

Policies for assessing planning applications

The Plan will include policies for assessing planning applications. At this stage we want your views on whether or not these cover the right things – see list below.

- **Development in the Green Belt or Countryside** - (Green Belt, countryside, landscape, gaps, rural workers' dwellings and equestrian uses).
Character and Design - (design and floorspace standards for new housing).
- **Housing** – (protection of existing housing, affordable homes, size and type of new homes, starter homes, self-build, housing for older people and traveller sites).
- **Local Economy and Retail** - (changes of use in retail areas and protection of community facilities).
- **Heritage and Conservation** – (Conservation Areas and Listed Buildings).
- **Natural Environment** - (nature conservation and the Thames Basin Heaths Special Protection Area).
- **Climate Change and Environmental Sustainability** – (pollution and contaminated land, flooding, drainage and renewable energy).
- **Transport** - (street design, road safety, parking, lighting, and street furniture).
- **Infrastructure and Facilities** - (ways of trying to make sure that new infrastructure gets built, protecting against the loss of existing infrastructure (shops, pubs, community centres, youth centres, built sports facilities) and open space).

If you think there are any other topics and issues that should be included in this list, please let us know.



How to get involved

The Issues and Options document can be viewed at www.bracknell-forest.gov.uk/comprehensivelocalplan. Paper copies are also available at the Council Offices at Time Square, as well as at local libraries and Town/Parish Council Offices.

You can make comments in a number of ways:

- online at: <http://consult.bracknell-forest.gov.uk/portal/planning/>
- by email to: development.plan@bracknell-forest.gov.uk
- by post to: Development Plan Team, Bracknell Forest Council, Time Square, Market Street, Bracknell, RG12 1JD



For further information, and to register for updates, please contact the Council's Development Plan Team using the email address above or phone 01344 352000.

What happens next?

Your comments and further technical studies will help us move to the next stage. This will be the publication of a draft Plan for consultation in Summer 2017. Following consultation, a further draft Plan will be submitted to the Government for examination by an independent Inspector. If the Plan passes the examination, it will be adopted in 2019.

In the Autumn of 2016, the Council will publish a list of potential development sites put forward. These will be set out in a document that we have to produce called a Strategic Housing and Economic Land Availability Assessment (SHELAA). This will include an assessment of the development potential of sites for housing and other uses.

Copies of this document may be obtained in large print, Braille, audio or in other languages. To obtain a copy in an alternative format, please telephone 01344 352000.

A New Local Plan for the Future



Planning for the future of Bracknell Forest

It might seem a long way off but the Council is starting to plan for new development in the Borough up to 2036.

The new Plan will:

- be based on a shared vision with objectives to help achieve this vision;
- give details of how much land and floorspace we need for uses such as housing, offices, shops, schools and community centres Include sites for new development;
- ensure we have up-to-date policies for assessing planning applications; where matters such as design; heritage; special types of housing, and Green Belt issues arise.

Why do we need a new Local Plan?

Existing planning policies, such as those in one of our current documents called the Core Strategy, must be reviewed so that they reflect the latest government policy and guidance.

This includes how the amount of housing needed should be calculated. Having up to date policies is important so we can avoid development happening in a piecemeal way without being properly planned.

We want your views

At this stage, we want your views on:

- the vision,
- the objectives,
- the range of issues to be covered and
- the suggested approach.

Your comments will help us develop the Plan further. A questionnaire is also available separately.

Consultation on the Issues and Options document runs from **Monday 13 June to Monday 25 July 2016**.

How to find out more

The Issues and Options document and supporting technical studies can be found at www.bracknell-forest.gov.uk/comprehensivelocalplan

How many new homes are needed?

Our existing target is to build 557 new homes each year between 2006 and 2026 (11,139 homes in total). Some of the sites identified to meet this target figure are being built and others have yet to start.

The current Government has now said that we need to work out our housing figures in a different way – we have to do an objective assessment of need. This calculation (which analyses a range of data, including population forecasts) has been done in a technical study called a Strategic Housing Market Assessment. The results show that we need to build 635 new homes each year between 2013 and 2036, a total of 14,605.

How many homes do we still need to find sites for?

Number of new homes	Explanation of component figures
14,605	Requirement over period 2013 to 2036
Minus 690	Homes completed between 2013/14 and 2014/15
Minus 7,887	Number of homes which already have planning permission (3,397) and which have already been allocated sites (4,490)
= 6,028	Amount of homes which we need to find sites for by 2036

6,028 represents the housing need and may not be the final housing target. This is because:

- there are constraints on much of the land within the Borough which reduces its capacity for development (see map);
- we need to do further work on potential sites that landowners and developers are still submitting to us, for consideration for future development), and;
- other Local Authorities in the area where local people tend to live and work, may claim that they do not have enough development sites to meet needs. They might ask Bracknell Forest Borough Council to help them out.

Where should new development go?

Although we can't tell you exactly how much land and floorspace we will need for new buildings such as housing, offices, shops, schools and community centres, we are keen to gather your ideas about some general principles to follow in thinking about where new development might be built.

In drawing our final conclusions, we will also need to take into account national policy; technical evidence; sustainability and site availability.

Based on current information we have identified the following options for the location of new development, especially housing:

Option 1 Many small sites on the edge of settlements with some intensification of existing settlements

Advantages

- disperses impacts across a larger number of areas
- might sustain some local services
- faster delivery of housing

Disadvantages

- some development may be directed towards smaller settlements with limited services
- harder to secure infrastructure

Option 2 Fewer, but, larger sites on the edge of the larger more sustainable settlements with some intensification of existing settlements

Advantages

- reduces pressure on the smaller settlements
- provides an opportunity to use / connect to existing infrastructure
- supports the renewal of Bracknell Town Centre

Disadvantages

- greater impacts in affected areas

Option 3 A few very large sites on the edge of the larger more sustainable settlements

Advantages

- less intensification of development in existing settlements
- more opportunities to provide services / infrastructure

Disadvantages

- likely to involve the development of large areas of greenfield land with impacts on biodiversity, landscape
- risk of joining up settlements
- need to provide infrastructure may result in short term delivery issues

Option 4 A mix of Options 1, 2 and 3

Let us know:

- the option you prefer, or,
- whether or not you can think of any other options you think we should consider.

Where are and what are the main constraints to development?

A lot of the undeveloped land in the Borough is affected by constraints that can limit where development can be built. Some of the main constraints are shown on the map opposite:

