 3.27km of the Windsor Forest Great Park SAC.	Modest increases in recreational pressures are expected to be associated with this development. Minor increase to diffuse air pollution.	BLP Policies NE4 Open Space and EP2 Air Pollution are considered sufficient to mitigate the impacts of this allocation on designated sites.	No

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
HA43	HOU1	Land north of Eton Road adj to St Augustine's Church, Datchet	Agricultural land proposed for the development of 35 residential units. The site is within 3.23km of the South West London Waterbodies SPA and 3.28km fo the Windsor Forest Great Park SAC.	The size of the development coupled with its distance from designated sites mean that no significant effects are likely.	BLP Policies NE4 Open Space and EP2 Air Pollution are considered sufficient to mitigate the impacts of this allocation on designated sites.	No
HA44	HOU1	Land east of Queen Mother Reservoir, Horton	Undeveloped land proposed for 130 dwellings. The site is within 1.51km of the South West London Waterbodies SPA and 5.19km of the Windsor Forest Great Park SAC.	Modest increases in recreational pressures are expected to be associated with this development. Minor increase to diffuse air pollution.	BLP Policies NE4 Open Space and EP2 Air Pollution are considered sufficient to mitigate the impacts of this allocation.	No
HA45	HOU1	Land adjacent to Coppermill Road, Horton	Undeveloped land bounding the South West London Waterbodies SPA proposed for the development of 27 dwellings. The site is 0.55km from the South West London Waterbodies SPA and 4.41km from the Windsor Forest Great Park SAC.	Negligible increases in recreational pressures are expected to be associated with this small development. Sensitivities associated with increased population include fly-tipping and species disturbance could be expected but it has been established that there is no access to the SPA from the proposed allocation due to the existence of a fence surrounding Wraysbury Reservoir. Fly-tipping has the potential to introduce invasive non-native species to the SPA. High rise development could increase the incidence of bird strike and could effect flight paths.	Site allocation pro-forma should include a height restriction clause to minimise disruption to flight paths.	Yes

Ref.	BLP Policy	Site	Site Summary	Potential Significant Effects Alone	Mitigating Measures	Likely Significant Effects not mitigated by BLP.
na	IF2	Golf Range, Braywick Park	Former golf driving range to the south of Maidenhead proposed to be developed with a leisure Centre to replace the facility within Maidenhead town centre. The site is within 4.83km of Windsor Forest Great Park SAC and 5.09km of Chiltern Beechwoods SAC.	There may be some limited increases in recreational pressures associated with the allocation. The allocation is sufficiently distant from designated sites to minimise the risk of causing significant effects alone. In combination effects should be carefully considered.	NE4 Open Space to minimise recreational pressures.	No

Part 3 – In combination effects of development allocations.

Figure 13: Sites removed from the in combination effects due to the distance from designated sites.

Ref.	BLP Policy	Site	Within 7km of TBH SPA	Within 5km of SWLWB SPA	Within 5km of WFGP SAC	Within 5km of Chiltern Beechwoods SAC	Within 5km of Burnham Beeches SAC
HA14	HOU1	Land south of Ray Mill Road East, Maidenhead	No	No	No	No	No
HA20	HOU1	North of Woodlands Business Park, Maidenhead	No	No	No	No	No

Figure 14: Site removed from the in combination effects consideration due to no change of use.

BLP Policy	Site	Current Land Use	Proposed Use
EMP2	Alma Road, Windsor	Business Park	Business Park
EMP2	Ascot Business Park, Ascot	Business Park	Business Park
EMP2	Centrica, Millstream Windsor	Business Park	Business Park
EMP2	Cordwallis Industrial Area, Maidenhead	Industrial Estate	Industrial Estate
EMP2	Fairacres Industrial Area, Windsor	Industrial Estate	Industrial Estate
EMP2	Foundation Business Park, Cox Green	Business Park	Business Park
EMP2	Furze Platt Industrial Area, Maidenhead	Industrial Estate	Industrial Estate
EMP2	Howarth Road, Stafferton Way, Maidenhead	Industrial Estate	Industrial Estate
EMP2	Manor House Lane Employment Estate, Datchet	Business Park	Business Park
EMP2	Norreys Drive, Maidenhead	Business Park	Business Park
EMP2	Prior's Way Industrial Estate, Maidenhead	Industrial Estate	Industrial Estate
EMP2	Queens Road Industrial Estate, Sunninghill	Industrial Estate	Industrial Estate
EMP2	Vansittart Road Industrial Area, Windsor	Industrial Estate	Industrial Estate
EMP2	Vanwall Business Park, Maidenhead	Business Park	Business Park
EMP2	Whitebrook Park, Maidenhead	Business Park	Business Park
EMP2	Windsor Dials, Windsor	Business Park	Business Park
EMP2	Woodlands Business Park	Business Park	Business Park

Figure 15: Step 5 - Likely significant in combination effects for each of the designated sites.

Burnham Beeches SAC – 75 dwellings allocated within 5km of the SAC Boundary			
Sources, Pathways or Operation	Potential BLP Impacts	Mitigating factors and comments	Likelihood of significant effect
Air Quality	Low	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. The Highways Agency Design Manual for Roads and Bridges(www.dft.gov.uk/ha/standards/dmr/index) states that an increase in traffic will only affect areas of land up to 200m from a road where there will be a significant increase in traffic. Further, a BLP policy acts to support and encourage sustainable modes of transport. Industrial development of certain sites could also lead to air pollution, but the effects of this are avoided by a combination of BLP policies that protect the environment, minimise air pollution and protect designated sites. For these reasons the BLP will not have an adverse impact on air quality in the area.	None
Habitat / species disturbance	Low	A BLP policy requires the conservation of protected species, avoiding damage to designated sites and ensuring that those sites will be maintained, protected and enhanced. Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation). Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. Hence the BLP will have no specific impact on habitat or species disturbance in the area.	None
Recreational pressure	Low	Greater levels of development in the area could lead to increased recreational pressures on designated sites. Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. In particular, the educational aspects of the SAMM and SANG projects will help to limit any removal of plants from all designated areas, not just the Thames Basin Heaths SPA. The SAC is also comprised largely of woodland, which is resilient to recreational disturbance. Hence the BLP is unlikely to give rise to specific impacts arising from recreational pressure.	None
Direct land take	None	The BLP does not propose any development within designated sites so there will be no land take.	None
Water Quality	None	The BLP contains no proposals that would have an adverse effect on water pollution or hydrology, and a BLP policy requires development not to have a detrimental effect on water quality or adversely affect pollution of watercourses. No area within the borough feeds water into the SAC, so the BLP can have no impact on water supply.	None
Water Quantity	None	The BLP contains no proposals for water abstraction. Although the SAC has a zone of influence for water quantity, no area within the borough feeds water into the SAC. The BLP contains no proposals that would have an adverse effect on drainage arrangements or watercourses. There are unlikely to be impacts on water supply.	None

Chiltern Beechwoods SAC – 4730 dwellings allocated within 5km of the SAC boundary plus replacement leisure centre			
Sources, Pathways or Operation	Potential BLP Impacts	Mitigating factors and comments	Likelihood of significant effect
Air Quality	Low	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. The Highways Agency Design Manual for Roads and Bridges(www.dft.gov.uk/ha/standards/dmrb/index) states that an increase in traffic will only affect areas of land up to 200m from a road where there will be a significant increase in traffic. Further, a BLP policy acts to support and encourage sustainable modes of transport. Industrial development of certain sites could also lead to air pollution, but the effects of this are avoided by a combination of BLP policies that protect the environment, minimise air pollution and protect designated sites. For these reasons the BLP will not have an adverse impact on air quality in the area.	None
Habitat / species disturbance	Low	A BLP policy requires the conservation of protected species, avoiding damage to designated sites and ensuring that those sites will be maintained, protected and enhanced. Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation). Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. Hence the BLP is unlikely to have specific impacts on habitat or species disturbance in the area.	None
Recreational pressure	Low	Greater levels of development in the area could lead to increased recreational pressures on designated sites. Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. In particular, the educational aspects of the SAMM and SANG projects will help to limit any removal of plants from all designated areas, not just the Thames Basin Heaths SPA. The SAC is largely comprised of woodland, which is resilient to recreational disturbance. Hence the BLP is unlikely to give rise to specific impacts arising from recreational pressure.	None
Direct land take	None	The BLP does not propose any development within designated sites so there will be no land take.	None
Water Quality	None	The BLP contains no proposals that would have an adverse effect on water pollution or hydrology, and a BLP policy requires development not to have a detrimental effect on water quality or adversely affect pollution of watercourses.	None
Water Quantity	None	The BLP contains no proposals for water abstraction. The BLP contains no proposals that would have an adverse effect on drainage arrangements or watercourses. There are unlikely to be impacts on water supply.	None

South West London Water Bodies SPA and Ramsar – 733 dwellings allocated within 5km of the SPA boundary			
Sources, Pathways or Operation	Potential BLP Impacts	Mitigating factors and comments	Likelihood of significant effect
Air Quality	Low	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. The Highways Agency Design Manual for Roads and Bridges(www.dft.gov.uk/ha/standards/dmr/index) states that an increase in traffic will only affect areas of land up to 200m from a road where there will be a significant increase in traffic. Further, a BLP policy acts to support and encourage sustainable modes of transport. Industrial development of certain sites could also lead to air pollution, but the effects of this are avoided by a combination of BLP policies that protect the environment, minimise air pollution and protect designated sites. For these reasons the BLP will not have an adverse impact on air quality in the area.	None
Habitat / species disturbance	Low	A BLP policy requires the conservation of protected species, avoiding damage to designated sites and ensuring that those sites will be maintained, protected and enhanced. Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation). Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. Hence the BLP is unlikely to have specific impacts on habitat or species disturbance in the area.	None
Recreational pressure	Low	Greater levels of development in the area could lead to increased recreational pressures on designated sites. Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. In particular, the educational aspects of the SAMM and SANG projects will help to limit any removal of plants from all designated areas, not just the Thames Basin Heaths SPA. Hence the BLP is unlikely to give rise to specific impacts arising from recreational pressure.	None
Direct land take	None	The BLP does not propose any development within designated sites so there will be no land take.	None
Water Quality	None	The BLP contains no proposals that would have an adverse effect on water pollution or hydrology, and a BLP policy requires development not to have a detrimental effect on water quality or adversely affect pollution of watercourses.	None
Water Quantity	None	The BLP contains no proposals for water abstraction. The site largely consists of reservoirs and the continued presence of water on the site is secured by the plan. The BLP contains no proposals that would have an adverse effect on drainage arrangements or watercourses. There are unlikely to be impacts on water supply.	None

Thames Basin Heaths SPA (including Thursley, Ash, Pirbright and Chobham SAC) 991 dwellings allocated within 5km of the SPA boundary, 991 dwellings allocated within 7km of the SPA boundary.			
Sources, Pathways or Operation	Potential BLP Impacts	Mitigating factors and comments	Likelihood of significant effect
Air Quality	Low	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. The Highways Agency Design Manual for Roads and Bridges(www.dft.gov.uk/ha/standards/dmrb/index) states that an increase in traffic will only affect areas of land up to 200m from a road where there will be a significant increase in traffic. Further, a BLP policy acts to support and encourage sustainable modes of transport. Industrial development of certain sites could also lead to air pollution, but the effects of this are avoided by a combination of BLP policies that protect the environment, minimise air pollution and protect designated sites. For these reasons the BLP will not have an adverse impact on air quality in the area.	None
Habitat / species disturbance	Low	A BLP policy requires the conservation of protected species, avoiding damage to designated sites and ensuring that those sites will be maintained, protected and enhanced. Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation). Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy, following the approach set out in South East Plan Policy NRM6 and the Thames Basin Heaths SPA SPD. Hence the BLP is unlikely to have specific impacts on habitat or species disturbance in the area.	None
Recreational pressure	Low	Greater levels of development in the area could lead to increased recreational pressures on designated sites. Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. In particular, the educational aspects of the SAMM and SANG projects will help to limit any removal of plants from all designated areas, not just the Thames Basin Heaths SPA. Hence the BLP is unlikely to give rise to specific impacts arising from recreational pressure.	None
Direct land take	None	The BLP does not propose any development within designated sites so there will be no land take.	None
Water Quality	None	The BLP contains no proposals that would have an adverse effect on water pollution or hydrology, and a BLP policy requires development not to have a detrimental effect on water quality or adversely affect pollution of watercourses.	None
Water Quantity	None	The BLP contains no proposals for water abstraction. The site largely consists of reservoirs and the continued presence of water on the site is secured by the plan. The BLP contains no proposals that would have an adverse effect on drainage arrangements or watercourses. There are unlikely to be impacts on water supply.	None

Windsor Forest Great Park SAC – 5399 dwellings allocated within 5km of the SAC boundary plus replacement leisure centre			
Sources, Pathways or Operation	Potential BLP Impacts	Mitigating factors and comments	Likelihood of significant effect
Air Quality	Low	Greater levels of development in the area could lead to increased ownership and use of cars, leading to possible impact on air pollution. The Highways Agency Design Manual for Roads and Bridges(www.dft.gov.uk/ha/standards/dmr/index) states that an increase in traffic will only affect areas of land up to 200m from a road where there will be a significant increase in traffic. Further, a BLP policy acts to support and encourage sustainable modes of transport. Industrial development of certain sites could also lead to air pollution, but the effects of this are avoided by a combination of BLP policies that protect the environment, minimise air pollution and protect designated sites. For these reasons the BLP will not have an adverse impact on air quality in the area.	None
Habitat / species disturbance	Low	A BLP policy requires the conservation of protected species, avoiding damage to designated sites and ensuring that those sites will be maintained, protected and enhanced. Greater levels of development in the area could lead to increased pressures on designated sites and impacts arising from greater pet ownership (disturbance and predation). Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. Hence the BLP is unlikely to have specific impacts on habitat or species disturbance in the area.	None
Recreational pressure	Low	Greater levels of development in the area could lead to increased recreational pressures on designated sites. Any development in the area will be subject to mitigation measures as set out in this report and secured by a BLP policy. In particular, the educational aspects of the SAMM and SANG projects will help to limit any removal of plants from all designated areas, not just the Thames Basin Heaths SPA. The SAC is largely comprised of woodland, which is resilient to recreational disturbance. Hence the BLP is unlikely to give rise to specific impacts arising from recreational pressure.	None
Direct land take	None	The BLP does not propose any development within designated sites so there will be no land take. The BLP does not propose development in the vicinity of designated sites and hence there is no scope for the erection of structures, storage of materials on the sites. Any proposals for erection of structures or storage of materials on the site would require planning permission. These matters would in any case be under the control of the Crown as landowner.	None
Water Quality	None	The BLP contains no proposals that would have an adverse effect on water pollution or hydrology, and a BLP policy requires development not to have a detrimental effect on water quality or adversely affect pollution of watercourses.	None
Water Quantity	None	The BLP contains no proposals for water abstraction. The BLP contains no proposals that would have an adverse effect on drainage arrangements or watercourses. There are unlikely to be impacts on water supply.	None

Effects Arising in Combination with other Plans and Programmes

5.1 The Habitat Regulations requires the consideration of significant effects of a plan or programme arising from in combination effects with other plans or programmes. It can be considered that this will fall into two categories: those effects associated with regional strategic plans and proposals and those relating to more localised effects.

5.2 The South East Plan considered the in-combination effects of the region's projects and plans at a strategic level. Although the plan itself has now been revoked, apart from the policy relating to the Thames Basin Heaths SPA and one other section of no consequence to this exercise, the assessment remains relevant and it is not considered necessary to further assess any regionally strategic plans.

5.3 It is clearly neither practical nor necessary to assess the in combination effects of the BLP within the context of all other plans and projects within the South East. In practice, therefore, in-combination assessment is of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

5.4 For the purposes of this assessment, it has been determined that, due to the nature of the identified impacts, the key other plans and projects relate to the additional housing, transport and employment allocations proposed for other neighbouring authorities over the lifetime of the BLP. These have all been individually assessed under the Habitat Regulations, including any mitigation measures they themselves include, and this process will have included an assessment of in-combination effects arising at the time of assessment.

5.5 In recognition to the diffuse effects of air pollution arising from the plan it is reasonable to presume that the plan may contribute cumulatively to an overall change in background air quality across an entire region (although individual plans and developments are – with the exception of large point sources such as power stations – likely to make only very small individual contributions). In July 2006, when the issue of potential contribution to diffuse atmospheric pollution was raised by the Runnymede District Council, Natural England advised that: 'Pollutants can act locally or be transported far from the source ...The (plan) can only be concerned with locally emitted and short range locally acting pollutants.' Going on to advise the Council that, "...effects from vehicular atmospheric emissions should only be considered if the roads on which the vehicles travel are closer than 200m from the Natural 2000 site."

5.6 It is generally accepted that this guidance was not initially intended to set a precedent. However, given the fact that it was issued by the Government's statutory nature conservation adviser in response to a specific diffuse air pollution query, it has inevitably done so. It receives considerable weight, as it is the only formal guidance that has been issued to a Local Authority from any Natural England office on this issue. It is therefore considered reasonable to conclude that it is the responsibility of national government to set a policy framework for addressing the cumulative cross boundary air quality impacts at the regional level and above.

5.7 As detailed in Figure 15 no likelihood has been found of significant effects on designated sites arising from the BLP. Given this conclusion, and the analysis above of the likely effects of site allocations, policies and the interaction between the two, it is not considered that any in-combination effects could arise from the BLP as a whole.

Screening Assessment Conclusions

6.1 The BLP has been analysed to assess whether it would be likely to result in locally significant effects on designated sites.

6.2 All development plans must be read and implemented in their entirety. This means that some elements of the BLP may have a likely effect on designated sites on their own, but when considered holistically other elements of the plan avoid or mitigate those effects. The screening of the BLP policies and proposed allocations has found one proposed allocation which has the potential for significant effects alone on the South West London Waterbodies SPA. All other proposed allocations and policies acting alone or in combination are not considered to give rise to likely significant effects on the identified designated sites.

6.3 The proximity of the proposed allocation of 27 dwellings at site HA45 Land adjacent to Coppermill Road, Horton has the potential to increase recreational pressures due to direct access to the Wraysbury Reservoir from the rear of the proposed properties. In consultation with Natural England it has been established that the reservoir is fenced and there is no access for recreational purposes due to health and safety considerations. There remain two issues regarding potential significant effects arising from the proposed site; fly tipping and effects on flight paths.

6.4 The impact of fly-tipping, particularly of garden waste from the development, has the potential to introduce invasive non-native species to the SPA. RBWM operate a comprehensive household waste collection service which includes the collection of green garden waste free up to four times per year. The council also operates a subscription service for the routine collection of garden waste on a bi-weekly basis. There is a nominal cost associated with the bi-weekly collection. It is recommended that the need for contributions to garden waste collection via S106 contribution is included in the development requirements for the allocation to ensure that all householders occupying the proposed development have access to doorstep alternatives to garden waste fly-tipping.

6.5 High rise buildings could result in an increased likelihood of bird strike occurring. To reduce the likelihood of bird strike and the alteration of flight paths as a consequence of the development it is recommended that a height restriction is placed on the proposed allocation. If this is not practicable it is considered that, Policy SP3: Design and Policy NE1: Nature Conservation provide a sufficient framework for the height of the proposed development to be restricted to ensure that protected species will be safeguarded from harm or loss.

6.6 The conclusions of the earlier screening report undertaken to support the plan (the Jacobs report), identified a number of issues were raised required further work in order to come to a view as to whether appropriate assessment was required for certain sites. These matters were considered and the policy response for the BLP is shown in Figure 18.

6.7 Development of a number of urban sites will inherently produce diffuse effects, and it is difficult in general to attribute a specific effect to any specific development proposal. However, in the case of development in proximity to the Thames Basin Heaths SPA, where specific research has been undertaken into the behavioural patterns of residents the likely effects of development in any given location can be predicted.

6.8 A specific policy, NE2: Thames Basin Heaths Special Protection Area, has been put in place to mitigate the effects of development, and this has been considered as a mitigation measure within this report for all development within the zone of influence of the Thames Basin Heaths SPA in accordance with saved Policy NRM6 of the South East Plan which requires any new residential development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths SPA to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England. Priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures.

Figure 16: Policy response to issues raised within the HRA site screening ‘Jacobs Report’

Issue	Policy Response
The Thames Basin Heaths SPA framework guidance will need to be applied for all sites within the 5km mitigation zone.	This is secured by Policy NE2: Thames Basin Heaths Special Protection Area in the plan.
Allocated sites in the Windsor area should be considered in-combination with other developments and plans in the area.	In-combination assessment has been undertaken and no significant effects are considered likely to arise in reality.
In-combination assessment should not be ruled out for allocated sites in the Maidenhead area, given the scale of development proposed, particularly for sites close to the Chiltern Beechwoods SAC.	In-combination assessment has been undertaken and no significant effects are considered likely to arise in reality. Only a limited scale of development is proposed in particularly close proximity to the Chiltern Beechwoods SAC (260 dwellings within 2km of the SAC boundary). The location of other proposed development will ensure that its effects are felt in a diffuse manner that will not impact on designated sites.
The potential for airborne pollution from industrial sites should be considered.	The suite of environmental protection policies and in particular policies EP1: Environmental Protection and EP2: Air Pollution will provide a sufficient policy framework to reduce the risk of air pollution from industry to such a level that effects on designated sites are considered unlikely.

6.9 Where mitigation measures are required, local planning authorities should deliver a consistent approach to mitigation. The mechanism for implementing this policy is set out in the Thames Basin Heaths Delivery Framework as adopted by the TBH Joint Strategic Partnership and partners and stakeholders. The principles of this are incorporated into planning policy at a borough level, through the Thames Basin Heaths SPA SPD and a policy in the BLP.

6.10 The policy and SPD set out a mechanism by which significant effects on the SPA can be avoided or mitigated. This takes the form of a 5 km zone of influence around the SPA boundary, where measures must be taken to ensure that the integrity of the SPA is protected. Within 400 m of the SPA boundary, an exclusion zone applies, where no net increase in the number of dwellings is permitted. This ensures that development within this zone avoids significant effects on the SPA.

6.11 Where residential development is proposed outside the exclusion zone but within the zone of influence of the SPA, mitigation measures will need to be delivered prior to occupation and secured in perpetuity. Measures will be based on a combination of Strategic Access Management and Monitoring (SAMM) and the provision of Suitable Alternative Natural Greenspace (SANG). The SAMM project will monitor access to the SPA through surveys and other means, and deliver management on a strategic basis to ensure that access issues are addressed in a comprehensive way. SANG provides an alternative recreation destination to attract people to visit rather than visiting the SPA itself, and standards for SANG provision to serve the borough and mechanisms to ensure its delivery and availability in perpetuity are set out within policy and SPD.

6.12 The council will collect contributions from developers towards mitigation measures, including the provision of SANG and joint contributions to the funding of SAMM, to provide access management and monitoring the effects of mitigation measures across the SPA. This approach has been adopted by the council and agreed by Natural England as providing appropriate avoidance and mitigation of locally significant effects on the Thames Basin Heaths SPA. In practical terms this also affords equal protection to the Thursley, Ash, Pirbright and Chobham SAC and Broadmoor to Bagshot Heaths SSSI, which are wholly contained within the SPA.

6.13 The effective operation of Policy NE2: Thames Basin Heaths Special Protection Area and the identification of appropriate SANG is essential to ensuring that the impacts of the plan are mitigated with regard to the SPA. The Council is committed to working with the Natural England to ensure that an appropriate level of SANG is identified and proposals for three areas of SANG are included in the BLP.

Screening Opinion

7.1 Under Regulation 102 of the Conservation of Habitats and Species Regulations 2010 the council must consult with Natural England before determining whether or not a plan or programme is likely to have significant effects. A copy of this report will be sent to Natural England requesting their opinion, alongside consultation on the BLP itself.

7.2 It is the council's opinion that the BLP is unlikely to have significant effects on the integrity of designated sites, and that therefore a full Appropriate Assessment of the plan is not required.

7.3 The council will review this opinion and, as the competent authority, will make a formal determination following consultation with Natural England. Natural England's opinion will be reflected in a revised screening opinion which will be published to accompany the pre-submission consultation of the BLP.