

TO: THE EXECUTIVE
24 SEPTEMBER 2019

BRACKNELL FOREST LOCAL PLAN
CONSULTATION ON REVISED GROWTH STRATEGY
Director of Place, Planning and Regeneration

1 PURPOSE OF DECISION

- 1.1 Consultation on the Draft Bracknell Forest Local Plan (BFLP) took place in February/March 2018 and September 2018. As a result of this process a number of comments were received that have subsequently been analysed. Further technical reports have also been completed and a revised National Planning Policy Framework (NPPF) was published in July 2018 and subsequently amended in February 2019. These changes have resulted in the need to revise the approach being taken to accommodating the Borough's future growth needs.
- 1.2 Due to the extent of the changes being made and the scope of the Local Plan being broadened, it has been decided that there is a need to carry out further informal public consultation (under Regulation 18) prior to producing a 'Submission' version of the document. This report seeks approval to carry out a consultation on Part 1 of the document that contains the strategic policies together with supporting material.

2 RECOMMENDATION(S)

2.1 It is recommended that:

- (i) Executive agrees that the Draft Bracknell Forest Local Plan (Appendix A) and other supporting consultation documents be published for a period of public consultation starting on Friday 25th October and ending on Friday 6th December 2019;**
- (ii) The Consultation Strategy (Appendix B) be agreed; and,**
- (iv) Any minor changes to the Draft Bracknell Forest Local Plan and other supporting material produced prior to the consultation be agreed by the Director, Place Planning and Regeneration in consultation with the Executive Member for Planning and Transport.**

3 REASONS FOR RECOMMENDATIONS

- 3.1 The Regulations¹ require that a local plan is prepared in consultation with the local community and other stakeholders. The proposed consultation will facilitate engagement and comments received will help inform policies and allocations included in the Submission BFLP.
- 3.2 It is important that the Submission BFLP is based on robust evidence and takes account of current national policy, in order to be found 'sound'.

¹ Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 The option of not consulting on the revised growth strategy would leave the Council vulnerable at examination stage when stakeholders have the opportunity to pursue concerns that they have about the process followed and which sites have been included with an independent inspector, whose role is to assess a plan.

5 SUPPORTING INFORMATION

Background

- 5.1 The current Local Development Scheme (LDS) (agreed in February 2019) refers to the publication of a Draft Local Plan during the period September to October 2019 to consider additional growth options.
- 5.2 The Council previously consulted on the Draft BFLP in February/March 2018 and New Sites in September 2019. Since then, the Government has published a revised NPPF (July 2018) and an amended version in February 2019. The supporting Planning Practice Guidance has also been updated. The Council has also reviewed comments made to the earlier consultations and undertaken further technical work.

Structure of new document

- 5.3 The NPPF also now refers to the need to distinguish between strategic and non-strategic policies. Strategic policies are those that set out the overall strategy for the pattern, scale and quality of development and make sufficient provision to meet specified needs such as housing, employment, infrastructure, and the conservation and enhancement of the natural, built and historic environment. They must look ahead a minimum of a 15 year period from adoption. Non-strategic policies can be contained in local plans or neighbourhood plans and are more detailed policies for specific areas, neighbourhoods or types of development.
- 5.4 As a result, it has been necessary to reconsider the structure of the emerging BFLP to help make it clear which are strategic and non-strategic policies. Therefore the document has been split into 2 parts (Part 1 covering strategic matters and Part 2 covering non strategic matters). The period covered by the Local Plan has also been extended to 2036 to meet the required coverage.
- 5.5 The intention is that the current consultation should focus on Part 1 of the document since this includes policies concerned with meeting the growth needs of the area, for example, sites proposed to be allocated for housing. It also includes other new policies which have resulted from considering whether or not earlier draft policies are strategic or non-strategic. In some cases, it has been decided to split policies, particularly, where there are directional elements and key principles. In view of the increased need to respond to climate change, the document seeks to clarify those policies that are concerned with adaptation and mitigation.
- 5.6 Part 2 of the document contains development management policies which set out the criteria against which all planning applications will be considered and help ensure consistency of approach. The application of these policies will also assist in the delivery of the objectives and vision set out in Part 1. They should also be read together with the strategic policies. Most of these policies were the subject of consultation last year. Since then, they have been updated in response to comments made during the consultation process and the revised NPPF and Planning Practice Guidance. Three new policies are included dealing with protecting trees and hedgerows, renewable and low carbon energy and tall buildings. Whilst the

development management policies will not be the focus of the consultation, they will be available as a separate document for comment.

- 5.7 A Draft Policies Map will also be made available for the public consultation, although, maps of the proposed allocations, any necessary settlement boundary amendments and other changes to existing policy designations are shown on inset maps in the Draft BFBLP (Appendix A).

Development needs

Housing

- 5.8 Updated national policy has confirmed the need to use a standard method to calculate Local Housing Need (LHN). Planning Practice Guidance sets out the formula to be used, and in February 2019 the Government announced that the 2014 household projections were to be used as a data source. The use of this data for the relevant period together with an affordability adjustment has resulted in a reduction in the LHN for Bracknell Forest. The earlier versions of the Draft BFLP were based on a need for 670 dwellings per year. The need has now fallen to 615 dwellings per year. As the Local Plan must look ahead a minimum of 15 years from adoption, the resulting housing requirement for the period 2019-2036 is 10,455 (net) new dwellings.
- 5.9 In calculating the number of homes that need to be accommodated on further sites, the baseline used has been updated to 31st March 2019 (previously 31st March 2017). Existing planning commitments, including outstanding allocations in the Site Allocations Local Plan (SALP) have been accounted for in terms of the future supply. Whilst some of the SALP sites are under construction, others have yet to be started. The availability of these sites and capacities previously assumed have been reviewed, taking into account the densities being achieved on other nearby sites, amongst other matters. A windfall allowance has also been included for small and medium sites. Sites have already been found for 8,749 net dwellings. If these are deducted from the overall requirement and a 10% flexibility allowance added, it is calculated that it is necessary to find sites for a further 1,877 new dwellings.
- 5.10 This version of the Draft BFLP is proposing to allocate 18 sites that are a mix of sizes (the NPPF requires 10% to be 1ha or less to help involve a range of housebuilders). The estimated capacity is 1,793 dwellings. The Warfield Neighbourhood Plan which is currently at Examination also proposes to allocate a site at Hayley Green. This site is estimated to accommodate 235 dwellings. Although this proposal has not yet been confirmed, the Council supports its allocation through the neighbourhood planning process. If this site is added to the sites proposed for allocation through the Local Plan, the total provision is 2,028 dwellings which results in a surplus of 151 dwellings above the outstanding requirement.
- 5.11 The mix of sites included in terms of location and type will complement those that are already commitments including the outstanding allocations in the SALP. Nearly half are on sites in and around Bracknell Town Centre and just over half are on sites in the existing settlement of Bracknell Town. This approach accords with national policy, in that it aims to maximise densities in urban locations that are well served by public transport. Whilst the densities assumed on the Town Centre sites will have an impact on the skyline, recent schemes that have been built/granted planning permission indicate that the market is already favouring such a trend. The proposed capacities of sites in and around the Town Centre have taken into account other commercial uses that need to be accommodated within the developable area. A full list of the sites is included in the Draft BFLP (Appendix A).

- 5.12 A Housing Trajectory has been produced which draws upon information from Developers/Consultants together with experience of delivery on similar sites to estimate when dwellings may be completed. The data has been used to test the ability to achieve a 5-year housing land supply.

Changes in sites proposed for allocation

- 5.13 The list of sites now proposed for allocation differs from those previously put forward as follows:
- 2 strategic sites have been removed from the Plan (Land at Winkfield Row, Winkfield; Land South of London Rd, East of Bog Lane and West of Swinley Road, Winkfield (Crown Land) (to take account of points made by residents, statutory bodies, deliverability and content of evidence base).
 - 1 strategic site has been reduced in size – Land at Hideout/Beaufort Park, Nine Mile Ride, Bracknell - estimated capacity of reduced site is now 226 rather than 570 dwellings (to take account of points made by residents, statutory bodies and content of evidence base).
 - Land at Hewlett Packard, Cain Road and its recreational land, Beehive Road, Bracknell is not included as a housing allocation (to reflect results of evidence of need for employment land and changes in market conditions).
 - Removal of sites that have now become commitments (to reflect results of commitments exercise at 31st March 2019).
 - Adjustment to developable areas and approximate capacities (to reflect national policy on densities, agreed schemes in the locality and further information on constraints).
 - Inclusion of 3 of the new sites recently submitted for consideration, namely:
 - Land at Lower Church Road, Sandhurst;
 - Land previously reserved for Park and Ride, Peacock Farm, Bracknell; and,
 - Bus Station, Station Road, Bracknell.
 - Removal of two smaller sites, namely:
 - Land South of Emmets Park and East of Cressex Close, Binfield; and,
 - Land South of Foxley Lane and West of Whitehouse Farm Cottage, Murrell Hill Lane, Binfield(to take account of points made by residents and content of evidence base).
 - Removal of former landfill site, London Road, Winkfield (to reflect uncertainty about deliverability) – however, the settlement boundary has been adjusted to facilitate enabling development if contamination issues can be addressed in the future)

Employment

- 5.14 Previous versions of the Draft BFBLP relied on evidence of future needs for business, industrial and warehousing floorspace that has recently been updated. This now suggests that whilst there is no need for additional office floorspace during the period 2020 – 2036 there is a need for 75,000 sqm of industrial and warehousing floorspace.
- 5.15 At an earlier stage in the process, the Council conducted two calls for sites and has been open to any new sites being submitted through the consultations. As no suitable sites have been promoted, the approach of the Draft BFLP is to protect existing designated employment areas and propose a further designation at Wellington Business Park, Crowthorne and a small extension to the Western Employment Area, Bracknell recognising the presence of existing businesses at Phoenix Park. An Article 4 Direction is in place covering the Western, Southern and

Eastern employment areas which removes the permitted development right to convert offices to residential dwellings in these areas. Other amendments proposed to the boundary of the Western Employment Area reflect conversions that were agreed through the permitted development process prior to the Article 4 Direction being put in place. Opportunities may arise for intensification of the designated employment areas to accommodate some of the unmet employment need. The provision of additional business floorspace in Bracknell Town Centre may also encourage some office occupiers to re-locate, thus vacating sites that may have potential for redevelopment for other business uses. However, it is not expected that this will fully address the shortfall. The implications for the wider FEMA will need to be considered as part of ongoing duty to cooperate discussions and in further reviews of the Local Plan.

- 5.16 Changes are also proposed to the extent of 'town centre' areas and frontage designations. These changes reflect the NPPF and supporting guidance and in the case of Bracknell Town Centre, its regeneration and new layout.

Green Belt

- 5.17 The Strategic Housing and Economic Land Area Assessment (SHELAA) includes a number of sites in the Green Belt. National policy states that Green Belt boundaries should only be amended in exceptional circumstances (NPPF paragraph 136) and highlights the need to promote sustainable patterns of development when reviewing boundaries (NPPF paragraphs 82 and 84). The Bracknell Forest and Wokingham Borough Joint Green Belt Review shows that all parcels of land in Bracknell Forest, make at least an overall contribution to the 'purposes' of the Green Belt.
- 5.18 It is not considered sustainable to remove small areas of land from the Green Belt to accommodate development, particularly as the evidence base concludes that existing Green Belt land contributes to the purposes of the designation and should remain in the Green Belt.

Jealotts Hill – Strategic Allocation

- 5.19 The only large site (240 ha) to be promoted in the Green Belt is for development at Jealotts Hill. The site is currently used as a research facility by a multi-national agricultural technology company (Syngenta). Part of the site is previously developed and existing buildings provide 60,600 sqm of floorspace. Work carried out at the site is of national and global importance and represents a significant proportion of the research into Agricultural Technology undertaken nationally in this field. The way in which this kind of research is carried out has changed significantly over time and means that large scale field trials are no longer required at Jealott's Hill. However, there is a greater requirement for state of the art built facilities to continue research and development and enable increased collaborative working with companies involved in associated technologies.
- 5.20 The future operation of the site is dependent on significant investment being made which will require enabling development to help fund it. Investment is required to help this sector maintain its position globally as a centre for scientific research by building on existing links with universities and other research organisations, within the region and further afield, whilst fostering links to schools and businesses within the area.
- 5.21 Currently, the site has limited access to services and facilities. If enabling development is to be allowed, a sufficient number of people are required to support new infrastructure and create a live-work community.

- 5.22 A mixed use settlement is therefore proposed, based on Garden Settlement principles. It would include in the region of 4,000 additional homes. Depending on market conditions and other factors, it is estimated that 1,200 of these additional homes would be completed during the plan period. 37,400 sqm of employment floorspace would be retained and an additional 95,400 sqm would be built giving a total of 132,800 sqm. The current occupier is intending to occupy 51,400 sqm, including some of the accommodation in a new Science and Innovation Park. 81,400sq.m. would be available for other occupiers in related industries. Around 60,000 sqm of new employment floorspace (36,800 sq.m. net) is estimated to be delivered within the current plan period to 2036. Infrastructure including on and off-site transport works, a local centre, community hub, primary healthcare facility, 2 primary schools and a secondary school, open space and SANG are to be provided. The projected completion date for the development is 2049, so it would run into a future plan period.
- 5.23 The boundaries of the Green Belt in Bracknell Forest were originally defined in the Green Belt Local Plan for Berkshire (1985) and have been retained through subsequent Local Plans. Green Belt boundaries can only be altered in exceptional circumstances. It is the national and international importance of continuing the work into Agricultural Technology that Syngenta are at the forefront of, and the boost in housing supply (additional to identified needs), that provide the exceptional circumstances necessary to justify the proposed changes to the Green Belt boundary. The NPPF (para 139) lists criteria for defining Green Belt boundaries which include ensuring that boundaries are enduring and are clearly defined using physical features that are readily recognisable and likely to be permanent. The NPPF (para 138) and Planning Practice Guidance also makes it clear that the impact of removing land from the Green Belt can be offset through compensatory improvements such as woodland planting, improvements to biodiversity and new enhanced walking and cycle routes. Further detail of these will be secured as the scheme is developed.
- 5.24 It is proposed that the Green Belt boundary is amended, to exclude land designated for built development, leaving that to be used for recreational purposes in the Green Belt. Housing on the site could start to be delivered in 2027/28. Further development will take place in the next plan period, the projected completion date being 2049. The housing proposed at Jealott's Hill is over and above that identified to meet needs and creates a boost in housing supply in the wider local area.

Other factors requiring consideration

Sustainability Appraisal

- 5.25 All plans need to be appraised through a Sustainability Appraisal. The last version of the 'Sustainability Appraisal (Incorporating Strategic Environmental Assessment) of the Draft BFLP (SA²) that has been developed further in that it has examined the new set of sites proposed for allocation and changes in the wording of policies and new policies. It considers ways that the plan can contribute to improvements in environmental, social and economic conditions; as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. In doing so, it helps make sure that the proposals in the Plan are the most appropriate given

² SA is required by the Section 19 of the Planning and Compulsory Purchase Act 2004. The SA is being conducted in line with the Planning Practice Guidance <https://www.gov.uk/government/collections/planning-practice-guidance>

the reasonable alternatives. The appraisal has been carried out against the agreed SA Objectives, established within the SA/SEA Scoping Report, November 2015³.

- 5.26 The SA process has been carried out in-house by the Council to ensure it is iterative and influential throughout the development of the plan. It has followed the process set out in the Site Selection Methodology. It also tests the evidence underpinning the plan and contributes to demonstrating how the tests of soundness have been met. The SA has informed the development of all aspects of the Draft BFLP.
- 5.27 The SA will continue to be developed and inform the BFLP up until the plan is submitted for examination.

Air Quality Assessment and Habitats Regulations Assessment

- 5.28 This piece of work is being undertaken to respond to the Habitat Regulations in light of the 'Wealden Case'⁴ in terms of impact of air pollution on Habitats Sites. These include the Thames Basin Heaths SPA and Windsor Forest and Great Park SAC. The Assessment will also consider the impact of air quality from traffic on human health. The potential effects are predominantly associated with the forecast growth in traffic on the local road network and the assessment has, therefore, taken into consideration the cumulative impacts of the Draft BFLP and forecast growth within neighbouring authorities. The consultant is currently undertaking modelling using the proposed allocations in this version of the BFLP. The initial results of this work are likely to be with the Council in November. Further work would need to be undertaken if there are any changes to the sites selected before submission.
- 5.29 There is a legal requirement for all local plans to be subject to a Habitats Regulations Assessment (HRA). The need for HRA is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats & Species Regulations 2010 (as amended). A Draft HRA will be published alongside the Draft BFLP and updated following receipt of the air quality assessment work.
- 5.30 The HRA will need to be written following receipt of the air quality assessment work.

Infrastructure Delivery Plan

- 5.31 The Infrastructure Delivery Plan (IDP) will specify, in as much detail as possible (based on available information) the physical, social and green infrastructure needed to enable the planned growth up to 2036. It will include a delivery schedule that sets out what the infrastructure requirements are for the 3 large sites (outside the area in and around Bracknell Town Centre) and who will provide the infrastructure. Confirmation of the timing of infrastructure will be sought following the public consultation when internal and external infrastructure providers will have had time to review each site and gauge specific requirements.
- 5.32 The IDP also covers the infrastructure requirements for the other sites in a general schedule. This will be set out by area and will predominantly use the approach set

³ <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

⁴ Wealden District Council v. Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority [2017]: The principal issue was whether the Authority had acted unlawfully in concluding a proposal was unlikely to have a significant effect on a Special Area of Conservation (SAC), in combination with their Core Strategy, pursuant to the Habitats Regulations. The environmental effect in question was the impact from vehicle emissions upon heathland within the SAC.

out in the Planning Obligations SPD^[1]. The IDP will assess the cumulative impact of the sites on existing infrastructure provision within settlements. This work will be completed after the public consultation, when all infrastructure providers have had time to review the sites.

- 5.33 The IDP will continue to develop, be refined and added to until the Plan is submitted for Examination. It will also be used to inform the site-specific policies, and the Council's approach to infrastructure provision.

Viability Assessment

- 5.34 Planning Practice Guidance has recently been updated to emphasise that the role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. The Bracknell Forest Local Plan (BFLP) Viability Assessment is being produced to assess the development viability of the potential sites for allocation, including testing the relevant policies (such as the draft affordable housing policy) for impact on the delivery of the sites. It is a high-level assessment and will test the impact of all infrastructure requirements/costs on site delivery and developer assumptions used in viability assessments as to the minimum profit required to secure finance for developments.
- 5.35 The consultants who have been commissioned to prepare the Draft BFLP viability assessment are due to send through the draft assessment by the end of August. It may therefore be necessary to subsequently amend the policies to take account of the outcomes of this work.

Proposed Consultation Strategy

- 5.36 The Council is required by Regulations to undertake consultation with certain groups and organisations as part of the preparation of a local plan. The Council's adopted Statement of Community Involvement⁵ also sets out that the Council will prepare a consultation strategy for each stage of a local plan. Taking these into account, a Consultation Strategy including a Consultation Mandate has been prepared for this stage of the Local Plan and is attached as Appendix B.
- 5.37 It is proposed to carry out the public consultation over a six-week period starting on Friday 25th October and ending on Friday 6th December 2019.
- 5.38 The consultation will involve the following:
- Notification to all those on the existing Planning Policy database;
 - Making documents (including a summary leaflet) available on:
 - i) the Council's website and consultation portal, and,
 - ii) at the Time Square offices;
 - Making the Draft BFLP document available at local libraries (where internet access is also available);

^[1] <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spds/planning-obligations-supplementary-planning-documents>

⁵ https://files.bracknell-forest.gov.uk/sites/bracknell/documents/statement-of-community-involvement-2014.pdf?KDumQuiimCYmBU7Q0bpr_.DLCVdJGI0

- Sending a hard copy of the draft LP and leaflet to Town and Parish Councils and holding a Town and Parish Clerks' briefing;
- Distributing information by way of, a press release, alerts on social media, Town and Country and a press advert in local newspapers;
- Using infographics to publicise frequently asked questions via social media;
- Manned exhibition focussed on Warfield as the area most affected by the revisions to the strategy. A further exhibition will be held in Bracknell as the most accessible location – this will cover all proposals. Times and venues to be included in publicity.
- Sending out consultation information via 'Involve' (which is a central support agency for local voluntary and community action groups within the Borough). This also includes the Council's Access Group;
- Consulting those with business interests. The Council will send out consultation information via the Council's Economy Team.

5.39 It should be noted that sites proposed for allocation have already been consulted on for factual correctness through the SHELAA. Since then, further site-specific evidence has become available and a comparative assessment has been undertaken. This consultation will be an opportunity for stakeholders to provide comments on sites as proposed allocations. It is recommended that when available, the accompanying SA is read to understand the reasons for the proposed site allocations and why other sites have been omitted. The SA will also be subject to consultation.

Duty to Cooperate

5.40 The duty to cooperate is a legal test that requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in local plans. It is separate from but related to the local plan test of soundness⁶.

5.41 The Council has already undertaken duty to cooperate on the emerging BFLP, through:

- a start date letter (regulation 18) that was issued and consulted upon. This notified stakeholders of the Council's intention to prepare a plan and invited comments on what the Plan should contain;
- bespoke consultations on the Bracknell Forest evidence base;
- Duty to Cooperate Framework which was consulted on in February 2016; and
- the Issues and Options consultation and consultations on the Draft BFLP in February/March 2018 and September 2018 which included invitations to comment on the sites proposed at the time. These have subsequently informed the preparation of this version of the BFLP.

5.42 In addition to the above (paragraph 5.39), the results of the SHMA led to joint working with Reading, Wokingham and West Berkshire Local Authorities on the West of Berkshire Spatial Planning Framework⁷. It was agreed by each Council and demonstrates the strategic priorities and projects that the authorities will work on

⁶ Duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004.

⁷ <https://files.bracknell-forest.gov.uk/sites/bracknell/west-of-berkshire-spatial-planning-framework-final.pdf>

collaboratively. It does not allocate land for any purpose (this will be done through the individual Local Plans). It does however, demonstrate that the Councils will work collectively to try and meet the Housing Market Area's (HMA's) needs. The Framework is also endorsed by Thames Valley Berkshire Local Enterprise Partnership.

- 5.43 Neighbouring local authorities and other statutory consultees will be targeted as part of the forthcoming consultation and a bespoke meeting has already been arranged. Further meetings will also take place with relevant statutory stakeholders.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 Consultation on the Local Plan is required by the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The provisions relating to the consultation are covered by Regulation 18 and it is considered that undertaking the consultation as proposed will help fulfil the Council's obligations under this legislation.

Borough Treasurer

- 6.2 The costs of developing the Local Plan, including the consultation and any staffing requirements, will be met through existing Planning Policy and Local Development Framework budgets.

Equalities Impact Assessment

- 6.3 An Equalities Impact Screening Record Form is attached as Appendix C.

Strategic Risk Management Issues

- 6.4 The Strategic Risk Register (2015) includes Risk 10 which identifies the risk of not working effectively with key partners or residents in the development of services. Such a risk could mean that community needs are not met and a negative impact on community cohesion. The production of an up-to-date local plan will involve extensive engagement with stakeholders and residents in order to identify local needs. Risk 11 identifies the risk of being unable to implement legislative changes. The production of the Local Plan allows recent legislative changes to be reflected within the Local Plan.

7 CONSULTATION

- 7.1 The preparation of the Draft BFLP has involved commissioning evidence base studies, several of which have been subject to consultation prior to finalisation. It has also been informed by the results of duty to cooperate responses, the Issues and Options and Draft BFBLP consultations in 2018. The draft policies have been through internal, and where required external, consultation, and been considered by the Local Plan Working Group (exempt information). No other groups have been consulted on the preparation of this report. However, the report seeks agreement to a consultation strategy (see Appendix B) to carry out engagement on the Draft BFLP. Details of the proposed Draft BFLP consultation are set out at Section 5 above (paragraphs 5.34 – 5.37) and in Appendix B.

Appendices

- Appendix A Draft Bracknell Forest Local Plan
- Appendix B Consultation Strategy and Consultation Mandate
- Appendix C Equalities Impact Screening Record Form

Background Papers

National Planning Policy Framework (2019) and associated Planning Practice Guidance

Statement of Community Involvement (February 2014)

Local Development Scheme 2019 – 2019 (February 2019)

Draft Bracknell Forest Local Plan (February 2018)

Further Consultation on New Sites (September 2018)

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