

# Bracknell Forest Borough Local Development Framework

PLANNING



PLACES

PEOPLE

## Your chance to influence new draft planning policies

The Borough Council has prepared two draft documents which contain a proposed approach to a range of land-use, development and spatial issues. These documents are the first in a series of new planning documents that will replace the existing local plan.

### What are these new documents?

The documents that we are seeking your views on are:

#### **Core Strategy** - 'Draft Spatial Framework for Bracknell Forest to 2026'

The Core Strategy sets out a draft vision for the Borough to 2026 and proposed policies that will guide this vision through land-use and development decisions. The purpose of the Core Strategy is to provide a broad planning framework, forming the basis for more detailed policies and proposals to be prepared in other documents.

#### **Site Allocations** - 'Draft Approach to the Delivery of the Spatial Framework for Bracknell Forest'

The Site Allocations document sets out a draft approach to identifying and delivering the specific sites necessary to accommodate future development in the Borough.



## How have we prepared them?

These documents have been prepared in the context of:

- A new planning system requiring the preparation of a number of individual 'topic' documents and a new process for preparation;
- Emerging new regional planning policies (South East Plan) which remain to be finalised. This will identify the Borough's housing requirement up to 2026;
- Consideration of the natural and physical constraints affecting the Borough including the Thames Basin Heaths Special Protection Area, Green Belt and flood risk areas;
- National planning policy guidance; and
- The need to replace out of date policies.

## Why should you get involved?

This is your chance to have your say on how the Borough will develop over the next 20 years. We have carried out extensive consultation over the summer of 2004 on a number of key planning issues and the results have been used to inform the approach to future development set out in these consultation documents.

The approach in these documents will be reviewed following consultation and it is important that you make your views known.

## Sustainability Appraisal

An essential consideration when drawing up these documents is their effect on the environment and on people's quality of life both now and in the future. A draft Sustainability Appraisal (SA) has been carried out alongside the preparation of these documents to make sure a balance of social, environmental and economic issues are taken into account at every stage. The appraisal has tested the policy approaches and suggested changes to the documents to ensure sustainability issues are integral to the development plans; this enables the plans to help protect the Borough's environment whilst still maintaining a good quality of life.

The full appraisal results and changes made as a result of the process are described in the draft Sustainability Appraisal Report which is out for consultation alongside the development plan documents.

## What will the Borough be like in 2026?

The Core Strategy suggests that:

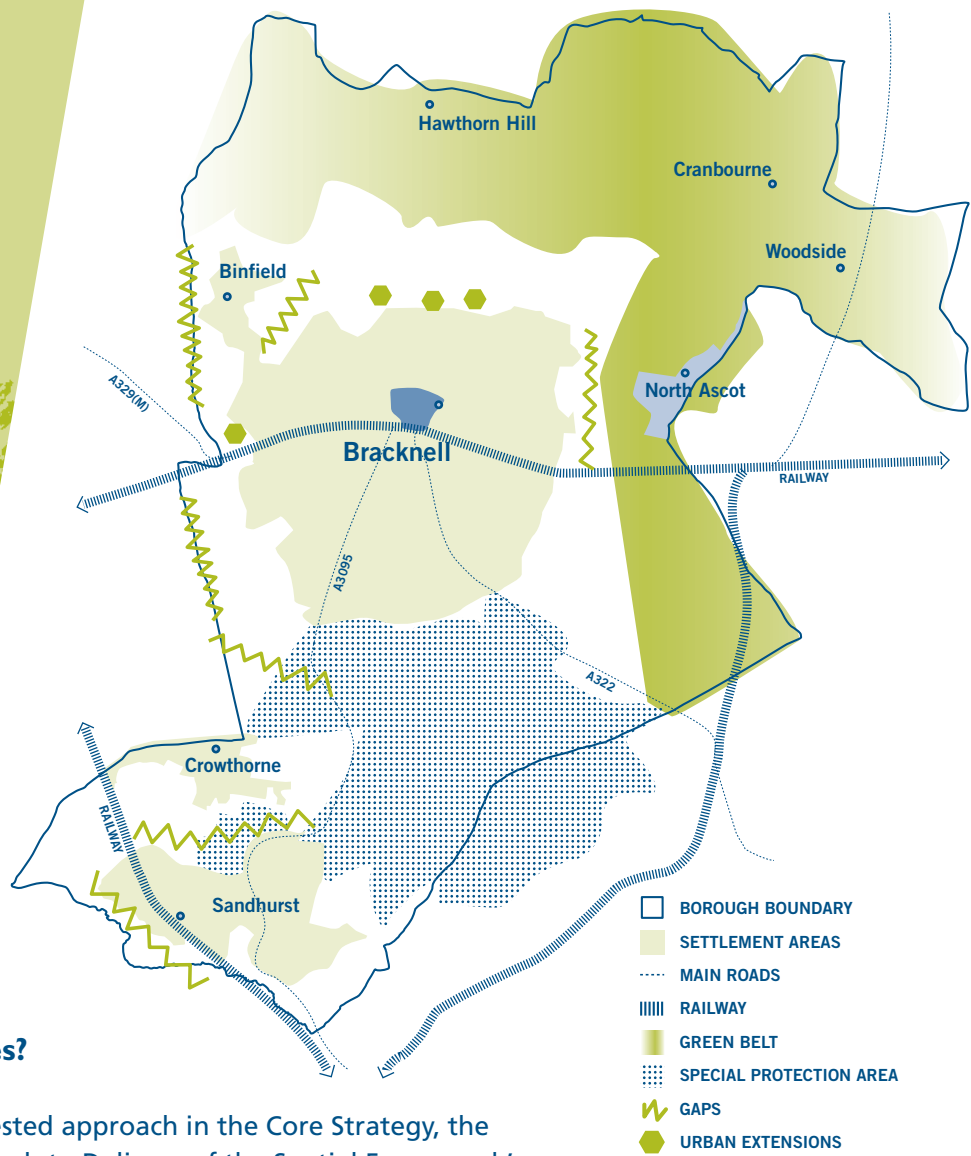
- New development will be focused in existing built up areas;
- Commitment to the redevelopment of Bracknell town centre will have produced a true community heart for the Borough;
- Areas of Green Belt, nature conservation, landscape and historical importance will be protected for existing and future generations; and
- Employment development promoted primarily within Bracknell Town Centre and the existing employment estates means local economic stability.

As it is unlikely that all development will be able to be accommodated in the settlements, further planned development could result at Amen Corner and to the north of Whitegrove and Quelm Park

## What about other policies such as design and environmental protection?

Policy approaches are proposed which:

- Make high quality, inclusive design a requirement of all new development;
- Require new development to minimise their impact on global and local environments;
- Prioritises the re-use of previously developed land; and
- Ensure that appropriate infrastructure and services such as schools and community facilities are provided alongside new development.



## What about specific sites?

Following on from the suggested approach in the Core Strategy, the Site Allocations 'Draft Approach to Delivery of the Spatial Framework' identifies for consultation a number of specific sites to accommodate future development needs in the Borough.

The Borough is required to plan for a certain number of new houses to be built each year - at present this is about 530 dwellings a year between 2006 and 2016; however Government is currently considering this be taken forward to 2026. The actual housing allocation for Bracknell Forest by the government may not be fully known until 2008.

The approach set out in the Site Allocations document is based on the consideration of over 100 sites proposed by landowners and developers. It identifies potential sites for new housing and employment development as well as sites proposed for other land uses. The Site Allocations also takes account of previously planned housing and employment development.

The Site Allocations document includes nine draft policies which allow for the carrying forward of existing Local Plan proposals (particularly Bracknell town centre, Peacock Farm and the Staff College, Bracknell site), the application of urban potential and urban extensions, development on employment sites, retail allocations and the consideration of Traveller sites.

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## How can I find out further information?

The consultation period on these documents runs from 16th January 2006 to 27 February 2006. The full versions of the draft Core Strategy and Site Allocations documents and their sustainability appraisal are available to view at the Borough Council Offices, at Town and Parish Council Offices and libraries.

These documents and the response form are also available online at [www.bracknell-forest.gov.uk/ldf](http://www.bracknell-forest.gov.uk/ldf).

Further information on these documents can be obtained from the Development Plans team at:

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