

**TO: ENVIRONMENT, CULTURE & COMMUNITIES OVERVIEW & SCRUTINY PANEL
7 JULY 2015**

**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 March 2015, including changes to the Local Development Scheme, and introduction of the Community Infrastructure Levy.

2. RECOMMENDATION(S)

That the Panel notes the documents that currently form part of the Bracknell Forest Borough Local Plan, and timetable for future Local Plan preparation.

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 comprises a number of documents. The Core Strategy (Feb 2008), the Site Allocations Local Plan (SALP) (Jul 2013) and the Bracknell Forest Local Plan (Jan 2002) are the main adopted documents with development plan status. The Core Strategy sets out the overarching strategy for the area, including the level of housing growth. The SALP allocates the sites to meet the Borough's development requirements, particularly for housing. The 2002 Local Plan contains a number of 'saved' policies that remain in effect for the purposes of managing development in the Borough.

Unrestricted

- 5.2 Apart from the documents referred to above, 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**.
- 5.3 As reported previously, the Bracknell Forest Community Infrastructure Levy Charging Schedule (which sets the rates and zones for the charges to be levied in the Borough) was adopted by Council on 25th February. It came into effect on 6 April 2015.

Documents that are under preparation or planned

- 5.4 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 23 June 2015 and includes the preparation of a Comprehensive Local Plan (CLP), and joint Minerals and Waste Local Plan.
- 5.5 The change in approach from three separate Local Plans (Development Management Policies, Gypsy and Traveller, and a comprehensive Local Plan) is due to a number of factors:
- A recent appeal decision has indicated that the Council needs to prepare up to date robust housing policies more quickly than previously anticipated in the existing timetable for producing a Comprehensive Local Plan.
 - It is also considered more appropriate and effective to incorporate the Gypsy and Traveller, and Development Management Local Plans into one Comprehensive Local Plan.
- 5.6 The CLP will:
- set the Council's spatial vision, spatial objectives, and strategy for the distribution of development up to 2035;
 - reflect the most up-to-date national policies and guidance;
 - review the existing Core Strategy policies, for example those dealing with housing and economic development;
 - review and update 'saved' Bracknell Forest Borough Local Plan policies;
 - fill gaps in local policy, for example, those left by the partial revocation of the South East Plan e.g. green infrastructure;
 - review the existing settlement boundaries;
 - establish and enable the delivery of development needs for the Borough, including a housing target for the plan period, based on an objective assessment of need;
 - promote sustainable economic growth, including planning for future employment, retail and business needs;
 - allocate strategic sites to meet development needs;
 - depending on the amount and availability of land required to meet future identified development needs, may review the existing Green Belt boundary;
 - include a suite of Development Management policies on issues such as design, heritage, affordable housing and green infrastructure;
 - set pitch and plot targets for Gypsies and Travellers and Travelling Showpeople; and
 - identify any necessary sites for Gypsies and Travellers and Travelling Showpeople.

5.7 Table 1 (below) sets out the programme for the CLP:

Table 1 – Comprehensive Local Plan timetable

Key Milestone	Timescale
COMMENCEMENT OF REVIEW (Notification of bodies/persons of intention to prepare a Plan, ⁽¹⁾ , SA scoping, evidence gathering and preparation of consultation documents)	June 2015 (June 2015 - June 2016)
Issues and Options consultation	June/July 2016
Further evidence and analysis	July 2016 - June 2017
Draft Plan consultation	June/July 2017
PUBLICATION (6 weeks)	February/March 2018
Consideration of representations	April - June 2018
SUBMISSION ⁽²⁾	July 2018
Pre-Examination Meeting/Examination Hearing/Inspector's Report ⁽³⁾	August - December 2018
Report to Council/Adoption	February 2019

5.8 Work is also being progressed on a joint Minerals and Waste Plan with Wokingham, Windsor and Maidenhead, and Reading. The Plan will policies on minerals and waste across the four authorities. The anticipated programme is set out in **Table 2**, below:

Table 2 – Joint Minerals and Waste Local Plan timetable

Timetable	
Key Milestone	Timescale
COMMENCEMENT OF REVIEW (Notification of bodies/persons of intention to prepare a Plan, ⁽¹⁾ , SA scoping, evidence gathering and preparation of consultation documents)	June 2015 (June 2015 - June 2016)
Issues and Options consultation	June/July 2016
Further evidence and analysis	July 2016 - June 2017
Draft Plan consultation	June/July 2017
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SUBMISSION ⁽²⁾	July 2018
Pre-Examination Meeting/Examination Hearing/Inspector's Report ⁽³⁾	August - December 2018
Report to Council/Adoption	February 2019 tbc

Parking Standards SPD

- 5.9 The Council has commenced the preparation of a Parking Strategy which will incorporate a review of parking standards to assess whether changes are needed to them, or the ways in which they are applied.

Background Papers

- Bracknell Forest Borough Local Development Scheme: June 2015
- Local Development Scheme Report to Executive (23 June 2015)
- Community Infrastructure Levy Report to Executive (10 February 2015) and Full Council (25 February 2015)

Contact for Further Information

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APPENDIX 1

Local Planning Documents Update

ADOPTED DOCUMENTS

Development Plan Documents

(Available to view: www.bracknell-forest.gov.uk/developmentplan)

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.

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

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.

Supplementary Planning Documents

(Available to view: www.bracknell-forest.gov.uk/spds)

Designing for Accessibility SPD

- Provides guidance on making development accessible, including for disabled and other less mobile people.
- Adopted 20 June 2006.

Parking Standards SPD

- Contains guidance on parking requirements for residential and other forms of development.
- Adopted 24 July 2007.

Sustainable Resource Management SPD

- Provides guidance on renewable energy, climate change, efficiency and sustainable construction in relation to Core Strategy policies.
- Adopted 21 October 2008.

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 16 March 2010.

Character Area Assessments SPD

- Defines the character of specific areas in the Borough and interprets Core Strategy policy.
- Adopted 16 March 2010.

Streetscene SPD (and Annex relating to Highway Guide for Development)

- Contains design guidance for streets and other public spaces in residential developments
- Adopted 29 March 2011.

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 20 March 2012

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 21 February 2012

Planning Obligations 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, and explains the relationship with Community Infrastructure Levy (CIL)
- Adopted 10 February 2015 (and came into effect on 6 April to coincide with the commencement of CIL charging).

DOCUMENTS UNDER PRODUCTION

Development Plan Documents

Refer to Tables 1 & 2 in the main report

Other Documents

Policies Map

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

Parking Standards

The Council has commenced the preparation of a Parking Strategy which will incorporate a review of parking standards to assess whether changes are needed to them, or the ways in which they are applied.