

Vision to 2026

23 The Bracknell Forest Borough Local Development Framework will play a major part in delivering the vision of the Bracknell Forest Sustainable Community Plan. The broad vision in the Community Plan and guidance in other documents, including national and regional planning considerations, have been used to prepare a specific vision for the LDF. This vision will be used to inform the strategy, policies and proposals of all the Local Development Documents that will make up the LDF.

24 *The Borough will continue to grow sustainably, in a planned manner, with new development being directed to sustainable locations and having good access to a range of local facilities, services, housing and employment. New development will be located so as to maximise the opportunity to travel by all modes and to improve relative accessibility for all. New development will be mindful of the character of the area in which it sits and will be designed and located such that it will enhance the quality of life in the Borough.*

25 *There will be a continuation of development both within settlements, where appropriate, and outside settlements through planned longer term expansion. Having had regard to the future development needs, environmental, physical and policy constraints and to an assessment of the level of development that may be accommodated within settlements, land to the west of Bracknell and to the north of Whitegrove and Quelm Park has been proposed for such expansions. New housing will be targeted to meet the needs of local people and will include a mix of tenures, size and types of unit. New communities will be planned to provide the necessary physical infrastructure (e.g. roads, water) as well as the social infrastructure (eg. schools, libraries, leisure facilities, health facilities) to support the community.*

26 *The Borough will continue to develop as an important business centre: 'smart' growth will be encouraged whereby businesses maximise the use of technology and human resources rather than additional land resources for sustained economic growth. New employment development will be*

focussed mainly within Bracknell town centre and the existing employment areas. New housing growth areas will be developed as sustainable communities and may include a mix of uses including employment, leisure and community facilities.

27 *Partnership working will ensure that Bracknell Town Centre is regenerated to provide a mix of homes, shops, jobs and other opportunities that will provide economic, social and environmental benefits to residents, businesses and visitors. The town centre will be easily reached by public transport and have a good standard of access by car. It will also be served by park and ride facilities, for example at Peacock Farm. The town centre will also include a health facility which serves new and existing residents in and around the town centre.*

28 *Accessibility to Bracknell will be increased with improved connections to Heathrow through the delivery of the Airtrack proposals (better use of rail connections using mostly existing infrastructure on the Reading to Waterloo line via Staines) along with improved links to London and other areas including the Blackwater Valley.*

29 *The smaller town, village and neighbourhood centres will be maintained and enhanced to play a valuable role in providing local services and reducing the need for local people to travel for their day to day requirements. A 'design-led' approach to new development will provide a safe and attractive living environment.*

30 *The quality of the environment will continue to improve with the existing high levels of open space and 'greenery' within the settlements maintained and improved. The Green Belt boundary will remain unchanged and areas of important natural and historic interest will be protected, conserved and enhanced. Special attention will be placed on the importance of the Thames Basin Heaths Special Protection Area to ensure that its integrity is maintained whilst allowing sustainable development which meets the needs of the Borough to take place.*

Objectives

31 To guide the policies which will promote sustainable development, and deliver the LDF vision, spatial planning objectives have been set. The Core Strategy policies reflect these objectives. Through monitoring, the effectiveness of the policies in meeting these objectives can be measured to show the relative success of the policies in delivering sustainable development.

What is Spatial Planning?

32 In the past, Local Plans dealt mostly with 'places': designating locations and policies for specific land uses. Spatial planning continues to deal with designating locations for land uses, but also looks

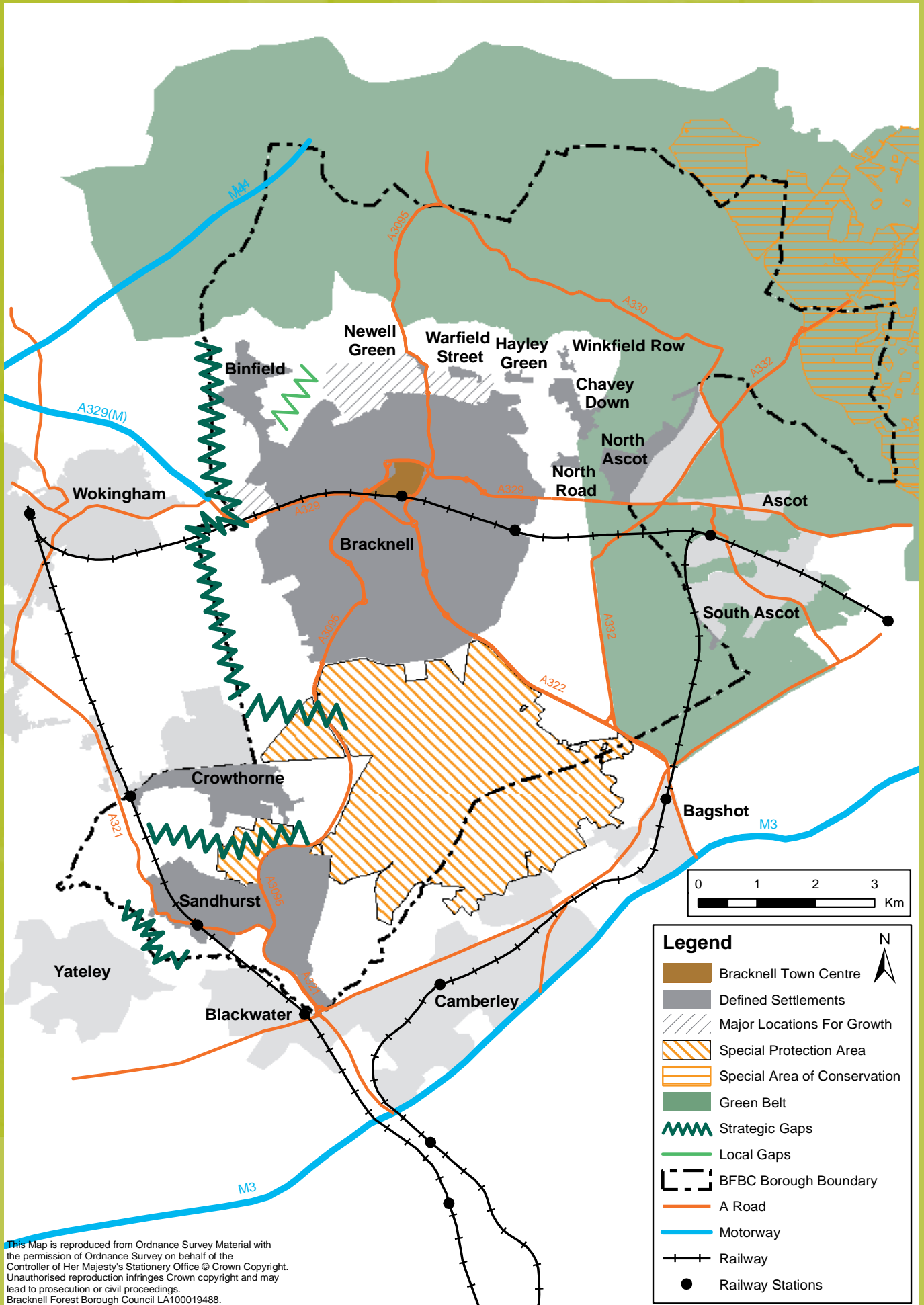
more closely at the relationship of these uses to one another, or the 'spaces' between these uses and their function. Other features of 'spatial' planning are:

- Setting out a clear and distinctive vision;
- Integrating with other plans and strategies, especially the Community Plan;
- Greater emphasis on public participation;
- More emphasis on delivery and implementation.

33 The Core Strategy policies are consistent with, and will each contribute in some way, to meeting the spatial objectives; the key policies for each objective are indicated below.

| Spatial Objectives | |
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| Sustainable development is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Therefore sustainability is acting to create harmony between a developed economy and the natural environment | A To plan for a balance of housing and employment growth KEY DELIVERY POLICIES: CS1/CS2/CS3/CS4/CS5/CS15/CS19 |
| | B To aid delivery of housing in the Borough, which meets the needs of all sectors of the community, including the provision of affordable housing KEY DELIVERY POLICIES: CS3/CS4/CS5/CS15/CS16/CS17/CS18 |
| | C To deliver the regeneration of Bracknell town centre KEY DELIVERY POLICIES: CS3 |
| | D To promote a sequential approach to the location of new development KEY DELIVERY POLICIES: CS1/CS2/CS3/CS4/CS5 |
| | E To promote a transport system which enables access to services, by a choice of transport modes KEY DELIVERY POLICIES: CS1/CS3/CS23/CS24 |
| | F To ensure high quality well designed development is delivered in the Borough KEY DELIVERY POLICIES: CS3/CS4/CS5/CS7 |
| | G To support and facilitate essential community facilities and infrastructure in accessible locations KEY DELIVERY POLICIES: CS1/CS3/CS4/CS5/CS6/CS8/CS21/CS22 |
| | H To deliver accessible development meeting the needs of the Borough KEY DELIVERY POLICIES: CS3/CS7/CS23/CS24 |
| | I To maintain and improve the built and natural environment, and to avoid or mitigate the effects of new development upon the natural and historic environment KEY DELIVERY POLICIES: CS1/CS6/CS7/CS9/CS14 |
| | J To maintain high and stable levels of economic growth KEY DELIVERY POLICIES: CS19/CS20/CS21/CS22 |
| | K To promote the sustainable use and disposal of resources KEY DELIVERY POLICIES: CS10/CS11/CS12/CS13 |
| | L To mitigate against and adapt to climate change KEY DELIVERY POLICIES: CS1/CS10/CS11/CS12/CS13 |

Map 3: Core Strategy Key Diagram



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Core Policies

34 Policies in the Core Strategy establish the overall strategy for the development and use of land in the Borough up to 2026. This includes setting out the broad locations for future development. The overall strategy is set out on the Key Diagram above. Specific policy boundaries are identified on a Proposals Map.

35 The Core Strategy policies will form the basis for more detailed policies and proposals to be set out in other Local Development Documents. The details of these, including timetables for their preparation, can be found in the Bracknell Forest Borough Local Development Scheme available from the contacts listed at the front of this document.

36 The Core Strategy policies are divided for ease into six themes:

- Sustainable Growth
- Quality of Life
- The Environment
- Somewhere to Live
- Somewhere to Work and Shop
- Transport

37 Policies in the Core Strategy should be read in conjunction with policies in other documents which form part of the Development Plan for the Borough. In addition, the Core Strategy must be read as a whole.

The Development Plan

38 The regional, sub-regional and local policies which guide spatial planning are referred to collectively as the Development Plan. Up to date information on the status of the documents that together comprise the Development Plan is available on the Council's website or from the Development Plan Team (contact information given at the front of this document).

Implementation and Monitoring

Implementation

39 The key implementation mechanisms for each policy are set out under the relevant policy. In general, many policies will rely on the determination of planning applications, but may also be implemented through further policies and guidance to be developed in subsequent Local Development Documents and through links with other plans and strategies prepared by the Borough Council and other bodies and agencies. The implementation of some policies therefore relies on partnership working and this is highlighted where appropriate.

Monitoring

40 The Council is required to produce an Annual Monitoring Report as part of the Local Development Framework. One element of this is to assess the effectiveness of policies to deliver the vision and objectives set out in this document, and the success of the policies in achieving sustainable development.

41 The Core Strategy sets out how each policy will be monitored. Many of the monitoring indicators are taken from a set of national core output indicators which the Council is required to include in the Annual Monitoring Report each year. Appendix 4 shows how monitoring of the policies reflects delivery of the objectives and identifies the relevant indicators and targets for each policy.

Review

42 In addition to monitoring of targets to indicate when policies need review, a review of the Core Strategy in part or as a whole may also be triggered by a range of other factors including significant changes to national planning policy guidance, and/or regional planning policy.

