

**TO: ENVIRONMENT, CULTURE & COMMUNITIES OVERVIEW & SCRUTINY PANEL
23 OCTOBER 2012**

**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 an earlier report (24th April 2012).

2. RECOMMENDATION(S)

- 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 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 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 (LDS) is a three-year project plan, which sets out time scales for the preparation of planning documents. At the time of writing this report an updated LDS was scheduled for consideration at the Executive meeting on 16th October 2012.
- 5.4 The two key development plan documents proposed within the three year period are adoption of the Site Allocations DPD and commencement of a new Local Plan. As Members will be aware, the Site Allocations DPD Draft Submission was approved for submission to the Secretary of State by Council on 30th November. Consultation on the Draft Submission took place during January-March 2012. The document was submitted to the Secretary of State on 29 June 2012 and examination hearings have been scheduled for 7th and 8th November and 11th – 14th December 2012. It is hoped to adopt the document in the Spring of 2013, but the date of adoption will depend on whether further consultation is required on any recommended changes following the examination.
- 5.5 The previously reported proposal to carry out a review of the Core Strategy has been reviewed in light of the National Planning Policy Framework (NPPF) published in late March 2012. The NPPF makes no reference to Local Development Frameworks or Core Strategies. It refers instead to the production of Local Plans with additional development plan documents only being produced where this is clearly justified. The NPPF provides flexibility in plan-making by allowing for Local Plans to be reviewed in whole or in part.
- 5.6 The new LDS therefore proposes the preparation of a new Local Plan which will be a comprehensive document incorporating a review of the Core Strategy and the replacement of saved policies from the 2002 Bracknell Forest Local Plan. The new Local Plan will need to be based on a full assessment of the Borough's development needs for a period to at least 2031 and to allocate sites to meet those needs.
- 5.7 The NPPF is an important new government planning publication. It distils a large number of planning policy guidance notes and statements into a single framework document. One of its key elements is the presumption in favour of sustainable development.
- 5.8 Officers have reviewed all the Bracknell Forest planning policies to identify where they do not accord with the new guidance in the NPPF. This has identified the following policies which are not fully compatible with the NPPF:

Saved Local Plan Policies

- EN8 Development on land outside settlements
- GB1 Building in the Green Belt
- GB2 Changes of use of land within the Green Belt
- H8 Affordable Housing
- SC4 Telecommunications provision

Core Strategy Policies

- CS15 Housing Provision
- CS19 Location of Employment Development

5.9 These incompatibilities will be addressed through the preparation of the new Local Plan. In the meantime our saved local plan policies will still carry weight in decision making in proportion to the extent with which they accord with the NPPF. Our Core Strategy policies can still carry their full weight for a 12 month period after which their weight will also depend on the extent to which they accord with the NPPF. We will need to ensure that the Core Strategy Review fills any policy gaps left by the withdrawal of all the previous government guidance (and the abolition of the regional strategy) and complies with the new requirements set out in the NPPF.

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

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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

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

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

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

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

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

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

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

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

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

Warfield SPD

- Provides 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

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
- Submission – June 29 2012
- Examination – 7-8 Nov and 11-14 Dec 2012
- Adoption – Spring 2013
- www.bracknell-forest.gov.uk/sadpd

Bracknell Forest Local Plan

- 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
- Submission March 2014

Unrestricted

- Adoption January/February 2015

Limiting the Impact of Development (LID) SPD

- This SPD needs to be reviewed to take account of the changes to developer contributions arising from the introduction of CIL and updated information on infrastructure requirements and costs.

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.