

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I118943
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1. **TITLE:** Housing Supplementary Planning Document (SPD) consultation

2. **SERVICE AREA:** Place

3. **PURPOSE OF DECISION**

To inform the Executive and seek their agreement of the content of a draft Housing SPD which is being produced to supplement the policies of the Bracknell Forest Local Plan, and to seek approval for public consultation on the SPD.

4 **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

- i. the content of the Draft Housing SPD is agreed.
- ii. a public consultation on the Draft Housing SPD beginning on Tuesday 1st October 2024 and ending on Tuesday 5th November (5pm) 2024 as set out in Section 7 of the report is agreed.
- iii. authority is delegated to the Executive Director: Place in consultation with the Executive Member for Planning, Transport and the Countryside to agree any necessary minor amendments to the Draft Housing SPD prior to public consultation.

7. **REASON FOR DECISION**

1. The BFLP was adopted in March 2024, and sets out the vision and strategy for the Borough to 2037.
2. Applications are now being determined in accordance with the BFLP, which contains both strategic (such as affordable housing) and development management (such as housing mix) policies for housing. It is important that associated guidance is provided to allow the effective determination of housing proposals and implementation of the BFLP in order to avoid ambiguity in how policies should be interpreted and applied.
3. A statutory stage in the production of an SPD is public consultation on a draft document. Therefore, an effective consultation on the Housing SPD will ensure it can be adopted and become a material consideration in determining relevant planning applications.
4. The preparation of the SPD contributes towards the Council Plan (2023-2027) priority for 'engaged and healthy communities' to ensure appropriate affordable housing is delivered.

8. **ALTERNATIVE OPTIONS CONSIDERED**

1. The Council could opt to not produce an SPD. The absence of an adopted up to date SPD would make the assessment of planning applications open to interpretation. Production of the SPD will assist potential developers/registered providers by providing clarity on the Council's expectations on how policies should be applied. In providing clarity, the Council is less likely to be put into an appeal position with a need to defend policies on these matters (reducing the financial and time burden on Council resources).
2. In producing an SPD which reflects the adopted BFLP, current Council guidance can also be replaced (Section 5.8 of the Planning Obligations SPD). The Planning Obligations SPD is based on a previous policy position which is not comprehensive or consistent with national policy. This is because it refers to out of date thresholds that dictate the minimum size of development/site from which contributions to affordable housing can be sought. The Housing SPD will therefore remove ambiguity in the decision making process.

9. **DOCUMENT CONSIDERED:** Report of the Executive Director: Place, Planning & Regeneration

10. **DECLARED CONFLICTS OF INTEREST:** None

Date Decision Made	Final Day of Call-in Period
17 September 2024	25 September 2024