

# 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 new development in the Borough up to 2036.

## The new Local Plan will:

- be based on a shared vision with objectives to help achieve this vision;
- give details of how much land and floorspace we need for housing, offices, shops, schools, community centres and other uses;
- include sites for new development; and,
- have up-to-date policies for assessing planning applications, including those on design, heritage, special types of housing, and the Green Belt.

## Why do we need a new Local Plan?

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

This includes how the amount of new housing we need should be calculated. Having up-to-date policies is important so that development doesn't happen in a piecemeal way without proper planning.

## We want your views

We have identified issues and options. At this stage, we want your views on the:

- 'Vision';
- objectives;
- range of issues to be covered; and,
- suggested approach.

Your comments will help us develop the Local Plan further. Short and extended questionnaires are available.

Consultation runs from **Monday 13 June to Monday 25 July 2016.**

## How to find out more

The Issues and Options document and supporting technical studies can be found at [www.bracknell-forest.gov.uk/comprehensivelocalplan](http://www.bracknell-forest.gov.uk/comprehensivelocalplan)

## How many new homes are needed?

Our existing target is to build 557 new homes each year between 2006 and 2026 (11,139 homes in total). Some of the sites identified to meet this target figure are being built and others have yet to start.

The Government has said that we need to work out our housing figures in a different way - by doing an objective assessment of need. This calculation (which analyses a range of data, including population forecasts) has been done in a technical study called a Strategic Housing Market Assessment. The results show that we need to build 635 new homes each year between 2013 and 2036, a total of 14,605.

## How many homes do we still need to find sites for?

Number of new homes	Explanation
14,605	This is the total requirement over the period 2013 to 2036
Minus 690	This is the number of homes already built between 2013/14 and 2014/15
Minus 7,887	This is the number of homes which already have planning permission (3,397) and which have already been allocated to sites (4,490)
<b>= 6,028</b>	<b>This is the number of homes which we need to find sites for by 2036</b>

**6,028 represents the housing need and may not be the final housing target. This is because:**

- there are constraints on much of the land within the Borough which reduces its capacity for development (see map); and,
- other Councils in the area might ask Bracknell Forest Borough Council for help, if they don't think they have enough sites to meet their future needs.

We are also doing further work on potential sites that landowners and developers are still submitting to us, for consideration for future development.

## Where should new development go?

We don't know yet how much land and floorspace we will need for new buildings but we are keen to gather your ideas about our general approach to where new development might be built.

In drawing our final conclusions, we will also need to take into account national policy, technical evidence, sustainability and site availability.

Based on current information we have identified the following options for the location of new development, especially housing:

Option 1 On many small sites on the edge of settlements with some more building in existing settlements	
<b>Advantages</b> <ul style="list-style-type: none"> <li>• spreads impacts across a larger number of areas</li> <li>• might sustain some local services</li> <li>• faster delivery of housing</li> </ul>	<b>Disadvantages</b> <ul style="list-style-type: none"> <li>• some development may be directed towards smaller settlements with limited services</li> <li>• harder to secure infrastructure</li> <li>• might not meet the level of need</li> </ul>

Option 2 On fewer, larger sites on the edge of the bigger more sustainable settlements with more building in existing settlements	
<b>Advantages</b> <ul style="list-style-type: none"> <li>• reduces pressure on the smaller settlements</li> <li>• provides an opportunity to use / connect to existing infrastructure</li> </ul>	<b>Disadvantages</b> <ul style="list-style-type: none"> <li>• greater impacts in affected areas</li> </ul>

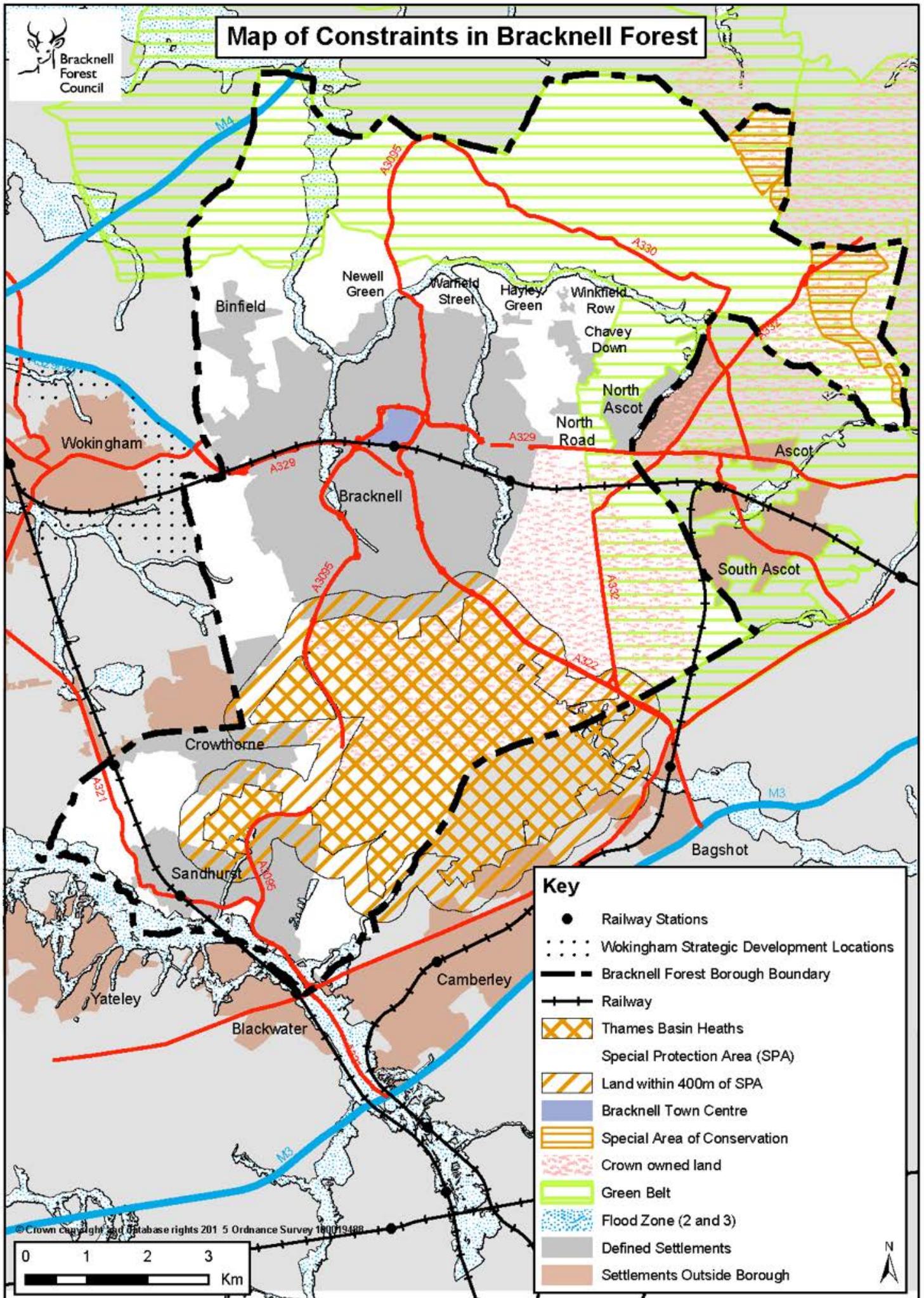
Option 3 On a few very large sites on the edge of the bigger more sustainable settlements	
<b>Advantages</b> <ul style="list-style-type: none"> <li>• less intensification of development in existing settlements</li> <li>• more opportunities to provide new services / infrastructure</li> </ul>	<b>Disadvantages</b> <ul style="list-style-type: none"> <li>• likely to involve the development of large areas of greenfield land with impacts on biodiversity, landscape</li> <li>• risk of joining up settlements</li> <li>• the need to provide infrastructure may result in short term delivery issues</li> </ul>

Option 4 A mix of Options 1, 2 and 3
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Question 2 on the questionnaires is about these options.

## What are the main constraints to development?

A lot of the undeveloped land in the Borough is affected by constraints that limit where building can take place. The main constraints are shown on the map.





## Policies for assessing planning applications

The Local Plan will include policies for assessing planning applications. At this stage we want your views on whether the list below covers the right things:

### **Development in the Green Belt or Countryside**

- Green Belt, countryside, landscape, gaps, rural workers' dwellings and equestrian uses.

**Character and Design** - design and floorspace standards for new housing.

**Housing** - protection of existing housing, affordable homes, size and type of new homes, starter homes, self-build, housing for older people and traveller sites.

**Local Economy and Retail** - changes of use in retail areas and protection of community facilities.

**Heritage and Conservation** - Conservation Areas and Listed Buildings.

**Natural Environment** - nature conservation and the Thames Basin Heaths Special Protection Area.

**Climate Change and Environmental Sustainability** - pollution and contaminated land, flooding, drainage and renewable energy.

**Transport** - street design, road safety, parking, lighting, and street furniture.

**Infrastructure and Facilities** - ways of trying to make sure that new infrastructure gets built, protecting against the loss of existing infrastructure (shops, pubs, community centres, youth centres, built sports facilities etc) and open space.

If you think there are any other planning topics and issues that should be included in this list, please let us know.



## How to get involved

The Issues and Options document and extended questionnaire can be viewed at:  
[www.bracknell-forest.gov.uk/comprehensivelocalplan](http://www.bracknell-forest.gov.uk/comprehensivelocalplan)

Paper copies are also 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:



online at:  
<http://consult.bracknell-forest.gov.uk/portal/planning/>



by email to: [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk)



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

For further information, and to register for updates on the Local Plan, please contact the Council's Development Plan Team using the email address above or phone 01344 352000.



## What happens next?

Your comments and further technical studies will help us move to the next stage. This will be the publication of a draft Local Plan for consultation in Summer 2017. Following consultation, a further draft Local Plan will be submitted to the Government for examination by an independent Inspector. If the Local Plan passes the examination, it will be adopted in 2019, and used thereafter.

In the Autumn of 2016, the Council will publish a list of potential development sites put forward. These will be set out in a document that we have to produce called a Strategic Housing and Economic Land Availability Assessment (SHELAA). This will include a high level assessment of the development potential of sites for housing and other uses.

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.

# A New Local Plan for Bracknell Forest Short questionnaire



The leaflet explains why we need a new Local Plan and why your views are important. This short questionnaire asks about some of the key issues for the future. It can be completed electronically or in paper form and returned to us – see details below. If you are interested in finding out more, registering for updates or, responding in greater depth, there are more detailed documents and an extended questionnaire online. Many of the documents are also available at the Council Office at Time Square, at public libraries and at Parish/Town Council offices.

 online at: <http://consult.bracknell-forest.gov.uk/portal/planning/>

 by email to: [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk)

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

**Do you** (i) Live in Bracknell Forest?      YES       NO   
(ii) Work in Bracknell Forest?      YES       NO

## Vision

The 'Vision' is that by 2036 we will have:

- Delivered the housing needed to support a growing population and the economy.
- Provided a range of housing on a mix of site sizes and types.
- Met the needs of businesses and protected key employment areas.
- Taken the regenerated Bracknell town centre a step further.
- Maintained distinct and diverse neighbourhoods.
- Neighbourhood Plans in place.
- Made sure that new development respects and protects the landscape and countryside.

1) Do you agree with these points?      YES       NO

If 'no' what amendments or additions do you suggest?

## Location for new development

2) Where do you think new development should be focused?

**Option 1** - On many small sites on the edge of settlements with some more building in existing settlements

**Option 2** - On fewer, larger sites on the edge of the bigger more sustainable settlements with more building in existing settlements

**Option 3** - On a few very large sites on the edge of the bigger more sustainable settlements

**Option 4** - A mix of Options 1, 2 and 3

Please rank the options in order of preference (1 being the most preferred and 4 being the least)

**Option 1**       **Option 2**       **Option 3**       **Option 4**

## Economic development

3) Currently, more people who live in the Borough work outside it than within it. Do you think we should try to provide more job opportunities in Bracknell Forest so that people can live and work here?

YES       NO

## Housing

4) Do you think we need to provide more of the following types of housing:

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| Private rented                                   | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| Social rented (supplied by registered providers) | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| Starter homes                                    | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| Specialist housing for older people              | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| Self build plots                                 | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| Homes to buy                                     | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

## Shopping and entertainment

5) Changes in shopping and leisure habits (including use of the internet) are creating challenges for town centres and local shopping centres. Should we try and maintain all our:

- |   |                              |                             |
|---|------------------------------|-----------------------------|
| Town centres (Bracknell, Crowthorne and Sandhurst)              | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| Village and neighbourhood centres e.g. Binfield, Great Hollands | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| Local parades e.g. Fernbank Road, Ascot                         | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

## Transport

6) What do you think are the main transport issues for the Borough and how should they be addressed?

## Local facilities and services

7) What facilities and services do you think we should try to provide in new developments?

## Recreation

8) Do you think there is enough open space (parks, recreation grounds, sports pitches, allotments) in your area? YES  NO

If not, what type of open space is needed?

## Quality of life

9) What aspects of your local area are important to your quality of life, and how do you think we should maintain and improve them for current and future generations?