

**TO: ENVIRONMENT, CULTURE & COMMUNITIES OVERVIEW & SCRUTINY PANEL
24 SEPTEMBER 2013**

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

1. PURPOSE OF REPORT

- 1.1 The Local Plan sets out policies and proposals for the development and use of land in an area taking account of social and environmental factors. It comprises Development Plan Documents (DPDs) that form part of the statutory development plan. Supplementary Planning Documents (SPDs) can also be produced 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 This report summarises the position on the Local Plan, and provides an update following the previous report in April 2013. The change in title from LDF to the Local Plan reflects the current Regulations, 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, particularly the adoption of the Site Allocations Local Plan, that now forms part of the Bracknell Forest Borough Local Plan.

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 documents have been produced for Bracknell Forest, including SPDs. 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 the Site Allocations Local Plan (now adopted – see below) and commencement of a new Local Plan.

Site Allocations Local Plan SALP

- 5.5 The Inspector's report was received in June 2013 and concluded that, with some Main Modifications, the SALP was sound. The Council subsequently adopted the SALP on 17th July 2013. Since that date, there has been a six week period during which a legal challenge could have been made to the adoption of the SALP but no such challenge has been made.
- 5.6 Following its adoption, policies in the SALP now form part of the development plan for the Borough and can be given full weight in planning decisions and appeals. It establishes the principle of development for a number of sites in the Borough that are required to meet its housing needs. It also changes the settlement boundaries in areas affected by allocated sites as required by the examination Inspector. The allocation of sites in the SALP means that the Council can now demonstrate a five year supply of housing land which puts it in a much better position to resist inappropriate housing proposals.

New Local Plan

- 5.7 Despite the recent adoption of the SALP there is still a need to commence the preparation of a New Local Plan. There are a number of reasons for this including:
- lack of policy and inconsistency of some of the Council's long established policies with the requirements of the NPPF (including changes to Green Belt policy;
 - the need to update the evidence base;
 - the partial revocation of the South East Plan which has left some policy gaps and means that the Borough no longer has the status of a sub-regional hub (there is therefore a need to establish its role without the context established by the South East Plan);
 - the requirement 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 Local Planning Authorities 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. The consultation draft version of the SCI was approved at the July meeting of the Executive.
- 5.11 The draft SCI is currently out for public consultation until 21st October and is the subject of another item on the agenda for this meeting.

Background Papers

Bracknell Forest Borough Local Development Scheme: October 2012

Contact for Further Information

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APPENDIX 1

Local Planning Documents 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

Site Allocations Local Plan

- Implements the adopted Core Strategy. Identifies sites for future housing development, ensures that appropriate infrastructure is identified and delivered alongside new development and revises certain designations on the Policies Map.
- Adopted – July 2013
- www.bracknell-forest.gov.uk/sadpd

Bracknell Forest Borough Policies Map

- Shows Core Strategy, Site Allocation Local Plan designations and Saved Policies from the Bracknell Forest Borough Local Plan.
- Adopted July 2013
- 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 planning applications in respect of a comprehensive mixed use development on land at Amen Corner South which was agreed through the Core Strategy and allocated through the Site Allocations Local Plan.
- 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
- 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.
- Adopted March 2012
- www.bracknell-forest.gov.uk/SPA

Warfield SPD

- Provides guidance for planning applications in respect of a comprehensive mixed use development on land at Warfield (formerly known as land North of Whitegrove and Quelm Park). The area was agreed for development through the Core Strategy and the land was allocated through the Site Allocations Local Plan.
- Adopted February 2012
- www.bracknell-forest.gov.uk/warfield

DOCUMENTS UNDER PRODUCTION

Development Plan Documents

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 is being 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

Unrestricted

The adopted Policies Map is updated whenever there are changes resulting from the adoption of a Development Plan Document

Updated Statement of Community Involvement

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