

A New Local Plan for Bracknell Forest



Our prosperous economy, choice of housing, good range of leisure facilities and attractive environment with lots of green space makes Bracknell Forest a great place to live and work. The Council wants to build on this success in planning for the Borough's development needs up to 2034 in the new Local Plan.

The new Local Plan:

- gives details of how much land and floorspace we need for housing, offices, shops, schools and other uses;
- includes potential sites for new housing and employment development;
- sets out the infrastructure needed to support development, such as schools and open space; and
- has up-to-date policies for assessing planning applications, including those concerned with the natural environment, Green Belt, design and infrastructure.

Why do we need a new Local Plan?

Our planning policies must be reviewed so that they reflect the latest government policy and guidance.

Having up-to-date policies is important so that development doesn't happen in a piecemeal way without proper planning or infrastructure.

We want your views

At this stage, we want your views on the draft Local Plan including:

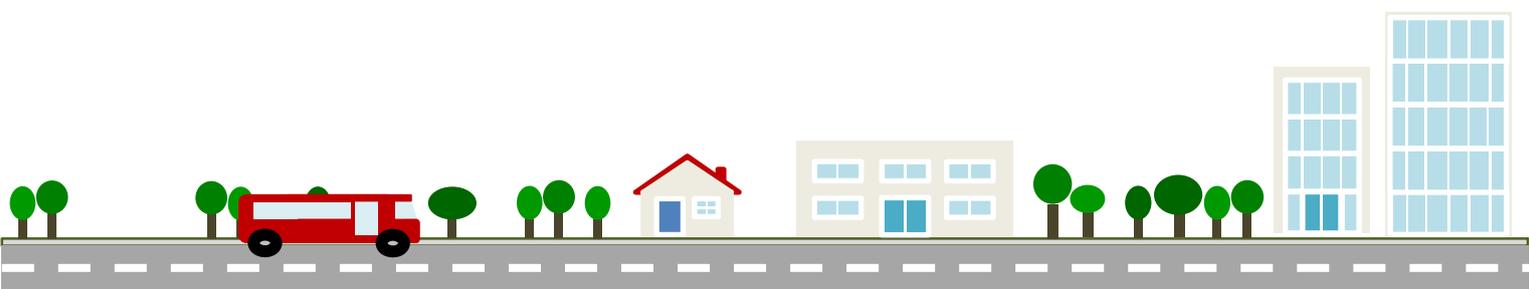
- the strategy about where development should go;
- the potential development sites;
- the detailed policies for assessing planning applications; and
- the Sustainability Appraisal.

Your comments will help us develop the final Local Plan which will be published for consultation in October/November 2018 before being submitted to the Government for Examination.

Consultation runs from **Thursday 8 February to 5pm Monday 26 March 2018.**

How to find out more

The draft Local Plan and supporting technical studies can be found at: www.bracknell-forest.gov.uk/draftlocalplanconsultation



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Why do we need more homes?

National policy requires the Council to objectively identify and plan to meet the Borough's needs for housing. The draft Local Plan is based on meeting a housing target of 670 new homes each year between 2016 and 2034 (12,060 homes in total).

The housing target of 670 houses per year has been calculated according to a formula set out in the recent government consultation document 'Planning the right homes in the right places'. The Government is aiming to standardise assessments of local housing need.

How many homes does the Local Plan need to find sites for?

Number of homes	Explanation
12,060	Requirement over the period 2016 to 2034
Minus 437	Number of homes built in 2016/17
Minus 8,699	Number of homes which: <ul style="list-style-type: none"> • already have planning permission (3,755), • are on sites which have already been allocated (4,010) • form a 'windfall allowance' - unidentified sites which come forward (934)
Plus 292	10% allowance for flexibility to cover unforeseen circumstances
= 3,216	Number of homes that still require sites

How have sites been selected?

At various stages over the past year, the Council has invited landowners and others to submit sites for consideration for development. To assess available sites we have gathered evidence on issues such as heritage, landscape, flooding and ecology. The sustainability of the sites has also been tested through a Sustainability Appraisal which has informed the site selection. This has resulted in a number of sites being identified as potential allocations for development.



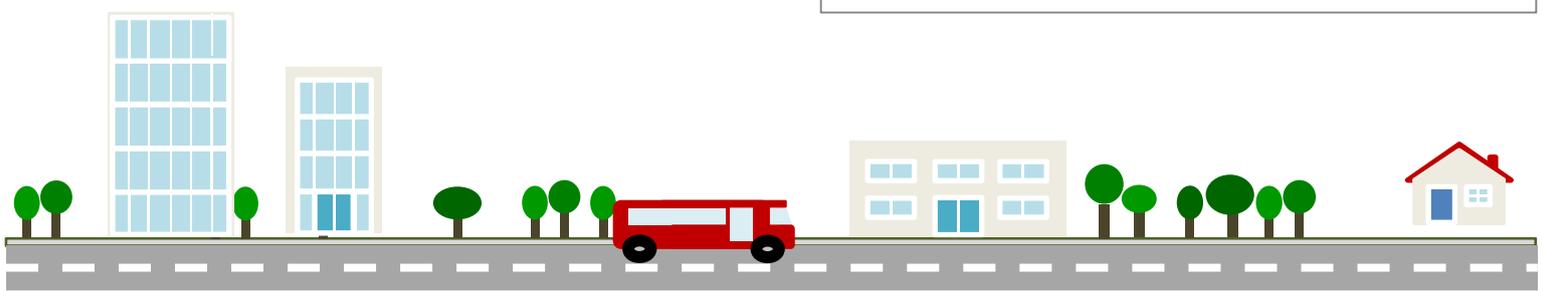
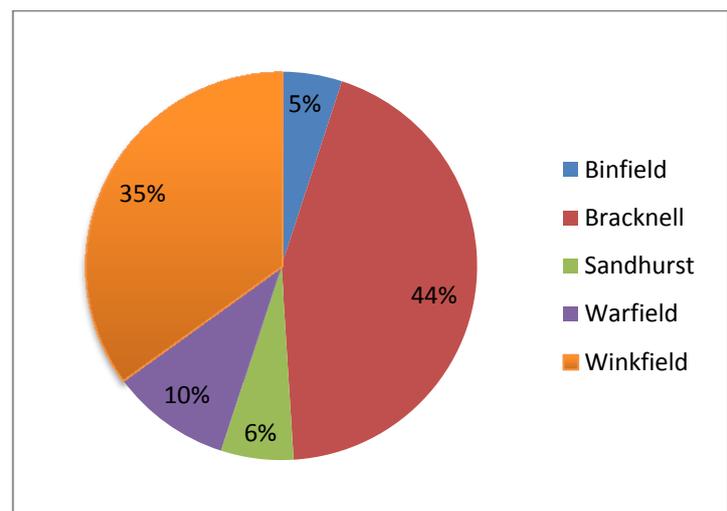
Where will the new homes be built?

The draft Local Plan identifies 24 potential sites varying in size for allocation - 7 involve previously developed land and 17 are greenfield. They include a number of sites in Bracknell Town Centre suitable for a mix of uses (shops, leisure, offices and homes). The large sites include:

- Land at the Hideout and Beaufort Park, Nine Mile Ride, Bracknell (570 new homes including 200 affordable homes)
- Land at Winkfield Row (500 new homes including 175 affordable homes)
- Land at Hayley Green (235 new homes including 82 affordable homes).
- Land south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest), Winkfield (450 new homes including 158 affordable homes)

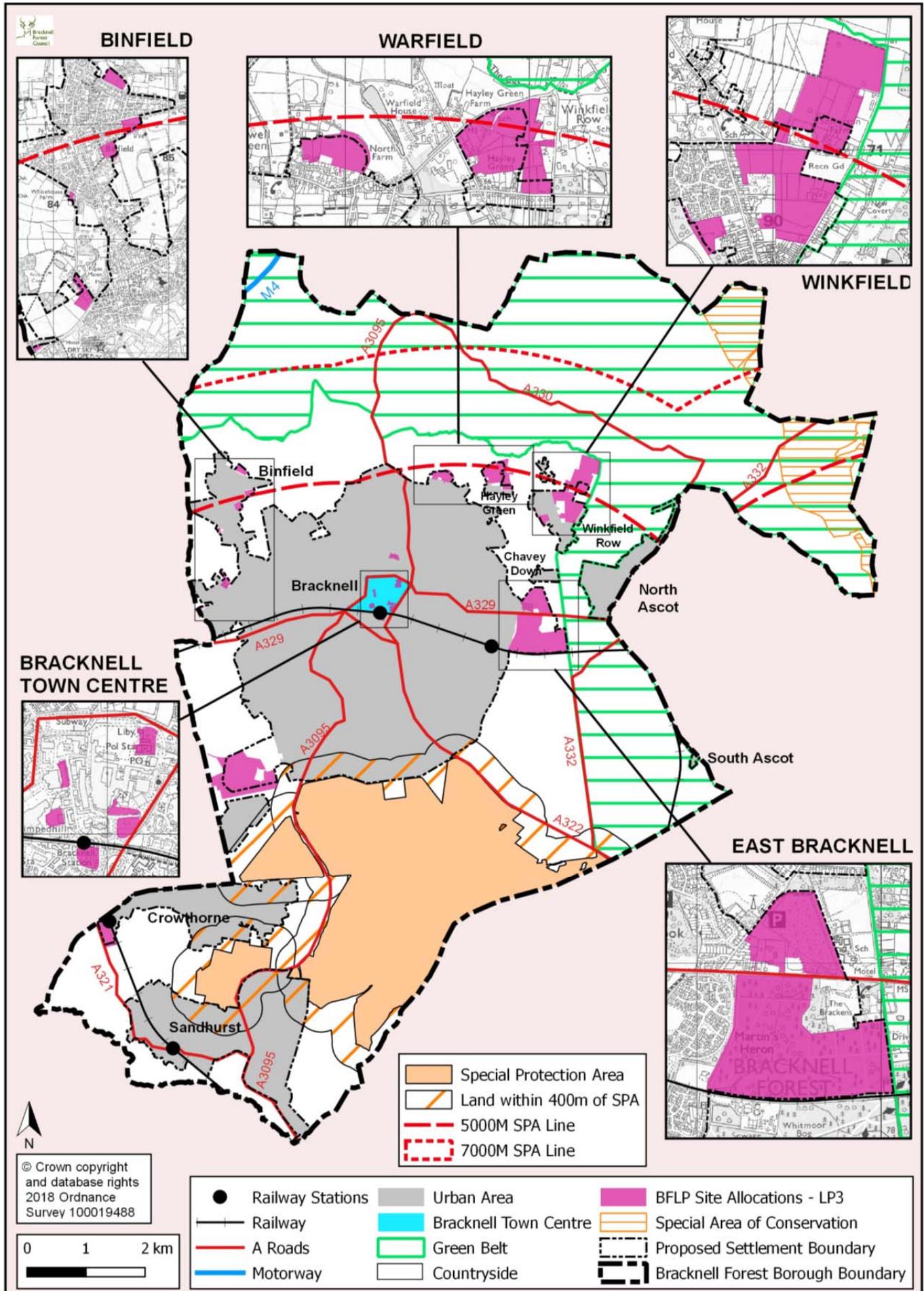
(See map)

Diagram showing the proportion of dwellings on potential sites by location:



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Map Showing Constraints and Potential Allocations



Policies for assessing planning applications

The draft Local Plan also includes policies for assessing planning applications which cover the following topics:

Development affecting the Green Belt and Countryside - countryside, landscape character, strategic gaps, rural workers' dwellings, equestrian uses, Green Belt and Jealott's Hill International Research Centre.

Character and Design – general design policy, tall buildings, and floorspace standards for new housing.

Housing – protection of existing houses, housing for older people, self and custom build, affordable housing, housing mix, and traveller sites.

Employment Areas – employment areas, development outside employment areas, smaller businesses, Bracknell Town Centre, and out of centre development.

Local Retail and Community Uses - retail areas, advertisements and shop fronts, and protection of community facilities.

Historic Environment – protection and enhancement of the historic environment.

Natural Environment – biodiversity, nature conservation and geological sites, green infrastructure, and Thames Basin Heaths Special Protection Area.

Climate Change and Environmental Sustainability – flood risk, sustainable drainage systems, renewable energy, sustainable construction, pollution and hazards, and contamination.

Transport – strategic transport, transport impacts of development, transport infrastructure provision, travel plans and parking.

Local Infrastructure and Facilities – play, open space and sports provision, and standards for open space.

Copies of this document may be obtained in large print, Braille, audio or in other languages. To obtain a copy in an alternative format, please telephone 01344 352000.

How to get involved

The draft Local Plan can be viewed at:

www.bracknell-forest.gov.uk/draftlocalplanconsultation

Paper copies are available at the Council Offices at Time Square, as well as at local libraries and Town/Parish Council Offices.

You can make comments in a number of ways, although you are encouraged to respond via the online system:

📄 online at:

http://consult.bracknell-forest.gov.uk/portal/planning/draft_bracknell_forest_local_plan

✉ by email to: development.plan@bracknell-forest.gov.uk

📧 by post to: Development Plan Team, Bracknell Forest Council, Time Square, Market Street, Bracknell, RG12 1JD

There will also be exhibitions where Planning Officers from the Council will be able to help you.

When	Where	What Time
Tuesday 20 th February	Binfield Library, Benetfeld Road, Binfield RG42 4JZ	10am – 1pm
Wednesday 21 st February	Binfield Library, Benetfeld Road, Binfield RG42 4JZ	5pm – 8pm
Thursday 22 nd February	Unit 41 Princess Square (next to Coffee Republic), Bracknell RG12 1LS	10am – 1pm
Thursday 22 nd February	Unit 41 Princess Square (next to Coffee Republic), Bracknell RG12 1LS	5pm – 8pm
Saturday 24 th February	Heron Hall, Martins Heron Community Centre, Whitton Road, Martins Heron, Winkfield, RG12 9TZ	2pm – 5pm
Tuesday 27 th February	Carnation Hall, Chavey Down Road, Winfield Row, RG42 7PA	10am – 1pm
Wednesday 28 th February	Carnation Hall, Chavey Down Road, Winfield Row, RG42 7PA	5pm – 8pm
Thursday 1 st March	Warfield Parish Offices, 7 County Lane, Warfield, RG42 3JP	5pm – 8pm
Saturday 3 rd March	Warfield Parish Offices, 7 County Lane, Warfield, RG42 3JP	10am – 1pm
Tuesday 6 th March	Crowthorne Library, 162 High Street, Crowthorne RG45 7AT	10am – 1pm
Tuesday 6 th March	Crowthorne Library, 162 High Street, Crowthorne RG45 7AT	5pm – 8pm

What happens next?

The Council will make changes to the draft Local Plan based on consultation responses and any new evidence. The final Local Plan will then be published for consultation in October/November 2018 before it is submitted to the Government for Examination by an independent Inspector. If the Local Plan passes the Examination it is likely to be adopted in Autumn 2019 and will be used to guide development in the Borough up to 2034.

