

**TO: ENVIRONMENT, CULTURE & COMMUNITIES OVERVIEW & SCRUTINY PANEL
25 JUNE 2013**

**BRACKNELL FOREST BOROUGH LOCAL PLAN UPDATE
Director of Environment, Culture & Communities**

1. PURPOSE OF REPORT

- 1.1 The Local Plan (formerly referred to as 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 planning applications.
- 1.2 Since the current system was introduced through the Planning and Compulsory Purchase Act in 2004, significant progress has been made on the Bracknell Forest Borough Local Plan. This report summarises the position, and provides an update following the previous report in April 2013. The change in title from LDF to the Local Plan reflects the National Planning Policy Framework and other recent guidance which now refer to Local Plans rather than LDFs, it is also consistent with the terminology now used by the Planning Inspectorate.

2. RECOMMENDATION(S)

That the Panel notes the documents that currently form part of the Bracknell Forest Borough Local Plan and the stage reached in the preparation of other documents, particularly the Site Allocations DPD, that will form part of the Bracknell Forest Borough Local Plan 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 Local Plan.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 None.

5. SUPPORTING INFORMATION

Documents that have been finalised

- 5.1 The Bracknell Forest Local Plan is comprised of a number of documents. The Core Strategy is the main adopted document with development plan status. It 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. These include the Authority Monitoring Report which reviews progress in implementing policies each year and the Statement of Community Involvement (SCI). The SCI specifies how stakeholders and communities can be involved in the process of producing planning documents and in planning decisions. 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. The most recent version was approved by the Executive 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.

Site Allocations DPD

- 5.5 The formal hearings stage of the examination into the Site Allocations DPD (SADPD) was completed in April 2013. At the close of the hearings the Inspector indicated the likelihood that, with some Main Modifications, the SADPD will be found sound and that we could expect to receive his report around the end of May. The report was not received in that timescale.
- 5.6 The Council has been told to expect the report by mid-June. Initially this will be a confidential draft for fact checking for a period of two weeks before it is returned to the Planning Inspectorate who will then issue a final draft. It is then up to the Council when this is made publicly available, and this would normally happen soon after receipt of the final version. The delay in receipt of the Inspector's report means that the Council will not be in a position to adopt the SADPD until September this year. If the Inspector makes substantive changes to the Council's Proposed Modifications or introduces additional Main Modifications, this will be subject to a further 6 week consultation period, which will further delay the timings.

New Local Plan

- 5.7 Despite the forthcoming adoption of the SADPD there is still a need to prepare a New Local Plan incorporating a review of the current Core Strategy. This will need to take account of the following:
- The requirements of the NPPF including the requirement to meet the full objectively assessed needs for market and affordable housing (existing evidence is very out of date);
 - The revocation of the South East Plan which means that the Borough no longer has the status of a sub-regional hub and there is a need to establish its role without the context established by the SE Plan;
 - The need to plan for the period beyond 2026;
 - The requirements to assess the need for traveller sites and plan for their provision; and,
 - The duty to co-operate with adjoining authorities and others on strategic cross-boundary issues.

- 5.8 Initial stages of the work will focus on information gathering and identifying the key issues and options that should form the basis of early public engagement.

Revised Statement of Community Involvement

- 5.9 The currently adopted Statement of Community Involvement (SCI) is now out of date in number of respects. Updated guidance and regulations have introduced a number of new requirements that have been incorporated into a draft revised SCI, including:
- Changes in terminology;
 - Changes in procedures in relation to the determination of planning applications and preparation of policy documents;
 - Changes in which statutory bodies need to be consulted;
 - The introduction of the 'duty to co-operate' in relation to the planning of sustainable development, which requires LPAs to engage constructively, actively and on an on-going basis on the preparation of planning policy documents, in particular where there are strategic cross boundary issues; and
 - Neighbourhood Planning which introduces new planning tools which can be instigated by a Town/Parish Council for all or part of their area.
- 5.10 The new SCI will also encompass changes at a local level, including where information on planning applications and policy documents are available, such as 'Public Access' for planning applications and the online 'Objective' consultation portal for policy documents.
- 5.11 The draft SCI will be subject to public consultation to ensure that affected organisations and individuals have an opportunity to say what methods of engagement they prefer. The decision to approve the draft version for consultation is presently scheduled for the July meeting of the Executive.

Background Papers

Bracknell Forest Borough Local Development Scheme: October 2012

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 Policies 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 (and Annex relating to Highway Guide for Development)

- 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.
- Various consultation on Draft SPD up until 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 Policies 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
- Hearing Sessions – 7-8 Nov and 11-14 Dec 2012
- Consultation on Proposed Modifications and implications of the partial revocation of the SEP - February-March 2013
- Resumed Hearing Sessions on Proposed Modifications and partial revocation of SEP – 11 & 12 April 2013
- Adoption – Summer/Autumn 2013
- www.bracknell-forest.gov.uk/sadpd

Bracknell Forest New 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: September/October 2015
- Submission: March 2016
- Adoption: January/February 2017

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.

Policies Map

- The adopted Policies 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 including the Site Allocations DPD.

Updated Statement of Community Involvement

- This needs updating to reflect recent changes in legislation and guidance – refer to paragraphs 5.9 – 5.11 in the main report for further information.