



Warfield Neighbourhood Plan 2016 - 2036



Pre-Submission Plan

Published by Warfield Parish Council for Pre-Submission Consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended) in accordance with EU Directive 2001/42.

June 2017

Consultation Details

If you have any comments to make on this Plan, please do so by **5.00pm Friday 4th August 2017** at the latest, using the designated Comment Form on the Warfield Neighbourhood Plan website:

<http://www.warfield-np.org.uk/>

Paper copies of the comment form are available at the Parish Office:

Warfield Parish Council
7 County Lane
Warfield
Bracknell
RG42 3JP

The Warfield Neighbourhood Plan website (link above) contains all the necessary background information on the Neighbourhood Plan. In addition, please see the Warfield Parish Council website:

<http://warfieldparishcouncil.gov.uk/neighbourhood-plan/>

Warfield Neighbourhood Plan 2016 – 2036

Pre-Submission Plan June 2017

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Abbreviations

Abbreviation	Full Name
BFC	Bracknell Forest Council
CIL	Community Infrastructure Levy
GI	Green Infrastructure
IDP	Infrastructure Delivery Plan
IoLE	Institute of Lighting Engineers
NPPF	National Planning Policy Framework
SA	Sustainability Appraisal
SALP	Site Allocations Local Plan
SANG	Suitable Alternative Natural Greenspace
SEA	Strategic Environment Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
TBH SPA	Thames Basin Heaths Special Protection Area
WFD	Water Framework Directive
WNP	Warfield Neighbourhood Plan
WPC	Warfield Parish Council

Foreword

The Warfield Neighbourhood Plan

This is the first version of what will eventually become the Warfield Neighbourhood Plan. This document benefits from the input of residents and members of the community, the technical expertise of Bracknell Forest Council and rCOH (our planning consultants) who have all contributed to its production.

The Parish of Warfield is currently in the midst of a large and comprehensive new development, with 2,200 homes, 2 new primary schools and associated community centres to be built.

In 2012 a group of residents, together with the Parish Council, formed a Steering Group to develop a Neighbourhood Plan for Warfield. We wanted to retain the character of the existing settlement areas, protect our Greenbelt and countryside and conserve and enhance the abundance of greenery within the Parish. We soon learned that it would be beneficial to include some development in the Plan, set out to ensure that any area identified would be driven by a Masterplan that is both sympathetic and sustainable.

With easy access to the M3, M4, M40 and M25, coupled with the proximity to Heathrow Airport and London, Warfield is a very desirable area and this no doubt fuels the need for new housing. Over half of Warfield is within Green Belt which is protected under current policy - that leaves a very small area in which Warfield's new houses can be built.

The factors that have governed the development of the plan have been complex. We hope that residents and neighbours understand the challenges faced by the Steering Group but agree that a Neighbourhood Plan is the best option for us to shape the future of our Parish and ensure that Warfield continues to thrive and remains a desirable place to live, for all existing and future residents.

We wish to thank everyone who has contributed; the 564 residents who completed questionnaires in 2015, the many who attended the consultation sessions in the 2014, 2015 and 2016 and of course the volunteers of the Neighbourhood Plan Working Groups, the Parish Councillors and the Parish Clerks.

Vicki Painter

Chair, Warfield Neighbourhood Plan Steering Group

Colleen Healy

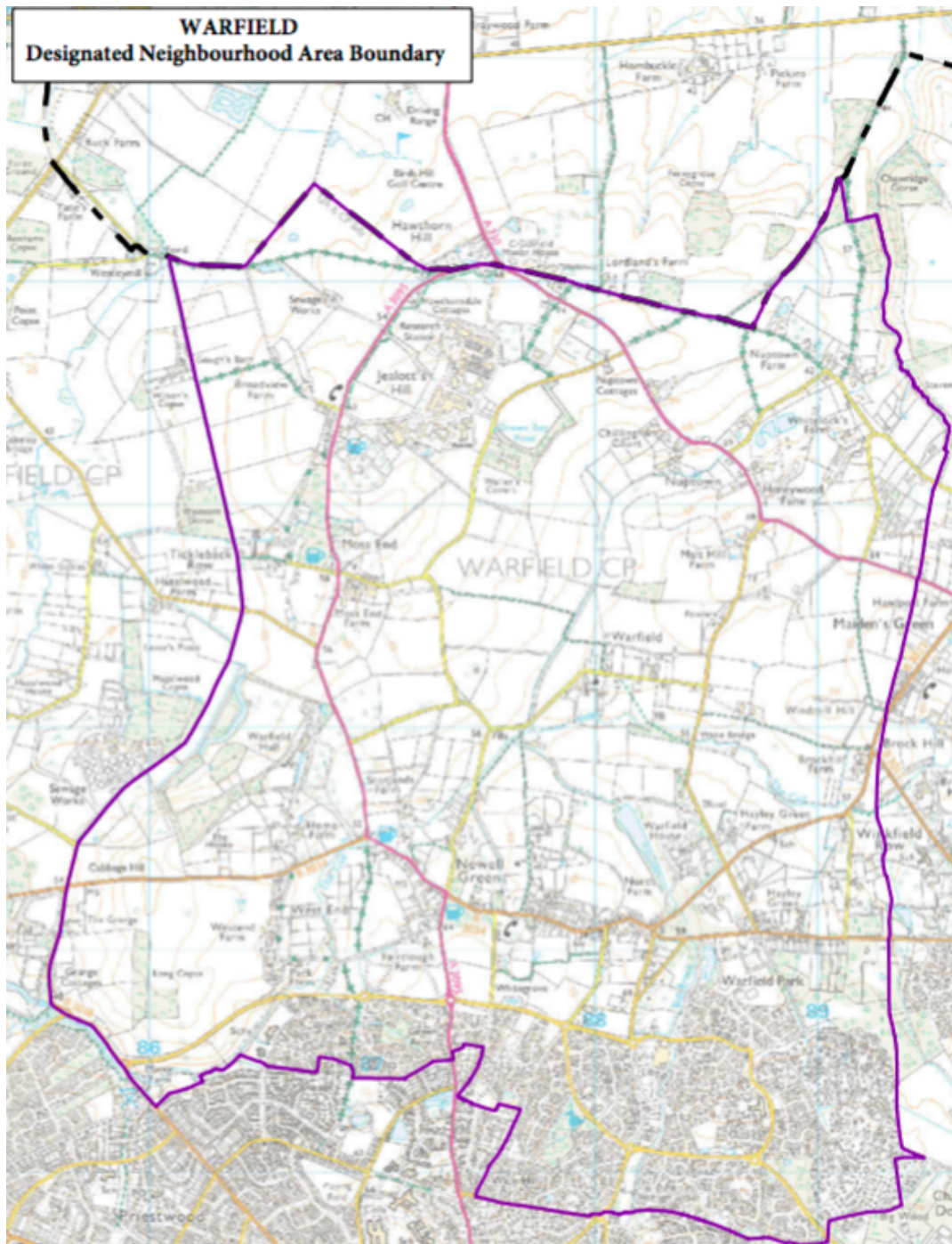
Chair, Warfield Parish Council

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1. Introduction and Background

- 1.1. Warfield Parish Council (WPC) is preparing a Neighbourhood Development Plan for the area designated by the local planning authority, Bracknell Forest Council (BFC) under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012 (as amended). The neighbourhood area was designated on the 23rd July 2014 and the neighbourhood plan boundary is coincident with the Warfield Parish boundary (Plan A).



Plan A: Warfield Parish Neighbourhood Area

Warfield Neighbourhood Plan

- 1.2. Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at referendum, the neighbourhood plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided.
- 1.3. The purpose of the Warfield Neighbourhood Development Plan (WNP) is to complement the planning and development control policies of Bracknell Forest Council. Together, the BFC and WNP policies will be used to determine planning applications in the neighbourhood area.
- 1.4. Because Neighbourhood Development Plans are part of the development plan they should only include land use planning policies that can be used for this purpose. This often means that there are equally important issues of interest to the local community, such as crime or health, that cannot be addressed in a neighbourhood plan as they do not directly relate to planning.
- 1.5. Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet a number of 'basic conditions'. These are:
 - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
 - neighbourhood development plan must contribute to the achievement of sustainable development,
 - neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- 1.6. In addition, WPC must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.
- 1.7. These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend to Bracknell Forest Council that the plan goes to referendum of the local electorate. If a simple majority vote for the Plan, then it becomes adopted ('made') as formal planning policy for the area.

The Pre-Submission Plan

- 1.8. The Pre-Submission Plan is the opportunity for WPC to consult on the proposed policies of the Plan. WPC has reviewed existing national and local planning policies and how they may affect this area. It has already sought local community opinion on local planning issues that the Plan might help address.

- 1.9. The contents of this Plan are therefore presented at this Regulation 14 stage to obtain the views of the local community and other organisations on its proposed vision, objectives and land use policies. The final version of the Plan will reflect representations received on this version.

Sustainability Appraisal & Habitats Regulations Assessment

- 1.10. WPC requested a screening opinion from BFC in respect of the need to prepare a Strategic Environment Assessment (SEA). The SEA Screening Report (October 2016) concluded that the contents of the Plan were likely to lead to significant environmental effects and hence an SEA would be required.
- 1.11. The Habitat Regulations Assessment Screening Report concluded that significant effects are unlikely to occur to the integrity of the European designated sites within and around Bracknell Forest Borough due to the implementation of the WNP. As such there is no requirement for an Appropriate Assessment of the WNP.
- 1.12. In terms of mitigating the plans effects on the Thames Basin Heath Special Protection Area however, any net gain in residential development that takes place within the Neighbourhood Area will be required to comply with the retained Policy NRM6 of the South-East Plan and policy CS14 of the Core Strategy and related guidance. The wording in the relevant policies of the WNP reflects these higher tier policies.
- 1.13. A Sustainability Appraisal / SEA Scoping Report has been consulted upon and the Parish Council has prepared a draft Sustainability Appraisal report to accompany this Pre-Submission Plan. The report incorporates a Strategic Environment Assessment (together known as SA/SEA) in line with the EU Directive 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. The appraisal tests how the draft policies of the Plan and any reasonable alternatives will avoid or successfully mitigate any significant environmental impact.
- 1.14. A final SA/SEA will be published alongside the Submission Plan for examination to assess how the plan “contributes to the achievement of sustainable development”. This is a ‘basic conditions’ of the 1990 Act and therefore a requirement of the WNP.

The Next Steps

- 1.15. Once the consultation exercise is complete, the Parish Council will review the comments made and prepare a final version of the Plan, known as the ‘Submission Plan’. This will be submitted to Bracknell Forest Council for final consultation followed by independent examination and then referendum.

Warfield Neighbourhood Plan

Consultation

- 1.16. If you have any comments to make on this Plan, please do so by **5.00pm on Friday 4th August** at the latest using the contact details on the inside cover.
- 1.17. The WNP website contains all the necessary background information on the Warfield Neighbourhood Plan. Its web address is:

<http://www.warfield-np.org.uk/>

2. The Neighbourhood Area

An Introduction to Warfield Parish

- 2.1. Bracknell Forest lies in the county of Berkshire. It is a vibrant and varied Borough, made up of historic villages, semi-rural communities along with Bracknell and its New Town heritage.
- 2.2. Warfield Parish lies in the north of the Borough, has a population of 10088, contains over 4100 dwellings (2011 census) and covers an area of 1390 hectares a significant proportion of which lies within the Metropolitan Green Belt.
- 2.3. The parish lies approximately 40km west of London, in the heart of the Thames Valley. Despite its largely rural setting it sits centrally between Windsor and Ascot and Reading and south of Maidenhead and the M4 corridor. These employment and retail attractors result in pressures from through traffic particularly on the A3095 Maidenhead Road and A330 Ascot Road but also the connection between Reading and Windsor which runs east/west along the B3034 Forest Road / Warfield Street. The nearest train station is Bracknell, on the London and South Western railway line, 2 miles to the south and the parish is served by bus routes 53 and 53A (Thames Travel) and by routes 153, 162 and 192 operated by First Berkshire & The Thames Valley and Courtney Coaches.
- 2.4. The site of the original village of Warfield, which sits centrally in the parish has Anglo Saxon origins and is designated a Conservation Area (the first in the Borough) in 1974 around the church of St Michael of Archangel (Grade II*). While the area extends to the north of Church Lane it principally lies to the south. The Conservation Area (see Appendix B) includes most of the church buildings and grounds and a number of other buildings including Rectory House, Priory Cottage and St Michaels Cottage all Grade II listed properties. The Parish contains 41 entries on the National Heritage List, generally Grade II properties, but includes a listed Milestone on Forest Road.
- 2.5. The parish is largely rural, set mainly within the Binfield and Warfield Clay Farmland Character Area (C1) which is typified by undulating fields interspersed with woodland blocks and rural lanes bordered by hedgerows and grass verges and with smaller fields around settlement edges. This was a farmed working landscape of mixed arable and pasture, but with a growing trend towards 'horsiculture'. Proximity to the northern edge of Bracknell means that the landscape in the south of the parish provides an important green space function, and one likely to come under sustained pressure from development. Cabbage Hill in the south west of the parish provides excellent views of the surrounding area.
- 2.6. The parish also contains historic buildings in parkland settings (Warfield House and Warfield Hall) and several small settlements that are integrated into the landscape. These include West End, Warfield Street, Newell Green, and Hayley Green just to the north of the built-up area of

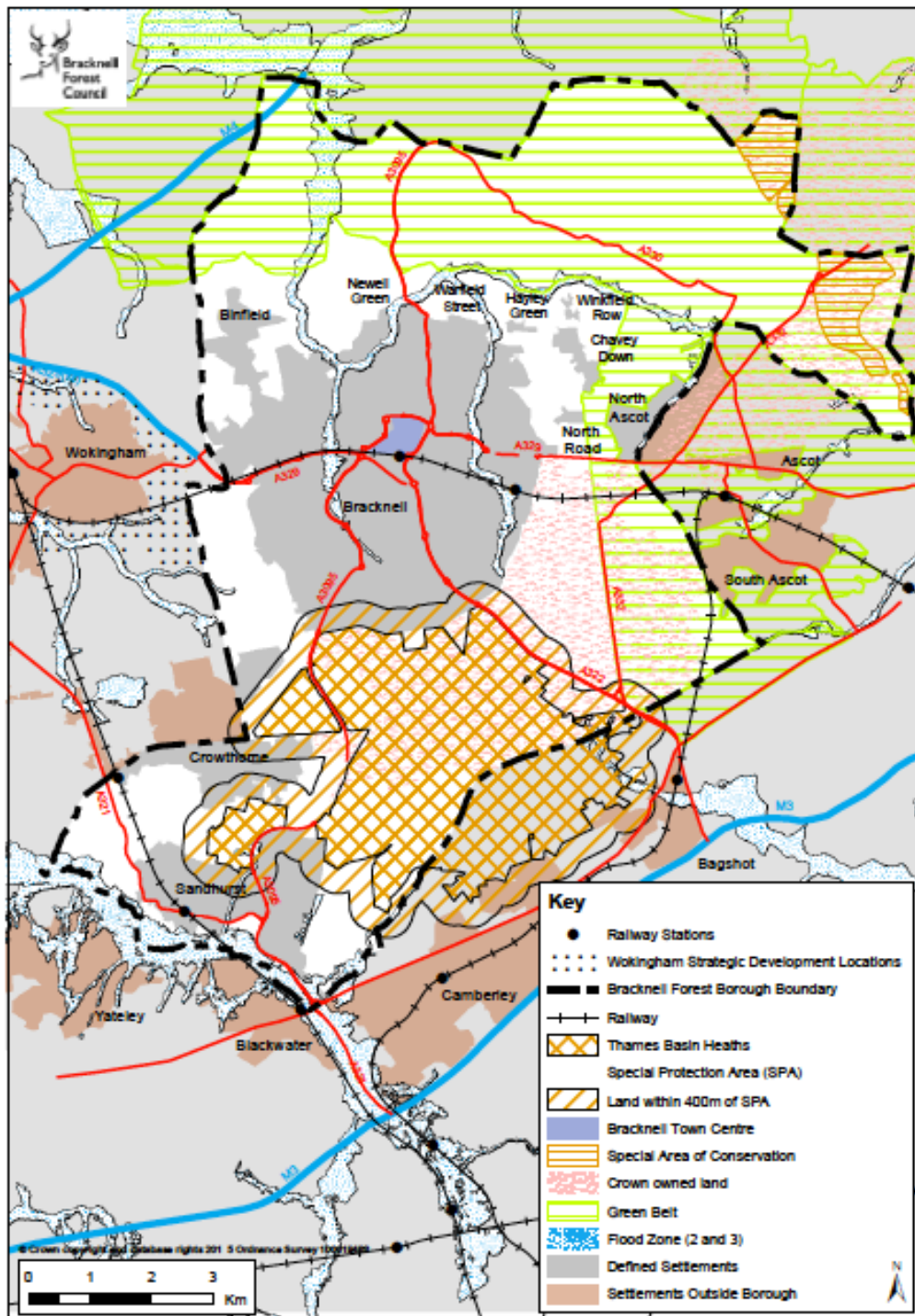
Bracknell. Further to the north are Green Belt villages and hamlets of Tickleback Row, Moss End, Nuptown, Brockhill, Hawthorn Hill and Jealott's Hill. The latter is the home of the Syngenta International Research Centre, a major developed site in the Green Belt, and the company's largest R&D site employing over 800 people.

- 2.7. The Character Area Assessments Supplementary Planning Document (2010) (SPD) identifies areas with distinctive and positive character and where development pressures may come forward. The Northern Villages Study chapter, which covers Newell Green (Area A), Warfield Street (Area B1) and Hayley Green (Area B2), provides an assessment and recommendations relating to developing and enhancing character within these specific areas and recommendations for future development proposals. The neighbourhood plan has had regard to this study in helping to inform its design policies alongside its own settlement assessments. The intention being to supplement the assessments in the SPD and to give statutory weight to its recommendations.
- 2.8. Warfield Park is an area of residential park homes near the boundary with Winkfield. Significant new housing development since the 1980's has included Whitegrove, Quelm Park and Lawrence Hill.
- 2.9. The Thames Basin Heaths Special Protection Area (TBHSPA) lies to the south of the Parish (see Plan B). Designated in March 2005 for its lowland heathland, it supports significant populations of three ground-nesting birds; the Nightjar, Woodlark and Dartford Warbler. The Windsor Forest and Great Park Special Area of Conservation lies to the east and was designated in April 2005 for its old acidophilous oak woods and the Violet click beetle.
- 2.10. The TBHSPA buffer zone falls within the parish and as a result any net increase in residential development within the buffer zone is required to mitigate against recreational pressure on the SPA.
- 2.11. The Chawridge Bourne Site of Special Scientific Interest (SSSI) straddles the parish boundary NE of Nuptown, and the parish contains a patchwork of local wildlife sites including Hayley Green Wood, Piggy Wood, Whitegrove Copse Local Nature Reserves, remnants of Ancient woodland and woodland habitat.
- 2.12. The 'Cut' is a major watercourse which meanders through the parish and eventually join the River Thames at Bray. The Bull Brook runs into the 'Cut' near Church Lane and together with the many field ponds, wetland habitats (areas historically dug for clay for brick making) and local wildlife sites, provide key elements of green infrastructure.
- 2.13. Both watercourses lie within either flood zone 2 or 3, and taken together they form an important green wedge which links town and country. They also form a central feature of the Warfield Masterplan Green Infrastructure (GI) Strategy. BFC's green infrastructure ambitions include

Warfield Neighbourhood Plan

'the Cut Countryside Corridor' and the 'Bull Brook' river corridor and both are key components of the BFC SPA Mitigation Strategy.

- 2.14. Given the underlying geology (London Clay), the parish contains areas affected by surface water flooding; an issue of local concern due to the apparent inadequacy of the surface water drainage system, which in turn places pressure on the foul system.



Plan B – High Level Constraints Plan
(Source: BFC Comprehensive Local Plan)

- 2.15. Local amenities and leisure provision in the Parish include:
- Frost Folly Country Car Park
 - the Supermarket, Library and Community Centre at Whitegrove
 - Moss End Garden Village
 - Memorial Ground and play area
 - Rainbows and Brownies at the Brownlow Hall
 - Warfield Cricket Club
 - Warfield Environmental Group
 - Bowmen of Warfield Archery Club
 - Whitegrove Football Club.
- 2.16. There are 6 public houses:
- the Spice Lounge (formally Three Legged Cross)
 - the New Leathern Bottle
 - the Shepherd's House
 - the Plough and Harrow
 - the Cricketers
 - the Yorkshire Rose.
- 2.17. Early years and primary education within the Parish is served by:
- Plus Three Nursery
 - Possums Nursery and Paws Nursery
 - Warfield CofE Primary School (2 sites)
 - Whitegrove Primary School
 - Sandy Lane Primary School
 - Meadowbrook Montessori School.
- 2.18. New development in area SA9 (north of Harvest Ride and south of Forest Rd/Warfield Street) will deliver new facilities and service to the south of the parish but will not deal with pre-existing infrastructure deficits. This in part, was key to the decision to undertake a neighbourhood plan as it was seen to offer the community the opportunity to 'positively plan' for the future of the parish and to influence what many see as the ever-encroaching development and incursion into the open countryside. The intention being to balance the needs for development with ensuring the rural character and valued environment in the remainder of the parish are conserved and enhanced.
- 2.19. It was clear from the feedback to the 2015 resident survey that the community placed great emphasis on the quality of the local environment and expressed a strong desire to retain and allocate more public open space, recreate wildlife meadows and the planting of more trees. This feedback was key in informing policies, including the policy for Hayley Green outlined later in this Plan.

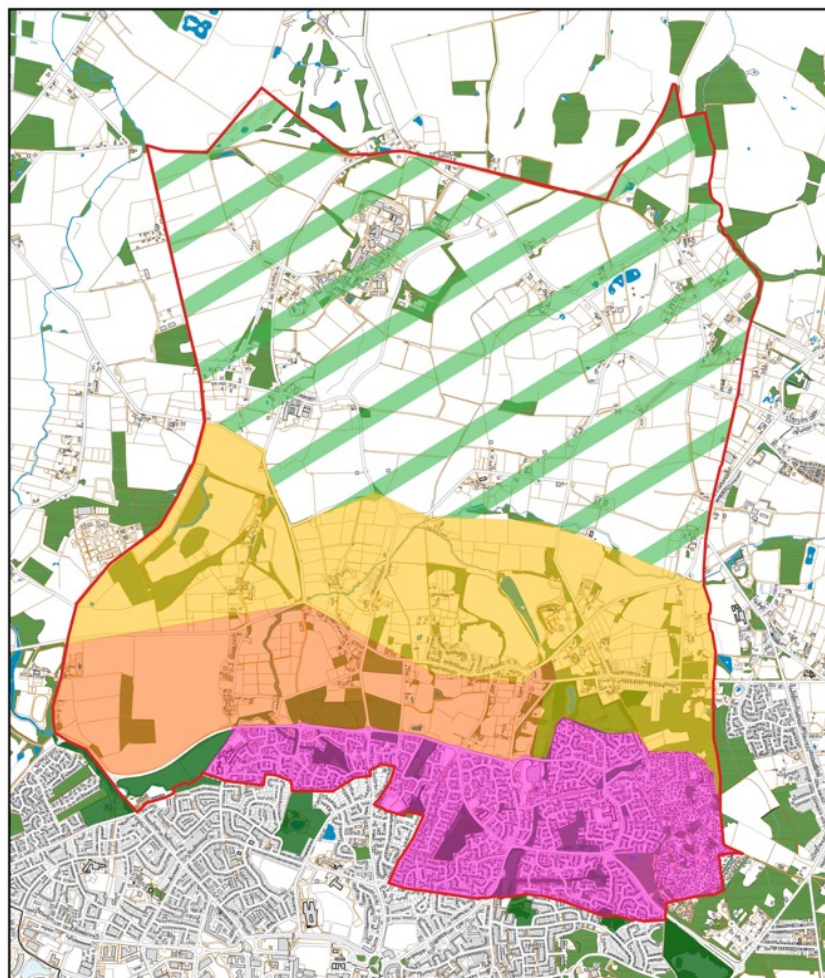
Parish Spatial Context

- 2.20. Since Bracknell's inception as a new town, the population of the Borough has grown rapidly from 23408 in 1951 to 118,000 in 2014 (mid-year estimate). This is one of the highest growth rates in the country and growth over more recent years has led to pressures on infrastructure and services. Additional development pressures on areas beyond the built-up area of north Bracknell have resulted in the continuing 'squeeze' of the 'countryside gap' which lies between the built-up area of north Bracknell and the Green belt. Despite this, Warfield parish above the axis of the B3054 Forest Road is largely rural.
- 2.21. It is important to understand the consequence of these past levels of growth as they are central to the spatial approach adopted by the neighbourhood plan. Given that these pressures are likely to continue to be felt in the parish for the foreseeable future (as the population in the parish expands by almost 50% over the next 10 years resulting from the development of Policy SA9) it leaves few spatial options for the plan, and creates major challenges.
- 2.22. In spatial terms, the parish is characterised by four broad areas (Plan C);
- the built-up area of Bracknell Town to the south
 - the emerging new built up area of the Warfield extension,
 - the countryside gap containing the villages of West End, Newell Green, Warfield Street and Hayley Green; and,
 - the Metropolitan Green Belt.
- 2.23. The transitional distance from built up area to Green Belt has decreased markedly in planning policy terms, signalled by the adoption of Core Strategy Policy CS5 and Site Allocations Local Plan (SALP) Policy SA9. Given the latest forecasts of objectively assessed housing need (635 dwellings per year) this pressure on the countryside gap is likely to continue. The publication of the Strategic Housing and Economic Land Availability Assessment (SHELAA Nov 2016) which, while not proposing allocations, appears to suggest little respite from these pressures, despite the constrained nature of the parish (see Plan B – High Level Constraints Plan). This is understandably a significant concern for the local community.
- 2.24. Table 6 of the 2016 SHELAA indicates that all but one of the submitted and assessed sites within the parish are located on greenfield sites, of which about a half (1280) are within the countryside and the other half (1205) located within the Green Belt. Table 7 confirming that only the one site with an estimated capacity of 23 dwellings is within a settlement boundary and therefore meets the locational principles of policy CS2. Hence the SHELAA assessment highlights the challenges faced by the neighbourhood plan in allocating land for housing given these strategic policy constraints.





Warfield Spatial Portrait

Existing built up area in the south.

- 2.25. The south of the parish comprises a large built extension to Bracknell new town comprising approximately four thousand dwellings built in the character areas of Whitegrove, Quelm Park and Lawrence Hill. The area comprises mainly executive style detached and semi-detached houses with some small blocks of flats. The majority of the homes are owner occupied with some social housing. The demographic profile comprises predominately middle class affluent people who commute out of the area for work. Car ownership is high and the relatively easy access to the M3, M4, M40 and M25 means the area is attractive for these residents.
- 2.26.



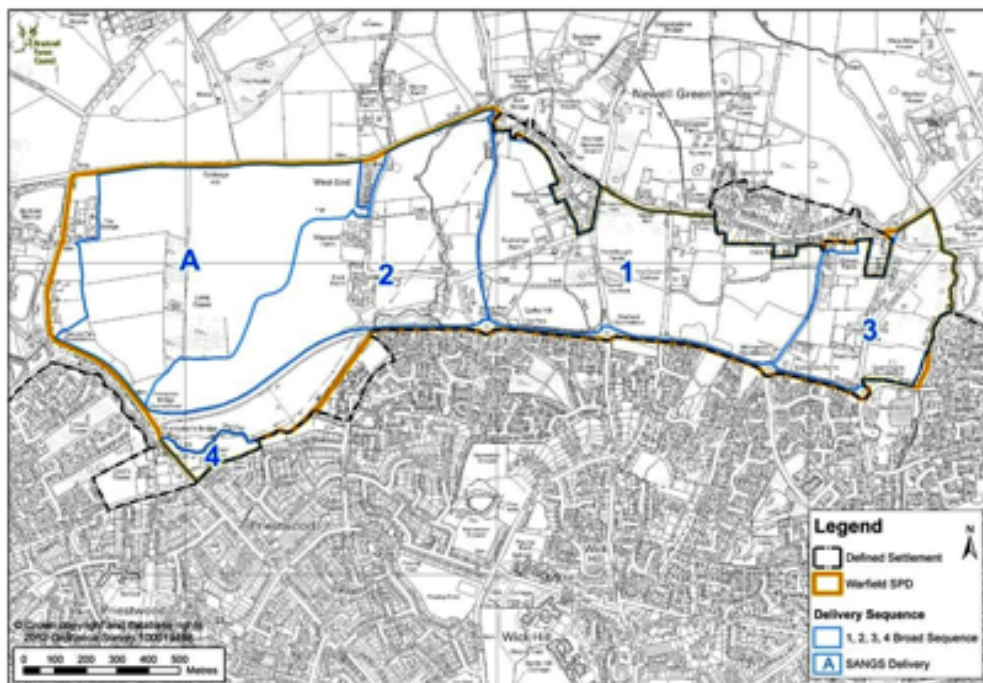
Parish Spatial Context
(illustrative purposes only)

-  Existing built up area in the south
-  Emerging new built up area (Warfield extension SA9)
-  Defined settlements and countryside including West End, Warfield street, Newell Green, Hayley Green
-  Metropolitan Green Belt

Plan C – Parish Spatial Context

Warfield Neighbourhood Plan

- 2.27. The local facilities at Whitegrove: Tesco, the library and community centre are well used by residents, both local and from rural parts of the parish. Many take advantage of local open spaces and public rights of way for leisure and recreational activities.
- 2.28. This area is located north of Harvest Ride and south of Forest Road, the development principles are set out in Core Strategy Policy CS5) and Site Allocations Local Plan Policy SA9)) and further refined in the Warfield Supplementary Planning Document framework.
- 2.29. This extension to the exiting built up area (see Plan D) lies principally on what formed part of the 'countryside gap' between Bracknell Town and the Metropolitan Green Belt and is divided into four neighbourhood areas.
- 2.30. Around 2,200 new homes are planned in the parish in a new neighbourhood north of Whitegrove, Lawrence Hill and Quelm Park and phased for development between 2015 and 2026. This development is colloquially known as SA9, after the policy bearing its name. In addition to housing, the site is allocated for the following and construction is underway:
- 2 new Primary schools;
 - A neighbourhood centre with a community hub;
 - Open space,
 - Suitable Alternative Natural Greenspace (SANGs);
 - Transport and other infrastructure.



Plan D – The Warfield Extension

- 2.31. Each area, apart from area 4 which was considered too small, requires a detailed masterplan to avoid piecemeal development and to ensure sufficient consideration is given to infrastructure needs. The number and phasing is as follows:

- Area 1 – 814 Delivery 2016 to 2022
the central area which has an agreed masterplan and comprises housing, open space, primary school and the neighbourhood centre with community hub.
- Area 2 – 750-850 Delivery 2015 – 2023
The western area which has an agreed master plan and a planning permission for 750 dwellings, open space, SANG, a new link road and a primary school. The first phase is under construction and the site will be built out over several years.
- Area 3 – 454 Delivery 2020 – 2025
The eastern end which is allocated for housing and open space but which does not yet have an agreed masterplan.
- Area 4 – 27 Delivery 2015
A small area divorced from the main site south west of Area 2. This has planning permission for 27 dwellings, open space and SANGs. The site has been built and sold.
- Area A SANG Cabbage Hill Delivered

- 2.32. The allocation is intended to be self-contained in terms of primary school, open space and local facilities. Its new neighbourhood centre is located to create a central hub near to existing facilities including the Brownlow Hall. A secondary school will be located in a new 'learning village' at Blue Mountain and recreation and leisure is a key element of the site with the East - West Greenway linking existing and new open space throughout the site.

- 2.33. The southern boundaries of Newell Green and Warfield Street are now effectively concomitant with the boundary of the Warfield extension. In addition, the gap between Warfield Area 3 and Hayley Green is also greatly diminished. The SA9 allocation results in a significant incursion into what was once a countryside gap containing these settlements and as the 2015 Landscape Character Assessment (CLP/Ev/5a) states

"The landscape performs many and complex functions, of which providing a 'gap' between settlements, to prevent their coalescence and maintaining the identity and sense of place of individual settlements is one".

The Countryside Gap

- 2.34. The land designated as countryside includes the three existing small settlements of Newell Green, Warfield Street and Hayley Green (designated as defined settlements by Policy CS2) and which are clusters of individual style ribbon development fronting the main routes through the Parish (Forest Road and Bracknell Road) with the small hamlet of West End containing sparsely distributed dwellings. The primary function of the land in the gap is agricultural albeit less intensively farmed than historically. There are also stables and liveries in the area which operate for business and leisure purposes. A network of footpaths and quieter lanes (such as Osborne Lane, Church Lane and Westhatch Lane) attract residents to walk and cycle for leisure in relative safety. Although Bracknell is the nearest town to the south, these areas have easy access to the historic town of Windsor with its shops, restaurants and businesses.
- 2.35. There are also some large individual mansion houses in parkland settings some of which are not principle residences. While the countryside gap functions increasingly less in agricultural terms, in landscape terms it provides an important function (see para 2.32) to the defined settlements and provides a visual amenity for residents.
- 2.36. The significance of the local landscape character in performing multiple functions is similarly quoted in recent appeal decisions (Tilehurst Lane, Binfield APP/R0335/W/15/ 3139035 and Locks Ride, Winkfield Row APP/R0335/W/15/3137269).
- 2.37. Given the major expansion of Warfield (SA9), and the ongoing pressure to find more land for housing to meet the Boroughs objectively assessed needs, Newell Green and Warfield Street are considered particularly at risk of encirclement¹. And given the proximity to the Green Belt boundary combined with the growth proposed in the emerging Comprehensive Local Plan period (2026 – 2036) could lead to the character and appearance of the area, and the settlements within it, being greatly diminished.

The Metropolitan Green Belt.

- 2.38. The northern third of the neighbourhood plan area is designated through planning policy as Metropolitan Green Belt. The purpose of Green Belt policy is intended to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of historic towns.
- 2.39. The Warfield Green Belt contains mainly agricultural small-holdings, land for equestrian use and dispersed properties and the hamlets of Nuptown, Jealott's Hill, Hawthorn Hill, Malt Hill, Moss End, Tickleback Row and Warfield village. The area also contains significant resources in terms of

¹ WNP Local Landscape Appraisal; Jan 2017

the public rights of way, woodland (both broad leaf and mixed leaf) and open agricultural fields (for crops or pasture). In addition, the Green Belt area also contains a Site of Special Scientific Interest (SSSI) and local nature reserves. Together this attracts visitors looking to enjoy the open countryside and who wish to make full use of the bridleways, footpaths and byways that provide leisure access. There is dedicated car parking for such visitors at Frost Folly.

- 2.40. There is one major developed site within the Green Belt, the Syngenta site at Jealott's Hill. Policy GB5 of the BFC Local Plan is specific to this site and supports limited infilling of the site for employment purposes within the existing site boundary.
- 2.41. The main transport routes through the Green Belt are via the A330 and A3095 which provide connectivity from Maidenhead and the M4 in the north and west and to Windsor, Ascot, Bracknell, and the M3 in the east and south. Other roads in the Green Belt are predominantly narrower unclassified roads which are not suitable for fast moving or large/wide vehicles.

3. Planning Policy Context

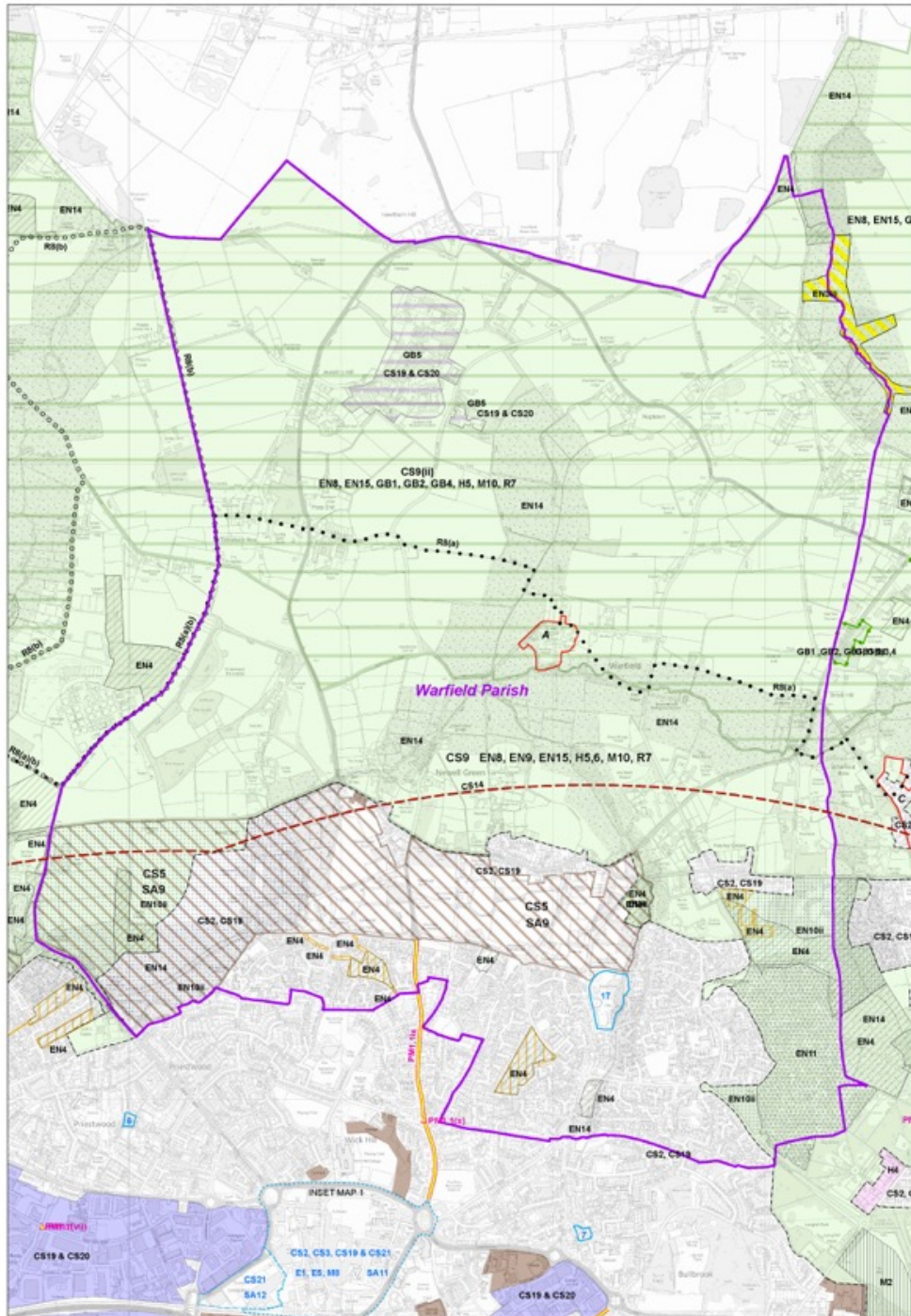
- 3.1. The Parish lies in Bracknell Forest Council planning authority area.
- 3.2. The National Planning Policy Framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The WNP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the WNP:
 - Recognise intrinsic value and beauty of the countryside (§ 17)
 - Support a prosperous rural economy (§ 28)
 - Boosting the supply of housing (§ 47)
 - Affordable homes and rural exception sites (§54)
 - Good Design (§ 58)
 - Protecting healthy communities (§ 70)
 - Protecting local green spaces (§ 76)
 - Conserving and enhancing the natural environment (§ 109)
 - Conserving and enhancing the historic environment (§126)
 - Neighbourhood planning (paragraph 185)
- 3.3. At the local level, the relevant development plan for the area currently comprises the saved policies of the Bracknell Forest Local Plan (2002), Bracknell Forest Core Strategy (2008) and the Site Allocations Local Plan (2013). The Neighbourhood Plan policies must be in general conformity with these strategic policies.
- 3.4. While the strategic policies of the development plan have not been defined by BFC for neighbourhood planning purposes, the following list indicates a number of relevant policies for the neighbourhood area many of which were highlighted by residents in the consultation for the neighbourhood area:
 - EN1: Protecting Trees and Hedgerow Cover
 - EN2: Supplementing Tree and Hedgerow Cover
 - EN3: Nature Conservation
 - EN4: Local Nature Reserves
 - EN7: Other important archaeological remains
 - EN8: Development on Land outside Settlements
 - EN10: Areas of local landscape importance
 - EN14: River Corridors
 - EN15: Floodlighting
 - EN20: Design considerations in New Development
 - H5: New Dwellings Outside Settlements
 - H6: Development involving Existing Dwellings in the Countryside outside the Green Belt
 - GB1: Building in the Green Belt
 - GB5: Syngenta
 - R7: Countryside Recreation
 - R8: Public Rights of way
 - M10: Parking for Countryside Recreation
 - CS1: Sustainable Development Principles

- CS2: Locational Principles
- CS5: Land north of Whitegrove and Quelm Park
- CS6: Limiting the Impact of Development
- CS7: Design
- CS8: Recreation and Culture
- CS9: Development on Land Outside Settlements
- CS14: Thames Basin Heath SPA
- CS15: Overall Housing Provision
- CS16: Housing needs of the Community
- CS17: Affordable Housing
- CS23: Transport
- CS24: Transport and New Development
- SA9: Land in Warfield

- 3.5. These policies are shown on an extract of the 2013 Policies Map (see Plan E overleaf). This list is not exhaustive and is not confined to strategic policies, but it does reflect the comprehensive, if somewhat dated in some cases, policy coverage of the development plan. The weight that the Neighbourhood Plan attaches to each policy may vary depending on the extent to which the policy is consistent with the National Planning Policy Framework (NPPF).
- 3.6. The Parish Council is also mindful that the new Comprehensive Local Plan to cover the period to 2036 will replace the saved policies of the Local Plan early in the lifetime of the Neighbourhood Plan. In the case of some policies it will be essential that the Neighbourhood Plan and new Local Plan are mutually supporting. Unfortunately, given the stage of the emerging local plan, it has been too early to agree a consistent approach to the spatial strategy for allocating housing land in the Parish, or to agree a housing number appropriate for the parish.
- 3.7. The Parish Council accepted early in the process that, in the absence of a parish specific housing number but mindful of the housing supply shortfall in the Borough, it should accept a further supply of housing in addition to Policy CS5/SA9. The purpose was to demonstrate its intention to meet its future share of local housing need while at the same time assisting Bracknell Forest Council address its housing shortfall. It considered that a further 10% supply over and above the 2200 allocated to the parish by SA9 would best reflect the constraints on development in the parish, the lack of previously developed land as confirmed by the SHELAA (Table 15) and acknowledging the research by DCLG (June 2015) which estimated that neighbourhood plans deliver 10% more housing over and above Local Plan allocations. Taking this positive approach to planning is a central theme in the Written Ministerial Statement (Dec 2016) and proposals set out in Section 3 of the Housing White Paper.
- 3.8. In terms of housing distribution, the Parish Council has chosen to apply the hierarchy of locational principles set out in Policy CS2 and to combine these with its own assessment of the spatial options available to it. Given the limited potential outside the 'countryside gap' and having consulted the local community and other stakeholders informally on this strategy.

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The site selection exercise then involved a two-stage process with the identification of a long list of potential sites based on the spatial options set out above and focussing particularly on the defined settlements in the countryside gap based on the advice of Bracknell Forest Council. This approach ensures general conformity with the locational principles and sequencing established in Policy CS2.



Plan E – BFC Policies Map 2013 (Warfield Parish Extract)

4. Community Views on Planning Issues

- 4.1. At the outset of the project, the Parish Council undertook initial community consultation to inform the policy scope of the WNP. These subsequently more focused consultation in relation to the strategic policy constraints and opportunities that exist in the Parish. This was considered essential given the reaction to the scale of the planned growth - (2,200 new dwellings) in the south of the parish formed by the Warfield extension north of the neighbourhoods of Whitegrove and Quelm Park - and the desire to retain the rural feel of the Parish in the countryside gap between Bracknell and the Metropolitan Green Belt where the development pressures are most acute.
- 4.2. The Steering Group comprising residents and Warfield Parish Councillors have undertaken a great deal of work over the last 3 years to get the plan to its current stage. Public consultation meetings were initially held at the Warfield Village Fete 2013, in September 2014 and an in-depth residents survey completed in Jan 2015. The latter survey received 564 replies and provided a wide and diverse range of opinions.
- 4.3. The results of those consultation meetings and surveys were distilled into the '2015 Neighbourhood Plan Summary report' which set out objectives for the Parish across a range of topics including housing, green space, design, community facilities, and the environment. The key headlines from the survey are summarised as follows:

Housing:

- 4.4. New housing development in Warfield raises several concerns, most notably in respect of increased traffic and the impact on the local environment, but also about the impact on the character and culture of the villages and on parking requirements, which is a recurring theme. Younger respondents in particular are concerned about possible increased school class sizes.
- 4.5. The most appropriate types of sites are thought to be the conversion of redundant or empty or derelict buildings, or 'Brownfield' – almost all respondents agreed with those options. There is a high level of resistance to building on 'Greenfield' land, even if there is no 'Brownfield' available.
- 4.6. Parking (off-street) and visual 'fit' (with the rest of the area) are the two most important aspects of design, nearly all agree. There is also very strong support for energy efficient/ low environmental impact houses – two thirds feel this is very important.

Business

- 4.7. The level of response under the business section is relatively low. 15% of respondents overall say they currently own their own business, mostly (81% of those owning a business) working from home, although a third have premises outside of Warfield – nearly one in ten have premises (other than

home) in Warfield. Thinking about how business owners would like to develop their businesses, the two most important things they would like provided are improved transport links and better mobile phone and internet services.

Environment

- 4.8. There is a wide range of issues, identified as significant to the long-term environment in Warfield, but the most important are seen as greenbelt protection and access to open spaces, followed by keeping noise pollution to a minimum. Other very important issues are the protection of wildlife habitats, more/better/connected footpaths, managed dog waste bins, flooding protection, and more/improved/connected cycle paths.
- 4.9. Thinking about the surroundings and public spaces in Warfield, the following suggestions received the most support:
- more public open space (76% overall say they would like to see this),
 - landscaping of public areas (e.g. bulbs, hedges, trees) (76%)
 - recreating wildlife meadows (72%)
 - planting more trees generally (70%) – a further 49% mention planting orchards

Leisure

- 4.10. More than two thirds of respondents made a spontaneous suggestion in respect of health, community or recreational facilities they think should be provided in Warfield within the next 15 years. These are free-answer responses, covering a very wide range of subjects. Answers are based on people's awareness of existing facilities.
- 4.11. Q. Are there any particular health, community or recreational facilities that you think should be provided in Warfield within the next 15 years? In order:
1. The main very strong theme is a need for sports, leisure, health and fitness activities/ facilities, a gym, indoor and (better, all-weather) outdoor sports, tennis (more), and a swimming pool – mentioned by over half of those making any suggestions.
 2. A community centre or hub, with facilities for the community and clubs for older people or teenagers, and a venue for groups such as scouts and beavers – this theme is mentioned by about a quarter of those making any suggestions.
 3. Extended doctor's surgeries – and an NHS dentist
 4. A café or coffee shop/restaurant

Safety / Wellbeing

- 4.12. The main concerns again relate to speeding traffic (in many locations but especially Harvest Ride, County Lane, around schools, and Warfield Street) and issues relating to poor parking - at all times but especially drop-off and pick-up times at the schools (particularly Whitegrove). Comments are made about residents who park in the road rather than using their garages or driveways. Several people also express specific concerns about Tesco lorries parking in County Lane, causing an obstruction. There are also high levels of concern about children arriving at / leaving school, traffic noise, lorries passing through, and the lack or narrowness of pavements.

Infrastructure

- 4.13. Cars or vans are overwhelmingly the form of transport used by residents of Warfield: 97% say they or someone in their household use a car or van daily (84%) or frequently (13%). However, many also walk: 76% say they or someone in their household walks daily (44%) or frequently (32%). 17% use public transport daily (5%) or frequently (12%), whilst 24% cycle at least frequently.
- 4.14. Use of public transport is highest among those aged under 30 – after that it declines steadily.
- 4.15. When commuting from home to their regular place of work, residents mostly use Harvest Ride – half of all residents, and two thirds of those answering the question, use this road. The least used route is the B3034 (forest Road, Binfield), with the other routes used fairly evenly.
- 4.16. Further focused consultation took place during 2015 with stakeholders and statutory bodies and in October 2016 a further period of informal consultation took place on the proposed policies. General support was received.
- 4.17. With regard to the Hayley Green policy, there had been earlier meetings with residents and land interests given the potential sensitivity of the policy and to assess acceptability. As a result of the October consultation a number of residents put forward an alternative 'masterplan' with an amended layout and approach to the distribution of open space. This approach has been assessed as a 'reasonable alternative' in the SA/SEA Report.

Community Survey Policy Review

- 4.18. As part of the process to identify the policies required for the Neighbourhood Plan, the input from the residents' consultations was assessed against current planning policies that applied at that time and only those issues that were not adequately covered by existing policies were taken forward.

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4.19. In addition to the policies already listed under section 3.4, input was received that was covered by the following policies:

- CS12 Environment: Renewable Energy Generation
- CS13 Environment: Sustainable Waste Management (an 'excluded matter' for neighbourhood planning purposes)
- EN11 Warfield Park Mobile Home Site

5. Vision, Objectives & Land Use Policies

5.1. The vision for the Warfield Parish Neighbourhood Plan area is that by 2036:

“Warfield will have succeeded in meeting a wide variety of local needs and will have retained its rural and open countryside character in part by retention of the Metropolitan Green Belt. The villages and hamlets will have remained distinctive communities separated by countryside gaps and Syngenta will have continued to thrive. The health and well-being of our communities will have been sustained and benefited from improvements in local infrastructure and facilities and in improved access and enjoyment of the countryside.”

Objectives

5.2. To achieve this vision, the following plan objectives have been adopted:

- Retain the essential open rural character of the Parish and manage development pressures in the 'countryside gap' to limit further incursion into the open countryside and pressure on the Green Belt
- Preserve the special heritage of the parish as a key reminder of its rural past
- Sustain and enhance the character and appearance of the Conservation Area and Listed Buildings of the Parish
- Conserve the existing network of trees, hedgerows, wetlands and wildlife sites and improve access to the countryside
- Retain each settlement as a distinct community, ensuring new development is sympathetic and in keeping with the original settlement character
- Improve community facilities and services to be able to properly serve existing and new residents
- Manage traffic by not making existing congestion problems significantly worse
- Grow the parish incrementally to best absorb the impacts of change on the character of the parish, on community spirit and on local infrastructure

Monitoring & Review Policy

5.3. The WNP will be monitored by BFC using data collected in planning monitoring reports. The objectives will form the core of monitoring activity but other data collected and reported at a local level relevant to the Plan may also be included. It is expected that the WNP will be formally reviewed on a five-year cycle or to coincide with the development and review of the development plan if this cycle is different.

Land Use Planning Policies

- 5.4. The planning policy context and the community engagement work already undertaken has raised a number of issues for the Neighbourhood Plan to address as outlined in Section 4.
- 5.5. Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.
- 5.6. The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.
- 5.7. The plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on the key development issues in the area as expressed by the community. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework and the policies from the Bracknell Forest District Local Plan will continue to be used.
- 5.8. Set out below are the proposed policies of the plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the policies map; where a policy refers to a specific site or area then it is shown on the Maps.

Policy 1: A Spatial Plan for the Parish

The Parish will continue to be defined by the urban area in the south of the Parish, the 'countryside gap' and the Metropolitan Green Belt. Development that is suited to an urban setting will therefore only be appropriate within the urban area defined by the boundary of the Warfield extension (SA9) and Whitegrove, Quelm Park, Lawrence Hill and Warfield Park.

The Neighbourhood Plan amends the Hayley Green Settlement Boundary. Proposals for development within the new boundary will be supported, provided they accord with the design and development principles of policy WNP Policy 2 (Hayley Green) and other policies of the development plan and neighbourhood plan.

Proposals for limited infill development inside the existing defined settlement boundaries of Newell Green and Warfield Street will be supported, provide they:

- I. Are in keeping with the character of the local dwellings and landscape features,***
- II. Promote high quality design and demonstrate how Policy 3 (Promoting Good Design in the Parish) has been applied,***
- III. Are proportionate in scale to existing buildings in the close proximity; and,***
- IV. do not prejudice the implementation of the Green Infrastructure Network***

Development proposals on land outside these defined settlements will only be appropriate where they do not undermine the openness of the countryside gap, the delivery of the green infrastructure network and the permanent openness of the Metropolitan Green Belt.

- 5.9. This policy sets the overall spatial plan for Warfield Parish based on the spatial portrait described in section 2 and for the purpose of delivering the "Vision for Warfield".
- 5.10. The policy defines the Hayley Green Settlement Boundary to distinguish the consideration of planning applications within the settlement from those elsewhere. In doing so, it refines BFC Policy CS2(2) and CS2(3) relating to development within and adjoining defined settlements in so far as they are applied in the designated neighbourhood area.
- 5.11. With 2200 new dwellings being built in the parish between 2015 and 2026, the Neighbourhood Plan looks to provide approximately 235 additional new homes. This represents a 10% increase over and above that outlined in the Strategic Allocations Local Plan (SALP) and is considered to be positive planning given local constraints and the pressure on the diminishing gap between Bracknell town and the Green Belt.
- 5.12. The policy acknowledges that development should not undermine local character and amenity. Building on countryside remote from settlements,

or over-development through cul-de-sac plots on the edge of settlements is no more welcomed by the community than building on the Green Belt. The Parish Council has noted that the Strategic Housing and Economic Land Availability (SHELAA) report (November 2016) includes numerous sites which could be described similarly, and does not support such an approach. It considers the continuation of BFC's approach to the protection of the landscape and incursion into the open countryside is essential to undermine the future of the area and the quality of life of residents who live within it.

- 5.13. Hence the neighbourhood Plan, therefore aims to balance the communities desire to safeguard landscape setting and sense of place while at the same time supporting Bracknell Forest Council in having an effective planning policy framework in place to reduce the risk that development proposals in the parish will be granted in a piecemeal way through 'appeal' because of the current lack of a 5-year housing land supply in the Borough. To this end, the WNP proposes to assist BFC by ensuring that once 'made' the relevant policies for the supply of housing in Warfield parish will adhere to the criteria set out in the Written Ministerial Statement dated 12th December 2016.
- 5.14. Warfield PC have been in regular liaison with planning officers in the preparation of the Plan. This support has been invaluable given the factors that have governed the development of the plan have been complex and given the WNP is being prepared in advance of the adoption of the Bracknell Forest Comprehensive Local Plan.

Policy 2: Hayley Green

The Neighbourhood Plan allocates land at Hayley Green (as shown on the policies map) for a comprehensive mixed use allocation of approximately 235 dwellings containing:

- a. Open market, starter, intermediate and affordable rented homes;***
- b. A designated local green space for public use and informal 'wild' play;***
- c. A new business use/community use/community hub;***
- d. A safe and convenient cycle and pedestrian connection onto Hayley Green and the B3034 Forest Road to Westmorland Park and Edmunds Lane to link to the existing pedestrian and cycle infrastructure and connect to the retail and employment areas at Whitegrove;***
- e. Appropriate capacity and safety improvements to the local highway network***
- f. A footpath linking Hayley Green (road) and the Cricketers Public House across the local green space***

Proposals must be made as part of a comprehensive outline planning application for the whole site and should include:

- i. an illustrative masterplan that secures comprehensive development and defines the land uses and key development principles for access, layout and design, and principles of phasing and implementation;***

- ii. ***An Infrastructure Delivery Plan that demonstrates the contribution of each landowner towards the deliverability of infrastructure in line with the illustrative masterplan.***
- iii. ***A housing mix which favours 1, 2 and 3 bed family and starter homes and homes designed for older people,***
- iv. ***A landscape strategy to demonstrate how any effects on the local landscape character will be satisfactorily mitigated;***
- v. ***A heritage statement which considers the setting of listed buildings nearby***
- vi. ***An ecology, green infrastructure and boundary treatment strategy to demonstrate how existing environmental assets will be protected and enhanced and green space will be integrated into the built development;***
- vii. ***A flood risk assessment and sustainable drainage strategy to demonstrate how the scheme will not increase surface water flood risk on any adjoining land;***
- viii. ***A drainage connection to the nearest point of adequate capacity***
- ix. ***A transport strategy to demonstrate how the scheme will manage its traffic effects on the road network and how it will encourage and enable walking and cycling to community facilities and employment areas in the parish;***
- x. ***An Archaeological Assessment and Evaluation to provide information on which a decision on the need for mitigation can be made.***
- xi. ***Details of street sections and the appearance and elevation of buildings having regard to the Streetscene Supplementary Planning Document***
- xii. ***A planning obligation to secure all necessary supporting infrastructure (including land) and other community benefits following planning consent***

Development shall include measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA) in agreement with the Council and Natural England. This will include the provision of a bespoke SANG, a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

- 5.15. The Hayley Green masterplan (see Policy Inset Map) is based on a comprehensive plan for the development of a cluster of multiple sites in different ownership but which provides the opportunity for an integrated approach to masterplanning.
- 5.16. While the scale of development would be a change in the size of Hayley Green, it would provide benefits that a series of standalone developments would not.
- 5.17. The site while principally greenfield land will form an extension to the defined settlement of Hayley Green. The settlement is linked by both cycle and bus routes (see Appendix E and F) to nearby services and facilities at Whitegrove. The policy includes proposals to improve these

links. In this respect, the policy adheres to the locational principles set out in Policy CS2(4).

- 5.18. The BFC SALP Infrastructure Delivery Plan (IDP) (paragraphs 3.5.3 and 3.5.4) sets out the principle of comprehensive development and confirms the Borough Council is opposed to piecemeal development, because insufficient consideration is given to strategic infrastructure such as the provision of open space and other facilities.
- 5.19. To deliver comprehensive development, land interests will be expected to work together to establish how the sites infrastructure will be delivered as a whole, to ensure it is delivered in a timely manner. When seeking planning permission, BFC requires developers of sites with multiple developer or land ownership interests to produce evidence of collaborative working, including a site-specific Infrastructure Delivery Plan that demonstrates how their particular scheme will deliver the policy for the site and contribute towards the overall infrastructure needs and masterplan of the site. Planning proposals will not be considered in isolation and the Hayley Green policy reflects these criteria.
- 5.20. The Hayley Green concept plan is based on the following development principles:
 - Completion of the street frontage to Forest Road with development following the existing building line.
 - Sites to the north of the open green space having a looser fit arrangement to reflect the existing rural edge character to the north.
 - The interior of the site to remain as natural open green space with all of it planned with the development and as an amenity for Hayley Green residents and secured by a Local Green Space designation.
 - The eastern edge along Cricketers Lane is used to reinforce the separation/gap with Winkfield and integrate the existing recreation uses
 - A movement structure that is accessible and creates a positive frontage and setting for the green space within the site
 - A movement structure that provides good pedestrian/cycle access to the wider amenities including area SA9 and to the NP green infrastructure network proposals
 - Provision for new local amenities within the development
- 5.21. The housing mix proposed in the policy is based on the conclusions of the Berkshire Strategic Housing Market Assessment (CLP/EV/2c) and the indicative mix of affordable homes (paragraph 8.29) and new market homes (paragraph 8.33).
- 5.22. The SHMA acknowledges in paragraph 8.33 that based on local factors the provision of market housing should be more explicitly focused on delivering smaller family housing for younger households and the

demand for medium sized properties (2 and 3 bedrooms) from older households downsizing (page 297), and this approach is reflected in the policy. The SHMA also indicates the average cost of market housing and rental costs in Bracknell (Table 1 and Table 2) which is indicative of a market beyond the means of many local young people and families and typical of the challenge faced by these groups in meeting their housing needs throughout the Thames Valley.

Policy 3: Promoting Good Design in the Parish

Development proposals will be supported, provided their design respects the rural and historic character and setting of the parish and responds positively to the individual settlement studies including important features of the street scene and proposals utilise materials which are in keeping and are not obviously incongruous with individual settlement character.

In the defined settlements in the parish the following detailed policies will apply.

(i) Newell Green

Proposals in Newell Green should have special regard to the following:

- ***The significance of the Warfield Memorial Ground and Priory Fields as a central focus for the settlement and the retention of their open character***
- ***The significance of larger buildings set in large plots in establishing the settlement character whereby proposals for plot subdivision will not normally be appropriate,***
- ***Development along Newell Green, Forest Road and Osbourne Lane should be in the form of semi-detached or small terraces and 2 storeys in height to reflect the existing streetscene,***
- ***Building materials should principally be of red brick under slate roofs to reflect local character***
- ***New development should reinforce deciduous tree and hedgerow planting and front boundaries should be formed by hedgerows or low brick walls; close boarded fencing will be discouraged, and***
- ***One field width separation should be maintained between the settlement boundary and open countryside to maintain the rural setting and views and physical links into open countryside.***

(ii) Warfield Street and Hayley Green

Proposals in Warfield Street and Hayley Green should have special regard to the following:

- ***The significance in heritage terms of Newell Hall and The Priory,***
- ***Development fronting Warfield Street and Forest Road should be in the form of 2 storey semi-detached or small terraced housing on small to medium size plots***
- ***On the settlement fringes a lower density less formal pattern of development will be acceptable***
- ***Building materials may vary from red brick to render but existing building line should be maintained and boundary treatments reinforced,***

- ***Proposals should reinforce tree and hedgerow planting to maintain the local landscape character and particularly at the gateway of each settlement to maintain a sense of separation.***
- ***One field width separation should be maintained beyond the settlement boundary and open countryside to maintain the rural setting and views and physical links into open countryside.***

In all cases Infill development should minimise its impact on the streetscene and avoid harming the amenities of adjoining residential properties by way of forming a new access route or of overlooking neighbouring properties, and in all other respects accord with relevant policies of the neighbourhood plan and development plan.

When seeking planning permission, developers of sites with multiple developer or land owner interest will be expected to produce evidence of collaborative working and contribute towards the overall infrastructure needs and masterplan of the site.

Development shall include measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA) in agreement with the Council and Natural England. This will include the provision of a bespoke SANG, a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

- 5.23. Good design is recognised in national policy as “a key aspect of sustainable development...indivisible from good planning (NPPF §56) and national policy requires good design to contribute positively to making places better for people (Chapter 7).
- 5.24. This design policy is intended to complement the design and quality of life policies set out in the saved Local Plan (EN1, 2 & EN20), and Core Strategy policies (CS6 &7) by identifying design matters that are especially relevant to this Parish. The specific issues identified are those that are often the cause of objections from the local community when planning applications are submitted and should be given special attention by applicants.
- 5.25. The WNP Settlement Studies provide a full description of each settlement within the parish and provides a sound basis for applicants to understand the broad context of each settlement, including settlements in the Green Belt. In addition, the WNP Landscape Study and BFC Character Area Assessment Northern Villages Study recommendations have also framed within the policies.
- 5.26. Policies GB1 to 5 of the saved Local Plan are considered to provide adequate guidance for development in the Green Belt and the neighbourhood plan does not intend to duplicate the provisions of national or local plan policy in this respect.

Policy 4: Local Gaps

The neighbourhood plan designates the following Local Gaps as shown on the policies map:

- ***Newell Green to Warfield Street***
- ***Warfield Street and SA9 Area 3 to Hayley Green; and,***
- ***Hayley Green to the parish boundary with Winkfield Row/Chavey Down***

Development proposals within the Local Gaps will be supported provided that they will not lead to physical or visual coalescence, damage the integrity and distinctive identity of the adjoining settlements (Newell Green, Warfield Street and Hayley Green) or compromise the integrity of the gap.

- 5.27. Local Gaps are defined as spatial planning tools designed to shape the pattern of settlements and intended to prevent coalescence thus allowing a clear visual and physical break in the built environment. This enables settlements to retain their separate identity and local distinctiveness and thus prevents the characteristics associated with development sprawl from occurring.
- 5.28. Local Gaps are most common in the South East of England, which often reflects the combination of highest development pressure, and the relatively close settlement pattern.
- 5.29. The principle of protecting gaps is well established in the Borough. Policy C8 of the Berkshire Structure Plan and EN10 identified areas of special landscape importance and Core Strategy Policy CS9 defined strategic and local gaps.
- 5.30. The Local Gaps defined in this policy are intended to prevent the coalescence of the settlements of Newell Green, Warfield Street, and Hayley Green with Winkfield Row in the adjacent parish of Winkfield.
- 5.31. In addition, areas of land protected by Local Gap designations provide a valuable source of green infrastructure which may offer important recreational, health and landscape benefits to the local community as well as nature conservation value.
- 5.32. The three settlements lie within the countryside gap between Bracknell and the Metropolitan Green Belt where development pressures in the Parish are at its greatest. The villages are separated by relatively narrow and diminishing areas of countryside as Bracknell continues to grow northwards and encroach further into the once countryside.
- 5.33. The Warfield NP Local Landscape Appraisal (January 2017) conforms that development in areas that form the separation between these settlements would significantly erode each settlements' distinctiveness, identity and sense of separation. Existing and planned development has largely reduced the separation of these settlements and the gaps between them to the limit of their effectiveness.

- 5.34. The Entec Landscape Study (2006) and the Landscape Character Assessment and Recommendations Sept 2015 (LCA) similarly acknowledged the importance of the landscape in defining the character of the area and the part gaps play in preserving their physical and visual separation. This is one of a number of issues taken forward in the Comprehensive Local Plan Issues and Options consultation (June 2016).
- 5.35. The WNP Landscape Appraisal defines the physical extent of the gaps, as recommended by the LCA. No more land than is necessary to prevent coalescence and retain separate identities of the three settlements has been included.



Plan F – Preliminary Gap Study, Hayley Green

Policy 5: Supporting Rural Exception Affordable Housing

Proposals for rural exception affordable housing schemes, on sites that would not normally be acceptable for general housing development will be supported, subject to the following criteria:

- a) The exception site is adjacent to an existing settlement boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable settlement;***
- b) the scheme responds to a clear and demonstrable need by people with a local connection to Warfield for affordable homes, some of which will be social-rented houses and it comprises a mix of house sizes to reflect this need; and,***
- c) The proposed development would be appropriate to the settlement and land in which it is proposed to be located, in terms of scale, form and character and would not have a significant impact on the landscape setting or historic significance of the surrounding area.***

Where permission is granted this will be subject to planning obligations and will include safeguards that the scheme provides for the identified local affordable housing need.

The delivery of suitable forms of rural exception housing development such as through Community Land Trusts or through Community Right to Build Orders will be encouraged.

- 5.36. National Planning Policy advises local planning authorities to consider the allocation and release of sites in rural areas through the use of a rural exception site policy. This allows limited provision of small sites to be developed for affordable housing in rural communities.
- 5.37. Small numbers of market homes are allowed on an exception site as a way of increasing viability and provide more of an incentive to landowners to bring sites forward. Rural exception sites work because the land coming forward will not obtain planning permission for 100% market housing, but it would provide an uplift in value compared with agricultural land.
- 5.38. A major advantage of rural exception sites is that people with a local connection (living in the parish, close family living in the parish, employed in the parish or grew up in the parish) and with a housing need are given priority in the affordable housing allocation process. In the first instance, and for any future vacancies, exception site housing must always be offered to households in the parish within which it is located. At times when there is no local need, availability would be cascaded to adjacent parishes and to households Borough wide.
- 5.39. This criteria based policy allows for small scale schemes of affordable housing as an exception to policy adjoining settlement boundaries and within the Green Belt. For the purpose of the policy small scale is defined as 10 dwellings or fewer.

- 5.40. The policy sets this limit to ensure that the scale of the developments will be modest (the site does not exceed 0.4ha) and based on the local need. One such site was considered early in the neighbourhood plan process at Moss End but the site was not confirmed as available. Nonetheless, the neighbourhood plan would support an exception site proposal in this area that was compatible with the provisions of the policy.
- 5.41. The policy also recognises that a scheme of entirely affordable homes may not be viable, given there is no longer any effective public funding subsidy. It therefore requires planning applications to demonstrate through a viability appraisal the minimum number of open market homes required to deliver a viable scheme.
- 5.42. Schemes that do not submit such an appraisal or where the appraisal does not satisfactorily justify to the local planning authority the need for open market homes, will not be approved, irrespective of it meeting the other conditions of the policy.

Policy 6: Enhancing Green Infrastructure

The Neighbourhood Plan proposes the establishment of the Warfield Green Infrastructure Network within the Parish, as shown on the Policies Map.

The Network comprises a variety of green infrastructure assets, including informal open spaces, Local Green Spaces, woodlands, playing fields, assets of biodiversity value, play areas, footpaths, bridleways, byways and cycleways.

Development proposals on land that lies within proximity to the Network will be required to demonstrate how they enhance the visual characteristics and biodiversity of the network and to ensure their landscape schemes, layouts, access and public open space provision and other amenity requirements contribute to the maintenance and improvement of the Network including the ecological value of the 'Cut' and 'Bullbrook'.

Proposals that will lead to the unnecessary loss of land or features that form part of the network, that reduce its environmental quality or that will prejudice the completion of the comprehensive network will be resisted.

- 5.43. This policy defines a network of green infrastructure assets for protection, improvement and creation in general conformity with NPPF paragraph 117 and refines saved Local Plan Policy EN1 and reflecting the Quality of Life policies CS6, CS7 and CS8 in the Core Strategy for implementation in this Parish.
- 5.44. It plans for a healthy environment by defining a network of green infrastructure assets throughout the parish as a means of promoting walking, cycling, horse riding and healthy recreation and of improving

local biodiversity by connecting habitats and river corridors. It promotes walking and rambler routes contained in saved Policy R8 and seeks to enhance the network further by improving access between town and countryside and creating a coherent link with the GI network of the Warfield extension.

- 5.45. The Cut and the Bull Brook both run through the neighbourhood plan area. The network proposes to enhance the routes along the Cut and Bull Brook river corridors; a long-held ambition of BFC.
- 5.46. We are advised by the Environment Agency that both these watercourses are currently failing to reach good ecological status/potential under the Water Framework Directive (WFD) and both are currently classified as having moderate potential. Developments within or adjacent to these watercourses should therefore not cause further deterioration and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan. The policy has been amended to reflect this advice
- 5.47. The network also seeks to create a new Bridle Circuit to connect with the established Bridle Circuit in Binfield - a similar ambition of BFC. Increased traffic generation as a result of growth in the Borough is likely to create a greater need for horses to use routes other than on the highway network.
- 5.48. Although the majority of these features are physically attached to enable habitat connectivity, some features of the Network are not. This does not devalue their integral biodiversity or recreational value and at some point in the future an opportunity may arise to achieve similar connectivity.
- 5.49. The policy requires that all development proposals that impinge on the network should consider how they may improve it, or at the very least not undermine its integrity of connecting spaces and habitats. This may mean that scheme layouts, access points, landscape schemes and amenity spaces are designed to contribute to the effectiveness of the Network and without undermining other policy objectives. BFC have commissioned a Green Infrastructure Study for completion later in 2017, the development of this policy predates this study but the intention is that they should align.

Policy 7: Local Green Space Designations

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map:

- I. Chuff Corner**
- II. Warfield Memorial Ground**
- III. Frost Folly and associated Suitable Alternative Natural Greenspace (SANG)**
- IV. Hayley Green**
- V. Hayley Green Wood**

Proposals for development on the designated land that will undermine its essential, permanent open character will be resisted unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose

5.50. This policy designates a series of Local Green Spaces in accordance with paragraphs 76-77 of the NPPF. A designation has the policy effect of the equivalence of the Green Belt when determining planning applications located within a designated Green Space. Hence, the policy resists all development proposals that will undermine the essential character of a Green Space, unless there are exceptional circumstances to justify why consent should be granted.

5.51. A review of all open land within and adjoining settlements has been completed informed by the qualifying criteria of paragraph 77 of the NPPF. The land that is considered to meet those criteria and is therefore worthy of designation is shown on the Policies Map.

Policy 8: Supporting Community Assets

Proposals that will lead to the unnecessary loss of the following community facilities and assets will be resisted:

- Warfield Memorial Ground, Cricket Pavilion, cricket pitch and children's playground**
- Brownlow Hall, Newell Green**
- Whitegrove Community Centre**
- The Cricketers Public House, Plough & Harrow public house, Spice Lounge restaurant**
- Retail properties at Whitegrove**
- Children's Playground at Westmorland Park**
- Tennis Courts at Westmorland Park**
- Jeallott's Hill Community Landshare**
- Village Orchard at Larks Hill**
- Football fields at Priory Fields**
- Harvest Hill play area**
- The Chestnuts**
- All Saints Rise Play area**
- Goddard Way Play area, amenity land & meadow**

Proposals to improve the viability of an established community use of the buildings and ancillary land by way of its extension or partial redevelopment will be supported, subject to other planning considerations.

Proposals to establish a new doctor's surgery or a new dentist facility will be supported, provided they are located outside the Green Belt and have sufficient off-street car parking spaces.

- 5.52. This policy identifies community facilities that will be protected from unnecessary loss or harm and extends the provisions of Policy CS8.
- 5.53. The neighbourhood plan group have collected evidence on community facilities within the parish that are valued by the community and offer a valuable resource to support community life. Whilst some facilities like the Warfield Memorial Ground are very well known, others may be less so, and at some time in the future could come under increased financial pressure or pressures for development.
- 5.54. This policy serves two purposes. Firstly, it identifies specific community facilities that require protection from harmful development where it cannot be demonstrated that their loss could be avoided or that their current use is no longer viable. And second, it supports proposals for new GP And Dental surgeries in the parish so the local community does not have to travel as far as at present to access local health services.

Policy 9: Supporting Rural Diversification

The re-use of an existing building in the countryside will be supported provided that:

- It is necessary for the purposes of agriculture or small scale social enterprise that meets community needs;***
- It would not adversely affect the character, function or appearance of the land, buildings of historical interest or nature conservation interests nor adversely affect residential amenity or road safety;***
- It will enable social enterprise, farm diversification or recreation that benefits the rural economy without harming open character of the land; and***
- where there is a loss of an existing use it would not give rise to a future need for another building to fulfil the function of the building being re-used;***

Proposals for housing development in the countryside to serve the essential uses of agriculture or some other special need will only be granted in exceptional circumstances and be in accordance with all other planning policies applicable to that location, including but not limited to policies applying within the Green Belt. Housing proposals will be required to demonstrate that the occupation of the dwelling is tied by condition to the established business use.

- 5.55. This policy is intended to support a prosperous rural economy (NPPF para 28) and to respond to policy gaps in the NPPF and to reflect the provisions of saved Policies GB1, EN8 and H5. It is included in the neighbourhood plan for the purpose of providing the basis for policy in the parish should the policy emphasis in the Local Plan not be taken forward in the Comprehensive Local Plan.
- 5.56. Aside from Syngenta, economic activity in rural areas is diverse but increasingly focused on hobby farming and 'horsiculture' but there may be opportunities to complement existing clusters of economic activity at Moss End, Jealott's Hill and Whitegorve. There may also be special circumstances, such as through small scale social enterprise that meet local needs, where development could enable further economic diversification through the appropriate re-use of redundant or disused building and lead to an enhancement to the immediate setting.
- 5.57. An existing building does not need to be empty before a proposal for conversion or diversification to economic development or community uses might be considered. However, any existing use or activities should be accommodated, either on or off site, without the need for an additional building to fulfil the function of the building being converted.
- 5.58. Buildings need to be soundly constructed to merit retention and re-use. Where a building (which is not a designated or non-designated heritage asset) is redundant or disused, re-use for residential purposes may be permitted under national policy. However, this is limited to a number of 'special circumstances', in such cases the developer will need to demonstrate the redundant or disused status of the building.

Policy 10: Protecting and Enhancing Heritage and Biodiversity

Development proposals must seek to avoid having any significant adverse effects on designated environmental, landscape and heritage assets, including Chawnridge Bourne SSSI, the Warfield Conservation Area and the network of Local Nature Reserves in the south of the parish.

Developments must deliver no net loss to biodiversity or heritage value and wherever possible a net gain. Where effects are unavoidable and their impact may be less significant to the surrounding locality, then the proposals must show how these effects will be mitigated to the satisfaction of the Parish Council and local planning authority.

In addition, any development proposals must contribute to and enhance the natural environment by ensuring the protection of local assets such as mature trees, hedgerows and woodland, and the provision of additional habitat for wildlife and green spaces for the community.

- 5.59. This policy reflects the provision of NPPF 118 and 126 and reflects the provisions of saved Policies EN8 and 9. It is included in the neighbourhood plan for the purpose of providing the basis for policy in the parish should the policy emphasis in the Local Plan not be taken forward in the Comprehensive Local Plan.
- 5.60. This policy establishes the importance of development proposals not conflicting with protecting the natural environment or heritage value of the parish and especially the local presence of protected, priority and endangered species and habitats. Alongside Policy 9 it is in accordance with the Government strategy (2020) to 'halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'.
- 5.61. Proposals will be assessed using the habitat impact assessment metric created by DEFRA and where required adhere to the mitigation hierarchy in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006 and Paragraphs 109 and 118 of the National Planning Policy Framework. If significant impacts cannot be avoided then appropriate mitigation or compensation measures will be required in accordance with the calculator.

Policy 11: Promoting Dark Skies

All development should be designed in a way that does not require external lighting or the use of street lighting. Proposals for any necessary street and external lighting should be energy efficient, reduce light scatter and comply with the current guidelines established for rural areas by the Institute of Lighting Engineers (IoLE). Proposals for development will be expected to demonstrate the measures to be taken in response to the IoLE guidelines.

- 5.62. This policy reflects NPPF 125 by encouraging good design that limits light pollution. It also reflects saved Policy EN15.
- 5.63. Light pollution is the light that is wasted upwards and reflects off the atmosphere, causing the visible blanket cover that hangs over towns and rural areas at night. Obtrusive light is generally a consequence of poorly designed or insensitive lighting schemes resulting in sky glow, glare and light trespass - light spilling beyond the boundary of the property on which a light is located.
- 5.64. Poorly conceived lighting schemes in rural areas, can be costly and difficult to rectify, so getting the design right and setting appropriate conditions where necessary at planning stage is important. Artificial light is not always necessary and has the potential to have a polluting effect. Not all modern lighting is suitable in all locations. It can be a source of annoyance to people, harmful to wildlife, undermine

enjoyment of the countryside or detract from enjoyment of the night sky.

- 5.65. The Dark Skies Map (appendix G) shows the extent of light pollution within the parish and the graduation from town to countryside.

Policy 12: Drainage Infrastructure

New and improved drainage infrastructure will be encouraged and supported to meet the identified needs of the community, subject to other policies in the development plan.

- 5.66. This policy is included to ensure consistency with NPPF paragraph 162 'Adequate water and wastewater infrastructure is needed to support sustainable development'.
- 5.67. Thames Water will be expected to undertake an assessment of the existing capacity of infrastructure in the neighbourhood plan area and its ability to meet the forecast demand for development at Hayley Green. This assessment should identify whether any additional local infrastructure will be required given the known local drainage issues in Warfield and the adjacent parish of Winkfield.
- 5.68. This is not a constraint to development providing there is planning policy support for the mechanism to facilitate this i.e. the development would need to make connection at the nearest point of adequate capacity. This criterion is included in Policy 2 Hayley Green.
- 5.69. There is a risk however that the necessary local sewerage infrastructure will not be delivered in time to service the proposed development, unless delivery is supported by planning policies and subsequently in planning conditions. This is endorsed by the NPPF core planning principles.
- 5.70. this policy is intended to provide for the necessary Utility Infrastructure provision through the neighbourhood plan which could form part of the development plan, ahead of the adoption of the Comprehensive Local plan. On adoption of the new Local Plan the policy will lapse.

Policy 13: Parking, Garaging and Ancillary Buildings

All new development in Warfield must make adequate provision for off-road parking for the numbers and types of vehicles likely to be attracted by the development. Parking for new development in the countryside should be appropriately located or screened to minimise landscape impact.

Where planning permission is required, parking, garaging and ancillary buildings should be well integrated into the plot and its landscaping. They should be visually subservient and should not obscure or dominate the house

frontage or approach, and should be softened with adjacent planting to reduce their impact on the wider streetscape.

Parking requirements should fully comply with the Bracknell Forest Parking Standards applicable at the time of application.

- 5.71. Most car owners like to be able to see their vehicles and/or to know that they are securely parked. In-curtilage parking usually satisfies this strong desire. Acceptance of this by designers means that the parking is designed as part of the overall plot layout and in the context of the wider street scene. Furthermore, good materials and landscaping are likely to be maintained by occupiers, whereas poorly considered schemes may be subject to insensitive alterations, especially in the case of additional space for parking being provided by residents in their gardens
- 5.72. The purpose of the policy is therefore to inform the design of parking to reduce its impact on the streetscape using strong soft and/or hard landscaping, architecture and boundary treatment, such that parking does not dominate the street scene and reflects design guidance issued by the Chartered Institute of Highways and Transportation².
- 5.73. Occupiers of residential property may also have their own commercial vehicles and vans for work related purposes. This is particularly evident in the Forest Park Character Area. The management of parking needs of all such vehicles must be considered in the design of development, whether infill or as part of a new scheme, and the parish council will expect applications to demonstrate how these needs will be satisfactorily met with a focus on highway safety and on reducing the impact of parking on the character of the streetscene.
- 5.74. The BFC Parking Standards SPD adopted in March 2016 provides guidance as a material consideration on all relevant planning applications and provides a parking strategy for dealing with existing parking problems in residential areas of the Borough.
- 5.75. The SPD also contains revised standards for domestic garages and in all cases the minimum size requirements set out in Paragraph 3.2 (1) will be expected to be met within a well-designed and well integrated design solution.

² <http://www.ciht.org.uk/download.cfm/docid/E34534FB-7F12-45CC-BD55250FBA289C28>

6. Implementation

- 6.1. The WNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the Neighbourhood Area, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

- 6.2. Most of the policies contained in the WNP will be delivered by landowners and developers. In preparing the WNP, care has been taken to ensure, as far as possible, that the policies are achievable.
- 6.3. Whilst the local planning authority will be reasonable for the development management, the Parish will use the WNP to frame its representations on submitted applications, it will also work with Bracknell Forest to monitor the progress of sites coming forward for development.

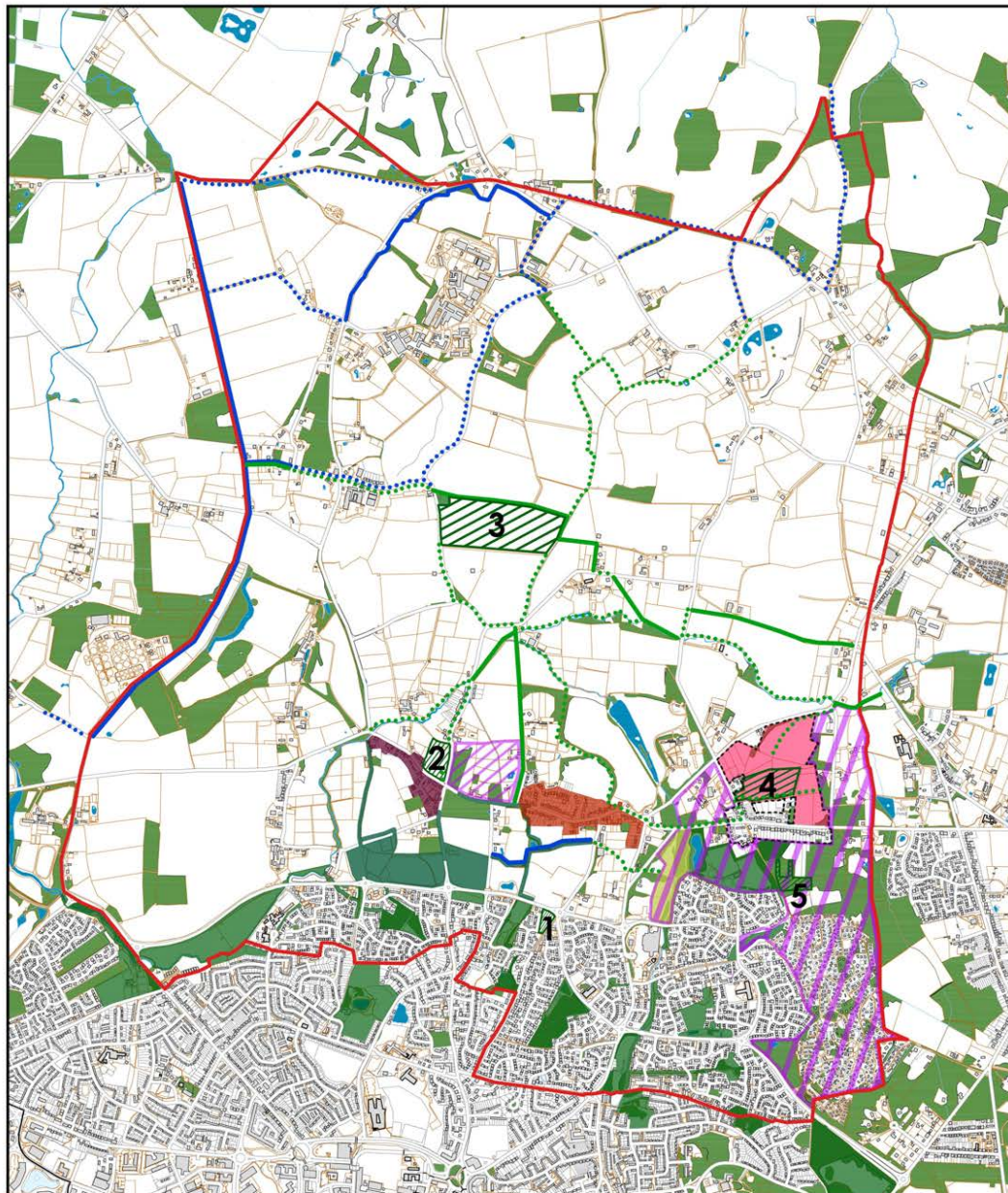
Infrastructure Projects

- 6.4. Warfield Parish Neighbourhood Plan proposes some or all of the following projects of future community infrastructure levy funding allocated by the local planning authority and to the Neighbourhood Plan:
- 6.5. Transport Proposals - The Parish Council together with Bracknell Forest Council will develop a series of sustainable transport and traffic management measures to promote pedestrian safety and improve accessibility such as enhanced footpaths, bridleways and cycle ways, including (but not limited to):
- Forest Road, Warfield Street and Newell Green build-outs to slow traffic and potentially deter larger vehicles from using this route
 - Speed reduction measures through Hayley Green, Harvest Ride and near schools.
 - Malt Hill / Bracknell Road / Hayley Green junction safety improvements
 - Pedestrian Crossing Points at Moss End, Three Legged Cross, Newell Green
 - Pedestrian and cycle links to connect Hayley Green with Edmunds Lane and Whitegrove, and cycle Lanes introduced throughout the plan area
 - Provide Bus Stops in each settlement area
 - Encourage bus companies to provide increased frequency particularly during peak times offering routes to onward travel connections, i.e.: Bracknell and Maidenhead Train Stations and Reading Bus Depot
 - Additional signage warning of horse riders
- 6.6. Green Infrastructure Proposals – The Parish Council will work with key partners including Bracknell Forest Council, Clinical Commissioning Groups and local land owners to bring forward the green infrastructure

network and proposals for outdoor gym equipment as opportunities and funding become available.

- 6.7. Recycling Point proposals – The Parish Council will work with key local waste management partners, retailers and Bracknell Forest Council to increase the availability of recycling points throughout the Parish
- 6.8. This Transport and Green Infrastructure proposals will be prioritised for investment from section 106 agreements and, if implemented, the BFC Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Neighbourhood Area will be passed to WPC for investment in these proposals.
- 6.9. In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme to make the scheme satisfactory in line with paragraphs 173 and 204 of the National Planning Policy Framework (NPPF).

Policies Map



Warfield Neighbourhood Plan: Policies Map

Pre-Submission Plan: June 2017

Key

WNP1 - Spatial Plan for the Parish		WNP 6 - Green Infrastructure Network Existing/ Opportunity		The Bull Brook River Park	
WNP 2 - Hayley Green		WNP 6 - Green Infrastructure Bridleway/Bridleway Circuit Opportunity		Parish Boundary	
WNP 3 (i) Newell Green		WNP 7 - Proposed Local Green Space			
WNP 3 (ii) - Warfield Street & Hayley Green		The Cut Countryside Corridor			
WNP 4 - Local Gaps					

Inset Map - WNP2 Hayley Green Concept Masterplan

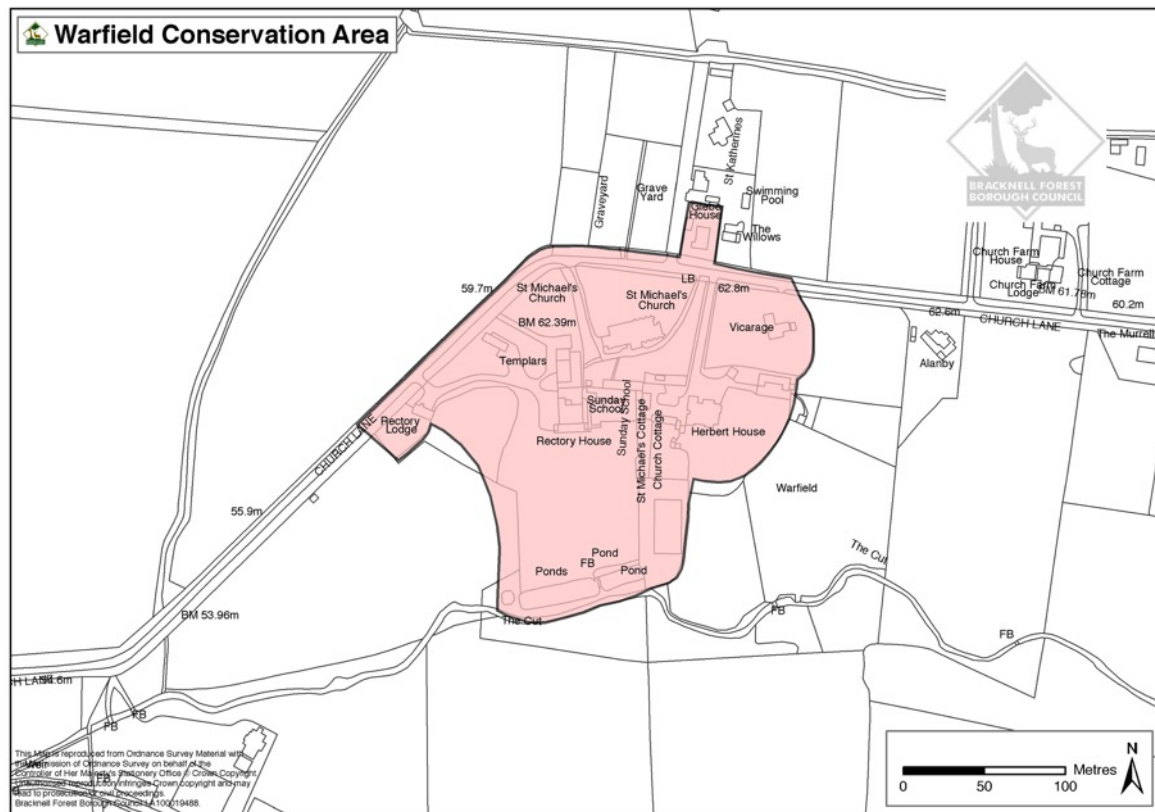


Appendix A: SCHEDULE OF EVIDENCE

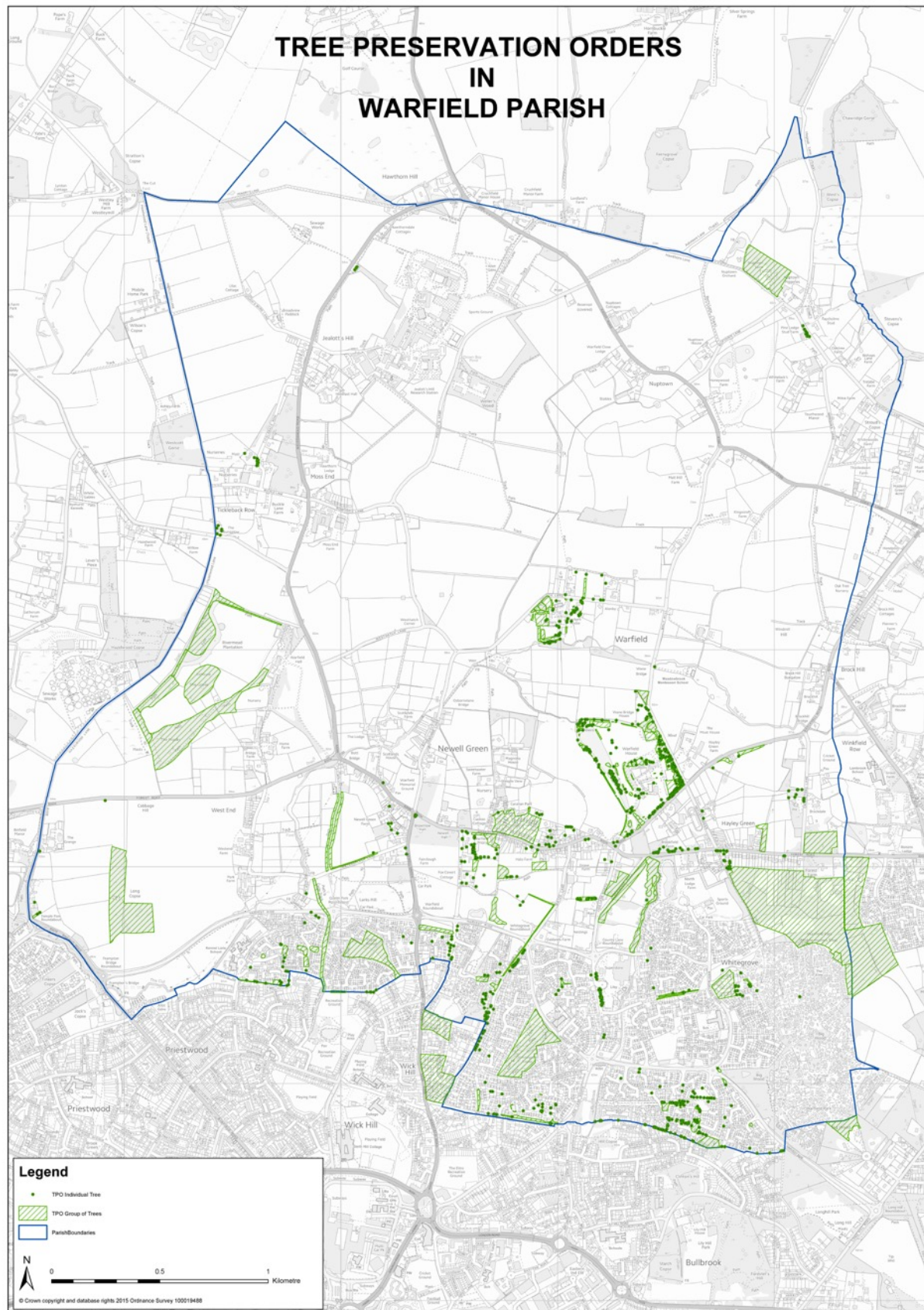
The list below contains all documents prepared, collected and reviewed in the process of preparing the Plan. Links to the evidence base are available on the Warfield Neighbourhood Plan website.

Warfield NP Community Questionnaire (Jan 2015)
Summary Report on the 2015 NP Survey for the Warfield PC (May 2015)
Warfield NP Open Space Audit (Feb 2016)
Environment Report (June 2016)
Housing Report (June 2015)
Infrastructure Report (June 2016)
Wellbeing and Leisure Report (June 2016)
Whitegrove Community Report (March 2015)
WNP Settlement Assessments:
Brockhill
Jealott's Hill
Hayley Green
Newell Green
Warfield Street
Nuptown, Hawthorne Hill and Malt Hill
BFC SEA/HRA Screening Report (October 2016)
WNP SA/SEA Scoping Report (Jan 2017)
WNP Draft SA/SEA Report (April 2017)
Site Assessment and Site Capacity Study Stage 1 (March 2016)
WNP Housing Report (April 2017)
WNP Transport Statement (Oct 2016)
WNP Local Landscape Appraisal (January 2017)
Bracknell Forest Council Quick Guide to Planning Policy & Guidance (Nov 2016)
Bracknell Forest Core Strategy (adopted 2008)
Bracknell Forest Site Allocations Local Plan (adopted July 2013)
Church Lane Warfield Conservation Area Appraisal (BFC Aug 2006)
Warfield Masterplan SPD (BFC 2010)
Bracknell Forest Character Area Assessments SPD (March 2010) including Northern Villages Study (Chapter 4)
Bracknell Forest Streetscene Supplementary Planning Document (April 2011)
Parking Standards Supplementary Planning Document (BFC, 2016)
BFC Landscape Character Assessment (LUC Sept 2015)
The Changing Face of Bracknell Forest – Key Facts 2001 to 2011 (BFC 2013)
Bracknell Forest JSNA Ward Profiles (Berkshire Public Health Team, 2013)
Bracknell Forest Local Development Framework Fact pack (BFC June 2005)
Bracknell Forest SHELAA (Nov 2016 V2)
Guidance Note: Residential Parking (CIHT)
Planning for a Healthy Environment – Good Practice Guidance for Green Infrastructure and Biodiversity (TCPA/Wildlife Trusts; July 2012)
Landscape Analysis of Sites and Allocations and an assessment of Gaps/Green Wedges (Entec 2006)
Archaeological Appraisal of SHELAA sites. (BFC CLP/Ev/7a April 2017)

Appendix B: Warfield Conservation Area Map



Appendix C: Tree Preservation Orders in Warfield Parish



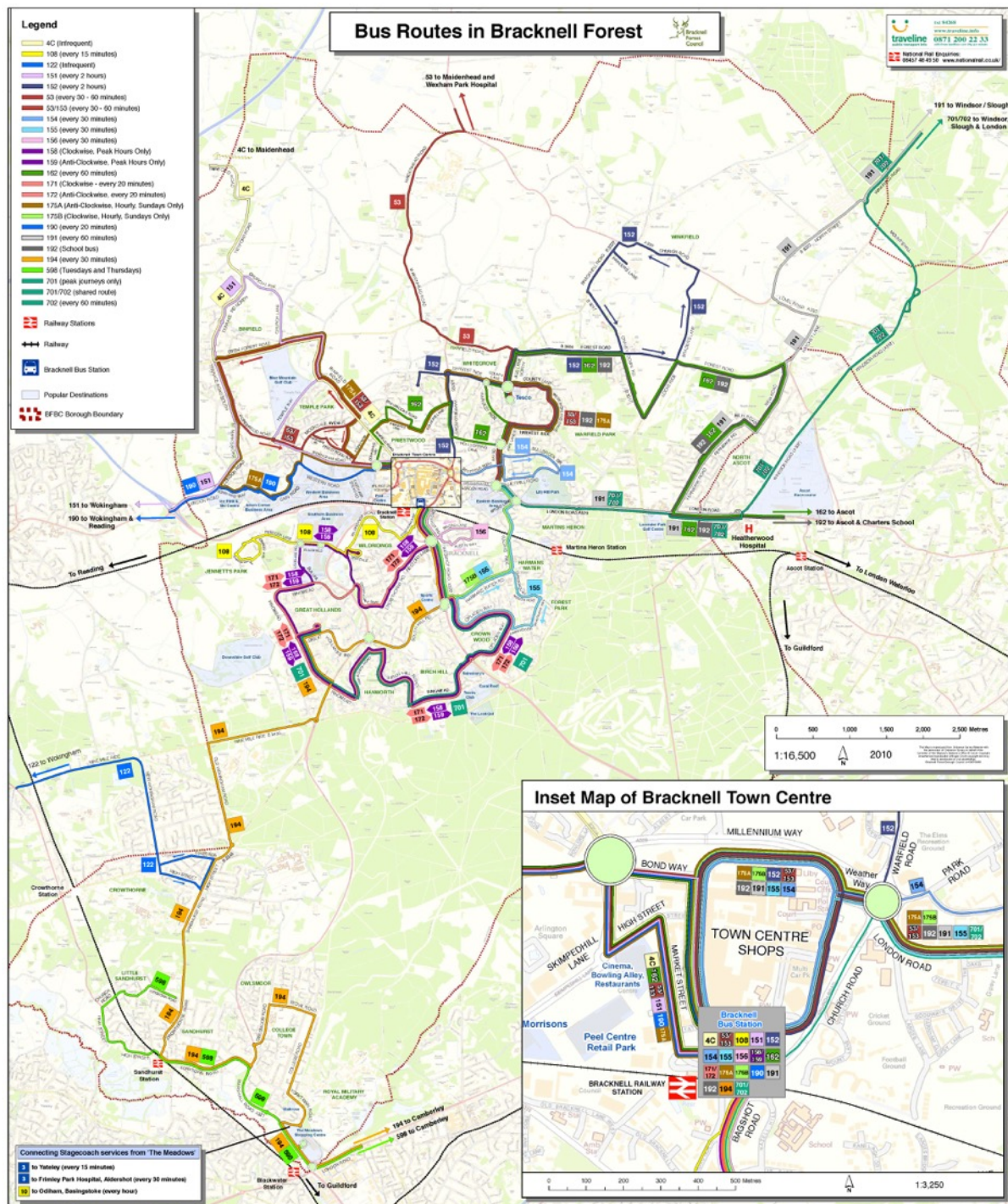
Appendix D: Open Spaces and Rights of Way Map

Separate document due to large File Size

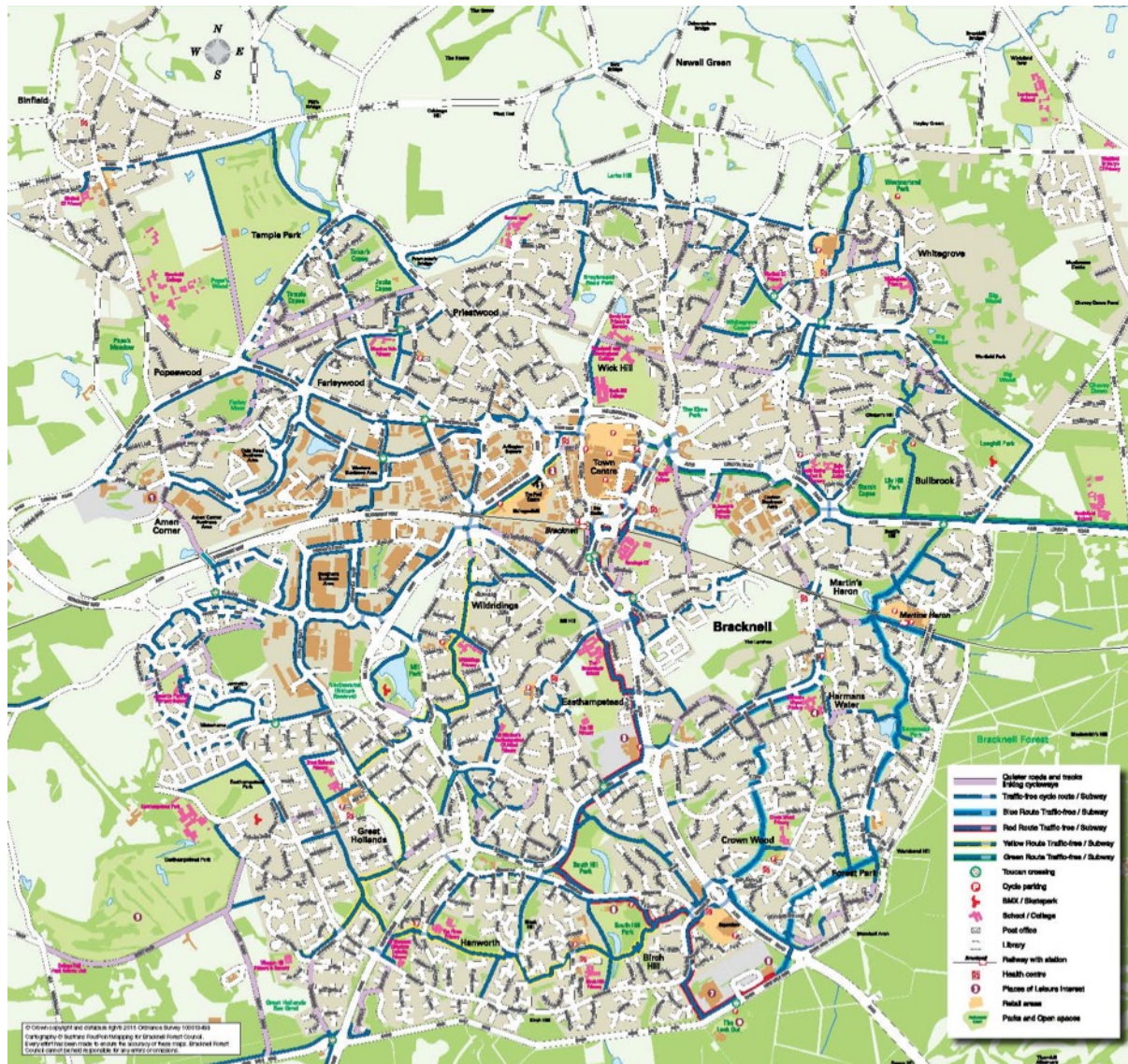
The map includes the following 'natural' environmental assets which are acknowledged as particularly valuable by the community:

- Edmunds Green and Lane
- Big Wood
- Rachel's Lake
- Warfield Chase
- Flemish Place Newt Reserve
- Whitegrove Copse
- Piggy Wood
- Long Copse

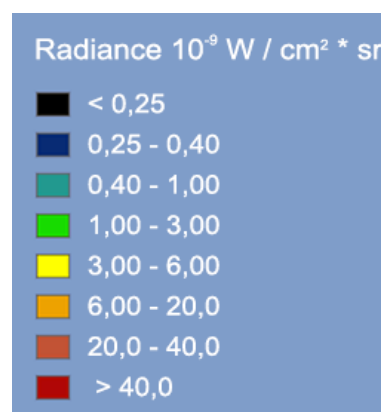
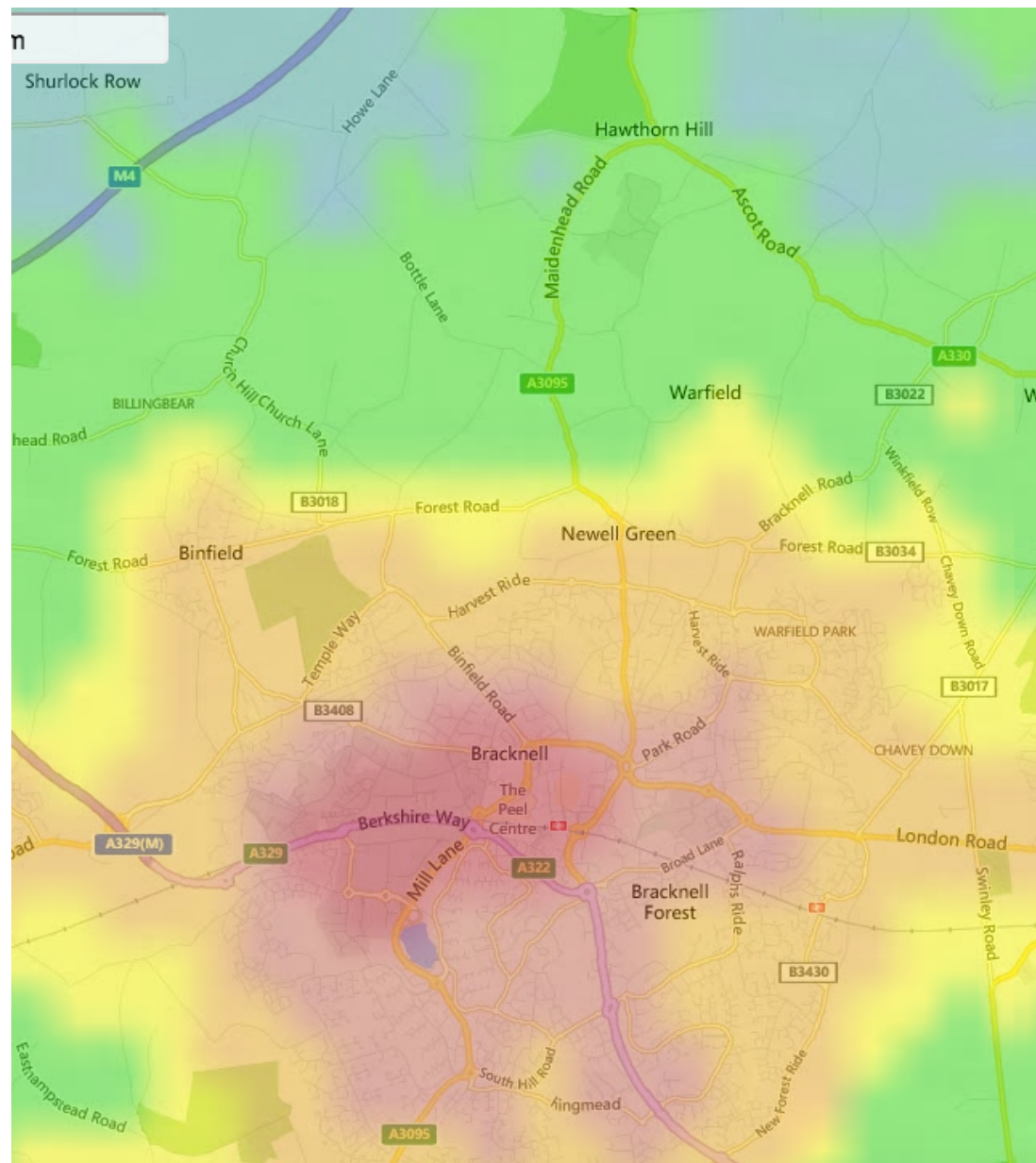
Appendix E: Bracknell Bus Route Map



Appendix F: Bracknell Cycle Route Map



Appendix G: Dark Skies Map Bracknell



Source: [Light Pollution Map Info VIRRS 2016](#)

