

Bracknell Forest Council Quick Guide to Planning Policy and Guidance **November 2016**

What is Planning Policy?

Planning policy (also referred to as plan making or spatial policy) is used to guide decisions on planning applications; and to plan where and how future development should happen. There are two levels of planning policy: national and local.

National Policy and Government Guidance

The '**National Planning Policy Framework**' (NPPF) was published in March 2012. It sets out the Government's national planning policies and how these are expected to be applied. At the heart of the NPPF is the presumption in favour of sustainable development. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. It is supplemented by **Planning Practice Guidance** which is actively managed and updated, as necessary, by the Department of Communities and Local Government.

Neighbourhood planning was introduced by the Localism Act 2011 and came into effect in April 2012 (Neighbourhood Planning (General) Regulations 2012 (as amended)). This gives local communities the opportunity to produce neighbourhood development plans (which become part of the development plan once 'made'), neighbourhood development orders and/or community right to build orders.

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 25th March 2013. Policy NRM6 that deals with the Thames Basin Heaths Special Protection Area remains in place.

Local Policy

This comprises plans that have been produced under slightly different planning systems:

- Prior to the Planning and Compulsory Purchase Order Act 2004 coming into force. These plans are listed first.
- Post the Planning and Compulsory Purchase Order Act 2004 but prior to the Localism Act 2011. These plans are listed second.
- Post the Localism Act 2011. These plans are listed third.

The policies in the more recent plans have been prepared in the light of Sustainability Appraisals (including Strategic Environmental Assessments).

Bracknell Forest Borough Local Plan

- Although some of these policies have been deleted, 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.
- Adopted January 2002.

Replacement Minerals Local Plan

- 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.
- Adopted May 2001.

Waste Local Plan for Berkshire

- 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.
- Adopted December 1998.

Core Strategy

- 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.
- Adopted February 2008.

Site Allocations Local Plan

- 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.
- Adopted July 2013.

Bracknell Forest Borough Policies Map

- 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.
- Adopted July 2013.

Binfield Neighbourhood Plan

- Contains policies to shape development in Binfield Parish
- Borough into legal force in April 2016.

Further information on the Development Plan and copies of the documents are available at <http://www.bracknell-forest.gov.uk/developmentplan>

Supplementary Planning Documents (SPDs)

An SPD provides additional guidance and detail to explain how a policy in a Local Plan should be interpreted and implemented. An SPD is a material consideration and its production normally involves a single consultation stage before adoption. Copies of the SPDs are available at: <http://www.bracknell-forest.gov.uk/spds>

Designing for Accessibility SPD

- Provides guidance on making development accessible, including for disabled and other less mobile people.
- Adopted 20 June 2006.

Sustainable Resource Management SPD

- Provides guidance on renewable energy, climate change, efficiency and sustainable construction in relation to Core Strategy policies.
- Adopted 21 October 2008.

Amen Corner SPD

- Provides guidance for applications for a comprehensive mixed use development at Amen Corner South. The site was agreed in principle through the Core Strategy and allocated through the Site Allocations Local Plan.
- Adopted 16 March 2010.

Character Area Assessments SPD

- Defines the character of specific areas in the Borough and interprets Core Strategy policy.
- Adopted 16 March 2010.

Streetscene SPD

- Contains design guidance for streets and other public spaces in residential developments.
- Adopted 29 March 2011.

Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy SPD

- Explains how negative impacts of residential development on a Special Protection Area for rare birds will be avoided and mitigated.
- Adopted 20 March 2012.

Warfield SPD

- Provides guidance for applications for a comprehensive mixed use development of the Warfield site (formerly known as land North of Whitegrove and Quelm Park).
- Adopted 21 February 2012.

Planning Obligations SPD

- Sets out the Council's approach to securing infrastructure by planning obligations and explains the relationship with Community Infrastructure Levy (CIL).
- Adopted 6 April 2015.

Parking Standards SPD

- Contains guidance on parking requirements for residential and non residential development.
- Adopted 16 March 2016.

Community Infrastructure Levy (CIL)

Community Infrastructure Levy (CIL)

- The CIL is a charge on new development payable to Bracknell Forest Council to deliver infrastructure needed to support new development. Further information is available at: <http://www.bracknell-forest.gov.uk/cil>
- Commenced charging CIL 6 April 2015.

Other Planning Policies

Local Transport Plan (LTP3)

The transport plan is the most up-to-date transport policy document for the Borough. It sets out the Borough's transport strategy from 2011 to 2026, and is supported by three-year implementation plans. It provides the framework for investment, management, maintenance and monitoring of the transport system. LTP3 covers all types of transport including walking, cycling, public transport, cars and lorries. It has a set of transport policies to help meet the Borough's social, economic and environmental objectives and includes an implementation plan that outlines how these strategies will be delivered. Further information on the Local Transport Plan is available at: <http://www.bracknell-forest.gov.uk/planningtransportpolicy>

Documents under production

Whilst a summary is provided below, further detail is available in the Council's three-year work programme known as the Local Development Scheme. The most recent version is June 2015. This is available at:

<http://www.bracknell-forest.gov.uk/local-development-scheme.pdf>

Comprehensive Local Plan

This will support economic strategies produced at a sub regional and local level, identify the future role of the Borough, allocate any necessary sites to meet identified needs and address infrastructure requirements. It will be informed by a robust evidence base, including an objective assessment of housing needs.

Timetable:

- Commencement of Review (Notification of bodies/ persons of intention to prepare a Plan, SA Scoping, evidence gathering and preparation of consultation documents): June 2015 – June 2016
- Issues and Options Consultation: June/July 2016
- Further evidence gathering and analysis: July 2016 – June 2017
- Draft Plan consultation: June/July 2017
- Publication (6 weeks): February/March 2018
- Consideration of representations: April – June 2018
- Submission: July 2018
- Pre-Examination Meeting/Examination Hearing/ Inspector's Report: August – December 2018
- Report to Council/Adoption: February 2019

Joint Minerals and Waste Local Plan

This will set out policies on minerals and waste across four authorities: Bracknell Forest, Wokingham Borough, Royal Borough of Windsor and Maidenhead, and Reading Borough. It will be informed by a robust evidence base.

Timetable:

- Commencement of Review (Notification of bodies/ persons of intention to prepare a Plan, SA Scoping, evidence gathering and preparation of consultation documents): September 2016 – March 2017
- Issues and Options consultation: March 2017 – September 2017
- Further evidence and analysis: July 2017 – December 2017
- Preferred Options consultation: January 2018 – May 2018
- Publication and consideration of representations: November 2018 – March 2019
- Submission: Winter 2019
- Pre-Examination Meeting/Examination Hearing/Inspector's Report: Spring – Summer 2020
- Report to Council/Adoption: Winter 2020(provisional)

Design SPD

- Sets out the design principles and best practice to guide the design quality of development proposals in the Borough.
- Report to Council/Adoption: February 2018

Policies Map

The adopted Policies Map spatially illustrates the policies of the Local Plans on an Ordnance Survey base. It will be updated to incorporate any changes in area specific policies resulting from the adoption of the Comprehensive Local Plan and Minerals and Waste Local Plan.

Timetable:

- To be progressed alongside the timetable for the Comprehensive Local Plan and Minerals and Waste Local Plan.

Neighbourhood Planning

Six neighbourhood areas have been designated in Bracknell Forest providing complete coverage of the Borough:

- Binfield Parish – Neighbourhood Plan, brought into legal force (April 2016)
- Bracknell Town
- Crowthorne Parish
- Sandhurst Town
- Warfield Parish
- Winkfield Parish

Further information on the progress that has been made on all the Neighbourhood Plans is available at: <http://www.bracknell-forest.gov.uk/neighbourhoodplanning>