



Homes
England

Date: 26 July 2021
Our Ref: RFI3473
Tel: 0300 1234 500
Email: infogov@homesengland.gov.uk

Making homes happen

██████████
By Email Only

Windsor House
Homes England – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear ██████████

RE: Request for Information – RFI3473

Thank you for your request for information which we have processed in accordance with the Freedom of Information Act 2000 (FOIA).

For clarification, you requested the following information:

- 1. Any correspondence concerning a proposal for a Garden Village/Community/Settlement at Jealott's Hill in Warfield near Bracknell in Berkshire.*
- 2. Any reports/correspondence which contain(s) information about the government's decision on whether the above proposal should receive assistance under the Garden Communities programme.*
- 3. Any assessments/evaluations which show whether the above proposal meets the criteria for assistance under the Garden Communities programme.*

Response

We can confirm that we do hold information that falls within the scope of your request. We will address each of your points in turn.

1. Any correspondence concerning a proposal for a Garden Village/Community/Settlement at Jealott's Hill in Warfield near Bracknell in Berkshire.

Please find attached Annex A, correspondence that Homes England holds regarding a bid from Bracknell Forest Council to the Garden Communities Programme submitted in 2018.

Section 43 - Commercial interests

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

We have withheld some of the information contained within this correspondence, being;

- Bid application form
- Proposed Project Milestones

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This information engages Section 43(2) of FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective usage of the site by the owner.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money;
- Homes England acknowledges there is interest from the public in any proposed development at this site; and
- Homes England acknowledges there is a public interest in how it assesses proposed schemes and applications to its funding schemes.

Arguments in favour of withholding:

- The information that has been withheld relates to an unsuccessful application to the Garden Communities funding programme. Therefore the proposals contained within have not been progressed under this programme. To release the information would put the third party at significant commercial disadvantage in applying for permissions, other funding sources and progressing with any future proposals at the site if the public were aware of previous unsuccessful proposals;
- If the public were able to scrutinise an unsuccessful application to one of our funding schemes it would significantly prejudice the impartial assessment of future bids for funding. Applicants to funding schemes would be able to use the information to present an inaccurate submission. This would not be in the public interest as it could result in Homes England allocating funding in a way that did not accurately reflect public and local needs. This would put public funds entrusted to Homes England by the government at risk; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>



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2. Any reports/correspondence which contain(s) information about the government's decision on whether the above proposal should receive assistance under the Garden Communities programme.

And

3. Any assessments/evaluations which show whether the above proposal meets the criteria for assistance under the Garden Communities programme.

We can confirm that we do hold an internal assessment of this bid to the Garden Communities programme.

Section 43 - Commercial interests

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

The information requested relating to the bid assessment engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of Homes England funding schemes.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money; and
- Homes England acknowledge there is a public interest in the robustness of our decision making and approvals process.

Arguments in favour of withholding:

- The information would reveal Homes England and MHCLG's (the Ministry of Housing, Communities and Local Government) decision-making and assessment process in relation to competitive bids for funding that will affect commercial enterprises. To release this information would not be in the public interest as it would undermine the necessity for public authorities to have a 'safe space' in which to assess and deliberate decisions that will directly affect commercial operations. Release of the information would inform future applicants of our scoring mechanisms and other assessment information that would prejudice the quality of future applications/submissions to the fund. There is a high likelihood that release would result in the mis-allocation of public funds which would greatly impact the delivery of homes and housing infrastructure, the funding of which has been entrusted to Homes England by the government;
- Those wishing to put forward proposals to our funding schemes will be reluctant to do so at all, or to provide sufficiently detailed information, much of which is financially and commercially sensitive, if they consider that Homes England would disclose such information publicly. Public disclosure of information would therefore mean that funding applications received would be less comprehensive than would otherwise have been the case, meaning that Homes England's ability to undertake effective due diligence will be impaired. This would result in decision makers not having before them all relevant information, meaning the decisions



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will be less robust and less likely to deliver value for money. Any decision based on incomplete information could lead to poorer outcomes which would not be an effective use of public money; Bids may be approved without appropriate challenge, and other bids may be rejected because needs and dependencies are not comprehensively stated. This will result in Homes England funding programmes as a whole not delivering the objectives and benefits that HM Treasury stipulated when it made the funding available to Homes England;

- Releasing information that revealed Homes England's assessment and scoring of bids for funding would be likely to distort our internal decision-making process, making it a less competitive and robust process. This would not be in the public interest as public funds could be allocated in a way that would distort regional need for development;
- The consequences of releasing the data of unsuccessful applications for funding could damage our relationships with partners and put potential negotiations or future funding at risk. Releasing the information would be likely to negatively impact future development processes and proposals as interested parties may feel unable to provide all the relevant information necessary for fear of disclosure. This would impact the ability of Government officials to make effective, informed decisions regarding allocation of public funds. This would not be in the public interest as this could put potential homes in jeopardy and would undermine Homes England's position and ability to deliver against its objectives and targets in our Strategic Plan;
- If the public were aware of how Homes England assesses bids for funding this would be likely to negatively affect the ability of Homes England to rigorously and fairly allocate public funds. If the information were in the public domain third parties could distort or mis-represent information in order to secure funding applications. This would mean that decision makers would not be able to make decisions based on an accurate or complete picture which would not be in the public interest as it would be likely to result in misuse of public funds; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request an internal review. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

The Information Governance Team
Homes England – 6th Floor
Windsor House



Homes
England

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Making homes happen

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SW1H 0TL

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link:

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team
For Homes England

OFFICIAL

Dear Sirs

Please find attached the supporting documents for the Bracknell Forest Council Garden Communities Bid for a live-work community at Jealotts Hill which is being submitted via the DELTA system. As referred to in the bid form, this an early stage bid to raise awareness of the proposal at an early stage as the site is yet to be allocated in an adopted Local Plan.

We have completed as much of the form as possible given that this is an early stage bid and I provide commentary below on the document requirements listed on the form:

Location Plan - attached to separate email due to file size. Separate plan showing extend of previously developed land is attached to this email. The entire Borough of Bracknell Forest is located within the Thames Valley Berkshire LEP.

Strategic Framework Plan for the proposed garden community – attached (Masterplan and separate land use plan)

Land ownership Plan – not applicable - all land is owned by Syngenta

Structure chart / organogram of the proposed governance, legal and financing structure – Not known at this stage – to be determined

High level viability appraisal - Not known at this stage

Timeline - attached

Annual housing trajectory for the garden community - 4,000 dwellings, 150-dpa from 2023 to 2049

Documents of support: attached letter from s. 40(2) s. 40(2) 2) Department for International Trade.

I would be grateful for an acknowledgement of receipt of this email and of our bid via DELTA and please let me know if there is anything further you require at this stage.

Regards, s. 40(2)

s. 40(2)
s. 40(2)
Planning
Place, Planning & Regeneration
Bracknell Forest Council



Jealott's Hill

Our Vision for a Sustainable
Science Community

live • work • grow

Executive Summary

Our Vision

Our vision offers an exciting opportunity at Jealott's Hill. We are proposing a pioneering development that will bring substantial economic and social benefits to the residents of Bracknell, the wider region, UK, farmers and consumers around the world.

Syngenta is a business that helps humanity face its toughest challenge: how to sustainably feed a rising population. Our world class science and innovative crop solutions transform how crops are grown to enable millions of growers to make better use of available resources. But we need to do more. We need to work with more partners who have different expertise than us, to develop increasingly sustainable solutions to this complex problem.

The delivery of a new Science and Innovation Park at Jealott's Hill with sustainable garden village community will support our efforts to collaborate with a broader base of partners, and maintain Jealott's Hill as a world class R&D center. We are aligned with the Government's focus on clean economic growth through low carbon technologies and the efficient use of resources.

Our vision embodies the Syngenta Good Growth Plan, which underpins everything we do:

- Ensuring efficient and sustainable use of resources to produce our food
- Helping biodiversity flourish by creating diverse, rich habitats
- Using land appropriately to ensure we balance the need to produce food with sustainable development that supports a growing population

- Developing skills and knowledge in support of environmental protection and safety

We need to invest significantly in Jealott's Hill to maintain its status as a world class R&D centre. This proposal not only provides substantial amenity, infrastructure benefits and services for the Borough, but can also bring long term high tech jobs and secure the viability of existing jobs into the long term future. There is competition for this investment and these jobs from other Syngenta facilities and countries which seek investments of this type; this proposal would assist Syngenta in maintaining Jealott's Hill as a focus of its R&D infrastructure.

The new Science and Innovation Park will be a key centre for helping deliver the Clean Growth pillar of the UK's Industrial Strategy for the 21st century. Fostering collaboration across industries within agri-tech, life sciences, environmental management, clean energy, digital science, materials science and adjacent industries will place Jealott's Hill at the forefront of the creation of new, exportable skills and knowledge. The park is essential to our future vision: innovation achieved through collaboration and partnership. With this opportunity we can direct investment to Jealott's Hill.

To sustain and expand our position at Jealott's Hill we must invest just to revitalise our ageing infrastructure, enabling us to attract the right talent, and support the collaborations which will transform our ability to respond to sustainable global food production challenges.

In combination with new high-quality homes including significant affordable housing, the Science and Innovation Park will attract and retain a diverse skilled workforce. These people will benefit from a unique sustainable live-work environment and help safeguard our future investment at Jealott's Hill, while supporting the garden village's wider social and community facilities.

Substantial levels of new open space within a large new country park will provide new access to the countryside, on what is currently private land, creating significant biodiversity benefits and alleviating pressure on the Thames Basin Heathland areas. The development will be able to

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will
development
new
Jealott's Hill live-work community will
approach to sustainable residential and
for
the century to come.

Key Benefits

syngenta

Syngenta,
Global Presence, Locally Rooted

Syngenta is internationally significant: it is a leading agriculture company helping to feed a growing population sustainably by enabling millions of farmers to make better use of available resources. Through world class science and innovative crop solutions, our 28,000 people in over 90 countries transform how crops are grown. Syngenta's leading products and new chemistries are critical to meeting the needs and improving lives of farmers and growers around the globe. Jealott's Hill is the only major global R&D centre for new agrochemical research in the UK.

The new Science and Innovation Park will bring long-term, high-tech, high-wage jobs to Jealott's Hill and secure the viability of the existing jobs into the long term. There is competition for developments and jobs like those which are the subject here from existing Syngenta locations and countries seeking to expand their innovation and technology base. The proposed development would permit the focus to be on the Jealott's Hill site and maintain jobs and investment at Jealott's Hill.

The Park will be the catalyst to drive business growth. It will attract new science partners and other industries beyond agri-tech in the broader field of life sciences. This will support the national interest in the growth and innovation of exportable technologies which coalesce under the pillar of green growth.

The UK agri-tech sector has been specifically targeted for Government support. In February 2018, the Business Secretary announced a £90m investment to bring together artificial intelligence (AI), robotics and earth observation to improve supply chain resilience in the agri-food sector. The Business Secretary has 'set out his ambition for a revolution in agri-farming, as part of the Government's Industrial Strategy.'



The proposed development would provide:

- c.4,000 new dwellings
- c.95,400sq.m of new employment floorspace (representing a net increase of 70,629sq.m)
- c.46.58ha of strategic SANG (country park)
- Significant Biodiversity benefits
- New secondary School and up to 3 new primary schools
- New local centre with retail and leisure facilities



Exceptional Circumstances

- Enabling investment and growth of a Science and Innovation Park as part of a new live-work community reflecting Garden Village principles, which will enable Syngenta to innovate and attract businesses to co-locate
- Significant economic benefit from the continued growth of high-skilled and high-paid jobs at Jealott's Hill
- Significant provision of housing to support economic growth, particularly through 1,400 affordable houses
- Delivery of strategic SANG of 46ha providing a powerful draw away from internationally protected heaths
- Substantial community and social infrastructure, primary and secondary schools, with a new village centre supporting local retail with potential to develop excellent opportunities for public transport, walking and cycling
- While located in Green Belt, land currently makes limited contribution to the function of the Green Belt



Significant Economic Benefits

Once completed, the world leading new Science and Innovation Park, supported by the sustainable new community, will attract complementary businesses and research teams to support:

- Continuance and expansion of ongoing activities at Jealott's Hill
- Retention of 850 full time jobs
- It is anticipated that around 400 jobs will be created through the emergence of a cluster of closely related businesses. Many will have links with Syngenta. Others will not have any formal link with Syngenta, but with other businesses that find mutual benefit in a working in an innovation-rich environment with scope for interaction between people and businesses.
- There will be capacity for creation of around a further 840 to 1,600 jobs elsewhere on the Science and Innovation Park.
- £136m in Council Tax payments from 4,000 dwellings over 20 years from completion
- £52m in business rate payments over 20 years from completion
- £26.7m New Homes Bonus
- £1.8bn in residential expenditure over 20 years from completion
- £4.7bn in Gross Value Added by employed residents over 20 years from completion
- Up to £7.1bn of potential total Gross Value Added by residents and offsite employees



Thriving New Sustainable Community



Enhanced Environment



Deliverable Proposals



Improved Connections



World-class Workplace



Working with Bracknell

We are committed to working with Bracknell Forest Council to promote the site through the Local Plan and recognise that it represents a major contribution towards Bracknell's housing and employment needs. Communication channels with Council officers, Councillors and other key stakeholders during development of the proposals will be undertaken with openness and integrity.

If you have feedback on our emerging proposals, please contact us on the details below

Mail: Syngenta team, Camargue, Eagle Tower, Cheltenham, GL50 1TA
Telephone: 0330 8384 223
Email: consultation@jealottshill.com

s. 40(2)

From: s. 40(2)
Sent: 06 November 2018 10:31
To: s. 40(2)
Cc: s. 40(2)
Subject: Garden Communities Bid -
Attachments: 1376 - 26386 - Jealotts Hill Core Document Exec Summary L.pdf

Hi s. 40(2)

I am writing to let you know that we are preparing an early stage garden communities bid for a new settlement to the north east of Bracknell based on the existing major international agri-tech research facility at Jealotts Hill operated by Syngenta. The site has been promoted through our Local Plan process for a development of 4,000 new homes and the retention and expansion of the existing agri-tech research facility to create a science and innovation park provide up to 2,000 jobs focused on life sciences.

Supporting infrastructure would include primary and secondary education, local centres, community facilities and circa 86ha of open space including SANG. As the proposals have not yet been subject to public consultation, the bid is intended to be made on a confidential basis.

The main constraints affecting the site are its Green Belt location, the landscape impacts and the need to make it as self-contained as possible and provide sustainable transport links. It has the significant advantage of being in a single ownership. It would also help secure the future of an internationally significant agri-tech business on its established site. This may otherwise relocate abroad as significant investment is needed in the site if it is to continue in this use.

I appreciate that we are not in a position to formally seek support at this stage but wanted to get the scheme on your radar for when we go public with the proposals following next year's full council elections. We have political support from the majority group for the proposal to be included in the next Local Plan. It is therefore intended to carry out a public consultation on the scheme following the Full Council elections in May next year. In light of the current status of the proposal it will not be possible to complete the Garden Communities application form in full but we do intend to provide basic information about the proposal. I have attached a summary document of the proposal for reference. I will also send a fuller version of the document in a separate email (it is a large file).

I would be grateful if you could confirm that it would be appropriate to submit a bid in the manner proposed by 9th November. I would be happy to discuss the bid if you want to give me a call on the number below.

Regards, s. 40(2)

s. 40(2)
s. 40(2)

Planning
Place, Planning & Regeneration
Bracknell Forest Council

Tel: s. 40(2)
Email: s. 40(2)
Web: www.bracknell-forest.gov.uk

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Email: mail.administrator@bracknell-forest.gov.uk

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s. 40(2)

From: s. 40(2)
Sent: 06 November 2018 10:35
To: s. 40(2)
Subject: Garden Communities Bid
Attachments: 1376 - Syngenta Core Leaflet.pdf

s. 40(2)

Please find attached the fuller document for the Jeallotts Hill proposals referred to in my previous email.

Regards, s. 40(2)

s. 40(2)

s. 40(2)

Planning
Place, Planning & Regeneration
Bracknell Forest Council

Tel: s. 40(2)
Email: s. 40(2)
Web: www.bracknell-forest.gov.uk

This e-mail will be read by employees of the Council and all personal information will be dealt with in accordance with the Data Protection Act 1998, the General Data Protection Regulation and subsequent data protection laws. The views expressed in this e-mail are those of the individual and not necessarily the views or opinions of Bracknell Forest Borough Council.

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Jealott's Hill

Our Vision for a Sustainable
Science Community

live • work • grow

**syngenta**

Our Vision

Our vision offers an exciting opportunity at Jealott's Hill. We are proposing a pioneering development that will bring substantial economic and social benefits to the residents of Bracknell, the wider region, UK, farmers and consumers around the world.



Syngenta is a business that helps humanity face its toughest challenge: how to sustainably feed a rising population. Our world class science and innovative crop solutions transform how crops are grown to enable millions of growers to make better use of available resources. But we need to do more. We need to work with more partners who have different expertise than us, to develop increasingly sustainable solutions to this complex problem.

The delivery of a new Science and Innovation Park at Jealott's Hill with sustainable garden village community will support our efforts to collaborate with a broader base of partners, and maintain Jealott's Hill as a world class R&D center. We are aligned with the Government's focus on clean economic growth through low carbon technologies and the efficient use of resources.

Our vision embodies the Syngenta Good Growth Plan, which underpins everything we do:

- Ensuring efficient and sustainable use of resources to produce our food
- Helping biodiversity flourish by creating diverse, rich habitats
- Using land appropriately to ensure we balance the need to produce food with sustainable development that supports a growing population
- Developing skills and knowledge in support of environmental protection and safety

We need to invest significantly in Jealott's Hill to maintain its status as a world class R&D centre. This proposal not only provides substantial amenity, infrastructure benefits and services for the Borough, but can also bring long term high tech jobs and secure the viability of existing jobs into the long term future. There is competition for this investment and these jobs from other Syngenta facilities and countries which seek investments of this type; this proposal would assist



Syngenta in maintaining Jealott's Hill as a focus of its R&D infrastructure.

The new Science and Innovation Park will be a key centre for helping deliver the Clean Growth pillar of the UK's Industrial Strategy for the 21st century. Fostering collaboration across industries within agri-tech, life sciences, environmental management, clean energy, digital science, materials science and adjacent industries will place Jealott's Hill at the forefront of the creation of new, exportable skills and knowledge. The park is essential to our future vision: innovation achieved through collaboration and partnership. With this opportunity we can direct investment to Jealott's Hill.

To sustain and expand our position at Jealott's Hill we must invest just to revitalise our ageing infrastructure, enabling us to attract the right talent, and support the collaborations which will transform our ability to respond to sustainable global food production challenges.

In combination with new high-quality homes including significant affordable housing, the Science and Innovation Park will attract and retain a diverse skilled workforce. These people will benefit from a unique sustainable live-work environment and help safeguard our future investment at Jealott's Hill, while supporting the garden village's wider social and community facilities.

Substantial levels of new open space within a large new country park will provide new access to the countryside, on what is currently private land, creating significant biodiversity benefits and alleviating pressure on the Thames Basin Heathland areas. The development will be able to provide all of the anticipated amenities and infrastructure improvements which will make this a unique lifestyle development.

We have been here for 90 years. The new Jealott's Hill live-work community will represent an exciting new innovative approach to sustainable residential and commercial development fit for purpose for the century to come.

Key Benefits (1/2)

The Jealott's Hill Research Station is not just of importance to Syngenta and the UK through the jobs supported in the UK and the revenues generated for Government. Jealott's Hill is a key asset in terms of the UK Science and Technology base.



Syngenta, Global Presence, Locally Rooted

- Develop sustainable food solutions that improve livelihoods for millions of food producers globally
- One of the largest Agri-tech businesses in the world employing 28,000 globally, with 850 at Jealott's Hill, a global centre of excellence focussing on agri-tech research and development
- Over 150 life science research collaborations with UK Universities and higher education institutions
- A long term and valued member of the local community making valuable economic and social contributions
- New products are becoming ever more sophisticated from a technology and regulatory perspective. Syngenta has to adapt and broaden its own technology base to meet these challenges
- The scale, urgency and diversity of these knowledge needs mean that it is imperative for Syngenta to collaborate more intensively with external sources of expertise. It is a critical part of our global R&D strategy



World-class Workplace

- New Science and Innovation Park to support sustainable Agri-tech and life science research and related sustainable science at the nationally significant Jealott's Hill facility
- Significant new innovative, high quality, environmentally considerate and world leading facilities, an exciting new asset for Bracknell
- Will attract complementary businesses and research teams
- Significant job growth
- Set within attractive landscaped surroundings with employees benefitting from convenient access to exciting new facilities, services and affordable housing

The Jealott's Hill Research Station has the scale, depth and breadth of expertise and reputation in the core scientific skills required to address the global challenges facing the agricultural sector. UK agriculture benefits from this research being undertaken in the UK.



Significant Economic Benefits

- Continuance and expansion of ongoing activities at Jealott's Hill
- Retention of 850 full time jobs
- It is anticipated that around 400 jobs will be created through the emergence of a cluster of closely related businesses. Many will have links with Syngenta. Others will not have any formal link with Syngenta, but with other businesses that find mutual benefit in a working in an innovation-rich environment with scope for interaction between people and businesses.
- There will be capacity for creation of around a further 840 to 1,600 jobs elsewhere on the Science and Innovation Park.
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- £4.7bn in Gross Value Added by employed residents over 20 years from completion
- Up to £7.1bn of potential total Gross Value Added by residents and offsite employees



Thriving New Sustainable Community

- 4,000 new high-quality homes, including substantial 1,400 new affordable homes delivered at a rate of 150 per annum but with the opportunity to accelerate delivery to 200 per annum using innovative modular construction and design
- An attractive place to live and work, based on garden village principles
- The proposed housing is vital to Syngenta's commercial viability case in being able to significantly invest in the expansion of the science and innovation park
- Critical mass to support exciting new services and facilities including a secondary school, up to three new primary schools, new local retail facilities, leisure facilities, areas of play and sport pitches and employment, all within walking distance
- Access for residents and visitors to substantial public open space and Country Park. New access to the countryside where none presently exists

Key Benefits (2/2)

Syngenta is nationally significant: it is a leading agriculture company helping to feed a growing population sustainably by enabling millions of farmers to make better use of available resources. We believe this project is of such importance that it presents a compelling case for development in the Green Belt: but our objective remains to treat our Green Belt context with care and respect.



Enhanced Environment

- Site would be surrounded by a significant Country Park
- Provision of 46.58ha Strategic SANG, a significant overprovision, more than 2x that required
- Reduced recreational pressure on sensitive Thames Basin Heathlands
- Significant generation of new ecological habitat
- Protection of established woodland and creation of new areas of woodland
- Conservation of hedgerows
- Planting of new species rich grassland
- Reduction in carbon emissions by promoting enhanced sustainable transport and reducing daily local trips to schools, community services and facilities and local shops



Improved Connections

- Sustainable new community at scale to support significant infrastructure improvements reducing the need to travel and with schools, shops and employment on site the potential to reduce trip generation by up to 30%
- Jealott's Hill is ideally positioned to take advantage of international connections via Heathrow and Gatwick Airports and substantially improve the connectivity of Bracknell to regular Crossrail services from Maidenhead which would be of benefit to those commuting into and from London
- A step change in commercially viable public transport with full support of Courtney Buses, directly into Jealott's Hill, high frequency (up to 4 services per hour) bus service providing 15-minute connections to Bracknell and Maidenhead
- New growth to support vibrant town centre in Bracknell at The Lexicon
- Provision of direct pedestrian and cycle connections from Jealott's Hill to Bracknell Town Centre and Railway Station
- New streets within the garden village designed to increase quality of life through good design, creating people orientated streets
- Opportunities to develop on demand transport solutions, and support for electric vehicle technology to serve new homes and businesses



Deliverable Proposals

- Site is owned by a single landowner, providing leadership and intent on a strong legacy. Syngenta has a clear interest to achieve a high quality, sustainable development
- Proposals supported by substantial volume of technical work to ensure deliverability
- Syngenta is committed to partnership with Bracknell Forest Council and with site delivery partners who share the Syngenta vision



Exceptional Circumstances

- Enabling investment and growth of a Science and Innovation Park as part of a new live-work community reflecting Garden Village principles, which will enable Syngenta to innovate and attract businesses to co-locate
- Significant economic benefit from the continued growth of high-skilled and high-paid jobs at Jealott's Hill
- Significant provision of housing to support economic growth, particularly through 1,400 affordable houses
- Delivery of strategic SANG of 46ha providing a powerful draw away from internationally protected heaths
- Substantial community and social infrastructure, primary and secondary schools, with a new village centre supporting local retail with potential to develop excellent opportunities for public transport, walking and cycling
- While located in Green Belt, land currently makes limited contribution to the function of the Green Belt. The expansive areas of country park, which function as SANG, have a much broader purpose and significant in providing public access to large areas of the countryside where none exists at present. Together with biodiversity benefits accruing from the management of the landscape itself, the access to the land is of strategic significance and wider public benefit



**Syngenta,
Global Presence,
Locally Rooted**

What do Syngenta do in Bracknell?

The Jealott's Hill Research Station, which has been here for 90 years, is a key asset in terms of the UK Science and Technology base. Jealott's Hill is the only major global R&D centre for new agrochemical research in the UK. As one of Syngenta's three globally strategic sites, it has the scale, depth and breadth of expertise and reputation in the core scientific skills required to address the global challenges facing the agricultural sector.

Jealott's Hill is the single global location within Syngenta for invention of new herbicides for weed control. It serves a global herbicide market estimated to be \$17bn, in which Syngenta is a leading player with current sales of \$3.5bn. The facility represents a key part of the UK's bio-science industry, which is concentrated in the South and East of England. Currently, Syngenta occupy around 60,600 sqm of office, laboratory, specialist greenhouse facilities and ancillary buildings at Jealott's Hill.

Syngenta employees at Jealott's Hill are active in the local community through the Jealott's Hill Landshare and recreational club partnering with local charities. Recent beneficiaries have included THRIVE, Berkshire Vison, Thames Valley Hospice and SportsAble. We also have an active outreach programme with local schools to help pupils understand plant science and the technology used to produce food.



Who are Syngenta?

We are a business that helps humanity face its toughest challenge: how to feed a rising population, sustainably. Our world class science and innovative crop solutions transform how crops are grown to enable millions of growers to make better use of available resources.

At the heart of our contribution is The Good Growth Plan, our six commitments to address critical challenges the world faces to achieve food security. Our business – and the world's food security – depend on sustainable natural resources, healthy ecosystems and thriving rural communities. Which is why we cooperate with industry partners, governments and NGOs to support the achievement of the United Nations' Sustainable Development Goals (SDGs).

Our Corporate Governance is aligned with international standards and practice and helps us achieve not only our business objectives, but also helps create value to society that is demonstrated by our strong environmental and social performance. Bio-science (including Agri-Tech) is one of the Government's top R&D priorities set out in the 2017 Industrial Strategy, and the Government specifically recognises the importance of the Agri-tech sector.

Welcome to Jealott's Hill
International Research Centre

Why do Syngenta want to develop their existing research facilities?

Increasingly, innovation is achieved by collaboration and partnership, rather than by individual, single companies or specialist teams. These include businesses in sectors as diverse as big data, remote sensing, satellite/drone technology, and gene manipulation who increasingly come together to ensure the world has the food it needs. Syngenta's strategy is to become the world's most collaborative agricultural products business and the Jealott's Hill development can be at the heart of this strategy.

Syngenta believe that the new Science and Innovation Park could accommodate the very business and research teams that complement Syngenta's Jealott's Hill research interests in Agri-Tech, to drive forward a successful future for Syngenta and sustainable agriculture technology.

Several current buildings need modernisation and significant investment. By contrast, a number of Syngenta's facilities worldwide are modern and set within attractive surroundings, designed specifically to meet Syngenta's needs. The Science & Innovation Park goes hand-in-hand with redevelopment of the existing Syngenta site.

Talented employees are crucial to the success of Syngenta. To attract and retain such employees, Syngenta need Jealott's Hill to be an inspirational place to live and work. The highest competition is for talent within the 20-35 age bracket, an age group that gravitate to cities and larger urban centres in search of opportunities, access to services / facilities and an exciting lifestyle. However, this age group, within Bracknell and the south east, have struggled with the cost of housing and the costs of commuting to work.

These age groups therefore increasingly seek affordable housing and opportunities to cycle or walk to work, which, without a sustainable community around Jealott's Hill and the new Science and Innovation Park, would place it at a disadvantage in the regional, national and world market to attract and retain talent.

Similarly, without convenient access to affordable housing, services and facilities, it would be more difficult to attract the companies Syngenta desire in order to generate synergistic benefits. Borough median prices have risen 295% since 1997, an absolute price increase of £239,000 and in the rental sector lower quartile rent levels have increased by 17% between 2010 and 2015 – (an increase of £115 to £790). Resolving these affordability problems are crucial to business success.

We plan to provide, with development partners, 95,400 sqm of new, high quality, innovative and flexible R&D and office space, of which, Syngenta would utilise a proportion to replace buildings removed as part of the expansion proposals, together with 4,000 new homes (including a significant 1,400 affordable homes). The scale of the new residential element would provide the critical mass to enable provision of necessary services, facilities and infrastructure improvements.



The ageing infrastructure at Jealott's Hill needs investment to attract the best talent and to foster collaboration opportunities that will deliver creative and sustainable solutions to future challenges



Syngenta Stein (CH)

Syngenta's modern sites internationally



Syngenta Beijing



The current range of accommodation at Jealott's Hill in need of investment



We need investment to deliver this vision. There is a need to invest in redeveloping functionally redundant research buildings to create the environment enabling a leap forward in collaborative research. This is required in order for Syngenta and other businesses to compete globally.

The residential element of the proposals anticipate development of a new community comprised of 4,000 homes as part of the integrated development proposals providing jobs, homes and community facilities. This will enable those who work at Jealott's Hill to live within walking and cycling distance of their place of work. This offer is critical to enabling businesses at Jealott's Hill to attract and retain the best scientists, entrepreneurs, analysts and engineers.



World-class Workplace

We want to be inspired by our surroundings. Place matters. Innovation in the environment which surrounds us stimulates creative thought and drives future change.



The development of 95,400 sqm of high quality and innovative employment floorspace within the new Science and Innovation Park would be designed to cater for various and changing business needs, increasing appeal and longevity. This will increase the ability of the new facilities to attract a wider range of potential suitable businesses that are compatible to the research conducted by Syngenta at Jealott's Hill.

New R&D and office buildings within the new Science and Innovation Park would provide a precursor to the redevelopment, over time, of the main current Jealott's Hill campus. Syngenta would also relocate some of the operations currently in inefficient buildings to the South of the campus that are to be removed, into new, fit for purpose buildings to the North of the existing campus. This will further aid interaction and integration with new businesses operating within the new Science and Innovation Park.

The new Science and Innovation Park would support the retention of 850 jobs on site, and enable potential for 400 additional jobs in roles which take advantage of collaboration in adjacent technologies in the fields of Agri-Tech, environmental management organisations, clean energy, sustainable construction and materials science. The Park would create further capacity to support an additional 840 to 1,600 jobs through other occupying businesses.



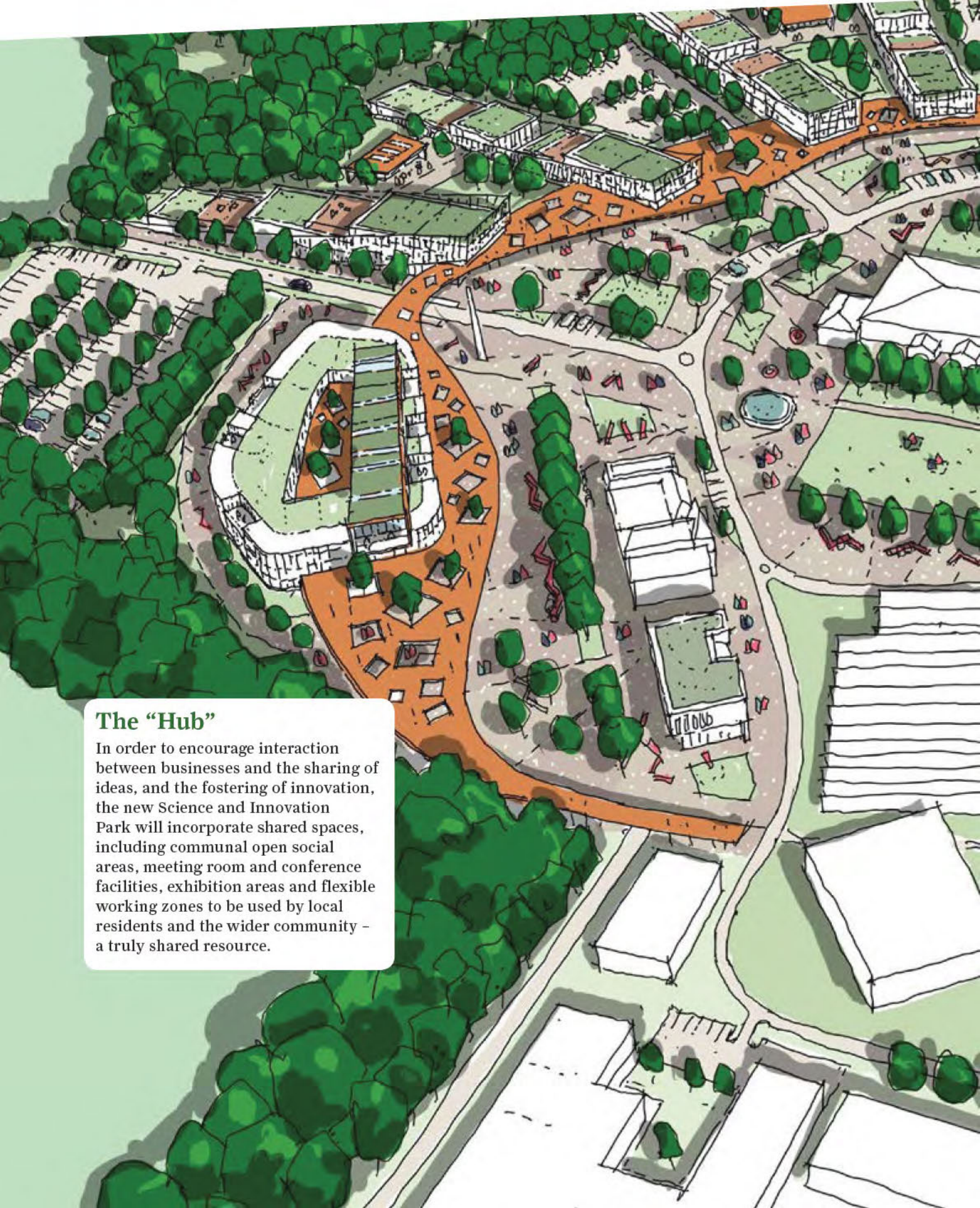


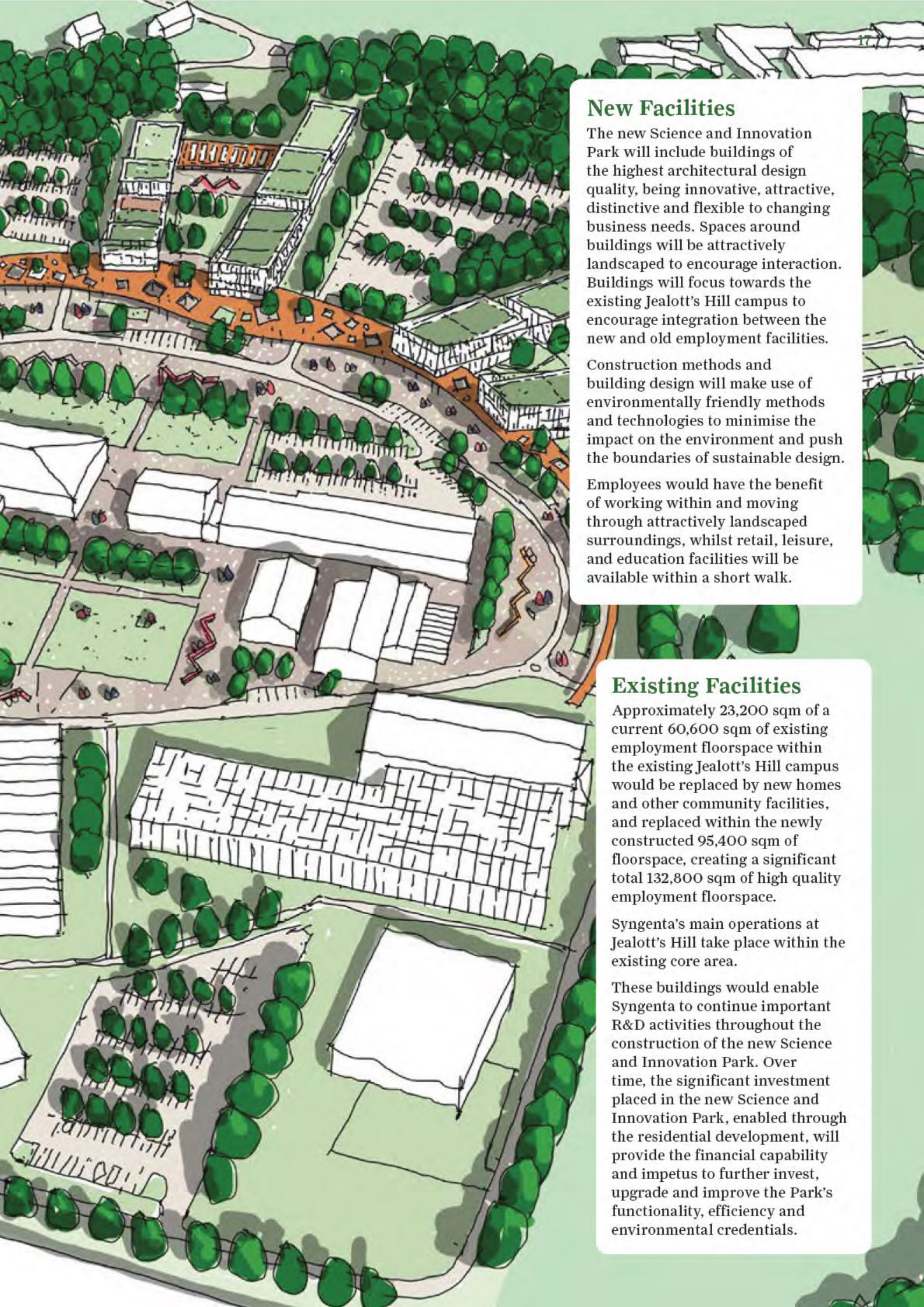
Buildings will be innovative, reflecting the highest quality in design, set within attractive landscaped surroundings which encourage interaction and provide the ingredients to drive interaction, the sharing of ideas and cooperation.

Science and Innovation Park

The “Hub”

In order to encourage interaction between businesses and the sharing of ideas, and the fostering of innovation, the new Science and Innovation Park will incorporate shared spaces, including communal open social areas, meeting room and conference facilities, exhibition areas and flexible working zones to be used by local residents and the wider community – a truly shared resource.





New Facilities

The new Science and Innovation Park will include buildings of the highest architectural design quality, being innovative, attractive, distinctive and flexible to changing business needs. Spaces around buildings will be attractively landscaped to encourage interaction. Buildings will focus towards the existing Jealott's Hill campus to encourage integration between the new and old employment facilities.

Construction methods and building design will make use of environmentally friendly methods and technologies to minimise the impact on the environment and push the boundaries of sustainable design.

Employees would have the benefit of working within and moving through attractively landscaped surroundings, whilst retail, leisure, and education facilities will be available within a short walk.

Existing Facilities

Approximately 23,200 sqm of a current 60,600 sqm of existing employment floorspace within the existing Jealott's Hill campus would be replaced by new homes and other community facilities, and replaced within the newly constructed 95,400 sqm of floorspace, creating a significant total 132,800 sqm of high quality employment floorspace.

Syngenta's main operations at Jealott's Hill take place within the existing core area.

These buildings would enable Syngenta to continue important R&D activities throughout the construction of the new Science and Innovation Park. Over time, the significant investment placed in the new Science and Innovation Park, enabled through the residential development, will provide the financial capability and impetus to further invest, upgrade and improve the Park's functionality, efficiency and environmental credentials.



**Significant
Economic Benefits**

Syngenta as a whole, and Syngenta's Jealott's Hill business as the largest of Syngenta's UK sites, spends millions on sourcing products and services from UK businesses. Syngenta's Jealott's Hill operations spends more than £100 million each year on salaries, purchases of goods and services, business rates etc. The business supports over 20 UK suppliers who are paid more than £723,000 (\$1 million) each year. These suppliers are principally: contract research organisations and testing laboratories; facilities management and energy companies; chemical providers and suppliers of chemical services; and consultancies. Over £40 million of an expenditure of £100 million by Jealott's Hill is on salaries and contract staff. This is income that will support the local economy - which can be defined as the Functional Economic Area as defined in the work commissioned by Bracknell Forest, Thames Valley Berkshire LEP and other Berkshire Local authorities. It is anticipated the Science and Innovation Park will enable:

- Around 400 jobs will be created through the emergence of a cluster of closely related businesses. Many may have links with Syngenta, but others will not have any formal link with Syngenta, but with other businesses that find mutual benefit in a working in an innovation-rich environment with scope for interaction between people and businesses.
- The science and innovation park will generate and foster opportunities for small and medium enterprises in the area and the region. Syngenta's global reach in 90 countries provides an excellent route to market for such businesses
- Capacity for creation of around a further 840 to 1,600 jobs elsewhere on the Science and Innovation Park. These jobs are expected to be in businesses that have a less direct linkage to the cluster of Agri-Tech or Life Sciences businesses. However, the occupiers are likely to be R&D focused, involved in sectors as diverse, for example, as digital technology, engineering or waste management.
- An expected increase in business rates payable to around £2.6m pa, which would accrue to Central Government or Bracknell Forest Council depending on the timing of the development
- Potential for around 287 jobs pa in the construction sector during the build out of the Science and Innovation Park, with an around 200 additional jobs supported by the indirect spending of construction workers
- Thames Valley Berkshire LEP estimates that the total GVA of the Berkshire Economy in 2014 was about £30bn. The annualised value of GVA generated by the development once fully built out and occupied is estimated to be £318m to £348 m. On this basis the GVA created by the development will be the equivalent of around 1% to 1.6% of the total value of the Berkshire economy in 2014.

Job Creation

The proposals include the Science and Innovation Park, accommodating occupiers in the agri-tech sector, life sciences and, over time, a broader spectrum of industries such as environmental management, waste management and clean energy businesses.

- It is anticipated that around 400 jobs will be created through the emergence of a cluster of closely related businesses.
- Creation is envisioned of around a further 840 to 1,600 jobs elsewhere on the Science and Innovation Park.

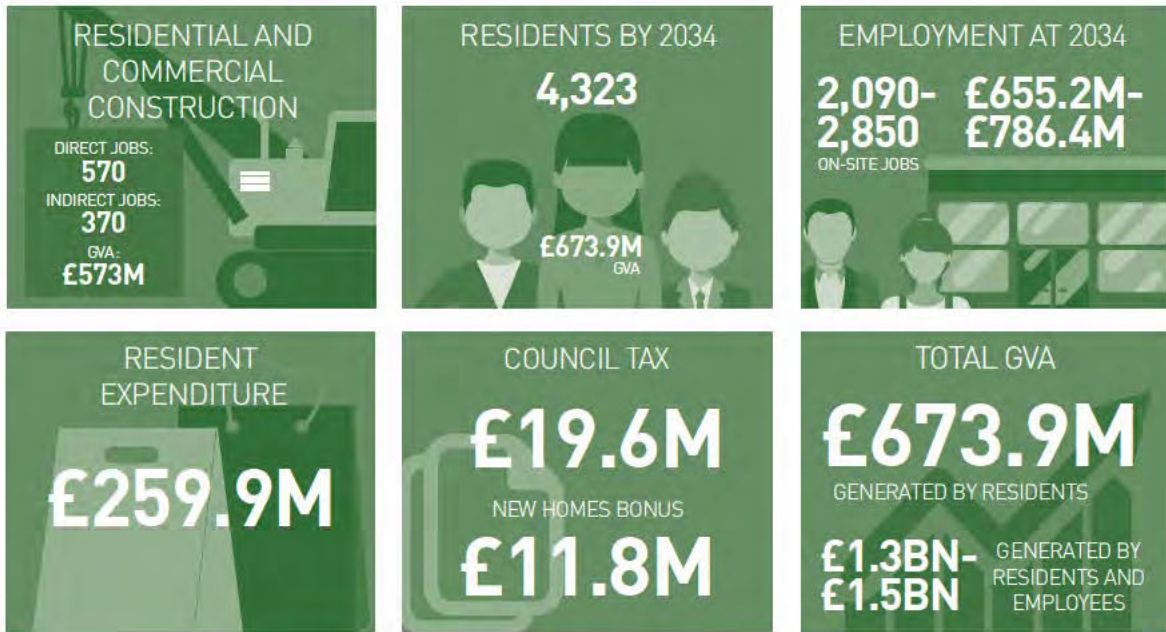
In the period 2000-2016 employment in Bracknell Forest grew by only 2.8%, compared with Wokingham (+32%). In the 17-year period 2000-2016 employment in Bracknell Forest increased by only 2,000 jobs, the equivalent of 118 jobs pa. In the same period, 2000-2016 the population of Bracknell Forest increased by 9%, an average of 575 persons pa, which implies that the Borough is not achieving balanced growth between population growth and employment provision.

The Draft Local Plan proposes the allocation of only 34,100 sq m for B class uses against an identified requirement for at least 348,520 sqm. Indeed, the Draft Local Plan reports the continuing reduction in the stock of employment floorspace, with a loss of over 9,000 sqm in 2016/17.

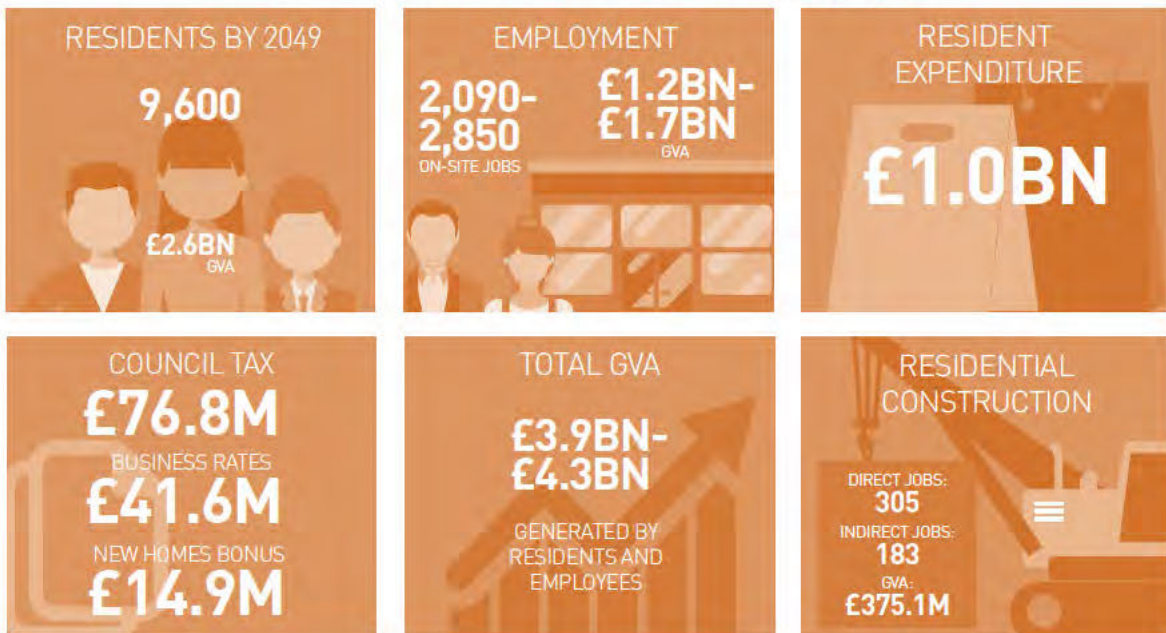
Yet BFBC has an adopted economic vision that 'the Borough should remain an exceptional place for businesses and individuals and should be home to companies from countries identified as having rapid growth potential'. In view of this, the evidence for allocating land for employment purposes at Jealott's Hill is compelling, both in the context of local and national need.

Output	Methodology
Construction Job	Utilising the CITB Labour Forecasting Tool an average monthly direct construction jobs figure is generated based on the proposed development floorspace. A multiplier is then used to assess the indirect impact across the supply chain. A GVA per worker figure is then applied to both the direct and indirect job count to give a total GVA over the construction period.
Resident GVA	The proposed development will accommodate an economically active population, estimated at around 56% of the population. The majority of these economically active residents will be in employment. A local GVA per worker figure is applied to the resident population who are assumed to be in employment, giving an annual GVA figure. The completed development will accommodate 5,437 economically active aged residents, of which 4,614 will be in employment.
Commercial Development	The proposed commercial development will accommodate the existing 850 Syngenta employees, plus a further 400 jobs linked directly and indirectly to Syngenta collaborations. A further 840 to 1,600 jobs will be created from a broader cluster of life science and clean tech businesses. A GVA per worker figure, relating specially to the Research and Development industry, has been applied to the proposed jobs profile to provide a total GVA generated by onsite employment.

Phased Construction and Occupation Period (2023 to 2034)



Phased Construction and Occupation Period (2035 to 2049)



Operational Period (2050 to 2069)



It is an increasingly complex challenge to sustainably feed a growing population. Syngenta does not have all the answers. We need to work more with partners with a broader range of expertise than us, to develop more creative and complex solutions. This is at the heart of our R&D strategy. Through a clustering effect, we see natural linkages developing with a broader range of clean technology sectors which would bring new jobs and economic growth through the Science and Innovation Park. We are not able to house and accommodate could-be collaboration partners at the existing site.

Types of Enterprise and Technologies Suited to the Proposed Jealott's Hill Science and Innovation Park*

Very Closely Related to Syngenta	Closely Related to Syngenta	Broader Clean-Tech Industries
Agri-Tech		
Contract Research Organisations, Consultancies, 7 9 Start-ups, 10 Data handling, Other collaborating agri-chemical companies, Analytical Sciences, Bio-informatics, Protein structural science, Toxicology, 3 10 Computational modelling, Synthetic biology, 4 Microbials, 1 4 Bio-pesticides, 1 4 9 Bio-controls, 9 Formulation technologies, Gene editing, Genomics, Protein crystallography, Enzymology, Chemical design, Physical chemistry, Advanced data visualisation, 4 Synthetic chemistry, Human safety studies, 8 Plant transformation technology, 1 8 Cell biology	Application technology, 7 Automation, 7 Precision farm machinery, 7 Image analysis, Food-Chain partners, Pharmaceuticals, Animal health, Soil science, Ecological services	7 Geophysical mapping, 7 Satellite imagery, 6 Farming as a service, 5 6 7 Big data, Climate science, 10 Insurance, 7 Drone technology, 7 Artificial intelligence, 7 Automated learning, Blockchain consulting, 2 3 8 10 Universities and research institutes, Landscape management, Amenity management
Environmental Management		
Contract Research Organisations, Consultancies, Agencies, Institutes, 2 5 Environmental sciences, 2 5 Regulatory science, Landscape-scale modelling, Environmental Engineering	2 3 6 7 Sustainable land management, 3 6 7 Farming efficiency, 7 Mapping technologies	CO2 footprint analysis and reduction, 5 Atmospheric monitoring, Waste management and recycling, 7 Drinking water management, Environmental remediation, 2 Wild habitat recreation & 're-wilding'
Clean Energy		
5 Biofuels, 9 Fermentation technology	Aerobic and anaerobic waste management and energy production, Industrial algal production	Energy storage, Renewable power generation technologies, Microgeneration 5 Clean transport, 10 Sensors, Smart grid technologies, Carbon capture and storage
Sustainable Construction		
	Forestry, Water infrastructure	Plant-based building materials, Energy efficiency consultancy, Green development consultancy, Energetically modified cements
Materials Science		
4 Materials analysis and testing, Molecular and crystal structural diagnostics and design, microscopy, Biopolymer design and development	Engineering thermoplastics, Resins, High performance fibres and coatings, Formulation science	Hi-tech composite materials, Nanomaterials

*Coloured numbers refer to industry sectors related to selected Syngenta collaborations named opposite.

Syngenta already collaborates in a broad range of technologies – here are just some examples of the 550 plus scientific collaborations which we have globally. But there are many other areas we need to collaborate more – and there are natural and increasing linkages to other Clean-Tech sectors which would contribute to growth in the Science & Innovation Park

1. Investment in novel RNAi technology

- Partner: investment in Devgen
- Investment in rice and novel RNAi technology

Biocontrols, Biopesticides, Cell biology

2. Finding that flower-rich habitats are key to enhancing bumblebee survival

- Partners: Centre for Ecology & Hydrology, University of East Anglia, Zoological Society for London, University College London, UK Insect Pollinators Initiative (itself funded by the Biotechnology and Biological Sciences Research Council, Defra, the Natural Environment Research Council, the Scottish Government and the Wellcome Trust)
- Largest ever study on wild bumblebee populations
- Will help manage the countryside more effectively for wild bumblebees

Wild habitat recreation, Sensors, Sustainable land management, Environmental sciences, Universities and High education institutes, Regulatory science

3. Pioneering projects to improve agriculture and food production at home and overseas

- Partners: AGCO Limited, AGCO Zambia Limited, the University of Southampton and Aberystwyth University
- High resolution data measurements from growers evaluated in Zambia and UK
- Efficiency benchmarking for productivity and environmental performance

Farming efficiency and also Land management, universities, Computational modelling

4. Investment in microbial controls

- Partner: DSM
- Deep R&D collaboration to develop microbial-based bio-controls that can protect crops from pests and diseases, combat resistance and enhance plant productivity and fertility

Microbials, Biopesticides, Biocontrols, Synthetic chemistry, Materials analysis and testing

5. Partnership to support delivery of £12.9m UK Catalysis Hub

- Partners: Several UK Universities, AstraZeneca, Diamond Light Source, GlaxoSmithKline, Johnson Matthey, ISIS, STFC Laboratories, Pfizer, Research Complex at Harwell and search Complex at Harwell
- Research into reduction of toxic gas from vehicle exhaust
- Potential to help cleaner food production, fuel, and clean up pollution – and maintain UK leadership in a clean growth field

Clean transport, Env. sciences, Regulatory science, Big data, Atmospheric monitoring

6. Investment in Farm Management Software (FMS)

- Partner: investment in Ag Connections, a leading US FMS provider
- Data-driven business to enable better and less risky decision-making by growers
- Improves resource efficiency for growers

Big data, Sustainable land mgt, Farming efficiency, Farming as a service, Digital ag

7. Investment in satellite imagery processing

- Partner: investment in FarmShots, a leader in image processing for agriculture
- Satellite imagery helps growers determine health of their farms more efficiently
- Reduces input cost and improves resource efficiency

Satellite imagery, Drone technology, Big data, AI, Automated learning, Farm machinery, Image analysis, Mapping technologies, Sustainable land management, Farming efficiency, Geophysical mapping, Automation, Startups, Water management, Digital ag

8. Partnership to develop high yield, environmentally sustainable wheat

- Partner: Rothamsted
- Co-development of high yielding, environmentally sustainable wheat
- Aimed to enable more efficient use of land and resources and reduce environmental impact

Cell biology, Institutes, Plant transformation technology

9. Investment in novel biological controls

- Partner: investment in Pasteuria
- Development of biological products to control parasitic nematodes, a type of pest

Startups, Biocontrols, Formulation technologies, Fermentation technology

10. SYield – Remote Disease Detection and Risk Prediction in Digital Agriculture

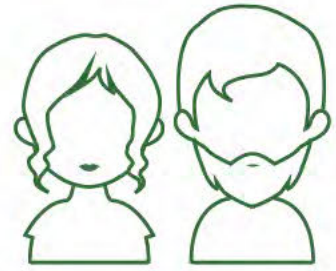
- Partners: Technology Strategy Board, Rothamsted Research, The University of Manchester, Gwent Group, Velcourt, JMC (International Imaging) and Uniscan Instruments
- Detection of diseases in oil seed rape using remote sensors and digital technology
- Improved crop management, more sustainable and profitable UK farming

Sensors, Data handling, Universities and Research Institutions, Computational modelling, Insurance



Thriving New Sustainable Community

The new sustainable community at Jealott's Hill will epitomise sustainable living based on garden village principles. New and existing residents will have access to a range of facilities within convenient walking and cycling distance including retail and leisure facilities, primary and secondary education and employment.



We seek to embrace garden village principles through:

-  leading a strong vision with community engagement
-  securing long-term stewardship of significant areas of open countryside with public access to land that is currently private
-  providing mixed-tenure homes and housing types that are genuinely affordable
-  delivering wide range of local jobs in both the Science and Innovation Park but also in the local shops, schools and community facilities within easy commuting distance of homes
-  creating beautifully and imaginatively designed homes with gardens
-  enhancing the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, pursuing low carbon and energy-positive technology to ensure climate resilience
-  supporting strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods
-  maintaining an accessible transport system, with walking, cycling and public transport designed to be the most attractive forms of local travel

The median priced house in Bracknell Forest currently costs 9 times more than median earnings and this ratio has increased by 125% since 1997. Around 950 new homes are required each year in Bracknell just to maintain a constant affordability ratio.

A full range of facilities within walking distance

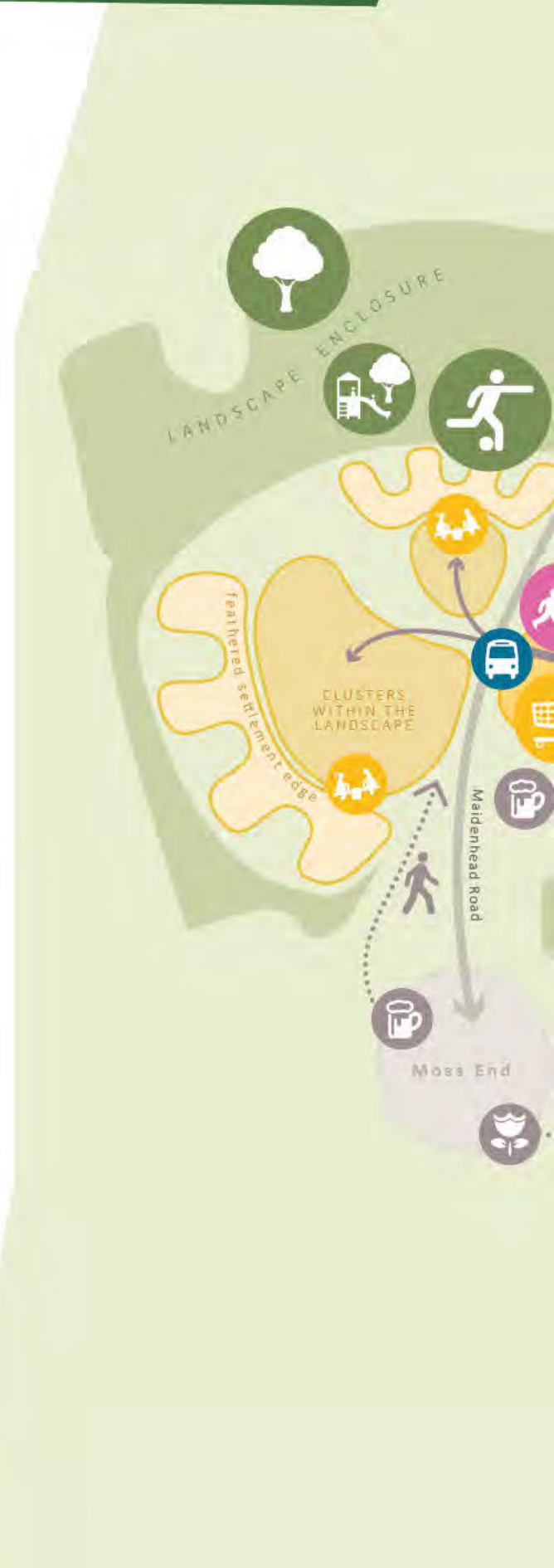
The new community would benefit from three primary schools, each located within walking distance of each residential neighbourhood and a new secondary school providing education for new residents and those within the surrounding area, reducing the need to travel.

A new local centre will accommodate retail facilities sufficient to cater for the daily needs of residents, whilst sport facilities, shared with the new secondary school, would also be available. Residents would also benefit from the substantially sized Country Park, otherwise known as the SANG, offering a wealth of walking routes which vary in length and environment, set within naturalistic new landscaping, affording public access to large areas of countryside where none currently exists.

For comparison goods, residents will enjoy sustainable and frequent public transport from the site into The Lexicon and other town centre facilities at Bracknell and Maidenhead using an enhanced 53 bus service, reducing the dependence and appeal of the private car.

To develop a new sustainable community of the scale proposed would provide the necessary critical mass, and therefore financial capability, to fund the delivery of the such services and facilities.

- | | | | |
|---|-----------------------------|---|-------------------------------|
|  | Science and Innovation Park |  | Community Landshare |
|  | The Hub |  | Allotments |
|  | Community Facilities |  | Sport and Leisure Facilities |
|  | Retail |  | Natural Equipped Area of Play |
|  | Local Equipped Area of Play |  | Nature Park |
|  | Secondary School |  | Place of Worship |
|  | Primary School |  | Public House |
|  | Public Transport |  | Garden Centre |
| | |  | Golf Course |





Jealott's Hill, a place to...

Live

Meet

Enjoy



Learn

Work

Travel



Our Vision for a sustainable science community





Within its 240 hectares site, the new community at Jealott's Hill will provide:

-  About **100,000 sqm** of high quality work space
-  Up to **4,000** attractive and affordable homes
-  Primary and Secondary **Schools** to support local need
-  Local centres with community and commercial facilities
-  Public transport and infrastructure improvements
-  More than **40** hectares of open space, sport facilities, allotments, along with the Community Landshare
-  In addition, over **46** hectares of Nature Park / SANG

Up to 4,000 New Homes

Jealott's Hill would provide 4,000 new homes and a mix of the types of housing required to support economic growth, social demographic and affordable needs, delivered at a rate of 150 per annum but with the opportunity to accelerate delivery to 200 per annum using innovative modular construction and design.

Answering Local Housing Needs

The 2017 Housing White Paper set out the Government's vision for building the homes local people need, for young professionals, older people, growing families, people on low incomes, people with disabilities and more. The Government intends to encourage investment in the private rented sector, and promote more modular and factory built homes. In order to satisfy housing need in England and tackle affordability, the Government set out a vision late 2017 to build 300,000 new homes a year in England, and one million new homes by 2020 (from 2015 manifesto). To satisfy local needs, the right mix of homes is required.



A housing mix to meet local needs

Housing would be of a high quality, incorporating a mix of low density housing towards the edges of the development, sensitively treating the interaction with the wider countryside. House sizes would vary from smaller housing types required by young professionals to larger housing required for families. Construction types will also vary, including the use of modular housing, tailored to each individual occupier needs. The mix of housing would be guided by the Council's evidence on local housing needs as contained within the Strategic Housing Market Assessment (SHMA).

Affordable Homes

The Government accepts that the housing market is broken. We must act to deliver the homes that we need, both for those who work at Jealott's Hill and the wider area. It is imperative that we deliver more homes to support young people and families. Affordability of housing has become an increasing problem in Bracknell Forest and the surrounding areas, affecting the ability of those on lower incomes, young professionals and young families from being able to get onto the housing ladder. The proposals at Jealott's Hill would contribute a significant boost to amount of affordable housing (1,400 homes), meeting the draft delivery target of 35% as stated within the Bracknell Draft Local Plan. This would be provided through a mix of tenures, including social rented, affordable rented and intermediate housing. The new housing would also support Government initiatives such as shared ownership and help to buy.





Enhanced Environment



Enhanced Biodiversity

There is an opportunity for significant habitat creation in conjunction with the proposed development. This can include restoration of existing ponds, creation of new ponds to benefit a range of species, provision of improved grassland to a species and wildflower-rich condition, provision of hunting habitat and nesting opportunities, conservation friendly hedgerow management and creation of new species-rich hedgerows.

Strategic Suitable Alternative Natural Greenspace (SANG)

The new sustainable community and Science and Innovation Park would enable the provision of over 46 hectares of Strategic SANG in two main areas, Nuptown Nature Park and Hazelwood Nature Park. This would make a significant contribution to alleviating the recreational pressure on the ecologically sensitive Thames Basin Heaths Special Protection Area (SPA), some 7km to the South of Jealott's Hill. It would achieve this through the attraction of new and existing residents from the surrounding area, and beyond including North Bracknell, drawing people in the opposite direction from the SPA. Such a large SANG could crucially enable the delivery of future development, elsewhere to the North of Bracknell.

Increased Accessibility

The NPPF promotes the improvement of accessibility to the Green Belt and the open countryside. The proposals for Jealott's Hill's new community would enable the provision of many and varied walking routes through the newly created country parkland areas (or SANG) for public use. This would provide a significant, attractive and ecologically beneficial recreational facility.

Sustainable Water Management

It is important to carefully manage surface water to prevent the risk of flooding within the site and surrounding areas. Accordingly, the proposals have been based upon technical assessment of the current routes taken by surface water and the potential locations and scale of water attenuation basins required. This has led to a sustainable surface water management strategy, incorporated into the development of the indicative masterplan for the new sustainable community.

Community Engagement

Furthermore, the site and its employees are also active in the local community through the Jealott's Hill Landshare and our recreation club is partnering with local charities. Recent beneficiaries have included THRIVE, Berkshire Vision, Thames Valley Hospice and SportsAble. We also have an active outreach programme with local schools to help pupils understand plant science and the technology used to produce food sustainably. Finally, we believe that other science and technology activities will emerge over time that could also be attracted to Jealott's Hill Science and Innovation Park due to its facilities and location and are excited by the potential that collaboration will bring.

Jealotts Hill
Community Landshare

Enhancing the Green Belt

Jealott's Hill is currently located within the Green Belt, however, there are exceptional circumstances which strongly support the release of site from the Green Belt to provide the sustainable new community and support wider sustainable development needs. There is a further opportunity to reinforce and enhance a new Green Belt boundary around the site and provide an enhanced quality over and above the current arable land through the naturalistic SANG. New and existing residents would also have far greater access to enjoy the land and appreciate the wider Green Belt.







Improved Connections

We live in an interconnected world. Yet we need to provide people with the opportunity to reduce daily travel by locating places of work, schools, recreation and new homes in proximity to each other.

Sustainable travel is the ability to draw residents, visitors and workers away from dependence on the private vehicle and using more sustainable forms of public transport.

Jealott's Hill must connect to the global Syngenta community and between Bracknell and Maidenhead with access to major transport infrastructure by rail and air from London is vital to our success. Of equal importance is our local impact and travel patterns. The new Science and Innovation Park, and sustainable new community would benefit from an enhanced convenient and frequent new public bus service, providing an attractive means of commuting to and from work, to access higher order services in Bracknell such as The Lexicon and Maidenhead in journeys of 15 minutes, for North Bracknell residents to use the country park (SANG), to access the new secondary school and onward connections to the future crossrail service and Heathrow Airport. Residents and visitors would also benefit from enhanced walking and cycling connections, a reduced need to travel through limiting the need to undertake daily trips and where travel by private vehicle is required, the benefit of improvements to the highway network.





Internalised Travel

- The land uses on-site will encourage internalised trips; to education, employment, local retail and leisure facilities;
- This will greatly reduce the number of trips leaving the site and therefore the impact on the local and strategic road network. It is anticipated that external trips could be reduced by up to 30%.
- This internalisation is a feature of a site of this scale which could not be achieved at other, smaller development sites.

Highways Improvements

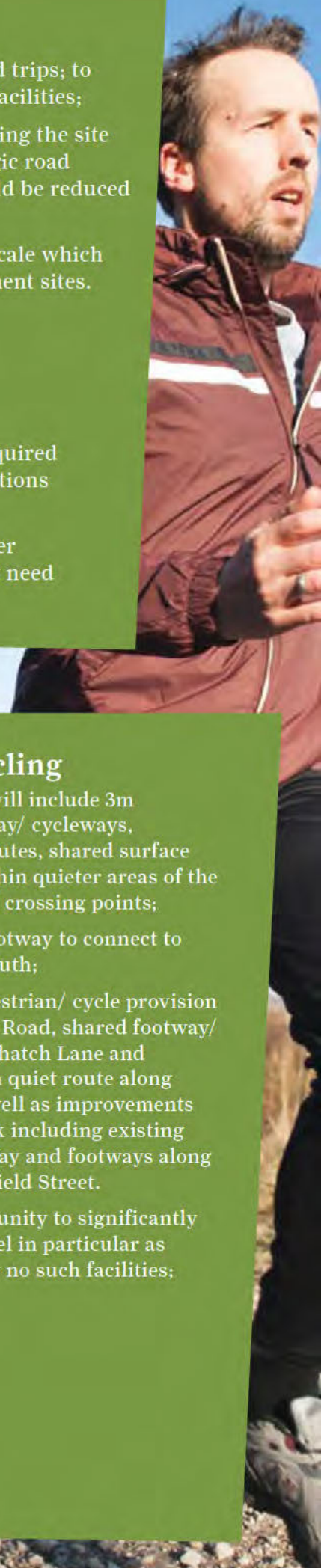
- The site has the opportunity to provide wider highway improvements at nearby junctions;
- It is anticipated that mitigation works will be required at the Warfield roundabout as well as other junctions in the vicinity of the site,;
- A site of this scale has the ability to provide wider benefits than other, smaller sites, which may not need or have the capability to mitigate wider impact.

A More Frequent Bus Connection

- Significant potential to improve existing 53 bus service which currently runs just once per hour;
- Courtney Buses have provided their support for the site, citing the increased viability of the service should the site come forward;
- Bus could be re-routed into the site and would therefore provide ease of access to site users;
- Bus could run up to 4 times per hour Monday-Saturday (using a phased approach in line with development phasing), with services also provided on Sunday;
- Key improvement not just for site, but a wider benefit providing better links between the site, Bracknell and Maidenhead for existing Syngenta employees as well as both existing rail links and the future Crossrail service.

Walking / Cycling

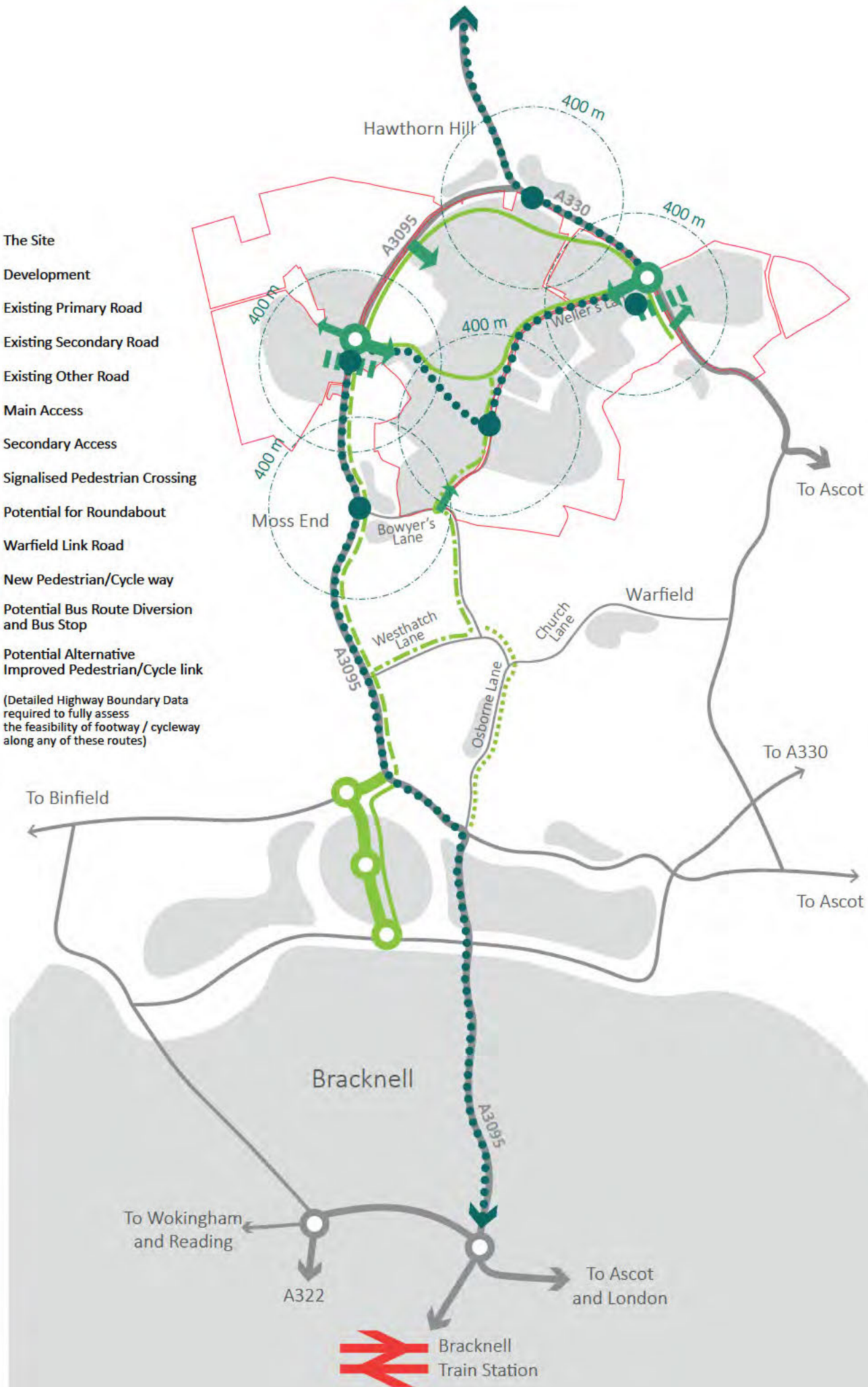
- Internal features will include 3m wide shared footway/ cycleways, dedicated green routes, shared surface arrangements (within quieter areas of the site) and dedicated crossing points;
- Provision of 2m footway to connect to Bracknell to the south;
- Links include pedestrian/ cycle provision along Maidenhead Road, shared footway/ cycleways on Westhatch Lane and Wellers Lane and a quiet route along Osborne Lane as well as improvements to existing network including existing Public Rights of Way and footways along Forest Road/ Warfield Street.
- There is an opportunity to significantly increase cycle travel in particular as there are currently no such facilities;



To Maidenhead
Train Station

- The Site
- Development
- Existing Primary Road
- Existing Secondary Road
- Existing Other Road
- ➔ Main Access
- ➔ Secondary Access
- ▤▤▤▤ Signalised Pedestrian Crossing
- Potential for Roundabout
- Warfield Link Road
- New Pedestrian/Cycle way
- Potential Bus Route Diversion and Bus Stop
- - - Potential Alternative Improved Pedestrian/Cycle link

(Detailed Highway Boundary Data required to fully assess the feasibility of footway / cycleway along any of these routes)





Deliverable Proposals

Our proposals brings economic, social and environmental benefits, and furthermore makes sure that is deliverable and developable, as specifically required by National planning policy within the NPPF for sites included as allocations within the development plan.

Jealott's Hill key deliverability assets:



Single and Committed Ownership

Unusual for a site of this scale, the site at Jealott's Hill is within the ownership of a single landowner, Syngenta, who are promoting the site for development. This provides far greater certainty over delivery than other sites, even those of far smaller scale, which are controlled by a number of different landowners with competing interests.



Specialist Consultant Team

In the preparation of the proposals for the new Science and Innovation Park and the sustainable new community at Jealott's Hill, Syngenta have enlisted the support of a number of specialist consultants. These have included consultants who are expert in planning, transport, ecology, flood risk and drainage, utilities, landscape, economic development needs and education.

This has ensured that every step of developing an indicative plan for the site, any potential constraints have been identified and solutions found, together with the identification of opportunities for significant enhancements. Having conducted a detailed specialist analysis through the consultant team, experienced in the delivery of proposals on this scale, Syngenta are able to present to the Council the options for development with full confidence in its deliverability.



Partnering with the Best Developers

Syngenta recognise the importance in the realisation of the exciting visions for the new Science and Innovation Park and sustainable new community at Jealott's Hill. Syngenta is already in dialogue with companies to deliver this vision. Accordingly, Syngenta will partner with the best developers who are experienced in delivering exciting new developments and who match Syngenta's vision for a sustainable new Science and Innovation park and sustainable new community, based upon garden village principles, of which Bracknell can be proud.



Exceptional Circumstances

The Exceptional Circumstances for the Site's Release from the Green Belt

Syngenta is not able to take forward its plans to develop a science and innovation park at Jealott's Hill without also releasing land for residential development and developing our whole site footprint.



Our ambition is to create an environment which serves a dual purpose:

- The creation of a Science and Innovation Park that stimulates creativity and interaction between businesses using science and technology in related and overlapping spheres to add value and accelerate business growth with a particular focus on agri-tech and life sciences
- The linked proposal for development of new homes to create a campus environment that will help attract and retain researchers from around the world, by creating a new sustainable community in an attractive setting. This would include new schools, shops, a GP surgery, sports facilities, open spaces, and good public transport links, and therefore enhances the ability to recruit the best staff, and fosters interaction between these workers outside of the workplace.

Jealott's Hill Research Station has been here for 90 years, well before the Green Belt was established. The site is already a major developed site within the Green Belt which already supports infilling and redevelopment within the main previously developed core of the site.

“We will put the UK at the forefront of the global move to high efficiency agriculture. Rising global demand for food and water is increasing the need for agriculture that produces more from less. Our new ‘Transforming Food Production – ‘from farm to fork’ programme will put the UK at the forefront of advanced sustainable agriculture. Over the coming years, as we replace the Common Agricultural Policy, we will increase the incentives for investment in agriculture helping to grow the markets for innovative technologies and techniques.”

Page 47: Industrial Strategy:
Building a Britain Fit for the Future

National planning policy and recent Government statements express the importance of protecting the Green Belt, however, it also states that, through the preparation or review of a Local Plan, Green Belt boundaries can be altered in exceptional circumstances. There are a number of compelling factors which demonstrate there are exceptional circumstances why the Council would be justified in amending the Green Belt boundaries around Jealott's Hill in order to accommodate the new Science and Innovation Park and sustainable new community based on garden village principles. These are set out below:

- **Syngenta is internationally significant: it is a leading agriculture company helping to feed a growing population sustainably by enabling millions of farmers to make better use of available resources.** Through world class science and innovative crop solutions, our 28,000 people in over 90 countries transform how crops are grown. **Jealott's Hill is the only major global R&D centre for new agrochemical research in the UK**
- **The new Science and Innovation Park will bring long-term, high-tech, high-wage jobs to Jealott's Hill and secure the viability of the existing jobs into the long term.** There is competition for developments and jobs like those which are the subject here from existing Syngenta locations and countries seeking to expand their innovation and technology base. The proposed development would permit the focus to be on the Jealott's Hill site and maintain jobs and investment at Jealott's Hill.
- **The Park will be the catalyst to drive business growth.** It will attract new science partners and other industries beyond agri-tech in the broader field of life sciences. This will support the national interest in the growth and innovation of exportable technologies which coalesce under the pillar of green growth
- **The UK agri-tech sector has been specifically targeted for Government support.** In February 2018, the Business Secretary announced a £90m investment to bring together artificial intelligence (AI), robotics and earth observation to improve resilience in the agri-food sector. The Business Secretary has 'set out his ambition for a revolution in agri-farming, as part of the Government's Industrial Strategy.'

This affirms the commitment set out in the Government's Industrial Strategy, published in November 2017, to 'put the UK at the forefront of the global move to high efficiency agriculture'.



- **Syngenta is a vital part of the community through the provision of high-quality and high-paying jobs** and contributing economically and socially to the Bracknell Forest borough
- The site faces competition internationally, both from inside and outside Syngenta. **Syngenta's R&D investment strategy requires us to collaborate closer with more partners** to create innovative solutions and a better dialogue around green technology. It relies on our ability to attract and retain the best minds in the sector. **The science and innovation park creates the space for this closer collaboration and with the new community it will be an attractive place to live and work**
- **The science and innovation park will generate and foster opportunities for small and medium enterprises in the area and the region. Syngenta's global reach in 90 countries provides an excellent route to market for such businesses**
- **The potential for local and national growth is considerable, and the envisioned creation of new jobs addresses the significant shortfall in employment provision in the Draft Local Plan**
- **Our values and our ambitions for Jealott's Hill match the Clean Growth agenda in the Government's Industrial Strategy.** Clean Growth will be embodied by clean construction methods used in the development. Our vision is for the science and innovation park to grow beyond a core of sustainable agri-science partners, to welcome a broad range of life science and clean-tech businesses over time
- **Significant provision of housing (particularly 1,400 affordable homes) in the context of an acute and rising need for affordable homes.** Median prices in the Borough have risen 295% since 1997 (£239,000 in absolute terms - significantly more than the national average. More affordable homes are badly needed to support employment growth in Bracknell of 610 jobs p.a. There is a significant opportunity to accelerate delivery of new homes through the use of innovation in construction, including modular design to achieve up to 200dpa
- **The proposals would create new, publicly accessible green spaces on a site which is currently private and makes a limited contribution to the function of the Green Belt.** Jealott's Hill is a major developed site including a large area of previously developed land and infrastructure. There is an opportunity to create a new defensible boundary to the Green Belt
- **Live-work community reflecting Garden Village principles with social infrastructure, including three primary schools, and a truly exceptional opportunity to deliver a new secondary school** on a 6.75ha site, which the Council acknowledges will be needed in the Borough to support future development and which no alternative has been identified. A new village centre supporting local retail and the opportunity to share meeting and innovation space with the Science and Innovation Park hub, with potential to develop excellent opportunities for public transport, walking and cycling connectivity to Bracknell (and with fast access to the new Crossrail Line at Maidenhead)
- **A significant scale site under single ownership makes this a highly deliverable proposal**
- **Significant strategic SANG of 46ha in the north of the Borough, providing a powerful draw away from the internationally protected heaths. This represents more than double the required provision** and creates a strategic resource to support delivery of further growth elsewhere in the Borough (where mitigation cannot be delivered) away from the protected heaths

Creating a new Science & Innovation Park and community will enable Syngenta to continue and expand investment at Jealott's Hill, supporting Agritech and life science innovation long into the future. This will provide Bracknell with a considerable asset.





Jealott's Hill

Our Vision for a Sustainable
Science Community

live • work • grow

Specialist Consultant Summary

Planning Context

There is considerable need for more affordable housing and employment floorspace over the emerging Local Plan period (to 2034) and beyond. Jealott's Hill presents an opportunity to use a site, which is already a major development site and provides a limited contribution to the function of the Green Belt, to create an exciting new Science and Innovation Park and sustainable garden village community with significant associated benefits. There are several important exceptional circumstances to support the case of the site's removal from the Green Belt.

The adopted Local Plan provides a focus for new development in a north western arc from Bracknell town itself, incorporating strategic development sites at Warfield, Blue Mountain, Amen Corner (north and south). As a result of a number of constraints to the south of the Borough, particularly the proximity to the Thames Basin Heaths Special Protection Area, the focus for development remains to the North of Bracknell in the emerging Draft Local Plan.

The Council's Draft Local Plan has been reduced in duration, now covering the period to 2034 (previously 2036) and seeks to deliver 3,651 dwellings against a need council states is 3,216 dwellings. The Council have used the Government's as yet draft standardised methodology to calculate Objectively Assessed Housing Need (OAHN). However, there is also a considerable need for affordable housing that will not be met by the proposed level of identified housing provision within the Draft Local Plan. From an economic standpoint, despite the Council's Economic Development Needs Assessment identifying a need of 348,520sqm (GEA) for all B class employment uses across the period to 2036 (therefore not directly matching the Council's amended Plan period), the Council have included allocations which total only 34,100 sqm for B1, B2 and B8 uses. The proposals at Jealott's Hill would make significant contributions towards these needs.

The area to the North of Bracknell town, including the site at Jealott's Hill, is predominantly located within the Green Belt. The National Planning Policy Framework (NPPF), which sets out the Government's Policy with regard to Green Belts, attaches great importance to the protection of the Green Belt (Paragraph 79), the fundamental purpose of which is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

At paragraph 80 of the NPPF, the Government sets out the five purposes Green Belt land is intended to serve, these are:

1. To check the unrestricted sprawl of large built up areas;
2. To prevent neighbouring towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.



Hawthorn Hill

A3095 Maidenhead Rd

A330 Ascot Rd

Syngenta Campus

Moss End

Warfield

Nupto

Aerial view of the site

Assessment of the Site's Performance against NPPF Purposes for land within the Green Belt

In consideration of the performance of the site against the above Green Belt objectives, it is apparent that it makes some contribution, by definition, to safeguarding the countryside from encroachment but a limited or no contribution to the remaining Green Belt purposes. Further, being a significant existing development within the Green Belt, Syngenta's Jealott's Hill site already significantly influences the character and openness of the Green Belt in this location. Given this fact, the proposed new Science and Innovation Park and sustainable new community would have limited greater impact on the openness and character of the wider Green Belt beyond the site than the current status quo.

Paragraph 83 of the NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. Significant exceptional circumstances exist to justify the release of the Green Belt at Jealott's Hill to accommodate the proposed Science and Innovation Park and new sustainable community built on garden village principles. These exceptional circumstances are summarised through this document, supplemented by a detailed Exceptional Circumstances report which forms part of our submission to Bracknell Forest.

When examining local plans, an independent inspector will need to consider whether the Local Plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. In order to be considered sound, a plan must be;

1. positively prepared by seeking to meet objectively assessed development and infrastructure requirements;
2. justified in that it is the most appropriate strategy having considered reasonable alternatives and based on proportional evidence;
3. effective in that it is deliverable over its plan period; and
4. consistent with national policy.

In order to be considered deliverable over the Plan period, a site must be able to demonstrate that there is a reasonable prospect of delivering the allocated development over the Plan period. Footnote 11 of the NPPF states that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site and in particular that the site is viable. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

In order to demonstrate that the proposed Science and Innovation Park is both deliverable and the site is developable, a specialist consultant team have been appointed to advise and guide the proposals. The findings obtained from the consultant team have effectively demonstrated that the site can be developed, and where constraints exist, suitable mitigation can be provided. A benefit of this exercise has been not only to ascertain potential constraints and what mitigation would be appropriate, but it has also enabled the robust development of the indicative masterplan, based upon specialist analysis and input, and the identification of a number of significant benefits which will benefit the local area and surrounding region.

Each consultant has provided a summary of their analysis, and these have been provided within this document for ease of reference.

Barton Willmore has undertaken an assessment of the contribution of the site to the Green Belt:

NPPF Purposes of the Green Belt	Existing Contribution of the Site	Strategic Assessment	Part 2 Assessment
To check the unrestricted sprawl of large built up areas	Limited Contribution	<p>The Site is not a large built up area. The Site does not border a large built up area. There is no evidence of ribbon development in the vicinity of the Site and it does not form part of a wider group of land parcels that act to prevent urban sprawl.</p> <p>The boundaries of the area proposed to be released from the Green Belt form strong defensible limits to development that would prevent the sprawl of the built elements within the boundary. The defensible boundaries would provide development with an element of separation from the surrounding countryside whilst creating an obvious extent to the settlement.</p>	<p>Development of the Site would not represent an outward extension of an urban area or form a physical connection between urban areas as it is not adjacent to any urban areas.</p> <p>Development of the Site provides the opportunity to create strong and defensible settlement boundaries.</p>
To prevent neighbouring towns merging into one another	Limited Contribution	<p>The Site is not adjacent to any towns. The agricultural land and woodland of the Site is adjacent to the hamlets of Moss End, Tickleback Row, Hawthorn Hill and Nuptown and therefore provides separation between the existing employment site at Jealott's Hill and these hamlets.</p> <p>Development at the Site provides the opportunity to strengthen settlement boundaries to create definite extents to development.</p>	<p>Development of the Site would not result in the merging of towns and would not constitute a step towards the coalescence of any settlements. Development of the Site offers the opportunity to create strong and defensible landscape buffers.</p>
To assist in safeguarding the countryside from encroachment	Contribution	<p>The Site encompasses areas of development and associated facilities within its central core. A commercial recycling facility is located within Weller's Covert. The surrounding land largely comprises agricultural land and lines or small blocks of woodland. As such parts of the Site are already developed and do not contribute to a permanently open character of the Green Belt.</p>	<p>The Site is contained by obvious natural boundaries that are formed by tree belts lining bridleways. Where these existing boundaries are not present, the comprehensive landscape strategy would create strong and defensible boundary that would allow for a small amount of expansion while preventing any encroachment into the adjacent landscape.</p>
To preserve the setting and special character of historic towns	Limited Contribution	<p>The Site is not located adjacent to any historic town.</p>	
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Limited Contribution	<p>The Site is not 'derelict or other urban land' but development of the Site would not prejudice derelict or other urban land being brought forward for urban regeneration due to the scale of development able to be delivered as a sustainable new settlement.</p>	

Landscape

A Landscape and Visual Appraisal (LVA) and Green Belt Review has been undertaken to establish the opportunities and constraints to development from a landscape and visual perspective; the suitability of the site to accommodate residential development; and to assess the contribution that the Site makes towards the purposes of the Green Belt as set out in the NPPF (paragraph 80). It has concluded that the introduction of additional development and landscape enhancements within the currently undeveloped agricultural areas of the Site would not cause the loss of any valued landscape elements or features that contribute to the wider farmed valley landscape.

The Site offers a limited contribution to the purposes of the Green Belt, and provides the opportunity to accommodate development whilst enhancing access and creating strong, defensible boundaries through the provision of green space and planting that better enables the surrounding area of Green Belt to meet its purposes. It is considered within the capacity of the landscape to accommodate the type of development proposed at Jealott's Hill.

The LVA has included a review of published landscape character information, planning policy, and field work to determine the landscape characteristics of the Site, its function in the wider landscape, and its influence within views from the surrounding areas.

The findings of this LVA indicate that the Site varies in character, with the developed central core of the research facility at Jealott's Hill generally set within agricultural fields and woodland blocks and belts of trees which provide a high degree of visual containment to parts of the Site. Despite its elevated location on a ridge of land, the existing research facilities and some adjoining fields benefit from a high degree of visual enclosure provided by a strong existing landscape framework. Other parts of the Site are more visually exposed, notably land to the west of Maidenhead Road, and the south eastern parts of the Site when seen from parts of Warfield and the surrounding area.

The proposed development aims to consolidate the existing developed context of the central core, where higher density residential development and a Science and Innovation Park is set within the existing framework of mature woodland and tree cover. The consolidation of development within this area would be in line with policies GB5 (Syngenta – a major developed site within the Green Belt) of the Local Plan and LP17 (Developed Site in the Green Belt: Jealott's Hill International Research Centre) of the Draft Local Plan. Lower density development occupying the more open and visually sensitive land that is currently in agricultural production would be afforded some visual screening from existing tree belts, hedgerows and woodland blocks that surround the land. This more sympathetic development, along with the provision

of green space, belts of shrub and tree planting along contour lines and drainage features, would create a landscape framework within which development is more dispersed, which would integrate it into both long and close range views; and thus reflect the characteristics of the wider Landscape Character Type C: Clay Farmlands that Landscape Character Area C1, and Landscape Character Area C2, within which the Site is situated.

Enhancing the existing belt of vegetation along the A3095 Maidenhead Road/A330 Ascot Road in the north of the Site (between Penry's Lane and Cruchfield Manor House) would provide a buffer between the existing properties and future development, as well as screen any views into the site for visual receptors in the vicinity. The planting buffer would provide the heritage asset of Cruchfield Manor House with physical and visual separation from development whilst complementing and supplementing the associated woodland copse.

Additional structural planting throughout the proposed development to supplement the existing visual containment and strengthen boundaries would enable the proposed development to be assimilated into the local and wider landscape character while limiting its visibility in both close range and long distance views. This structure planting would also create strong boundaries that form a rational extent for development, while forming accessible green corridors through and around the Site.

Development to the west of Maidenhead Road will help to consolidate the existing settlement pattern around the junction of Gough's Barn Lane and Maidenhead Road. Where the development in this area is seen in long and wide ranging views from the west (such as



Knowl Hill), it would be seen against the backdrop of the existing hilltop development that is set amongst established vegetation. The landscape framework and open spaces within the proposed development would help it to assimilate into the landscape in these longer views where it would not form a conspicuous component of the wide ranging vistas.

The creation of a large amount of Suitable Alternative Natural Greenspace (SANG) along the southern, eastern and northern boundaries of the Site will create definite, robust and permanent boundaries to development that would not reduce the neighbouring adjacent land to meet the purposes of the Green Belt that are set out within the NPPF. Furthermore, the creation of substantial green open spaces that are linked by green corridors throughout the Site, would provide access to a large area for outdoor sport and recreation along with a substantial green corridor that connects the public rights of way (PRoW) to the north and west of the Site with the Frost Folly Country Park to the south. The landscape strategy would provide large scale landscape, visual amenity and biodiversity enhancements. Shrub and tree planting within the SANG will contribute to a physical and visual separation between development at the Site and existing rural settlements as well as the Conservation Area at Warfield to the south-east, while providing habitat and recreational benefits.

In Summary, whilst the consolidation of the existing development in the central core and the introduction of additional development and landscape enhancements within the currently undeveloped agricultural areas of the Site, would result in the loss of some farmland, a broad swathe of clay farmland landscape (within which the Site is located) would remain, and the

robust boundary to the development would limit the extent of effects upon the remainder of the Clay Farmlands landscape. The existing trees, hedges and woodland on the Site would be retained to form the basis of the landscape framework, which would be substantially enhanced, providing a setting within which to accommodate the proposed development and associated open space. In addition, the Site currently offers a Limited Contribution to the purposes of the Green Belt and as such, provides the opportunity to accommodate development whilst creating strong and defensible boundaries through the provision of green space and planting, without reducing the ability of the surrounding area of the Green Belt to meet its purposes.

Although an area of undeveloped agricultural land would be lost to development, the comprehensive landscape framework would enable the creation of areas of landscape that are higher in value than the existing agricultural land that it currently comprises, while retaining and enhancing the landscape assets on the site and providing accessible green links through the site that would increase the wider PRoW network.

It is considered within the capacity of the landscape to accommodate the type of development proposed at Jealott's Hill.

Economic Need and Benefits

The development of the proposed Science and Innovation Park and New Community will secure very substantial benefits for Bracknell Forest Borough, Thames Valley Berkshire and the UK. It will secure the long-term future of Jealott's Hill by enabling the development of collaborative research programmes between Syngenta and its partners, and collaboration between other occupiers of the Science and Innovation Park. The development could address the significant jobs deficit in Bracknell Forest, and support the creation of high value jobs in science-rich sectors such as agri-tech, life sciences, clean-tech and related activities. The development could over time contribute as much as a 1% uplift to the annual economic output of Berkshire.

Syngenta is a major international agri-business company employing around 28,000 people across the world, and 2,500 people in the UK. Syngenta's Jealott's Hill Research Campus is one of the company's most important centres globally for research and development.

Jealott's Hill is located in the centre of one of Europe's largest technology clusters. Thames Valley Berkshire is a location of choice for many major global technology businesses, fast growing ambitious mid-sized firms and, more recently, entrepreneurial, disruptive tech start-ups.

Jealott's Hill is a key part of this technology cluster and a key asset in terms of the UK Science and Technology base. The Jealott's Hill Research Campus has the scale, depth and breadth of expertise and reputation in the core scientific skills required to address the global challenges facing the agricultural sector.

Around 850 people work at Jealott's Hill, the great majority being research scientists. The research team at Jealott's Hill is currently managing bio-science research projects with a total value in excess of £1 billion. The UK does not have any comparable sites in this sector.

However, there is a need to invest in redeveloping functionally redundant research buildings at Jealott's Hill and to create the environment for a leap forward in collaborative research. This is required in order for Syngenta and other related businesses to compete globally.

Syngenta is proposing to develop around 95,400 sq m of new R&D floorspace in the form of a new Science and Innovation Park. This will, in part, replace 23,300 sq m of B class floorspace which is functionally redundant. This new space is to be used by Syngenta, its commercial partners, and related businesses.

The new Science and Innovation Park and the redevelopment of the existing buildings will encourage Syngenta to sustain and build upon the existing infrastructure and the expertise of its staff at Jealott's Hill. The opportunities for collaboration with related businesses will re-inforce the Jealott's Hill's research capabilities.

The Science and Innovation Park, is expected to attract occupiers in the agri-tech sector, life sciences and, over time, a broader spectrum of industries such as environmental management, waste management and clean energy businesses. Occupiers will include small and medium-sized enterprises as well as larger businesses.

The Science and Innovation Park will be unique in a UK context of having at its heart, one of the largest commercial R&D facilities in the UK, run by an international business that has global reach; and that wants to work collaboratively with other businesses, small and large.

The Government's Industrial Strategy published in 2017 recognises the critical importance of R&D collaboration between international businesses, small and medium size enterprises, and universities. Syngenta already works in close partnership with many UK universities.

The Government has recognised the substantial opportunities for the UK in the agri-tech sector in the Industrial Strategy published in 2017 and has identified it as a priority sector. This builds upon the Government's 2013 document 'A UK Strategy for Agricultural Technologies'.

As Syngenta develops its programme of collaborative R&D with partners, it envisaged that this network of relationships could lead to the creation of around 400 jobs. Some of these jobs will arise from projects that involve Syngenta. However, is expected that other jobs will be created through collaborations between other businesses attracted to the Science and Innovation Park because of the mutual benefit in a working in an innovation-rich environment with scope for interaction between people and businesses.

The investment in new buildings and creating an innovation-rich working environment will help build upon the very substantial contribution that Syngenta makes to the local economy. Around 650 people currently work at Jealott's Hill. This makes Syngenta one of the largest employers in Bracknell Forest.

Syngenta is the largest employer of scientists in Bracknell Forest, and a source of well-paid employment. Staff at Jealott's Hill are paid on average 14% more than the average employee in Bracknell Forest. This reflects the specialist technical skills and business expertise of those who work for Syngenta at Jealott's Hill

Syngenta's Jealott's Hill operations spend more than £100 million each year on salaries, purchases of goods and services, business rates etc. Over £40 million of the expenditure of £100 million by Jealott's Hill is on salaries and contract staff. This expenditure supports many jobs in the local economy.

There will be capacity for creation of around a further 840 to 1,600 jobs elsewhere on the Science and Innovation Park in addition to the 400 jobs associated with the development of life-science and related activities, in which Syngenta will be a key participant.

These jobs 840 to 1,600 are expected to be in businesses that have a less direct linkage to the cluster of agri-tech and life sciences businesses. However, the occupiers are likely to be R&D focused, involved in sectors as diverse, for example, as digital technology, engineering and waste management.

This investment will mean that total employment at Jealott's Hill could eventually grow to as much as 2,090 to 2,850 jobs including the 850 existing Syngenta jobs on site. It would take time to achieve these levels of employment since the aim is to be selective in who is allowed to locate in the Science and Innovation Park, in order to foster creative interaction between occupiers.

The residential aspect of the proposals entail development of a new community of 4,000 homes. This is a key part of the integrated development proposals for Jealott's Hill providing jobs, homes and community facilities.

Providing an attractive working and living environment is critical to employers enabling them to recruit and retain top talent; top talent will deliver innovation, jobs, exports for the UK and support growth in the local economy. A key benefit of working at Jealott's Hill will be that staff will be able to live within walking and cycling distance of their place of work.

The combined offer of a creative working environment in an attractive location, a concentration of some of the best minds in the industry, and the opportunity to live in a thriving community with all essential amenities and within walking or cycling distance of their place of work, will distinguish Jealott's Hill from many other business and science parks.

The development of the new community will also create further jobs in the provision of services to the new community (eg schools, shops, leisure activities) that are part of the proposals for Jealott's Hill. The number of jobs created is expected to grow as the population of the new community increases.

In addition, a significant number of construction jobs would also be created and maintained over a long period of time, associated with the building of the Science and Innovation Park and the new homes and related buildings such as schools.

The anticipated time frame for development of the Science and Innovation Park and the Jealott's Hill residential community is 2023-2049. In this time frame, the development could deliver the following economic benefits, depending on the pace of take-up of business space:

- £10.8 m in Business Rates (cumulative 2023-34) and £41.6 million in Business Rates (cumulative 2035-49)
- Retention of 850 existing jobs and enabling of between 1,240 and 2,000 new jobs associated within the Science and Innovation Park
- By 2034 it is expected that total employment associated with the Science and Innovation Park could be around 2,090 to 2,850 jobs
- Additional economic output of £3.9 bn to £4.3bn measured in Gross Value Added (GVA) (cumulative total for the period 2023-49)
- The full economic benefits in terms of economic output will be delivered in the period 2050-69. In this time frame the additional economic output is estimated at £318-348 million pa

The residential elements of the Jealott's Hill would also generate significant financial, GVA and employment, outputs over the period 2023-2049 as follows:

- £19.6 m of Council Tax revenues (cumulative 2023-34), and £76.8 m in Council Tax revenues (cumulative 2035-39)
- A potential for payment of £26.7 million in New Homes Bonus, based on development of 4,000 homes, of which 35% are assumed to be affordable homes
- Additional economic output measured in GVA associated with additional employed residents of £674m (cumulative total for 2023-34) rising to £4.7bn (cumulative total for 2050-69)

Further employment and economic outputs (GVA) would be created in construction and related activity, for example direct investment in equipment and purchase of services by businesses on the Science and Innovation Park. The scale of these benefits will depend on the speed of development and take up of the new floorspace that could be provided on the Science and Innovation Park.

Thames Valley Berkshire LEP estimates that the total GVA of the Berkshire Economy in 2014 was about £30bn. The annualised value of GVA generated by the development once fully built out and occupied is estimated to be £318m to £348m. On this basis the GVA created by the development will be the equivalent of around 1% to 1.6% of the total value of the Berkshire economy as recorded in 2014.

Sustainable Transport

A detailed Transport Appraisal has been conducted to identify the opportunities and constraints (regarding highway infrastructure) which require consideration. It has been identified that the site is well located and with suitable public transport and highway infrastructure improvements the proposals would be considered sustainable. Several opportunities for public transport and highway improvements have been considered as part of an overall sustainable transport strategy for the site. It is considered that these improvements will increase the sustainable connectivity of the site with the surrounding areas, in particular Bracknell Town Centre and the Lexicon. Beyond the immediate region, the site would benefit from sustainable access via Crossrail at Maidenhead, and international connections from Heathrow and Gatwick airports. In transport terms, the site is considered sustainable and deliverable.

The development of the site offers the chance to significantly enhance the sustainable transport connections between Syngenta and Bracknell as well as between Bracknell and Maidenhead, which will help to facilitate a significant modal shift away from the private vehicle to more sustainable modes of transport.

There are opportunities to provide a comprehensive sustainable infrastructure strategy which would include the direct provision of pedestrian and cycle connections from the site to Bracknell Town Centre and Railway Stations as well as other key facilities and educational establishments. Cycle links into Bracknell

will be a particular benefit to site users, with options to create both on and off-road, commuter and quiet routes from the site into the Town Centre. Various options that can be delivered within the highway have been considered, which include routes for both pedestrians and cyclists along Maidenhead Road, a shared footway/ cycleway along Westhatch Lane and quiet on-road routes along Osborne Lane, as well as further improvements to existing Public Rights of Way and footways on Forest Road/ Warfield Street.

A significant opportunity would be the enhancement of the no.53 bus route which runs between Bracknell and Slough, passing through the site hourly. The operator

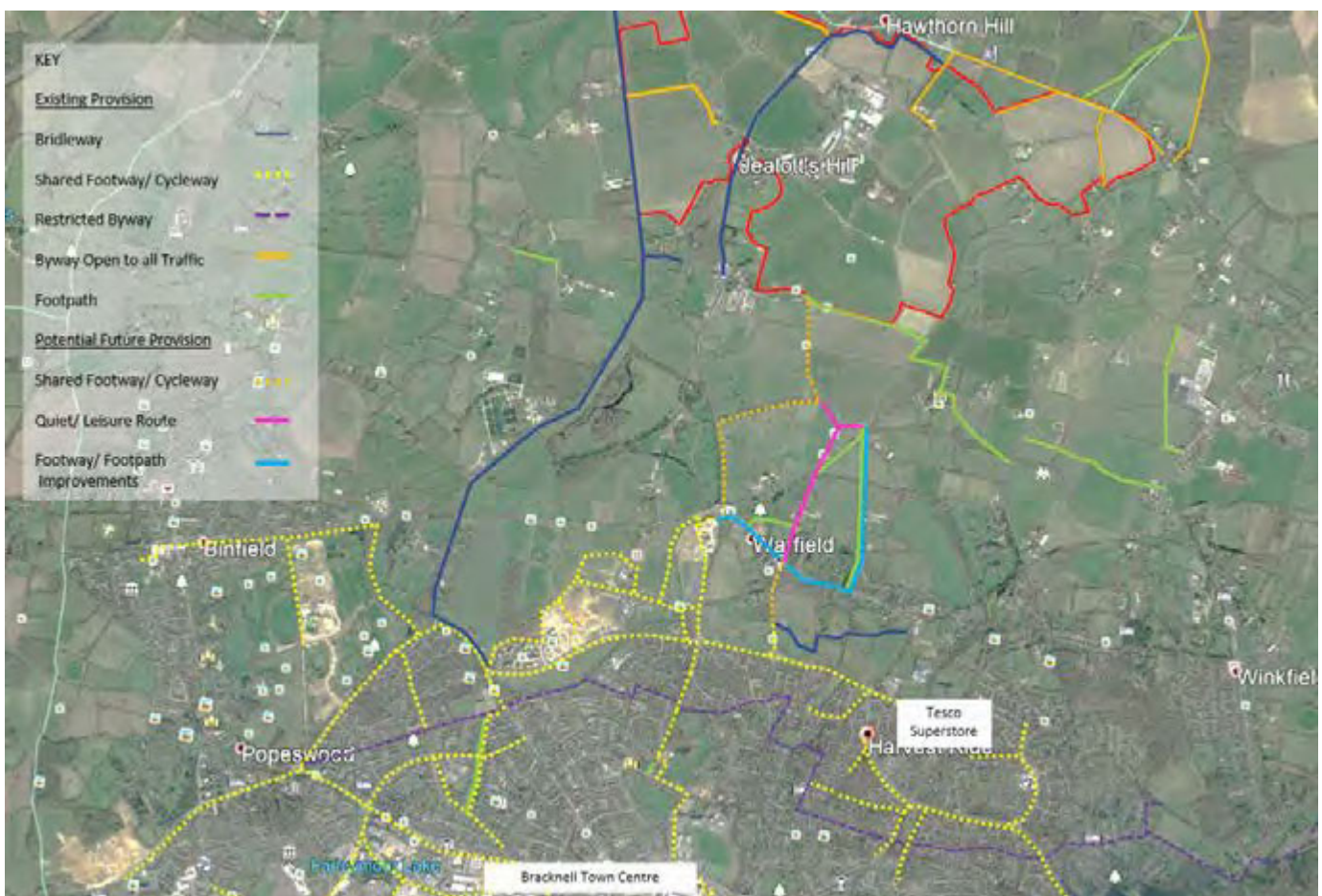


Figure 1 - Initial Walking & Cycling Strategy

of the no.53 service (Courtney Buses) have provided their full support for the possibility of re-routing this bus through the development and providing a more regular service of up to four buses per hour (using a phased approach in line with development phasing which is anticipated to be c.150 dwellings per annum); increasing the long-term viability of this service, both for residents and for the existing population. The no. 53 bus provides onward connections via the national rail network and to Maidenhead to access Crossrail, and improved frequency of this service would provide a more viable link between Bracknell and the strategic rail network.

The site is well located between Bracknell and Maidenhead with the potential to utilise the existing access points onto Weller's Lane via the A330 and onto the A3095 Maidenhead Road; two significant routes between the Town Centres. Three site accesses have been designed as roundabouts to ensure their suitability for the site, in accordance with DMRB requirements. Capacity modelling has been undertaken at these roundabouts, which demonstrates that they are successfully able to accommodate future development traffic. From the site, development traffic would most likely follow existing trends, with approximately 47% of residential trips travelling south in the AM Peak towards Bracknell, 31% of residential trips travelling north in the AM Peak towards Maidenhead and the remaining trips travelling east. For the Science & Innovation Park, the majority (approximately 60%) of vehicles travel from the south, with approximately 24% travelling from the north.

A site of this scale would provide the opportunity to include a number of land uses including education, employment and retail facilities which would limit the need for travelling outside the site; it is anticipated that this 'internalisation' could reduce vehicle trips from the residential aspect of the development onto the local road network by up to 29%, based on data taken from the National Travel Survey. This internalisation will be further encouraged by the provision of high quality walking and cycling links between the residential zones and the wider facilities.

Junction modelling analysis has been undertaken to establish the existing and potential future capacity at 16 junctions surrounding the site and on routes to likely destinations. Junction improvements are required at a number of junctions, as expected due to the large volume of north/ south traffic using key junctions on the route to Bracknell Town Centre in particular. The mitigation options are presented in full within the Transport Appraisal. There are no fundamental reasons why proportional improvements could not be made to mitigate the potential traffic impact in conjunction with public transport improvements.

There are no overarching reasons why a suitable and comprehensive strategy could not be achieved. A site of this scale would provide a number of key transport opportunities, including:

- the ability to be self-supporting and self-sustaining whilst helping to internalise vehicle and multi-modal trips
- potential for large contributions and provision of infrastructure improvements that can be delivered, to the benefit of the existing area and future residents and employees
- by focusing development in one location it means it would be possible to deliver and bring forward a comprehensive and commercially viable public transport and movement strategy
- enhanced bus routes and frequencies will improve access choice for existing Syngenta employees and residents of both Bracknell and Maidenhead
- maintaining the viability of the 53 bus service and enhancing Bracknell's connection to Crossrail services at Maidenhead Station
- the ability to provide, through funding, significant (and 'strategic') highway capacity improvements at a level appropriate for the scale of the development
- a more flexible and phased delivery programme of improvements which allows for more opportunity and influence for the local authority

Housing Need

A detailed assessment of Objectively Assessed Housing Need (OAHN) has been conducted. It has concluded that OAHN is around 700-730 dwellings per annum (dpa) over the emerging Local Plan period; higher than the Council's 635dpa set out within the Berkshire Strategic Housing Market Assessment (BSHMA) and that used in calculating need for the Draft Local Plan. It is considered that 700-730dpa should be considered the minimum OAHN required for the Borough to support demographic and economic-led needs and address affordable housing need. An increase would be required above this range to ensure affordability does not worsen over the Plan period, and to meet affordable housing need in full.

Housing need is currently determined using the Objective Assessment of Housing Need (OAHN) require by the policies of the National Planning Policy Framework (NPPF, March 2012), and the NPPF's supporting Planning Practice Guidance (PPG, March 2014 as amended). The Draft revised NPPF and PPG (March 2018) proposes a standard method for calculating local housing need, however this is at consultation stage only and therefore holds little weight. Furthermore, it is not expected to take effect for Plan making purposes until at least November 2018. The existing OAHN method should therefore be used until the revised method becomes policy.

Bracknell Forest Council's (BFC) OAHN is set out in the 2016 Berkshire Strategic Housing Market Assessment (BSHMA) and suggests OAHN is 635 dwellings per annum (dpa) for BFC. Barton Willmore (BW) have a number of concerns with the BSHMA's method for reaching this figure. The most notable is the date when the BSHMA was published (Feb 2016), meaning much of the evidence was prepared in 2015. An update is required.

Our primary concern is the number of jobs (322 jobs per annum – jpa) which the BSHMA concludes should underpin the OAHN. This is based on historical trends of job growth and ignores a much higher (669 jpa) forecast in the BSHMA. Furthermore, linked to the number of jobs is the BSHMA's assumptions concerning economic activity rates (EARs). The EARs included in the BSHMA are considered to be too high, meaning that less people will be needed to be brought into the Borough, leading to an underestimate of homes to support jobs.

The BSHMA's authors (GL Hearn) represented the Council in a recent appeal and stated that job growth should be 600 jpa, thereby updating their BSHMA position.

Notwithstanding our conclusions showing an OAHN of 700-730 dpa in Bracknell Forest, our market signals analysis should be noted. There is not one method for establishing a market signals uplift, however using the OBR price elasticity calculator endorsed by the Mid Sussex Local Plan Inspector (February 2017), 950 dpa would be required to keep affordability ratios at 2016 levels in 2037.

Furthermore, Planning Practice Guidance states "an increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes." The section 78 appeal decision referred to above concludes affordable need in BFC is 'acute' due to low delivery in the past few years. This suggests BSHMA's evidence does not reflect the extent of affordable need in BFC in 2018 and the SHMA's evidence should be updated. Notwithstanding this, based on the BSHMA evidence, an OAHN of 649 dpa would be required to deliver full affordable housing need (based on a 35% affordability threshold). However, this increases significantly to OAHN of 911 dpa if a 30% affordability threshold is applied. As discussed this is likely to increase further if the SHMA's evidence is updated to reflect the most recent affordable housing need evidence.

In this context, 700-730 dpa should be considered the minimum OAHN in BFC to support demographic and economic-led needs and help to address affordability and affordable housing need. However, an increase to this range would be required to ensure affordability does not worsen over the Plan period, and affordable housing need were to met in full.

Historic Environment

With a number of historic assets within and outside the site boundaries, a Built Heritage Statement has been produced which assesses the significance of heritage assets in and surrounding the Site and the potential impacts of the scheme on this significance. All impacts on heritage assets have been assessed as less than substantial. Weighed against the public benefits of the proposals in line with the NPPF, historic assets are not considered to present an insurmountable barrier to development.

The production of this heritage statement was based on the findings of historical research, a site walkover survey and assessment conducted from publicly accessible locations around the Site, map studies and the application of professional judgement.

This report concludes that the majority of listed buildings located within 1 km of the proposed development will be unaffected by the proposals due to the distance from the site, intervening development and tree screening, and lack of any visual or functional connection between the assets and the Site. It is considered that the proposed development has the potential to impact on the significance of eight listed buildings.

Jealott's Hill Farmhouse, the Stable Building to the north-east of Jealott's Hill Farmhouse and the Barn to the north-west of Jealott's Hill Farmhouse are all located within the Site boundary and are Grade II listed. The rural setting of these has already been altered due to the growth of the research facility through the twentieth century. Whilst the loss of some more of the rural setting will impact on the assets, this will be less than substantial in nature. In addition, the renovation of these buildings and integration within the new village centre will support their long term viability and provide a new life for these older buildings, which will serve to mitigate some of this harm.

The Church of St Michael and All Angels experiences some rural outlook over the southern parts of the Site, albeit impeded by the adjacent carpark. The loss of some of this rural space will result in a minor degree of less than substantial harm, however this could be mitigated to some degree with the provision of further tree-screening at the southern extent of development, which would soften the urban edge.

Cruchfield House is currently heavily screened from the Science Park due to planting. Whilst there will be some loss in rural outlook, this will be mitigated as part of the development landscape strategy and harm will be less than substantial in nature. Large areas of naturalistic open space with substantial landscaping to screen development will limit impact to Nuptown House and Rectory House, to ensure that impact from loss of rural outlook will be minimised. As with Cruchfield House therefore harm will be at the lower end of less than substantial. The New Leathern Bottle also has the potential to be impacted through loss of rural setting, however as with Cruchfield House, Nuptown House and Rectory House this will result in a minor degree of less than substantial harm.

All impact to heritage assets is therefore assessed as being less than substantial, which should be weighed against the public benefits of the proposals in line with Paragraph 134 of the NPPF.



Jealott's hill farm listed barns



Flood Risk and Drainage

Abley Letchford Partnership Limited has been commissioned by Barton Willmore LLP on behalf of Syngenta UK to provide a flood risk and drainage overview in support of a site promotion for a new Science and Innovation Park around their existing facility at Jealott's Hill, Bracknell.

It is considered, having assessed the site for flood risk and drainage, both on and off site, that the development would satisfy national planning policy requirements within the NPPF and can be justified in the proposed location. The site is not at risk from fluvial flooding and any increase in surface water runoff can be managed through the use of sustainable drainage techniques.

Consideration has been given to existing and proposed flood risk within the immediate vicinity, drainage measures to deal with the proposed development and flood risk, and to identify any major constraints or opportunities in providing a drainage strategy to the development.

Existing Site Features and Drainage

The existing site comprises mainly of open farmland with sporadic buildings, open space and landscaping/ woodland.

The topography of the site is dominated by a distinct ridgeline flowing east west along Wellers Lane with the land either side falling north west and south east respectively.

A myriad of drainage features, mainly consisting of existing ditches alongside road, path and field boundaries, takes flow from the site ultimately discharging to The Cut, to the west of the site. The Cut is a Binfield to River Thames confluence flowing into the Maidenhead Ditch. Currently it appears surface water flows unrestricted from the site, with the only barriers to flow being the capacity of the existing ditches and culverts that cross the highway networks.

Flood Risk

The site is not at risk from flooding. According to the Environment Agency's Flood Zone Maps, the Site lies entirely within Flood Zone 1. This zone comprises land where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year.

The site lies in the catchment of The Cut located to the west of the site. The Cut is a 'Main River' and will not affect the site in a fluvial manner as it is located some way, in distance and below the sites elevation.

The GOV.uk website and local available documents indicate there is no history of flooding at the Site from heavy rainfall events or overland flood routes. However, the maps indicate overland flow routes across the site.

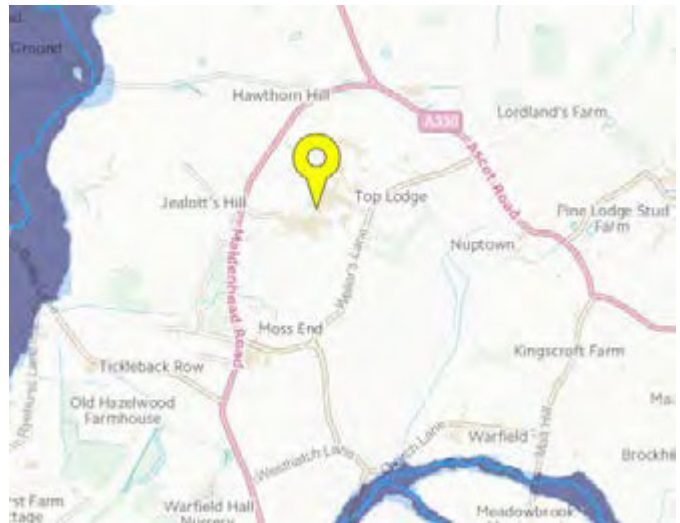


Figure 2 - Environment Agency's Flood Zone Map



Figure 3 - Environment Agency's Surface Water Map

The proposed development will provide positive improvements to overland flow with surface water being intercepted, stored in attenuation areas and discharged at controlled rates. The existing ditches, will be upgraded, where feasible, to provide an increased storage potential and managed watercourses. Where it is not feasible to upgrade an existing ditch, due to external influences such as trees, the adjacent land will be modelled to assist with flow management and provide redundancy.

In addition, the remaining Greenfield areas will be managed with grass and vegetation providing a surface treatment more conducive to reductions in overland flow.

Not only will these measures assist in management of surface water on site, but also contribute to a reduction in flood risk downstream, as the discharge rate off site is controlled, restricted and attenuated on site. However, cognisance will be taken to ensure downstream receptors are suitably recharged.

The SFRA, EA and GOV.uk websites and local available documents indicate there is no existing flood risk from: reservoirs, sewers, canals or other artificial sources.

Drainage Strategy

Changes of land use can have significant downstream impacts where existing drainage systems may not have sufficient capacity for any additional surface water flow.

A surface water management strategy for the development will be required to manage and reduce the flood risk posed by the surface water runoff from the site.

An assessment of the surface water runoff rates has been undertaken, in order to determine the surface water options and attenuation requirements for the site. The assessment considers the impact of the site compared to current conditions. Therefore, the surface water attenuation requirement for the developed site can be determined and reviewed against existing arrangements.

The surface water drainage arrangements for any development site should be such that the volumes and peak flow rates of surface water leaving a developed site are no greater than the rates prior to the proposed development, unless specific off-site arrangements are made and result in the same net effect.

Sustainable water management measures should be used to control the surface water runoff from the proposed development site, therefore managing the flood risk to the site and surrounding areas from surface water runoff.

A surface water management strategy, including SuDS, for the proposed development has been developed to manage and reduce the flood risk posed by the surface water runoff from the site. The drainage system for the proposed development will manage and reduce the flood risk posed by the surface water runoff from the site.

Conclusion

The site has been assessed for flood risk and drainage, both on and off site.

It is concluded the assessment demonstrates that the development satisfies NPPF and can be justified in the proposed location. Any increase in surface water runoff can be managed through the use of SuDS techniques.

Within the context of flood risk and drainage, the Site passes the Sequential Test with respect to NPPF and is suitable for the type of development proposed.

A Drainage Strategy, including SuDS, will be implemented to control surface water on site and ensure off site discharge is controlled to an agreed rate.

The assessment demonstrates that by incorporating measures to accommodate flood risk within the development and by providing a sustainable surface water drainage strategy, the proposed development does not pose a flood risk that would conflict with the site allocation.

Utilities Provision

Abley Letchford Partnership Limited has been commissioned by Barton Willmore LLP on behalf of Syngenta UK to provide a utility overview in support of a site promotion for a new Science and Innovation Park around their existing facility at Jealott's Hill, Bracknell.

Sufficient capacity is, or can be made available in order to serve the proposals.

There is no reason, from a utility constraint or supply availability perspective that would conflict with the site allocation.

The purpose of this statement is to identify existing utility apparatus within the immediate vicinity and to identify any major utility constraints or costs in providing new utilities to the development that would compromise the deliverability of scheme.

Each utility has been examined to assess the potential to connect the proposed development zone, and the availability of connections has been identified within the surrounding area.

Utility Strategy:

Electricity

Scottish and Southern Electricity (SSE) is the regional distributor for the area. Electricity apparatus is located throughout the surrounding area, with numerous underground and overhead 11kv circuits and corresponding sub stations. More significant 33kv overhead assets are located toward the north-west of the development area along Hazelwood Lane and Pendry's Lane.

The development area and wider locality is well served by SSE apparatus, and the presence of 33kv overhead lines is not considered to be a constraint given the proposed land use of passive open space. Indeed, the presence of 33kv systems in the immediate area is a positive addition to the availability of future electric capacity.

In terms of future demands, a Feasibility Study has been lodged with SSE to derive possible offsite reinforcement requirements.

The proposed dwelling numbers and increased employment use will require new High Voltage 11kv circuits within proposed estate roads/footways, together with new onsite sub stations in order to provide the necessary connectivity. Given the expansive built form, this is not considered to be detrimental or unusual.

The Illustrative Masterplan allows ample space for such apparatus to be located within the development area.

The proposed highway access improvements will interface with existing SSE apparatus, which may result in asset diversion or protection. Such activities are standard, and are not considered to be prohibitive given the scale of development.

Gas

National Grid Gas (NGG) is the primary gas transporter for the area. Low pressure gas apparatus is located within many of the surrounding public roads. Additionally, a medium pressure system is located within the existing Syngenta facility which in turn connects to medium pressure assets within Weller's Lane and therein Ascot Road.

The presence of medium pressure is positive in respect to increased requirement for employment land uses. Coupled with the existing low-pressure gas networks within the immediate vicinity, NGG's ability to serve the whole development area is not considered to be an issue.

NGG will need to undertake Impact Assessments as part of their development review, and any offsite reinforcement works will be established.

New low pressure supplies serving the proposed residential dwellings will be sited within the estate roads/footways, and it is assumed that the expanded employment area will be fed by the existing medium pressure mains within the existing facility or via ancillary main extensions.

The proposed highway access improvements will interface with existing NGG apparatus, which may result in asset diversion or protection. Such activities are standard, and are not considered to be prohibitive given the scale of development.

Potable Water

South East Water Limited (SEWL) are the regional distributor for the area. An existing covered reservoir is situated to the east of the development area close to the junction of Weller's Lane and Ascot Road. This reservoir provides supply to apparatus located within Ascot Road, Maidenhead Road and Pendry's Lane and therein the surrounding villages.

The existing reservoir is unaffected by the proposed development, and given the surrounding SEWL assets, capacity is unlikely to be an issue, although any shortfall will be the responsibility of SEWL following recent changes in their charging methodology.

New potable water mains would be located within proposed estate roads/footways as required.

Telecommunications

Given the proximity to existing residential dwellings and the existing Syngenta facility, it is likely that the surrounding area is well served by existing telecommunication apparatus.

Several providers such as Openreach or Virgin Media would be capable of serving the proposed development, however Openreach has a "Universal Service Obligation" to provide network to the site boundary at their expense.

This would provide Fibre to Premise capabilities to the whole development area.

More significant telecommunication apparatus exists within Ascot Road. Such assets typically provide national telecommunication connectivity, as opposed to more regional links, and as such can attract a premium to divert or protect. However, given its locality within public highway, constraints relate to proposed access points as opposed to proposed residential development or employment expansion within existing greenspace.

Ecology

An ecological walkover survey has been conducted which has identified the majority of the site is arable and current biodiversity interest is mainly surrounding species-rich hedgerows and small woodland areas. A number of significant ecological enhancement opportunities have been identified, which can be provided predominantly within the large new country park. The country park would also feature as a strategic scale Suitable Alternative Natural Greenspace (SANG) which would have the significant benefit of drawing recreational pressure away from the Thames Basin Heaths Special Protection Area to the south of the Borough. The SANG could also unlock further development potential in the north of Bracknell.

The majority of the site has been subject to modern farming methods in its recent past, including for research purposes. Much of the land is arable with limited current biodiversity interest; broken up by mainly species-rich hedgerows and small woodland areas of varying ages that have been subject to significant reorganisation in recent years, and the occasional pond.

In terms of grasslands, the soil and geology of the area gives rise to the development of mainly mesotrophic conditions, which become weakly acidic in the better drained sandy and gravelly areas.

Whilst the larger areas of grassland have been fertilised and re-seeded and are of negligible ecological interest, small patches of more species-rich semi-improved grassland occur around the campus buildings, with some notable species such as a large Bee Orchid population. These richer areas could form the basis of a very significant project to restore 'lowland meadow', a habitat of principal importance for nature conservation under Section 41 of the Natural Environment and Rural Communities Act 2006. This could be done either in situ if richer grassland areas retained as public open spaces, or through use of the soil seed bank to restore biodiversity back to larger parts of the large rural hinterland of the estate.

The habitats of both the site and its surroundings are likely support a range of fauna including amphibians, reptiles, breeding and overwintering birds (particularly farmland birds), mammals such as bats and Badgers, and invertebrate assemblages.

Ecological Enhancement Opportunities

Whilst some of the ecological features mentioned will present constraints that will influence the spatial layout of development, the opportunities for positive habitat creation and restoration to be delivered in conjunction with development are significant.

Opportunities for delivering net biodiversity gains in conjunction with the development proposals include:

- Improved Green Infrastructure connections between two neighbouring Biodiversity Opportunity Areas (BOAs) to the north;
- The restoration of existing ponds by thinning surrounding vegetation and trees to let in light, which will benefit the growth of aquatic plants, and by extension species that rely upon them such as aquatic invertebrates and amphibians;
- The creation of new ponds, to benefit species such as amphibians and Grass Snake, as well as bats that will forage on the related insect biomass;
- The restoration of existing areas of mesotrophic grassland to a species and wildflower-rich condition through positive management, and the creation of new areas of such grassland either through arable reversion or conversion of improved grassland;
- The provision of hunting habitat and nesting opportunities for Barn Owl, and similar habitat creation for other farmland bird species (in particular Hedgerow nesters such as Yellowhammer);
- The implementation of conservation-friendly hedgerow management measures such as laying, that will provide improved nesting and foraging habitat for birds and also benefit small mammals; and
- The creation of new species-rich native hedgerows.

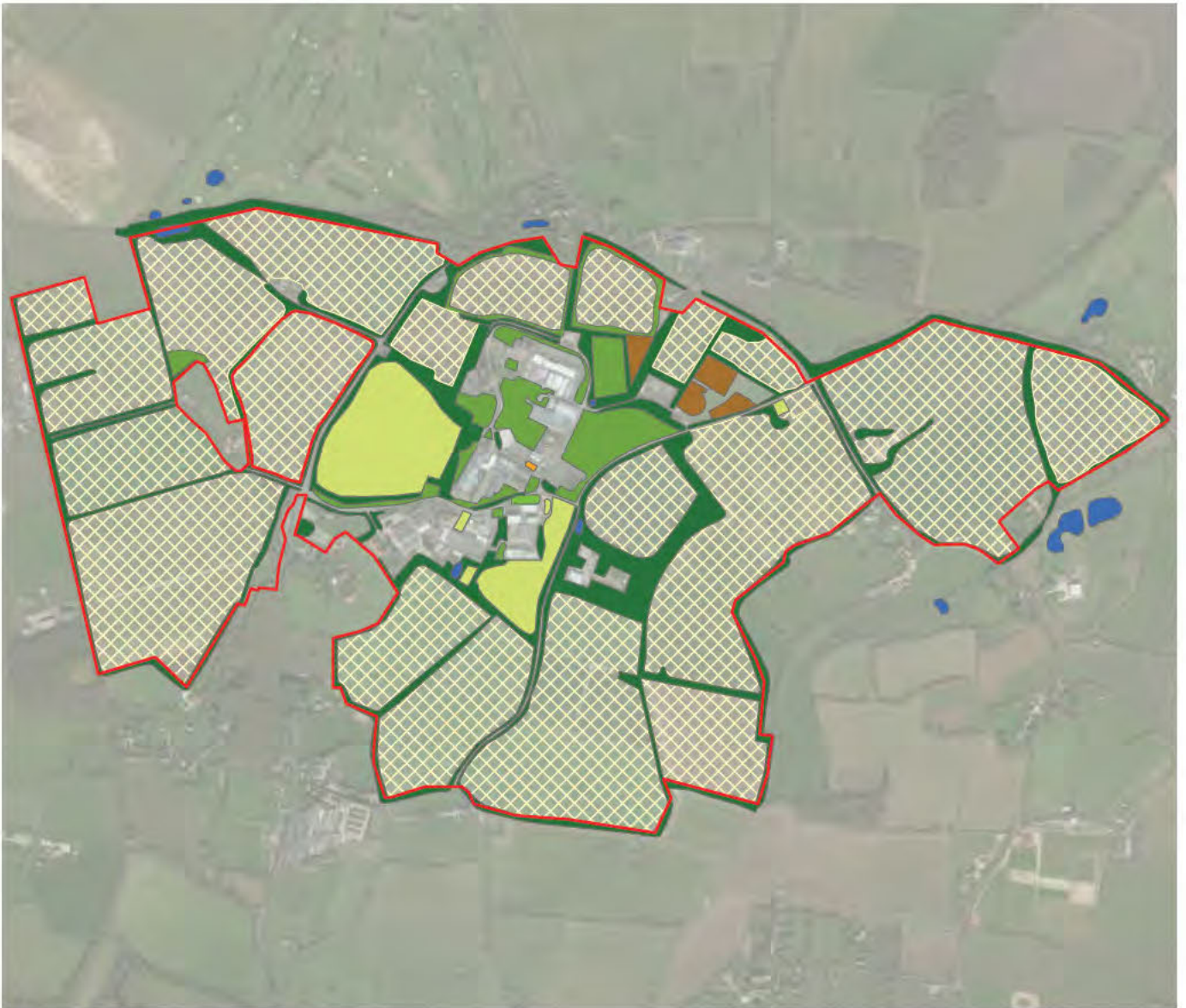
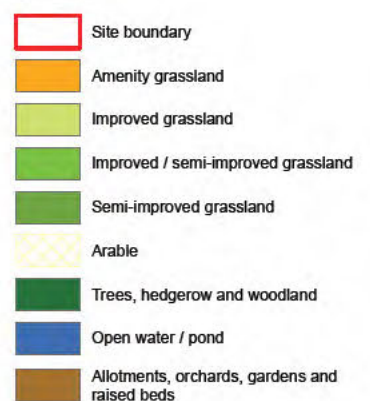


Figure 4 - Habitats



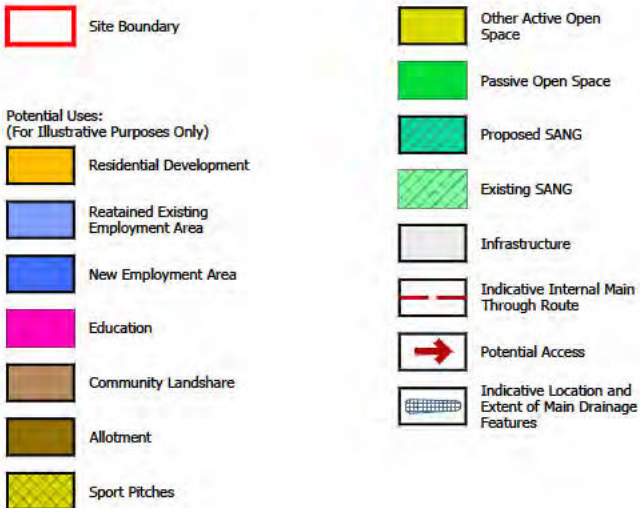
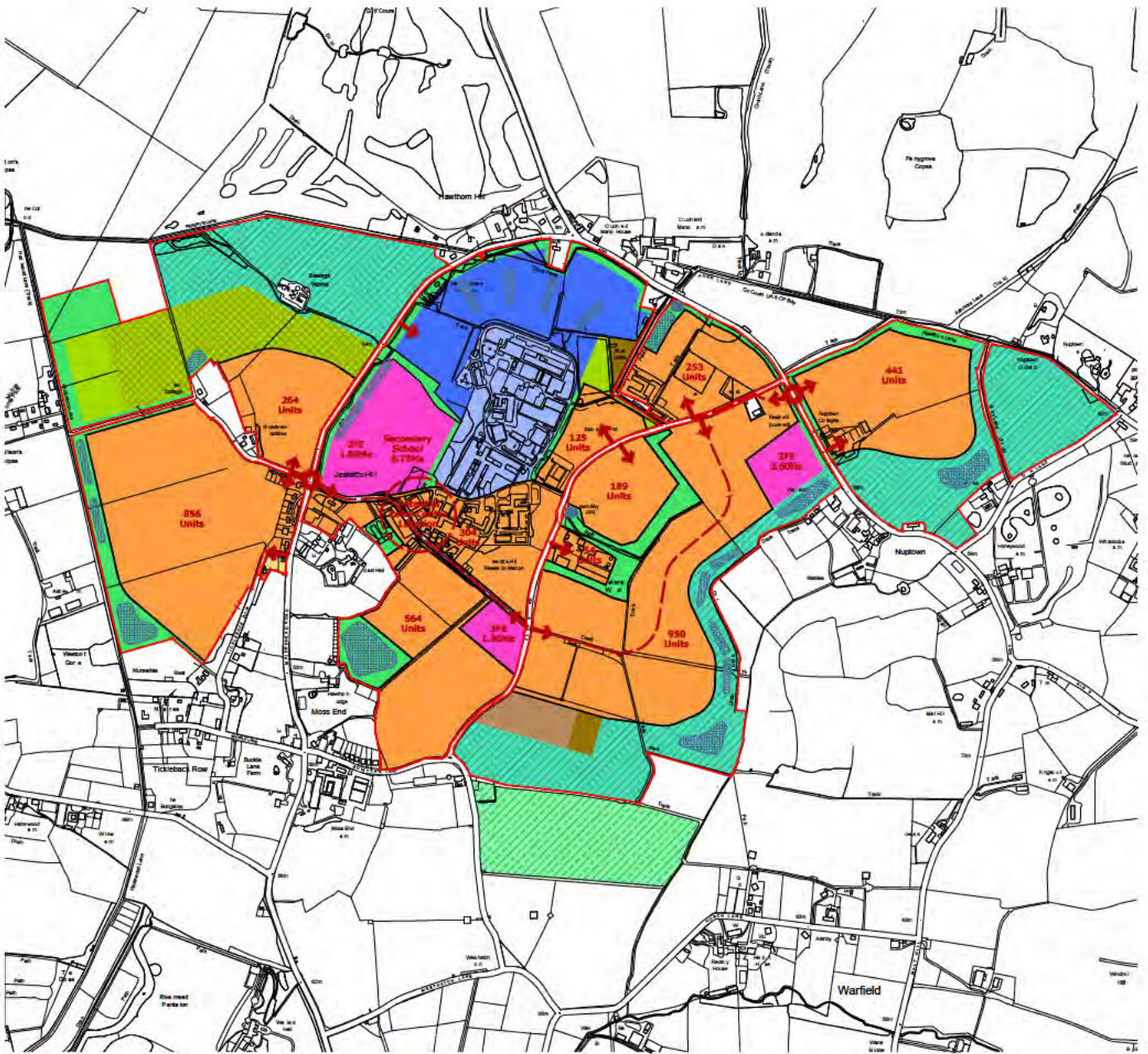
Suitable Alternative Natural Greenspace (SANG) Provision

The site itself is bisected by the 7km line from the Thames Basin Heaths Special Protection Area (SPA), and emerging policy from Bracknell Forest Borough Council (BFBC) indicates that development within 7km should provide SANG at a rate of 2ha per 1000 new residents.

As only part of the proposed residential area is located within 7km of the SPA, the proposed SANG area (potentially in the region of 47ha, which will join up with and extend the existing area of SANG to the south), will provide a significant surplus over and above the requirements of the development itself.

The driving catchment of such a large SANG area would extend potentially extend up to 5km, meaning that a strategic SANG in this location could provide a powerful draw for recreational visitors and dogwalkers originating from dwellings in the Bracknell area – providing a destination for them to the north, thus drawing people in the opposite direction from the SPA. The large surplus area of SANG could therefore play a crucial role in enabling the delivery of future development elsewhere in the north of Bracknell.

Land Use



If you have feedback on our emerging proposals, please contact us on the details below

Mail: Syngenta team, Camargue, Eagle Tower, Cheltenham, GL50 1TA
Telephone: 0330 8384 223
Email: consultation@jealottshill.com

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Authorised by:	DS
Issue Date:	March 2018

**BARTON
WILLMORE**



Jealott's Hill

s. 40(2)

From: s. 40(2)
Sent: 09 November 2018 09:21
To: s. 40(2)
Cc: s. 40(2)
Subject: RE: Garden Communities Bid

Hi s. 40(2)

I'm still waiting on clarification that further information can be submitted post- submission. I will have a look at your bid but it might not be possible to provide comments now that you have submitted. Having said that there will be opportunities to engage during the assessment process.

s. 40(2)

s. 40(2)
s. 40(2)

| Land

Homes England | 2 Rivergate | Temple Quay | Bristol | BS1 6EH

 s. 40(2)
 s. 40(2)
 s. 40(2)



Homes England was launched by the Secretary of State on 11 January 2018. Homes England is the trading name of Homes and Communities Agency (the legal entity).

Please note that our email addresses have changed from hca.gsi.gov.uk to homesengland.gov.uk - although emails sent to our old email addresses will be forwarded for 12-months, it would be appreciated if you would update your records to reflect this change.

Please forward any Freedom of Information Requests to: enquiries@homesengland.gov.uk

PROTECT - COMMERCIAL

From: s. 40(2)
Sent: 09 November 2018 08:40
To: s. 40(2)
Subject: RE: Garden Communities Bid

s. 40(2)

Thanks for getting back to me. Since my email I have spoken to one of your colleagues (I'm afraid I didn't get his name) who has confirmed that it would be in order to put in an early bid at this stage. I have therefore already submitted the bid via DELTA.

If you can find the time to have a look the material we would be grateful for your thoughts, particularly if there is anything else you think it would be helpful to submit before the deadline.

Regards, s. 40(2)

s. 40(2)
s. 40(2)

Planning
Place, Planning & Regeneration
Bracknell Forest Council

Tel: s. 40(2)
Email: s. 40(2)
Web: www.bracknell-forest.gov.uk

From: s. 40(2)
Sent: 09 November 2018 08:20
To: s. 40(2)
Subject: RE: Garden Communities Bid

s. 40(2) I won't be able to look at this until Monday. I advise that you progress. In the meantime the deadline for submitting bids to the Garden Communities programme has been extended to 11.59pm on Tuesday 13th November. Please see MHCLG website for more details. s. 40(2)

Sent from my Windows Phone

From: s. 40(2)
Sent: 06/11/2018 10:35
To: s. 40(2)
Subject: Garden Communities Bid

s. 40(2)

Please find attached the fuller document for the Jeallotts Hill proposals referred to in my previous email.

Regards, s. 40(2)

s. 40(2)
s. 40(2)
Planning
Place, Planning & Regeneration
Bracknell Forest Council

Tel: s. 40(2)
Email: s. 40(2)
Web: www.bracknell-forest.gov.uk

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Jealotts Hill Garden Community

Provisional Timeline

Local Plan Allocation

Public Consultation on proposal under Reg 18	Summer 2018
Reg 19 consultation	Winter 2019-2020
Submission	Spring 2020
Examination	Summer 2020
Adoption	Autumn 2020

Planning and Delivery

Planning permission enabling commencement	s. 43
Commence demolition	s. 43
Construction start on site following	s. 43
Delivery of new employment floorspace	s. 43
New homes delivery	s. 43