

**TO: ENVIRONMENT, CULTURE & COMMUNITIES OVERVIEW & SCRUTINY PANEL  
17 JULY 2012**

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**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 (LDS) and the Annual Monitoring Report (AMR).
- 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, and provides an update following the report to the Panel's April meeting.

**2. RECOMMENDATION(S)**

**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 RECOMMENDATION(S)**

- 3.1 To advise the Panel of the progress of documents forming part of the Bracknell Forest Borough LDF.

**4. ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 None.

**5. SUPPORTING INFORMATION**

Documents that have been finalised

- 5.1 The Bracknell Forest LDF is a portfolio of documents. There is one main adopted document with development plan status; the Core Strategy. This 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

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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 planning documents. A list of the Council's adopted documents is at Appendix 1.

### Documents that are under preparation or planned

- 5.3 The Local Development Scheme is a three-year project plan, which sets out time scales for the preparation of planning documents. The current Scheme for Bracknell Forest came into effect on 8 August 2011 and therefore covers the period to 7<sup>th</sup> 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 key development plan documents proposed for preparation within the three year period are the Site Allocations DPD and commencement of the Core Strategy Review. The Site Allocations DPD Draft Submission was submitted to the Secretary of State on 29 June 2012. This followed approval by Council on 30th November and a further period of consultation January-March 2012.
- 5.5 Inspector Michael Hetherington BSc (Hons) MA MRTPI has been appointed to hear the examination. The precise date for the examination will be decided by the Inspector but it is likely to take place this autumn.
- 5.6 Further work has been undertaken on the scope of the review of the Core Strategy in light of the National Planning Policy Framework which was published in late March. The review will require a full assessment of the Borough's development and infrastructure needs for a period to at least 2031 and to allocate sites to meet those needs.

## **6. ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS / EQUALITIES IMPACT ASSESSMENT / STRATEGIC RISK MANAGEMENT ISSUES / CONSULTATION**

- 6.1 Not applicable.

### Background Papers

Bracknell Forest Borough Local Development Scheme: August 2011

### Contact for Further Information

Max Baker – 01344 351902

e-mail: [max.baker@bracknell-forest.gov.uk](mailto:max.baker@bracknell-forest.gov.uk)

## APPENDIX 1

### Local Development Framework Update

#### ADOPTED DOCUMENTS

##### Development Plan Documents

###### **Core Strategy DPD**

- A high level document containing the Council's long-term aspirations for the Borough, and policies to guide and manage development in Bracknell Forest until 2026.
- Adopted - February 2008.
- [www.bracknell-forest.gov.uk/corestrategy](http://www.bracknell-forest.gov.uk/corestrategy)

###### **Bracknell Forest Borough Proposals Map**

- Shows Core Strategy designations and Saved Policies from the Bracknell Forest Borough Local Plan. It will be updated to show the areas of policies and proposed development sites in the Site Allocations Development Plan Document (see below) following its adoption.
- Adopted April 2010
- [www.bracknell-forest.gov.uk/proposalsmap](http://www.bracknell-forest.gov.uk/proposalsmap)

##### Supplementary Planning Documents

###### **Designing for Accessibility SPD**

- Provides guidance on making development accessible, including for disabled and other less mobile people.
- Adopted at the 20 June 2006 Executive meeting.
- [www.bracknell-forest.gov.uk/designaccess](http://www.bracknell-forest.gov.uk/designaccess)

###### **Parking Standards SPD**

- Contains guidance on parking requirements for residential and other forms of development.
- Adopted at the 24 July 2007 Executive meeting.
- [www.bracknell-forest.gov.uk/parking](http://www.bracknell-forest.gov.uk/parking)

###### **Limiting the Impact of Development SPD**

- Explains how the Council will secure funding for measures (including infrastructure like roads, schools and open space) needed to mitigate the impact of new development.
- Adopted at the 24 July 2007 Executive meeting.
- [www.bracknell-forest.gov.uk/lid](http://www.bracknell-forest.gov.uk/lid)

###### **Sustainable Resource Management SPD**

- Provides guidance on renewable energy, climate change, efficiency and sustainable construction in relation to Core Strategy policies.
- Adopted at the 21 October 2008 Executive meeting.
- [www.bracknell-forest.gov.uk/srm](http://www.bracknell-forest.gov.uk/srm)

###### **Amen Corner SPD**

- Provides guidance for applications for a comprehensive mixed use development of the Amen Corner South Core Strategy site.
- Adopted at the 16 March 2010 Executive meeting.
- [www.bracknell-forest.gov.uk/amencorner](http://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 at the 16 March 2010 Executive meeting.
- [www.bracknell-forest.gov.uk/characterareas](http://www.bracknell-forest.gov.uk/characterareas)

#### **Streetscene SPD**

- Contains design guidance for streets and other public spaces in residential developments
- Consultation of the Draft SPD undertaken in May 2010
- Adoption at the 29 March 2011 Executive meeting.
- [www.bracknell-forest.gov.uk/streetscene](http://www.bracknell-forest.gov.uk/streetscene)

#### **Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy SPD**

- Explains how negative impacts of residential development on a special protection area for rare birds will be avoided and mitigated.
- Consultation on Draft SPD underway until 24 October 2011
- Adopted March 2012
- [www.bracknell-forest.gov.uk/SPA](http://www.bracknell-forest.gov.uk/SPA)

#### **Warfield SPD**

- It will provide guidance for planning applications for a comprehensive mixed use development of the Warfield site (formerly known as land North of Whitegrove and Quelm Park). The site is identified for development in the adopted Core Strategy.
- Consultation on the Draft SPD December 2010
- Further targeted consultation on a detailed concept plan during November 2011
- Adopted February 2012
- [www.bracknell-forest.gov.uk/warfield](http://www.bracknell-forest.gov.uk/warfield)

### **DOCUMENTS UNDER PRODUCTION**

#### **Development Plan Documents**

##### **Site Allocations DPD**

- Will implement the adopted Core Strategy. It will identify sites for future housing development, ensure that appropriate infrastructure is identified and delivered alongside new development and will also revise some designations shown on the Proposals Map.
- Options consultation took place in February-April 2010
- Preferred Options consultation took place November 2010-January 2011
- Council resolution for publication: 30 November 2011
- Consultation period on Draft Submission Document – Jan/March 2012
- Submitted to Secretary of State – 29 June 2012
- Examination – Autumn 2012
- Adoption – March 2013
- [www.bracknell-forest.gov.uk/sadpd](http://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, the environment, recreation and transport
- Commencement March 2012
- Publication May/June 2013

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- 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 Development Plan Documents.