

# Strategic Policies of the Bracknell Forest Development Plan for Neighbourhood Planning purposes

## Background context

Paragraph 184 of the National Planning Policy Framework (NPPF) states that: “Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area...”

Paragraph 156 of the NPPF sets out certain strategic policies should be included in *Local Plans* to deliver development. These therefore form the basis for considering what the ‘strategic policies’ are, which includes policies, which among others, deal with development such as the homes and jobs needed in the area, commercial development, waste management, infrastructure for transport.

## Basic conditions

Only a draft Neighbourhood Plan that meets each of the set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions for *Neighbourhood Development Plans* are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- the making of the plan contributes to sustainable development;
- the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the plan does not breach, and is otherwise compatible with, EU obligations;
- prescribed conditions are met in relation to the Order (or neighbourhood plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

National planning policies are contained in the National Planning Policy Framework (NPPF) which can be found here:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

National planning policies for traveller sites are contained in the Planning Policy for Traveller Sites (PPTS) which should be read in conjunction with the NPPF, and can be found here:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6078/2113371.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6078/2113371.pdf)

National planning guidance is contained in the Planning Practice Guidance (PPG) which can be found here: <http://planningguidance.planningportal.gov.uk/blog/guidance/>

The Planning Practice Guidance (PPG) (Reference ID: 41-074-20140306) advises that the basic condition relating to ‘general conformity’ with strategic policies contained in the Development Plan should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;

- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.

### **The Development Plan in Bracknell Forest**

In Bracknell Forest a number of policy documents are used to guide the location and other aspects of future development. The policies in these documents are important in deciding planning applications. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

#### ***Regional Policy***

The South East Plan was partially revoked on 25<sup>th</sup> March 2013. Policy NRM6 that deals with the Thames Basin Heaths Special Protection Area remains in place.

#### ***Local Policy***

This comprises the following plans:

- **Core Strategy (adopted February 2008)** - 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.
- **Site Allocations Local Plan (adopted July 2013)** - Helps implement the adopted Core Strategy. It identifies sites for future housing development, ensures that appropriate infrastructure is identified and delivered alongside new development and also revises some designations on the Policies Map.
- **Bracknell Forest Borough Local Plan (adopted January 2002)** - Although some of these policies have been dropped, many were 'saved' by the Secretary of State beyond 27 September 2007 and remain in effect. Some have been subsequently replaced by new policies in the adopted Core Strategy and adopted Site Allocations Local Plan.
- **Bracknell Forest Borough Policies Map (adopted July 2013)** - Shows designations relating to 'saved' policies in the Bracknell Forest Borough Local Plan, Core Strategy designations, and sites proposed for development in the Site Allocations Local Plan.
- **Replacement Minerals Local Plan (adopted May 2001)** - The Plan was intended to ensure that minerals were extracted at the right pace throughout the period to the end of 2006, and that there are enough planning permissions for mineral extraction at the end of that period for a further seven years of extraction (to the end of 2013). The Plan also contains a number of Development Management policies.
- **Waste Local Plan for Berkshire (adopted December 1998)** - This covered the period to 2006. Its policies control different types of waste management development and ensure that waste development is in the least environmentally sensitive locations. They also secure waste minimisation and recycling in new development.

Further information on the Development Plan is available at: <http://www.bracknell-forest.gov.uk/developmentplan>

## **The Strategic Policies of the Development Plan for Bracknell Forest (for Neighbourhood Planning purposes)**

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### **South East Plan**

#### **Policy**

<b>'Saved' NRM6</b>	Thames Basin Heaths Special Protection Area
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### **Core Strategy**

#### **Policy**

<b>CS1</b>	Sustainable Development Principles
<b>CS2</b>	Locational Principles
<b>CS3</b>	Bracknell Town Centre
<b>CS4</b>	Land at Amen Corner (Parish of Binfield)
<b>CS5</b>	Land north of Whitegrove and Quelm Park (Parish of Warfield)
<b>CS6</b>	Limiting the Impacts of Development
<b>CS8</b>	Recreation and Leisure
<b>CS9</b>	Development on land Outside Settlements
<b>CS13</b>	Sustainable Waste Management
<b>CS14</b>	Thames Basin Heaths Special Protection Area
<b>CS15</b>	Overall Housing Provision
<b>CS16</b>	Housing Needs of the Community
<b>CS17</b>	Affordable Housing
<b>CS19</b>	Location of Employment Development
<b>CS21</b>	Retail Development in Town Centres
<b>CS23</b>	Transport

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### **Site Allocations Local Plan**

#### **Policy**

<b>CP1</b>	Presumption in Favour of Sustainable Development
<b>SA1</b>	Previously Developed Land in Defined Settlements
<b>SA2</b>	Other Land within Defined Settlements
<b>SA3</b>	Edge of Settlement Sites
<b>SA4</b>	Land at Broadmoor, Crowthorne
<b>SA5</b>	Land at Transport Research Laboratory, Crowthorne
<b>SA6</b>	Land at Amen Corner (North), Binfield
<b>SA7</b>	Land at Blue Mountain, Binfield
<b>SA8</b>	Land at Amen Corner (South), Binfield
<b>SA9</b>	Land at Warfield
<b>SA10</b>	Royal Military Academy, Sandhurst
<b>SA11</b>	Bracknell Town Centre
<b>SA12</b>	The Peel Centre
<b>SA13</b>	Policies Map Changes

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## Bracknell Forest Borough Local Plan

### 'Saved' Policy

<b>EN3</b>	Nature conservation
<b>EN4</b>	Local Nature Reserves, Wildlife Heritage Sites and Regionally Important Geological Sites
<b>EN6</b>	Ancient monuments and archaeological remains of national importance
<b>EN10</b>	Areas of landscape importance
<b>EN12</b>	Historic parks and gardens
<b>E5</b>	Hierarchy of shopping centres
<b>H11</b>	Retention of housing stock
<b>M2</b>	Safeguard road line – Extension of the northern distributor road
<b>M3</b>	Protected road lines – Sandhurst – Crowthorne by pass
<b>R4</b>	Provision of open space of public value
<b>SC3</b>	No reduction in existing community facilities
<b>Proposal PE1i</b>	Land in the northern sector of Bracknell Town Centre
<b>Proposal PE1ii</b>	Land at the south of Bracknell Town Centre
<b>Proposal PH1.1</b>	The Staff College, Bracknell
<b>Proposal PH1.2</b>	New housing development proposal at Peacock Farm, west of Bracknell Town
<b>Proposal PM1.1</b>	Road junction and highway works
<b>Proposal PM1.3</b>	Land protected for dualling
<b>Proposal PM5</b>	Service road schemes
<b>Proposal PR10</b>	Blackwater Valley

**Replacement Minerals Local Plan (adopted May 2001) and Waste Local Plan for Berkshire (adopted December 1998).** By law Neighbourhood Development Plans cannot deal with minerals or waste issues.

It should also be noted that **Green Belt** boundaries are a strategic issue; Green Belt boundaries cannot be amended by a Neighbourhood Plan. Regard must be had to national planning policy - see chapter 9 'Protecting Green Belt land' of the National Planning Policy Framework for further policy information:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf#page=25](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf#page=25)

### Other matters

A Neighbourhood Plan cannot require a Local Authority to make designations or exercise particular powers. Such examples include: serving a compulsory purchase order (CPO), listing an asset of community value, designating or extending a conservation area, putting a building on the local list, serving a tree preservation order (TPO).

Neighbourhood planning has its own set of Regulations which set out the legal matters relating to the neighbourhood planning process. These are 'The Neighbourhood Planning (General) Regulations 2012) and The Neighbourhood Planning (General) (Amendment) Regulations 2015' and can be viewed here: [http://www.legislation.gov.uk/ukxi/2012/637/pdfs/ukxi\\_20120637\\_en.pdf](http://www.legislation.gov.uk/ukxi/2012/637/pdfs/ukxi_20120637_en.pdf) and [http://offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/ukxi\\_20150020\\_en1.pdf](http://offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/ukxi_20150020_en1.pdf)

There are separate Neighbourhood Planning Regulations regarding the referendum.