

BRACKNELL FOREST BOROUGH LOCAL DEVELOPMENT FRAMEWORK
Director of Environment, Culture & Communities

1. PURPOSE OF REPORT

- 1.1 The Local Development Framework (LDF) sets out policies and proposals for the development and use of land in an area taking account of social and environmental factors. It comprises Local Development Documents (LDDs), which include Development Plan Documents (DPDs), that are part of the statutory development plan and Supplementary Planning Documents (SPDs) which provide further interpretation of the implementation of policies set out in a DPD. These documents form the primary basis for the Council's decisions on applications for planning permission. The LDF also includes the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.
- 1.2 Since the system was introduced through the Planning and Compulsory Purchase Act in 2004, significant progress has been made on producing a Bracknell Forest Borough LDF. This report summarises the position.

2. RECOMMEDATION

- 2.1 **That the Panel notes the documents that currently form part of the Bracknell Forest Borough LDF and the stage reached in the preparation of other documents that will eventually form part of the Bracknell Forest Borough LDF on adoption.**

3. REASONS FOR RECOMMEDATION

To inform the Panel of the documents that currently form part of the Bracknell Forest Borough LDF and the stage reached in the preparation of other documents that will eventually form part of the LDF on adoption.

4. ALTERNATIVE OPTIONS CONSIDERED

None.

5. SUPPORTING INFORMATION

- Documents that have been finalised
- 5.1 The Bracknell Forest LDF is a portfolio of LDDs. Documents with development plan status are known as DPDs. These are subject to independent examination before they can be adopted, to ensure that they are sound in terms of their content, and the way they are produced, for example, they must be founded on a robust evidence base. To date, one DPD has been adopted for Bracknell Forest. This is the Core Strategy which sets out the overarching strategy for the area, including the level of housing growth.

5.2 Apart from the Core Strategy, a number of other LDDs have been produced for Bracknell Forest, including SPDs, the Annual Monitoring Report which reviews progress in implementing policies each year and the Statement of Community Involvement which specifies how stakeholders and communities can be involved in the process of producing LDDs. A list of documents that have already been adopted is provided at Appendix 1.

Documents that are under preparation or planned

5.3 The Local Development Scheme (LDS) is a three-year project plan, which sets out time scales for the preparation of LDDs. The current LDS for Bracknell Forest came into effect on 8 August 2011 and therefore covers the period to 7th August 2014. A review of progress on the work programme and any issues arising is set out in the Annual Monitoring Report.

5.4 The two DPDs proposed for preparation within the three year period are the Site Allocations DPD and the Core Strategy Review. As Members will be aware, the Draft Submission version of the Site Allocations DPD is due to be considered by Executive and Council in November with a view to publishing for a period of statutory consultation in January and February 2012. It is also proposed to commence a review of the Core Strategy in March 2012. This will require a full assessment of the Borough's development needs for a period to at least 2031 and to allocate sites to meet those needs. This will need to be carried out within the context of the National Planning Policy Framework which is currently being produced by the Government. The Core Strategy Review will also be an opportunity to review and update the Council's development management policies which are currently mostly saved Bracknell Forest Borough Local Plan policies. Ultimately, policies within the DPDs will replace those contained in the current Local Plan.

5.5 The LDS also contains information on a number of SPDs that are currently under preparation. These include an SPD for Warfield. Details of these documents, including estimated dates for adoption are included in Appendix 1.

The Localism Bill

5.6 There are a number of changes being made to the planning system through the Localism Bill and accompanying Regulations which may have an impact on the current work programme. These include the:

- Abolition of regional strategies and the housing targets they contain.
- The introduction of Neighbourhood Development Plans (NDPs). The Council would have a duty to support the preparation of any plan instigated in this way. This would include the provision of information, carrying out Sustainability Appraisal / Appropriate Assessment, appointing a suitable person to examine the document and holding a referendum within the area covered by the NDP.

5.7 However, many requirements will remain although in a slightly amended form. These include:

- Retention of Local Development Frameworks although the DPDs are likely to be in the form of a Local Plan. There are indications that it will be possible to review the Local Plan in full or part to respond flexibly to changing circumstances. As with the current system, a DPD must be based on up to date and relevant evidence and will be the subject of examination when an Inspector will consider whether or not a plan is sound. The Localism Bill does however propose to remove an Inspector's power to impose changes. An

Inspector will only be able to recommend modifications to overcome issues if the Council has asked for that form of report.

- The draft National Planning Policy Framework suggests that SPDs will only be justified where they help bring forward sustainable development at an accelerated rate and do not add financial burdens to development.
- The duty to monitor the implementation of planning policies remains (particularly the delivery of new homes), but the monitoring report is to be prepared for local people in the interests of local transparency and accountability. It is intended to remove the need to submit it to the Secretary of State.

6. ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

No advice was sought from the Borough Solicitor, the Borough Treasurer or Other Officers or sought in terms of Equalities Impact Assessment or Strategic Risk Management Issues.

7. CONSULTATION

None.

Background Papers

Bracknell Forest Borough Local Development Scheme: August 2011

Contact for Further Information

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Local Development Framework Update

Adopted documents

Development Plan Documents

Core Strategy DPD

- Examination hearings held in June/July 2007 (8 sitting days)
- Inspector's Report received in November found CS Sound
- Adopted - February 2008.
- www.bracknell-forest.gov.uk/corestrategy

Bracknell Forest Borough Proposals Map

- Shows Core Strategy DPD designations and saved policies from the Bracknell Forest Borough Local Plan
- Adopted - April 2010
- www.bracknell-forest.gov.uk/proposalsmap

Supplementary Planning Documents

Designing for Accessibility SPD

- Guidance on making development physically accessible for disabled and older people
- Adopted - June 2006
- www.bracknell-forest.gov.uk/designaccess

Parking Standards SPD

- Guidance on parking requirements for residential and non residential development
- Adopted – July 2007.
- www.bracknell-forest.gov.uk/parking

Limiting the Impact of Development SPD (LID2)

- Infrastructure/Section106 guidance
- Adopted – July 2007.
- www.bracknell-forest.gov.uk/lid

Sustainable Resource Management SPD

- Guidance on renewables, climate change, efficiency, sustainable construction
- Adopted - October 2008
- www.bracknell-forest.gov.uk/srm

Amen Corner SPD

- Provides guidance for applications for a comprehensive mixed use development at Amen Corner South
- Adopted - March 2010
- www.bracknell-forest.gov.uk/amencorner

Character Area Assessments SPD

- Defines the character of specific areas in the Borough and interprets Core Strategy policy.
- Adopted - March 2010
- www.bracknell-forest.gov.uk/characterareas

Streetscene SPD

- Provides design guidance for the streetscene relating to residential developments
- Consultation of the Draft SPD undertaken in May 2010
- Adopted - April 2011
- www.bracknell-forest.gov.uk/streetscene

Documents under production:

Development Plan Documents

Site Allocations DPD

- To allocate sites to meet the Borough's growth requirements until 2026, within the strategy set by the adopted Core Strategy
- Options consultation –February - April 2010.
- Preferred Options consultation – November 2010 – January 2011
- Council resolution for publication Nov 2011
- Publication period – Jan/Feb 2012
- Submission – June 2012
- Examination – October 2012
- Adoption – Feb/March 2013
- www.bracknell-forest.gov.uk/sadpd

Core Strategy Review

- To provide the opportunity to review the long term vision and strategy for the Borough and produce a comprehensive set of policies in respect of, not only, the delivery of housing, employment, retail and Bracknell town centre, but also, environmental, recreation and transport
- Commencement March 2012
- Publication May/June 2013
- Submission March 2014
- Adoption January/February 2015

Proposals Map

- The adopted Proposals Map is based on saved policies in the Bracknell Forest Borough Local Plan and will be updated to incorporate changes resulting from the adoption of any subsequent DPDs.

Supplementary Planning Documents

Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy SPD

- To provide a revised Avoidance and Mitigation Strategy for the Borough and updates the necessary measures required to mitigate the impact of development on the SPA.
- Consultation on Draft SPD runs until 24th October 2011
- Adoption due December 2011
- www.bracknell-forest.gov.uk/SPA

Warfield SPD

- To provide guidance for applications for a comprehensive mixed use development of the Warfield site (formerly known as land North of Whitegrove and Quelm Park)
- Consultation on the Draft SPD December 2010
- Further targeted consultation November 2011
- Adoption early 2012
- www.bracknell-forest.gov.uk/warfield