



Bracknell Forest Council

Local Development Scheme

2025-2028

March 2025

Contents

Introduction and purpose of the Local Development Scheme.....	3
Legislation and national policy	3
National policy.....	5
Local policy	6
Other documents	9
Community Infrastructure Levy	9
Supplementary Planning Documents	9
Statement of Community Involvement (SCI)	10
Documents under preparation.....	10
Other emerging supporting documents	15
Risk assessment.....	16
Monitoring and review	19
Appendix 1: Glossary	20

Introduction and purpose of the Local Development Scheme

The Bracknell Forest Local Development Scheme sets out the Council's programme for the preparation and production of documents that support the delivery of planned growth across the Borough.

This Local Development Scheme (LDS) covers the period 2025 to 2028 and supersedes the previous version of this document that was published in October 2021 and covered the period 2021 – 2024. It will be regularly reviewed to keep it up to date so that the local community, businesses, developers and other interested parties know what documents the Council is producing. It includes 'milestones' so that people are aware of opportunities to get involved in the process.

It is recognised that the planning system uses a number of technical terms in referring to various documents and the status they have, based on legislation. Although effort is made to avoid the use of technical terminology, there are occasions where such terms have to be used due to the legislative meaning. As a result, a glossary of terms is included at Appendix 1, to assist the reader.

Legislation and national policy

The Council is required by Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), to prepare an LDS or project plan. This should include details of any development plan documents that it is intended to work on over a three year period. It must include:

- any scheduled local plans, that are to form part of the development plan,
- the issues and geographical area to be covered by each; and
- the timetable for the preparation and revision of each document, if work is planned within the three year period.

Although not a legal requirement, local planning authorities (LPAs) are also encouraged to include details of other planning documents that they are intending to produce.

Levelling-Up and Regeneration Act 2023 (LURA)

This Act became law in October 2023. It contains proposals to make various changes to the planning system. These include:

- The re-introduction of regional spatial planning through the use of spatial development strategies.
- More focused local plans dealing with site allocations and locally important issues.
- The introduction of a new category of policies called national development management policies which should not be repeated in local plans.

- The replacement of Supplementary Planning Documents (SDPs) with Supplementary Plans (SPs). These may focus on site-specific policies including those relating to infrastructure or affordable housing. It is also envisaged that they will act as tools for setting out required authority-wide or other design codes. It is unlikely that they will be covered by the suggested 30 months timescale proposed for local plans and minerals and waste plans. It's important to note that it has been indicated that they can be prepared prior to the adoption of a new style local plan and are expected to be subject to at least one formal round of public consultation and an examination process, similar to that applied to neighbourhood plans.
- The introduction of neighbourhood priority statements in which communities may outline the key priorities for local development and regeneration in their area.
- The abolition of the Duty to Cooperate which required LPAs to work together in preparing their local plans. There are suggestions that it may be replaced with a new 'flexible alignment policy'.
- The implementation of a new system of environmental assessment to result in an Environmental Outcomes Report.

Most of these changes require enabling legislation. This was not put in place prior to the General Election in July 2024. The current Government is in the process of reforming the planning system and published 'Proposed reforms to the National Planning Policy Framework and other changes to the planning system'¹ for consultation at the end of July 2024. The consultation document suggested that some provisions in the LURA are to be progressed:

Further plan-making reforms

It is currently our intention to implement the new plan-making system as set out in the Levelling- up and Regeneration Act from summer or autumn 2025..... Further details of the Government's intentions around plan-making reform will be published in due course.

Although not specifically addressed, the consultation document also inferred that it would continue with the creation of national development management policies, as established in the LURA. The Housing Minister, has subsequently stated² that further details of a consultation on the matter will be announced during 2025.

Following consideration of comments submitted to the consultation on 'Proposed reforms to the National Planning Policy Framework and other changes to the planning system', national planning policy was updated in December 2024. However, it does not address the wider reforms trailed by the previous Government.

A further factor that may impact on this LDS is the outcome of discussions on the White Paper on English Devolution³ that was published by the Government in December 2024. This document makes it clear that the Government wishes to see a universal system of strategic planning within the next five years using the Spatial Development Strategy (SDS) model, similar to the London Plan.

Strategic Authorities will produce or agree on the SDS for their areas. In regions without a Strategic Authority, the government will direct groupings of local councils to deliver an SDS through the forthcoming Planning and Infrastructure Bill.

¹ [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK](#)

² At a meeting of the Housing, Communities and Local Government Committee on 20 November 2024

SDSs will guide development for LPAs, whose local plans must align with the SDS. Local Plans should continue to be developed alongside the SDS process. SDSs will identify infrastructure needs and strategic development locations, including housing needs, which will be apportioned among constituent members.

The timescales set out in this LDS, assume that the relevant secondary legislation for a new plan making process will be published by September 2025 and that any new document will cover the issues outlined in the plan making section of the NPPF i.e. housing and employment requirements. The content of the forthcoming English Devolution Bill, Planning and Infrastructure Bill and other enabling legislation may mean that this LDS will need to be updated.

National policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (frequently referred to as the 'Framework') sets out national planning policies for England and how these policies should be applied. The NPPF was originally published in 2012 but has been updated on several occasions. It was last updated on 12 December 2024³, together with a number of supporting documents. The changes include new approaches to housing and Green Belt policy.

The NPPF states that the planning system should be led by up to date plans that have been prepared in a positive way and are based on relevant, recent evidence (paras 15 and 16). Strategic policies should look ahead over a minimum of 15 years from adoption. Whilst strategic policies must be included, non strategic policies can be set out in local plans or neighbourhood plans. A local plan should set out the overall strategy for the pattern and scale of development, including making provision for sufficient housing and commercial development. Details of supporting infrastructure projects required (including community facilities) should also be provided together with environmental policies. The NPPF also refers to the need to review policies to see whether or not they need updating, no later than five years from adoption (para 34). Any review should take into account changing circumstances affecting the area, or any relevant changes in national policy. It is also stated that relevant strategic policies will need updating at least once every 5 years if their applicable local housing need figure has changed significantly.

Planning Policy for Traveller Sites

Planning Policy for Traveller Sites (PPTS) sits alongside the NPPF and sets out national policy for traveller sites. Although originally published in 2012, it was also last updated on 12th December 2024⁴, the main change being to the definition of the term 'Traveller' to include individuals who have a cultural tradition of nomadism or living in caravans, even if they have ceased travelling permanently or temporarily. The PPTS requires an LPA to formulate its own evidence base for Gypsy and Traveller needs, provide targets relating to pitches required and identify a suitable five-year supply of sites to meet those needs.

The NPPF and PPTS are supported with National Planning Policy Guidance that is updated from time to time.

³ [National Planning Policy Framework - Guidance - GOV.UK](#)

⁴ [Planning policy for traveller sites - GOV.UK](#)

Local policy

The Development Plan is made up of adopted or finalised development plan documents such as local plans and neighbourhood plans. Planning law states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following documents currently comprise the statutory Development Plan for Bracknell Forest.

Bracknell Forest Local Plan 2020-2037 (BFLP)

The BFLP⁵ is the principal planning policy document for the Borough and will guide development in Bracknell Forest up to 2037. The Local Plan sets out the strategy for the level and distribution of development, allocates sites for specific uses (including housing and economic development), and includes policies to be used in determining planning applications.

The preparation of the BFLP required the gathering of a considerable amount of information and data to support its development and ultimately justify the "soundness" of its policy approach. This information, including technical reports such as the Sustainability Appraisal, Habitat Regulations Assessment and Infrastructure Delivery Plan is available on the Council's website⁶. The Local Transport Plan (LTP) assesses the area's transport needs and challenges and how these are to be addressed. The Council's third LTP set out a 15-year transport strategy for the period 2011–2026. It is currently being updated (LTP4) so that it is aligned with the recently adopted BFLP and reflects the goal of being carbon neutral by 2050. A draft version was consulted on during November/December 2024. It is hoped to publish the final version of LTP 4 during the Spring of 2025.

Upon its adoption in March 2024, the BFLP replaced a number of older development plan documents, these included:

- The Bracknell Forest Borough Local Plan (2002); and
- The Core Strategy (2008).

Some of the policies from the Site Allocations Local Plan (2013) (SALP) remain relevant and have not been superseded. A comprehensive list detailing the retained and superseded policies can be found in Appendix: 7 'Policies replaced by policies in the Bracknell Forest Local Plan' of the BFLP.

The Central and Eastern Berkshire Joint Minerals and Waste Plan to 2036 (JMWP)

Bracknell Forest Council worked in partnership with Reading Borough Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council to produce the Joint Minerals and Waste Plan. The Plan was adopted on the 11th of January 2023.

The Plan is a strategic document that establishes the future levels of provision of minerals and waste development to meet national and regional policy targets and objectives. It sets out a vision of how this will be achieved and provides details of strategic sites that will deliver the vision.

⁵ <https://consult.bracknell-forest.gov.uk/file/6304536>

⁶ [Bracknell Forest Local Plan evidence base | Bracknell Forest Council \(bracknell-forest.gov.uk\)](#)

As with the BFLP, a wide range of background work had to be undertaken and considered when preparing the Joint Minerals and Waste Local Plan. The evidence collected is available to view on the consultant's (Hampshire Services) website⁷.

Neighbourhood Plans

Neighbourhood plans are prepared by the community with the Parish or Town Council being the responsible body for the development of the plan. Bracknell Forest Council has a statutory role to provide advice and guidance to communities preparing plans but is not responsible for their preparation. Following robust consultation, independent examination and a local referendum they become 'made' (essentially adopted) by the Council as part of the statutory Development Plan.

Bracknell Forest currently has six designated Neighbourhood Plan Areas and five 'made' Neighbourhood Plans. Sandhurst Town Council has commenced work on preparing a Neighbourhood Plan that will cover the only remaining designated Neighbourhood Plan Area that does not currently have a Neighbourhood Plan.

As Neighbourhood Plans are not prepared by the Council (and their timetables depend on community progress) they are not included in this document.

Summary of adopted development plan documents including neighbourhood plans

The table below sets out the title, date of adoption and issues covered by the documents.

Local development document	Date of adoption	Purpose
Local plans		
Bracknell Forest Local Plan	2024	Sets out a vision and strategy for meeting the Borough's growth needs. This includes how provision is to be made over the period 2020/21 to 2036/37 for sufficient land to accommodate at least 10,438 homes (614 dwellings per annum) to meet the Borough's Local Housing Need. Non strategic policies are also included.
Site Allocations Local Plan	2013	Identifies sites for future housing and other development (such as Land at Warfield). It makes sure that appropriate infrastructure is identified and delivered alongside new development. Four policies in it have been superseded by those in the BFLP.
South East Plan (saved policy)	2009	The South East Plan was partially revoked on 25 th March 2013. Policy NRM6, which relates to the Thames

⁷ [Examination Library | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/examination-library)

		Basin Heaths Special Protection Area, remains in place.
Joint Minerals and Waste Plan	2023	Sets out the strategy for managing minerals and waste related development, including sites for the extraction of minerals such as sand and gravel and waste development
Neighbourhood plans		
Binfield Neighbourhood Plan	2016	Aims to ensure that growth arising from new development (especially strategic sites such as Blue Mountain/The Fairways) is well integrated with the existing community and does not put an unacceptable strain on existing infrastructure. It also contains policies to protect designated biodiversity assets, historic features and the character of the area. It designates 10 Local Green Spaces and seeks to ensure that all new housing, community and commercial development is connected to superfast broadband.
Crowthorne Neighbourhood Plan	2021	Has policies promoting a high quality of design, including some relating to specific areas. Also has policies dealing with Crowthorne High Street and Station Parade, Dukes Ride plus a policy promoting biodiversity.
Bracknell Town Neighbourhood Plan	2021	Has a number of policies dealing with the nature of residential development, character, the protection of heritage assets, the environment, economic matters and transport. The environment policies include the designation of various Local Green Spaces.
Warfield Neighbourhood Plan	2022	In addition to promoting good design, particularly in certain Character Areas, promoting Dark Skies, protecting heritage assets and biodiversity, the plan defines three Local Gaps, two Local Green Spaces and allocates a site in Hayley Green for a comprehensive mixed-use development of approx. 235 dwellings.
Winkfield Neighbourhood Plan	2023	Includes policies covering design in Character Areas, housing mix, exception sites, community facilities, small scale employment, biodiversity, Dark Skies, a Local

		Gap between Winkfield Row North and Winkfield Row South and twelve Local Green Spaces.
--	--	--

The Policies Map illustrates graphically the policies and proposals that apply to the area on an Ordnance Survey base map to allow them to be clearly understood. The Policies Map was amended following the adoption of the Bracknell Forest Local Plan and now shows where area-based policies apply and sites that have been allocated for certain uses. It is necessary to refer to the individual neighbourhood plans for similar information. There is also a separate Policies Map for the Joint Minerals and Waste Plan.

Other documents

Community Infrastructure Levy

The Council began charging CIL on the 6th April 2015. CIL is a locally set charge that the Council can choose to apply to certain new developments in the Borough. The money can be used to fund infrastructure such as transport improvements that supports development and benefit our communities, local environment, and businesses. It is intended to supplement other funding streams. The CIL charge and list of funded infrastructure projects is subject to periodic review.

The following documents provide additional detail to the Council's CIL regime⁸.

- CIL Instalment Policy
- CIL Charging Schedule
- CIL Regulation 123 List
- CIL Surcharges and Interest Guidance

Supplementary Planning Documents

SPDs do not form part of the Development Plan (as they are not DPDs). They are capable of being a material consideration and add further detail on the implementation of policies set out in DPDs. They can relate to particular issues or specific sites.

The table below lists the current SPDs and date they were adopted.

Supplementary Planning Document	Date of adoption
Amen Corner	2010
Bracknell Town Centre Masterplans	2024
Character Area Assessments	2010
Design	2017
Designing for Accessibility	2006
Housing	2025
Parking Standards	2016
Planning Obligations	2015
Streetscene	2011

⁸ <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/community-infrastructure-levy/about-community-infrastructure-levy>

Sustainable Resource Management	2008
Thames Basin Heaths Special Protection Area	2018
Warfield	2012

As can be seen in the above table, some of the Council's current SPDs were adopted prior to the BFLP and added guidance to the implementation of policies in earlier local plans. The resolution to adopt⁹ the BFLP on 19th March 2024 also included the following clause: *'Carries forward adopted Supplementary Planning Documents, as related to relevant policies in the Bracknell Forest Local Plan (see Appendix C)'*

Appendix C of the BFLP sets out the key policy 'hooks' in the Bracknell Forest Borough Local Plan and/or Core Strategy and the equivalent policy 'hook(s)' in the BFLP.

Statement of Community Involvement (SCI)

The SCI sets out how the Council will engage with local communities and stakeholders so that they can participate in the planning system on matters such as decisions on planning applications and the production of planning policy documents. The current version was adopted in 2014¹⁰. It is currently being updated.

Documents under preparation

As referred to above, it appears unlikely that the Government will depart from the broad principles of the plan making process that was put forward by the previous Government and which has already been subject to consultation. On this basis, it has been assumed that the following general principles will apply:

- An evidence-based approach
- Phases of community and stakeholder engagement with increasing levels of detail at each stage;
- Independent reviews of emerging local plans through three 'Gateway Assessments'; and
- Formal examination of a proposed local plan or supplementary plan by Government or other (semi) independent body, depending on the nature of the document.

This LDS follows the suggested 30-month local plan timeframe and key steps set out in the consultation document published by the Department for Levelling Up, Housing and Communities on implementation of plan-making reforms between July and October 2023¹¹ (Figure 1: The new 30 month plan timeframe).

Whilst the legislation does not require information on SPDs to be specified in an LDS, following the adoption of the BFLP, the preparation of SPDs continue to be the main focus of work in the short term and are therefore included for information.

⁹ [\(Public Pack\) Agenda Document for Council, 19/03/2024 19:30 \(bracknell-forest.gov.uk\)](#)

¹⁰ [Statement of Community Involvement 2014 \(bracknell-forest.gov.uk\)](#)

¹¹ [Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms - GOV.UK](#)

The Planning Policy Teams will be drawing on additional resources from other teams within the Council for expertise on areas such as: Housing, Transport, Countryside and Health. Consultants will also be engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production of technical reports on topics such as flooding.

Development plan documents

Document title	Bracknell Forest Local Plan
Issue(s)	<ul style="list-style-type: none"> • Will set the Council's spatial vision, spatial objectives, and strategy for the distribution of development based on sustainable development principles. • Will establish and allocate sites for the delivery of development needs in the Borough, including the housing requirement for the plan period, based on a local housing need assessment conducted using the standard method set out in national planning guidance. • Will update the existing BFLP and saved SALP policies, dealing with local issues relating to housing, economic development, the natural (including the countryside and the Green Belt), built and historic environment and infrastructure. • Will sets pitch and plot requirements for Gypsies and Travellers and Travelling Showpeople and identify any necessary sites.
Geographical coverage	Borough wide
Chain of conformity	<ul style="list-style-type: none"> • General conformity with national planning legislation and policy (National Planning Policy Framework)
Documents that would be replaced	Site Allocations Local Plan (July 2013) Bracknell Forest Local Plan (March 2024)
Timetable¹²	
Political process	Cabinet decision and Council, as appropriate
Scoping and early participation (2026/2027)	<ul style="list-style-type: none"> • Call for sites • Notification of the public and other stakeholders of: <ul style="list-style-type: none"> - intention to prepare a plan, and - 4 months notice of start of 30 month period • Preparation of a Project Initiation Document (PI) for submission at Gateway 1 • Initial work on Environmental Outcomes Report • Evidence gathering (including Green Belt Review, Strategic Flood Risk Assessment, Transport Modelling, Housing Needs Assessment, Employment Needs Assessment, Retail and Leisure Assessment, Net Zero Carbon, Gypsy and Traveller Accommodation Assessment) • Establishment of appropriate digital planning systems
Gateway 1 - allow 4 weeks (Autumn 2027)	

¹² Using [Plan-making reforms: consultation on implementation - GOV.UK](#)

Visioning and strategy development (Autumn/Winter/Spring 2027/2028)	<ul style="list-style-type: none"> Confirming the main issues to be addressed, developing a vision for the area in 15-20 years' time, developing the scope and content of the plan objectives and testing different ways of approaching them. Taking account of any neighbourhood priorities statements.
	Public consultation – Winter/Spring 2028 (8 weeks)
	<ul style="list-style-type: none"> Analysing and considering implications of results of public consultation
Evidence gathering and drafting the plan (Summer/Autumn/Winter 2028/2029)	<ul style="list-style-type: none"> Refining and establishing the evidence base Drafting the plan Engagement with Councillors through Working Groups and sign off for final public consultation and submission
	Gateway 2 – allow 4 weeks Autumn/Winter 2028
Engagement and proposing changes	Public consultation Spring 2029 (6 weeks)
	<ul style="list-style-type: none"> Make any changes to plan following public consultation
Gateway 3 – allow 4 weeks (Autumn 2029)	
Stop/Go	
Submission to the Secretary of State (Autumn 2029)	
Examination (Autumn/Winter/Spring 2029/2030)	6 months
Publication of Inspectors Report Spring 2030	
Adoption Spring 2030	Within 1 month of receipt of Inspector's Report
Resources	<p>Internal: Staff in the Development Plan Team; other staff in Place and other Service Areas, Councillors.</p> <p>External: Consultants, development industry, major landowners, stakeholder groups, external agencies/consultees, amenity/community groups, residents and businesses.</p> <p>Local Plan budget to cover elements of the evidence base, legal advice, consultation and examination costs.</p>
Approach to involving stakeholders and community	Wide stakeholder and community involvement using a range of consultation methods described in the Statement of Community Involvement (SCI)
Document title	Design Codes
Issue(s)	<ul style="list-style-type: none"> a set of area specific design principles specific design codes which address local priority design issues

Chain of conformity	<ul style="list-style-type: none"> • General conformity with national planning policy (National Planning Policy Framework, National Design Guide and National Model Design Code) • Policy LP28 – Design principles • Policy LP50 – Design • Relevant policies in ‘made’ neighbourhood plans
Geographical coverage	Targeted areas
Documents that would be replaced	Character Area Assessments SPD (2010) Streetscene SPD (2011) Design SPD (2017)
Timetable¹³	
Political process	Cabinet decision and Council, as appropriate
Scoping and early participation (2025/26)	To include: <ul style="list-style-type: none"> • Evidence gathering • Scoping to identify areas to be covered • Early engagement (workshops) to establish views on strengths and weaknesses of areas
Visioning (2027)	<ul style="list-style-type: none"> • Develop principles that design codes are to be based on
Drafting (2027)	<ul style="list-style-type: none"> • Develop codes • Test codes
Pre- Submission consultation (2027/28)	<ul style="list-style-type: none"> • Consult on draft Design Code document
Submission to the Secretary of State/independent Examiner (Spring 2028)	<ul style="list-style-type: none"> • Submit Code for examination
Examination	6 months
Publication of Inspector/Examiner’s Report (towards end of 2028)	
Adoption 2029	Within 1 month of receipt of Inspector/Examiner’s Report

This LDS covers the period 2025 – 2028. The JMWLP was adopted by Bracknell Forest Council in January 2023. In accordance with para 34 of the NPPF, there will be a need to review policies to see whether or not they need updating, including taking into account any relevant changes in national policy (including the National Planning Policy for Waste 2014¹⁴), no later than January 2028. The Central and Eastern Berkshire Authorities (Bracknell Forest Council, Reading Borough Council, Royal Borough of Windsor and Maidenhead and Wokingham Borough Council) are monitoring the plan and are aware of the need to look at the need of the impact of any changes in national policy and/or local circumstances on this part of the development plan.

The revised NPPF (December 2024) emphasizes the sustainable use of minerals and the importance of considering recycled materials and mineral waste in the supply chain before

¹³ Using [Plan-making reforms: consultation on implementation - GOV.UK](https://www.gov.uk/government/consultations/plan-making-reforms-consultation-on-implementation)

¹⁴ [National planning policy for waste - GOV.UK](https://www.gov.uk/government/policies/national-planning-policy-for-waste)

extracting primary materials. It is considered that this approach is currently adequately reflected in the plan.

The change in the standard method for assessing local housing need results in higher housing need figures for all the Central and Eastern Berkshire Authorities. The latter are aware that further new development will require the use of minerals and that more waste will be generated.

Whilst it is considered that the JMWP currently provides a robust strategy, it is recognised that there may be need to commence work on preparing a new plan towards the end of the period covered by this LDS but at this stage it is too early to commit to any programme and would be more appropriately dealt with in a future review of this document.

Document title	Biodiversity SPD
Issue(s)	Provides guidance on: <ul style="list-style-type: none"> How biodiversity is considered within the planning process, and the information required to support planning applications How developers will be expected to protect and enhance biodiversity within developments, including how enhancements for wildlife can be incorporated into developments How developers can comply with Biodiversity Net Gain (BNG) requirements which became mandatory in February 2024.
Geographical coverage	Borough wide
Linked policy	<ul style="list-style-type: none"> LP53 - Biodiversity
Documents that would be replaced	None
Timetable	
Political process	Cabinet decision
Involvement of the community and other stakeholders	Public consultation on draft for approximately 4 weeks during Summer 2026.
Estimated adoption date	Autumn 2026

Document title	Parking Standards
Issue(s)	Provides detailed guidance on parking standards for new development (residential and other development)
Geographical coverage	Borough wide
Linked policy(ies)	<ul style="list-style-type: none"> LP 62 - Parking
Documents that would be replaced	Parking Standards SPD 2016
Timetable	
Political process	Cabinet decision
Involvement of the community and other stakeholders	Public consultation on draft for approximately 4 weeks during Autumn 2025
Estimated adoption date	Spring 2026

Document title	Thames Basin Heaths Special Protection Area
Issue(s)	Provides an updated avoidance and mitigation strategy to ensure that new development does not have adverse effects on the integrity of the Thames Basin Heaths SPA .
Geographical coverage	Borough wide
Linked policy(ies)	<ul style="list-style-type: none"> • South East Plan Policy NRM6 - Thames Basin Heaths Special Protection Area • LP32 - Thames Basin Heaths Special Protection Area
Documents that would be replaced	Thames Basin Heaths Special Protection Area SPD 2018
Timetable	
Political process	Cabinet decision
Involvement of the community and other stakeholders	Public consultation on draft took place during January and February 2025.
Estimated adoption date	Spring 2025

Document title	Planning Obligations
Issue(s)	Provides updated guidance on securing planning obligations from new development (often referred to as 'Section 106 Agreements') to ensure the timely provision of infrastructure to support growth. Also explains the relationship between planning conditions, planning obligations and Community Infrastructure Levy.
Geographical coverage	Borough wide
Linked policy(ies)	<ul style="list-style-type: none"> • LP24 – Infrastructure
Documents that would be replaced	Planning Obligations SPD 2015
Timetable	
Political process	Cabinet decision
Involvement of the community and other stakeholders	Public consultation on draft for approximately 6 weeks during Summer 2026
Estimated adoption date	Winter 2027

Other emerging supporting documents

Document title	Statement of Community Involvement
Issue(s)	To inform people and organisations with an interest in development in the area, how they can get involved in the consideration of planning applications, the preparation of planning policy documents and planning enforcement matters
Geographical coverage	Borough wide
Linked policy(ies)	Not applicable

Documents that would be replaced	Statement of Community Involvement (2014)
Timetable	
Political process	Cabinet decision
Involvement of the community and other stakeholders	Public consultation on draft for approximately 5 weeks during Autumn 2024
Estimated adoption date	Spring 2025

Document title	Community Infrastructure Levy
Issue(s)	The charge set by the Council on new development in order to raise funds to help deliver infrastructure, facilities and services such as schools. The document setting out the rates at which the levy is charged and the associated arrangements is called the "Charging Schedule".
Geographical coverage	Borough wide
Linked policy(ies)	<ul style="list-style-type: none"> LP24 – Infrastructure
Documents that would be replaced	The Council's charging schedule that was agreed in 2015.
Timetable	
Political process	Cabinet decision
Involvement of the community and other stakeholders	Public consultation on draft for approximately 6 weeks during Summer 2026
Estimated adoption date	Winter 2027

Risk assessment

As the Council has set out timetables for the delivery of the above documents, it is important to identify the risks that could affect the work programme and consider how these can be minimised and mitigated. This position is summarised in the table below:

Risk	Level of Risk	Impact	Mitigation
Potential changes resulting from further legislation/ national policy/guidance	High	The current government has indicated that it is preparing further legislation, policy and guidance that could affect the preparation process and content of future documents. This could result in the need for additional work.	Changes in national legislation, policy and guidance will be monitored. Their impact on emerging planning documents will be assessed on a case-by-case basis.
Programme slippage	Medium	The Council is expected to meet the milestones in the LDS. Failure to deliver could be damaging to the reputation of the LPA. An absence of up to date	Use experience already gained to ensure programme is realistic. Monitor progress of the LDS through the Authority Monitoring Report.

Risk	Level of Risk	Impact	Mitigation
		guidance on the implementation of planning policies could hamper the effective implementation of policies.	
Financial resources	Medium	Sufficient financial resources are required to prepare a local plan, supplementary plan, supplementary planning documents and other planning documents. The production of some documents will involve the need for specialist support from consultants. The preparation process will also involve various forms of public consultation and examination processes that will have financial implications.	Ensure that the Council's financial planning has regard to the LDS.
Staff resources available	High/medium	<p>Spending cuts are affecting resources across the Council. Whilst requirements placed on local authorities are increasing, resources are decreasing. This is resulting in a reduction in staff available to conduct work.</p> <p>The Planning Policy Team currently has a fairly stable and experienced staff resource. However, any staff changes could impact on the production of documents. Furthermore, the compilation of some documents requires considerable input from other Service Areas within the Council. In a few cases, lack of in-house skills to undertake technical work will result in the need to draw upon consultants.</p>	<p>Ensure that sufficient staff with the necessary experience and expertise are available for the production of documents and manage competing work priorities.</p> <p>Develop skills and competencies through training initiatives. Identify the need for temporary staff/external consultants (subject to availability of resources) at an early stage.</p> <p>Monitor progress against programme and re-prioritise work, as necessary.</p>

Risk	Level of Risk	Impact	Mitigation
Capacity of external agencies and partners	High	<p>The preparation of planning documents can require input from external organisations.</p> <p>The Council relies upon collaborative working with certain partners to address any issues and infrastructure. If these organisations do not have sufficient resources, the ability to meet the agreed timescales may be affected.</p>	In order to minimise risk, staff will communicate with relevant agencies as early as possible, when issues arise. In most cases, the Council already has working relationships that can be built upon.
High levels of public interest in consultations and large volumes of responses to consultations	Medium	<p>High levels of public interest in document consultations and large volumes of associated responses can result in increased pressure on staff and resources due to queries that may be generated and the need to process representations. This can lead to delays and affect the ability to meet the agreed timescales.</p>	<p>Consider the practicalities of redeploying existing resources from other parts of the Planning Department to ensure that representations are dealt with.</p> <p>Ensure that some flexibility is built in. Allow additional time for early engagement and consultation and subsequent analysis of responses when project planning for controversial documents.</p> <p>Ensure timetable is realistic.</p>
Dating of evidence base	Low	<p>Technical evidence supporting the Local Plan may become dated over time.</p>	<p>Commission evidence at appropriate times depending on sensitivity to external factors. Review the situation and seek updates as necessary.</p>
Legal challenge	Low	<p>Possible quashing of document or requirement to revisit work.</p>	<p>Ensure documents are compliant with legislation and guidance in terms of content and process followed.</p> <p>Seek legal advice.</p>

Monitoring and review

The Council is required to publish an Authority Monitoring Report (AMR) on an annual¹⁵ basis. This must be made available to the public. In Bracknell Forest, the AMR is made up of a number of documents that address specific topics, such as, Housing, Employment, Environment and Progress against the Local Development Scheme. Together, they cover the indicators relating to policies in the Local Plan (as set out in 'Appendix 2: Monitoring Framework' of the BFLP). Whilst each document focuses on the period between 1 April and 31 March each year, other subsequent commentary is normally provided.

Whilst the content of an LDS is prescribed in legislation¹⁶, the listed requirements relate to the preparation of development plan documents, SPDs and other planning documents. The AMR will be used to monitor the timetables set out in this document and commentary will be provided on any new legislation, guidance or reviews of other strategies that may have an impact on the timetables presented together with any other unforeseen circumstances that may arise.

The AMR also monitors:

- Policies in adopted documents to identify whether they are being implemented or not, whilst identifying actions to ensure implementation or replacement (if appropriate);
- The number of dwellings built during the monitoring period and forecasts completions on outstanding sites. This enable the housing trajectory to be updated and progress against the housing requirement to be assessed.

The AMR can be viewed here:

<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/authority-monitoring-reports>

Data collected through the AMR process will feed into the review of the Local Plan, in accordance with the Government's requirement that local planning authorities review their local plans within five years of adoption¹⁷ to make sure that they are still up to date and consistent with the NPPF.

The Council also publishes an Infrastructure Funding Statement (IFS) each year which provides a summary of the financial and non-financial planning obligations which have been sought and received by the Council. Such obligations are sought through the CIL and Section 106 agreements (S106). Both CIL and S106 agreements are used to provide for supporting infrastructure associated with new development.

¹⁵ Section 35 of the Planning and Compulsory Purchase Act 2004

¹⁶ Section 15 of the Planning and Compulsory Purchase Act 2004

¹⁷ Regulation 10a of the Town and Country Planning (Local Planning) (England) Regulations 2017 and paragraph 33 of the NPPF

Appendix 1: Glossary

Term	Acronym	Definition
Authority Monitoring Report	AMR	Legislation requires a LPA to produce an Authority Monitoring Report on an annual basis. The AMR contains information on the implementation of the LDS and whether planning policies in DPDs are being achieved. ¹⁸
Community Infrastructure Levy	CIL	<p>CIL is a charge that the Council can choose to apply to certain new developments in the Borough.</p> <p>The money can be used to fund infrastructure that supports development and benefits our communities, local environment, and businesses within the Borough.</p>
Development Plan Document	DPD	DPDs are planning policy documents which make up the Local Plan. They help guide development within a LPA by setting out detailed planning policies, which are used to assess planning applications and make decisions.
Local Development Scheme	LDS	Legislation requires a LPA to publish an LDS. ¹⁹ It sets out the Council's programme for the preparation and production of documents that support the delivery of planned growth across the Borough.
Local Plan	LP	The plan for the development of the local area, drawn up by a LPA in consultation with the community. It can be made up of various DPDs.
Local Planning Authority	LPA	A LPA is a body of local government that is empowered by law to execute the planning function for a particular area.
Material consideration		<p>A material consideration is a matter that should be taken into account in deciding a planning application or an appeal against a planning decision. There is no set list, but it may include:</p> <ul style="list-style-type: none"> • Overlooking/loss of privacy • Loss of light • Parking • Highway safety • Traffic • Noise • Government policy
Neighbourhood Development Plan	NDP	<p>The title of a planning document which may be initiated and prepared by a Parish or Town Council.</p> <p>It contains policies that are used to help assess planning applications that relate to land in the area covered by the Neighbourhood Plan. To be used, a Neighbourhood Plan must meet a legal test called the 'basic conditions'. It cannot promote less development than required by the strategy set out in a Local Plan. Following robust consultation, independent examination and a local referendum. A Neighbourhood Plan is 'made' (or</p>

¹⁸ Section 35 of the Planning and Compulsory Purchase Act 2004

¹⁹ Section 15 of the Planning and Compulsory Purchase Act 2004

Term	Acronym	Definition
		essentially adopted) and becomes part of the statutory Development Plan.
National Development Management Policies	NDMP	Under the reformed plan-making system the Government is intending to publish, at a national level, general planning policies on issues that apply in many or all areas. Such policies could include, those preventing inappropriate development on Green Belt land and in areas at high risk of flooding. The aim is to remove the need for such policies to be repeated in local plans and therefore make local plans faster to produce and easier to navigate. National Development Management Policies will have the same status as policies in the statutory development plan, and the former would over-ride the latter in the event of any inconsistency between the two.
National Planning Policy Framework	NPPF	<p>The NPPF sets out the Government's economic, environmental and social planning policies for England. These policies are aimed at achieving sustainable development. The NPPF was first published in March 2012 and has subsequently been updated.</p> <p>The most recent version was published in December 2024. An amendment to this was published in February 2025 to correct cross-references in footnotes 7 and 8 and to amend the end of the first sentence of paragraph 155. These do not represent changes in policy. The 'Framework' acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.</p>
Planning Policy for Traveller Sites	PPTS	The PPTS sets out the Government's policy on how local authorities should plan for Gypsy and Traveller sites and what permissions Gypsy and Traveller sites need. It should be used in conjunction with the NPPF. The most recent version of the PPTS was published in December 2024.
Supplementary Planning Document	SPD	<p>A SPD adds greater detail or guidance to policies featured in an adopted local plan. They can be used to provide further guidance for development relating to a particular site or issue.</p> <p>They can be a material consideration but do not form part of the development plan.</p> <p>Assuming that the Government progresses a new planning system, SPDs are to be replaced by Supplementary Plans.</p>
Statement of Community Involvement	SCI	A document outlining the approach of the authority to involving the community in preparing planning policy and considering planning applications.
Sustainability Appraisal	SA	An appraisal of the social, economic and environmental implications of a strategy, policies and proposals. Will ensure that proposals contribute to the achievement of sustainable development. May be replaced by an Environmental Outcomes Report.

