



# Warfield Neighbourhood Plan 2013 - 2026



## Submission Plan

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## Warfield Neighbourhood Plan 2013 – 2026

### Submission Plan October 2018

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### Foreword

#### The Warfield Neighbourhood Plan

The Warfield Neighbourhood Plan has been developed with the input of residents and members of the community, the technical expertise of Bracknell Forest Council and Oneill Homer (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.

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.

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 concluded it would be beneficial to include some development in the Plan.

The factors that have governed the development of the plan have been complex and continue to be so. We have created a plan that gives us the flexibility to respond to the dynamic situation that exist in Warfield. The Bracknell Local Plan is emerging, issue around land supply and housing target are still in development. For this reason, we have written a Neighbourhood Plan which covers the Parish until 31<sup>st</sup> March 2026 in line with the current Bracknell Forest development plan and are committed to review the plan in 2023.

We hope that residents and neighbours understand the challenges faced by the Steering Group and agree that a Neighbourhood Plan is the best option in shaping the future of our Parish and will ensure that Warfield continues to thrive and remains a desirable place to live, for existing and future residents.

We wish to thank everyone who has contributed; the residents and other consultees who responded to the Plan's Pre-submission consultation in 2017, 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 Clerk.

**Vicki Painter**

**Chair, Warfield Neighbourhood Plan Steering Group**

**Colleen Dulieu**

**Chair, Warfield Parish Council**

## Policies of the Warfield Neighbourhood Plan

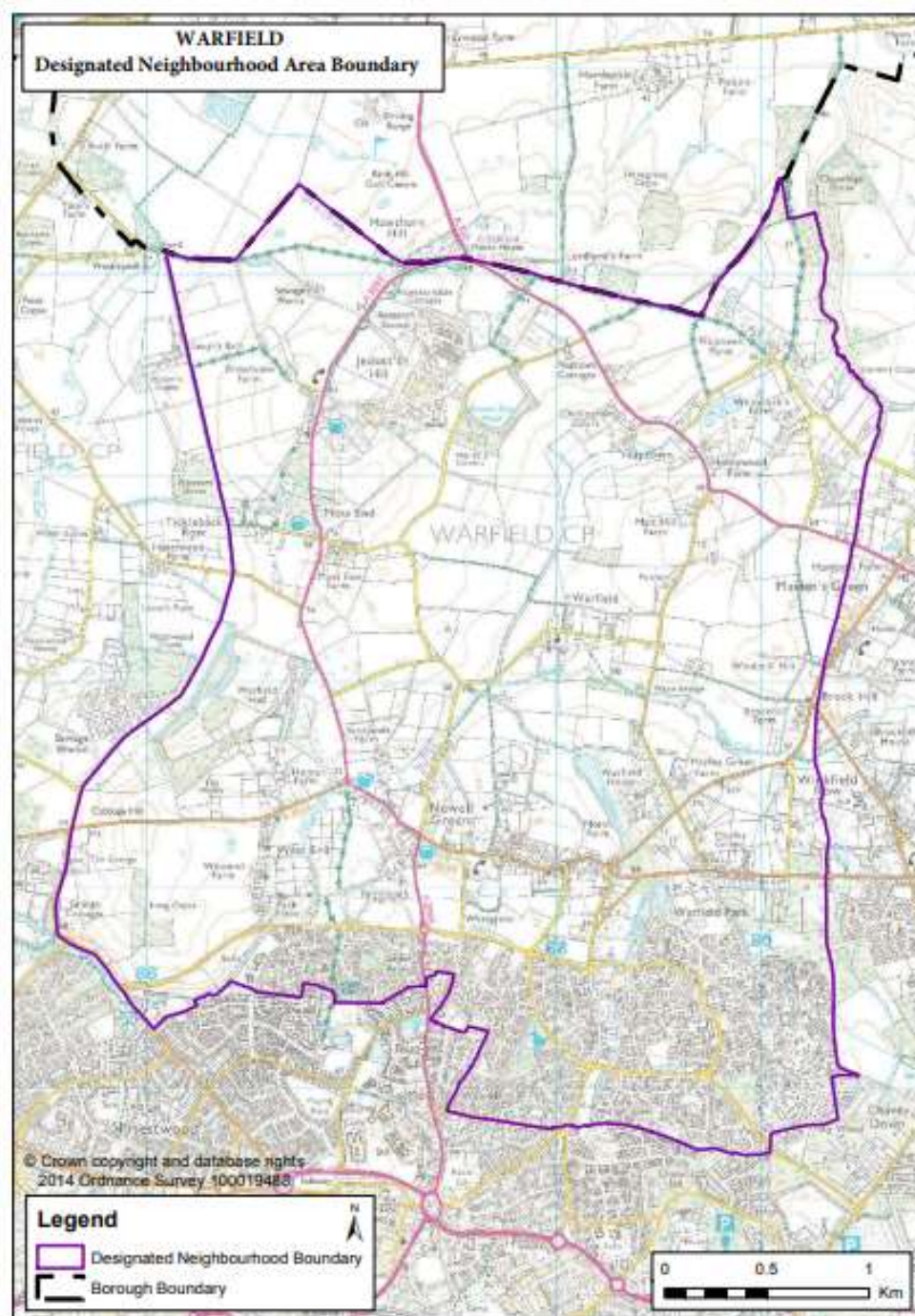
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## Warfield Neighbourhood Plan

### 1. Introduction and Background

- 1.1. Warfield Parish Council (WPC) is preparing a Neighbourhood 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

### Neighbourhood Plan Making

- 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 Bracknell Forest development plan and will carry significant weight in how planning applications are decided.
- 1.3. The purpose of the Warfield Neighbourhood Plan (WNP) is to provide planning policies that can be used to allocate development land and to determine planning applications in the Neighbourhood Area for the period from when the plan is made until 31 March 2026. Once successfully 'made', these policies will complement the planning and development control policies of BFC and are aimed at growing the Parish in the most sustainable way by protecting the character of the Parish and encouraging proposals that benefit the local community.
- 1.4. neighbourhood plans can only include land use planning policies. There are often equally important issues of interest to the local community, such as crime or health, but these 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 neighbourhood planning policies, neighbourhood plans must meet a number of 'basic conditions'. These are:
  - a. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan,
  - b. neighbourhood plan must contribute to the achievement of sustainable development,
  - c. neighbourhood 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),
  - d. the neighbourhood 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 relevant organisations during the process of drafting 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 BFC that the plan goes to referendum of the local electorate. If a simple majority vote for the Plan, it becomes adopted ('made') as formal planning policy for the area.

## Warfield Neighbourhood Plan

### The Pre-Submission Plan

- 1.8. The Pre-Submission Plan was the opportunity for WPC to consult on the proposed policies of the Plan. The contents of the Pre-Submission Plan were presented at the Regulation 14 stage to obtain the views of the local community and other organisations on its proposed vision, objectives and land use policies. This Submission version of the Plan takes into account representations received on the Pre-Submission version.

### Sustainability Appraisal & Habitats Regulations Assessment

- 1.9. 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 a SEA would be required.
- 1.10. 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 area due to the implementation of the WNP. As such there is no requirement for an Appropriate Assessment of the WNP.
- 1.11. In terms of mitigating the plans effects on the Thames Basin Heath Special Protection Area 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.
- 1.12. The Sustainability Appraisal (SA) / SEA Scoping Report has been consulted upon and a draft SA/SEA report was published alongside the Pre-Submission Plan for consultation. A final SA/SEA is published alongside this Submission Plan for examination in order to assess how the plan "contributes to the achievement of sustainable development", one of the 'basic conditions' of the 1990 Act and therefore a requirement of the WNP.

### The Next Steps

- 1.13. This 'Submission Plan' will be submitted to Bracknell Forest Council who will arrange for its independent examination and then referendum.



## 2. The Neighbourhood Area

### An Introduction to Warfield Parish

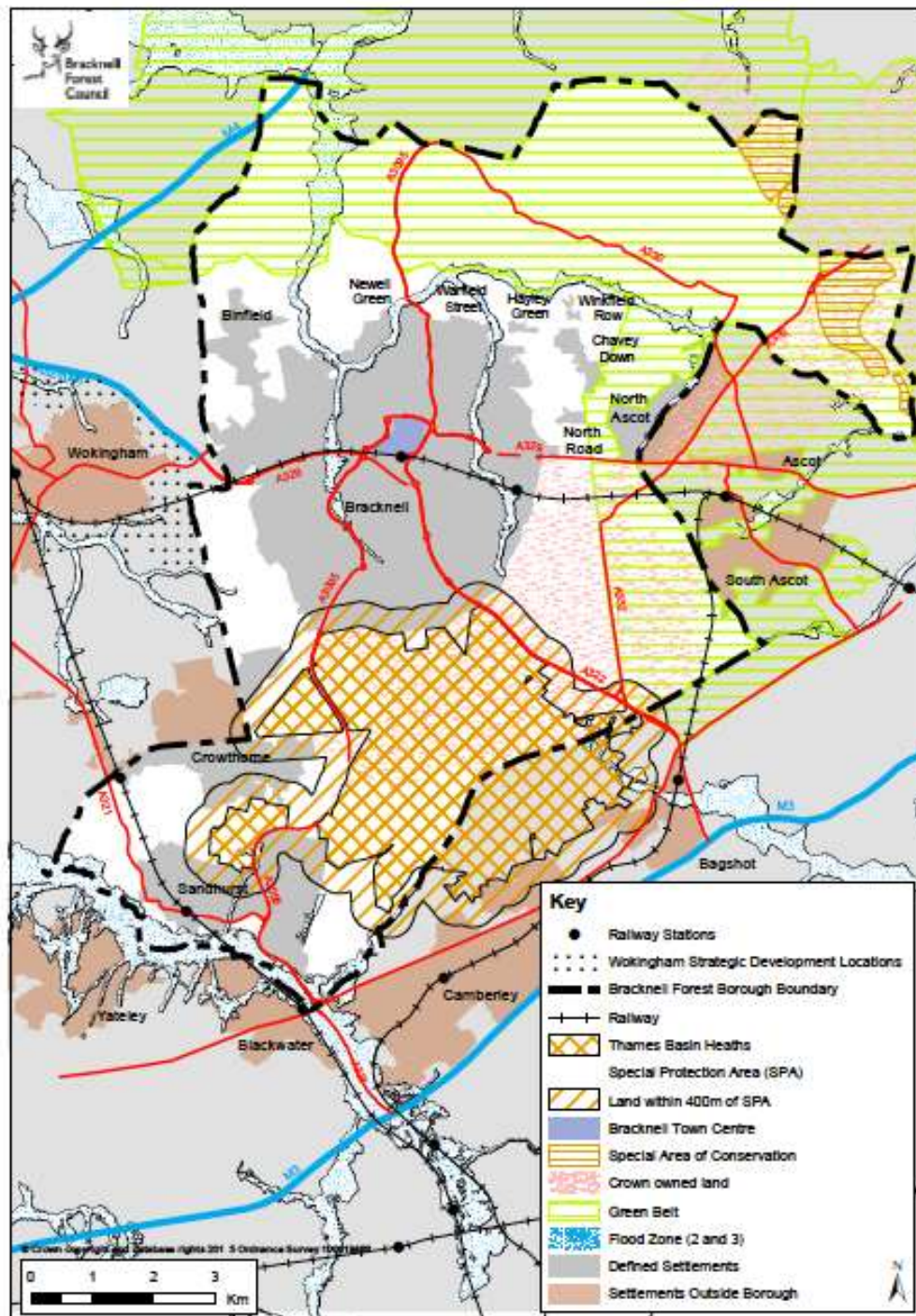
- 2.1. Bracknell Forest lies in the county of Berkshire. It is a vibrant and varied Borough, made up of historic villages, semi-rural communities along with Bracknell and its New Town heritage.
- 2.2. Warfield Parish lies in the north of the Borough, has a population of 10,088, contains over 4100 dwellings (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, 157, 158, 162, 299 all operated by Courtney Coaches and BFC supported.
- 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 Jealotts 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 joins the River Thames at Bray. '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 '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

## Warfield Neighbourhood Plan

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)

## Warfield Neighbourhood Plan

2.15. Local amenities and leisure provision in the Parish include:

- a. Frost Folly Country Car Park
- b. Westmorland Park
- c. Whitegrove Copse
- d. Priors Field (playing field)
- e. Larks Hill and the Community Orchard
- f. Harvest Hill lake and play area
- g. All Saints play Area
- h. the Shops, Doctors Surgeries, Library and Community Centre at Whitegrove
- i. Moss End Garden Village
- j. Warfield Memorial Ground and play area
- k. The Brownlow Hall
- l. Jealotts Hill Community Landshare
- m. Piggy Wood
- n. Garth Meadow and pond
- o. Land at Derbyshire Green
- p. Land at Warfield Chase
- q. Priors Lane Copse
- r. Flemish Place Newt Reserve
- s. Edmunds Green and Edmund Lane
- t. The Chestnuts
- u. Goddard Way Play area, amenity land & meadow

2.16. There are 6 public houses/restaurants:

- a. the Spice Lounge (formally Three Legged Cross)
- b. the New Leathern Bottle
- c. the Shepherd's House
- d. the Plough and Harrow
- e. the Cricketers
- f. the Yorkshire Rose.

2.17. Early years and primary education within the Parish is served by:

- a. Plus Three Nursery
- b. Whitegrove Pre-school
- c. Paws Nursery
- d. Warfield CofE Primary School (2 sites)
- e. Whitegrove Primary School
- f. Sandy Lane Primary School
- g. 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 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);
- a. the built-up area of Bracknell Town to the south
  - b. the emerging new built up area of the Warfield extension,
  - c. defined settlements of West End, Newell Green, Warfield Street and Hayley Green; and countryside,
  - d. 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 in Bracknell Forest (635 dwellings per year as identified in the Berkshire (including South Bucks) Strategic Housing Market Area Assessment 2016) this pressure on this countryside wedge 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

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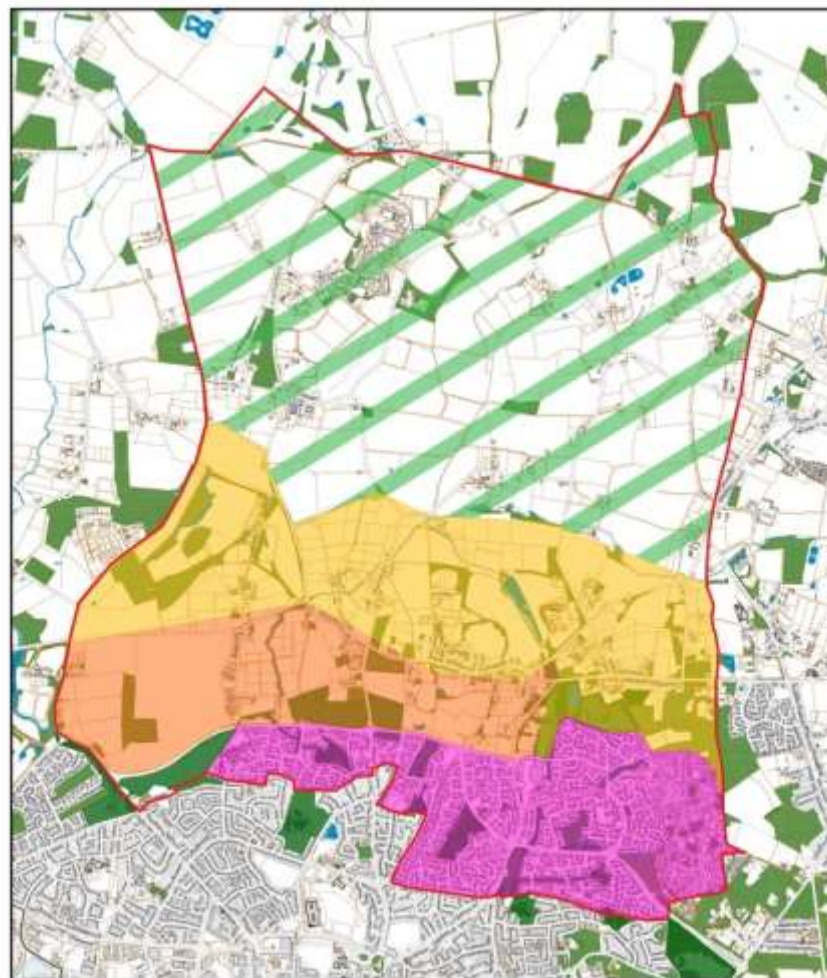
within the Green Belt. Table 7 of the 2016 SHELAA confirming that only the one site with an estimated capacity of 23 dwellings is within a settlement boundary and therefore meets the locational principles of one of BFC strategic policies, namely policy CS2. Hence the SHELAA assessment highlights the 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, M25 and M40 means the area is attractive for these residents.
- 2.26. 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.
- 2.27. The Warfield Extension 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.
- 2.28. The extension to the existing 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.
- 2.29. 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. The development area is known in the Bracknell Forest Planning documents 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 (SANG);
  - Transport and other infrastructure.

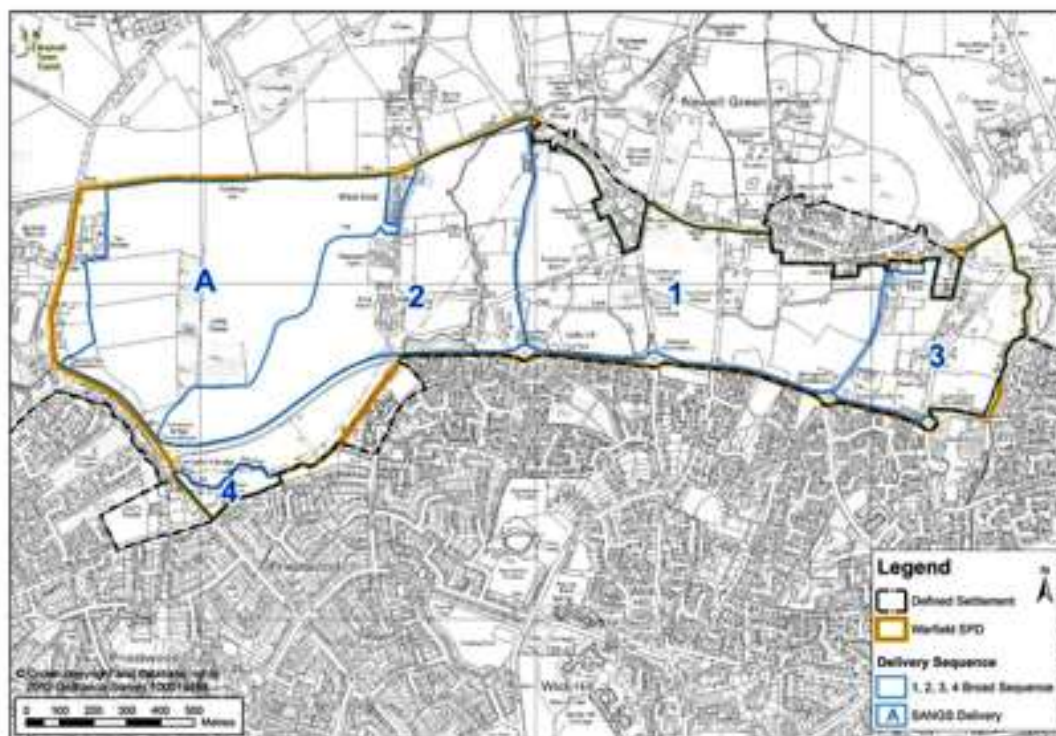




**Parish Spatial Context**  
(illustrative purposes only)

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

Plan C – Parish Spatial Context



Plan D – The Warfield Extension

2.30. 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 are as follows:

- Area 1 – 814

the central area which has an agreed masterplan and comprises housing, open space, primary school and the neighbourhood centre with community hub.

Delivery 2016 to 2022
- Area 2 – 750-850

The western area which has an agreed masterplan and a planning permission for 750 dwellings, open space, SANG, a new link road and a primary school. Some works are completed and construction of the remaining site will be built out over several years.

Delivery 2015 – 2023
- Area 3 – 454

The eastern end which is allocated for housing and open space, but which does not yet have an agreed masterplan. Since pre-submission stage BFC have indicated may not be deliverable.

Delivery 2020 – 2025
- Area 4 – 27

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.

Delivery 2015
- Area A

SANG Cabbage Hill

Delivered

- 2.31. The allocation is intended to be self-contained in terms of primary schools, 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 in Binfield 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.
- 2.32. The southern boundaries of Newell Green and Warfield Street are now effectively concomitant with the boundary of the Warfield allocation. In addition, the gap between Warfield Area 3 and Hayley Green is also diminished given the recent consent at North Lodge Farm. The SA9 allocation results in a significant incursion into what was once a countryside wedge 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 Wedge

- 2.33. The land designated as countryside surrounds the three existing small settlements of Newell Green, Warfield Street and Hayley Green (designated as defined settlements by Policy CS2). The defined settlements are principally ribbon development fronting the B3034 (Forest Road/Warfield Street) with the small hamlet of West End containing sparsely distributed dwellings. The primary function of the land in the wedge 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 relatively easy access to the historic town of Windsor with its shops, restaurants and businesses.
- 2.34. There are also large individual 'mansion' houses in parkland settings some of which are not principal residences. While the countryside wedge functions increasingly less in agricultural terms, in landscape terms it provides an important function to the defined settlements and provides a visual amenity for residents.
- 2.35. The significance of the local landscape character in performing multiple functions is similar to that quoted in an appeal decision in the adjacent Parish of Winkfield (Locks Ride, Winkfield Row APP/R0335/W/15/3137269).
- 2.36. Given the major expansion into the Parish through the allocation of land in Policy 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 encirclement<sup>1</sup> and could lead to the

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<sup>1</sup> WNP Local Landscape Appraisal; Jan 2017

## Warfield Neighbourhood Plan

character and appearance of the area, and the settlements within it, being diminished.

### The Metropolitan Green Belt

- 2.37. 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.
- 2.38. The Warfield Green Belt contains mainly agricultural small-holdings, land for equestrian use and dispersed properties and the hamlets of Nuptown, Jealotts Hill, Hawthorn Hill, Malt Hill, Moss End, Tickleback Row and Warfield (around the church). The area also contains significant resources in terms of 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.
- 2.39. There is one major developed site within the Green Belt, the Syngenta site at Jealotts 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.
- 2.40. 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 as well as the Planning Practice Guidance (PPG). The WNP must demonstrate that it is consistent with the provisions of the NPPF (2012). The following paragraphs of the NPPF (2012) are especially relevant to the WNP:
  - a. Recognise intrinsic value and beauty of the countryside (§ 17)
  - b. Support a prosperous rural economy (§ 28)
  - c. Boosting the supply of housing (§ 47)
  - d. Affordable homes and rural exception sites (§54)
  - e. Good Design (§ 58)
  - f. Protecting healthy communities (§ 70)
  - g. Protecting local green spaces (§ 76)
  - h. Climate change (§ 99)
  - i. Conserving and enhancing the natural environment (§ 109)
  - j. Light pollution (§ 125)
  - k. Conserving and enhancing the historic environment (§126)
  - l. Neighbourhood planning (§185)
- 3.3. In March 2018, Government published a draft NPPF for consultation, with the aim that the revised framework would be published in September 2018 and replace the existing framework. While the draft NPPF contains a number of proposed policy changes which might materially benefit neighbourhood planning, no weight has been given to these proposals at this stage. The Annex to the Draft NPPF indicates the transitional arrangements that will apply once the new NPPF is published and at this stage it would appear this plan is likely to be assessed for general conformity against the NPPF (2012).
- 3.4. 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.
- 3.5. 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:
  - a. EN1: Protecting Trees and Hedgerow Cover
  - b. EN2: Supplementing Tree and Hedgerow Cover
  - c. EN3: Nature Conservation
  - d. EN4: Local Nature Reserves
  - e. EN7: Other important archaeological remains
  - f. EN8: Development on Land outside Settlements
  - g. EN10: Areas of local landscape importance

- h. EN14: River Corridors
  - i. EN15: Floodlighting
  - j. EN20: Design considerations in New Development
  - k. H5: New Dwellings Outside Settlements
  - l. H6: Development involving Existing Dwellings in the Countryside outside the Green Belt
  - m. GB1: Building in the Green Belt
  - n. GB5: Syngenta
  - o. R7: Countryside Recreation
  - p. R8: Public Rights of way
  - q. M10: Parking for Countryside Recreation
  - r. CS1: Sustainable Development Principles
  - s. CS2: Locational Principles
  - t. CS5: Land north of Whitegrove and Quelm Park
  - u. CS6: Limiting the Impact of Development
  - v. CS7: Design
  - w. CS8: Recreation and Culture
  - x. CS9: Development on Land Outside Settlements
  - y. CS14: Thames Basin Heath SPA
  - z. CS15: Overall Housing Provision
  - aa. CS16: Housing needs of the Community
  - bb. CS17: Affordable Housing
  - cc. CS23: Transport
  - dd. CS24: Transport and New Development
  - ee. SA9: Land in Warfield
- 3.6. These policies are shown on an extract of the BFC 2013 Policies Map (see Plan E on page 22). 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).
- 3.7. The Parish Council is also mindful that the new Comprehensive Local Plan to cover the period to 2036 will replace many existing Development Plan policies 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, one such policy is the proposed allocation at Hayley Green, and this is explained in more detail in the Basic Conditions Statement. Aside from this matter, given the stage of the emerging Local Plan it has been too early to agree a housing number appropriate for the Parish.
- 3.8. Therefore, the WNP has been prepared at a time of great uncertainty over the spatial strategy for allocating housing land in the Borough, the housing number appropriate for the Parish and that the Borough Council can only demonstrate a supply of housing land of between 3 and 4 years, as demonstrated in a recent appeal decision (Land South of Foxley Lane, Binfield – APP/R0335/W/17/3177088 – 26 Feb 2018). In addition to the 2200 dwellings allocated in the Parish through policy CS5/SA9 two recent planning appeals have contributed to housing growth in the Parish; 82 Park Homes



consented by appeal in September 2017 and a further 50 dwellings allowed at appeal at Newhurst Gardens, Warfield Street in January 2018. The latter site being part of Site G in the WNP Site Assessment Report. Taken together with the major allocation these have added significantly to the housing growth in the Parish over recent years.

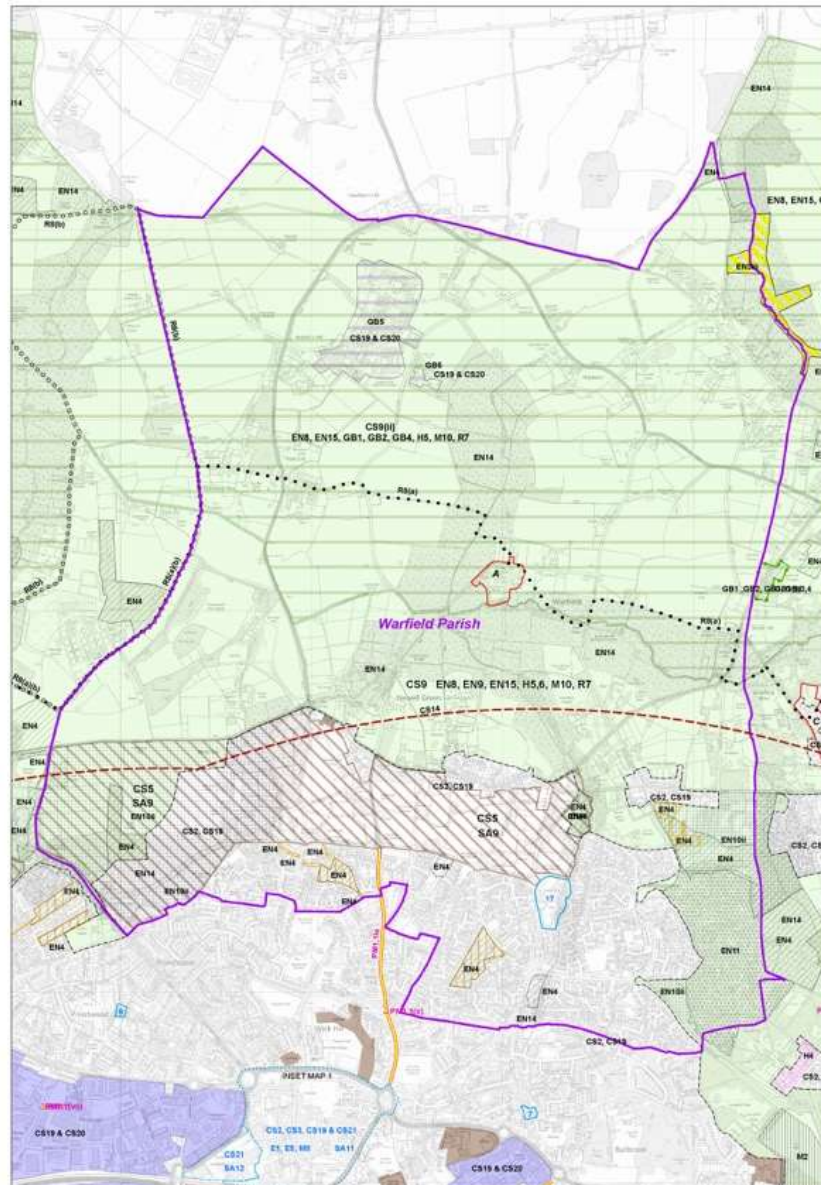
- 3.9. The Parish Council accepted early in the process that, in the absence of a parish specific housing number but mindful of the housing supply shortfall in the Borough, it should accept a further supply of housing in addition to Policy CS5/SA9. The purpose was to demonstrate its intention to plan positively to address the needs of the parish and to assist BFC address its housing shortfall. Taking this positive approach to planning is a central theme in the Written Ministerial Statement (Dec 2016) and the broader neighbourhood planning proposals set out in the Housing White Paper and the proposals in the draft NPPF.
- 3.10. Given the uncertainties of the strategic policy framework and after discussions with BFC, the Parish Council has made the decision to shorten the plan period to March 2026. This seems a sensible approach to take to managing this matter and balances the need for the Neighbourhood Plan to plan positively for development on the one hand, and to carry the support of the local community on the other. The Parish Council has committed to commence a first review of the Plan in time to roll it forward beyond 2026. Importantly, by that time, it is expected that the new Comprehensive Local Plan that will replace many existing Development Plan policies, and the policy framework will be much clearer. Therefore, bringing the Neighbourhood Plan in line with the development plan cycle for the area.
- 3.11. A similar approach was adopted by the Long Crendon Neighbourhood Plan in Aylesbury Vale, the examiner (Examination Report Paragraph 4.7 - 16th June 2017) confirming "there are no hard and fast rules regarding the length of the Plan Period for a Neighbourhood Plan" and Planning Practice Guidance which states<sup>2</sup>
- 3.12. "Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see".
- 3.13. Planning Guidance therefore acknowledges that a Neighbourhood Plan can address shorter plan periods and this approach is consistent with National Policy and Guidance.
- 3.14. 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 wedge' and having consulted the local

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<sup>2</sup> PPG Reference ID 41-003-20140306.

# Warfield Neighbourhood Plan

community and other stakeholders informally on this strategy, 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 wedge based on the advice of BFC. 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, subsequently a more focused consultation in relation to the strategic policy constraints and opportunities that exist in the Parish was carried out. 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 raised several concerns, most notably in respect of increased traffic and parking requirements, the impact on the local environment and also the impact on the character and culture of the settlements. 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, 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 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

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businesses, the two most important items 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, the most important are seen as greenbelt protection and access to open spaces. This is followed by keeping noise pollution to a minimum. Other 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. When asked about the surroundings and public spaces in Warfield, the following suggestions received the most support:
- a. more public open space (76% overall say they would like to see this),
  - b. landscaping of public areas (e.g. bulbs, hedges, trees) (76%)
  - c. recreating wildlife meadows (72%)
  - d. 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. In answer to the question 'Are there any particular health, community or recreational facilities that you think should be provided in Warfield within the next 15 years?' the response in order were:
1. The 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

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### Safety / Wellbeing

- 4.12. The main concerns relate to speeding traffic (in many locations but especially Harvest Ride, County Lane, around the 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.

### Transport Infrastructure

- 4.13. Cars or vans are overwhelmingly the form of transport used by 97% of respondents. 84% say they or someone in their household use a car or van daily and 13% frequently. However, 76% say they or someone in their household walks daily (44%) or frequently (32%). 17% use public transport either 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, 50% of respondents use Harvest Ride. The least used identified 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 a consultation exercise with Hayley Green residents, they proposed an alternative concept plan 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 responses received from the residents' consultations were 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.
- 4.19. In addition to the policies already listed under section 3.4, some of the responses received were covered by the following policies:
- a. CS12 Environment: Renewable Energy Generation



## Warfield Neighbourhood Plan

- b. CS13 Environment: Sustainable Waste Management (an 'excluded matter' for neighbourhood planning purposes)
- c. EN11 Warfield Park Mobile Home Site

### Summary of community's views on the pre-submission plan

- 4.20. Feedback on the pre-submission plan was received primarily in the form of responses, both on-line and paper based. The responses on the policy and verbatim comments are provided in the appendix. 85 responses were received. All the comments have been considered individually by the Steering Group to determine if any changes to the policies and/or other text of the pre-submission Plan were to be made, in order to produce the final submission version.
- 4.21. With the pre-submission plan identifying a location for development, it was anticipated that there would be concerns expressed on this by affected residents, particularly with the existing 2013 site allocations plan (2,200 homes), currently being delivered.
- 4.22. A significant number of the objections and comments rejected any development in the Parish and the proposed development in Hayley Green, from the following standpoints:
- that enough development has already happened or is happening in Warfield (the approximately 2,200 homes allocated to Warfield in the 2013 Bracknell Forest Site Allocations Local Plan),
  - increased traffic would result in additional strain on the capacity of the road network and other infrastructure,
  - the inconvenience that development causes to neighbours and transport during construction.
- 4.23. Feedback received from the consultation, resulted in minor changes being made to some policies. There was clarification provided to other policies and resulted in the removal of Policy 5: Supporting Rural Exception Affordable Housing as it was not required.



### 5. Vision, Plan Objectives & Land Use Policies

- 5.1. The vision for the Warfield Parish Neighbourhood Plan area is that by 2026:

*“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 settlements will have remained distinctive communities, separated by countryside gaps and Syngenta, and 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.”*

#### Plan Objectives

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

- a. Retain the essential open rural character of the Parish and manage development pressures in the ‘countryside wedge’ to limit as far as possible pressure on the open countryside and on the Green Belt
- b. Sustain and enhance the special heritage, character and appearance of the Conservation Area and Listed Buildings in the Parish as a key reminder of its rural past
- c. Conserve and enhance the existing network of wildlife habitats including trees, hedgerows, grasslands, waterbodies and local wildlife sites and improve access to the countryside
- d. Retain each settlement as a distinct community, ensuring new development to meet housing and community needs is sympathetic and in keeping with the original settlement character
- e. Improve community facilities and services to be able to properly serve existing and new residents
- f. Manage traffic by not making existing congestion problems significantly worse
- g. Grow the Parish incrementally to best absorb the impacts of change on the character of the Parish, its valued and rural environment (including dark skies) and on community spirit and local infrastructure
- h.

#### Monitoring & Review Policy

- 5.3. The WNP will be monitored by BFC using data collected in planning monitoring reports. The neighbourhood plan policies 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 formerly reviewed by WPC on a five-year cycle or to coincide with the shortened plan period and emerging Comprehensive Local Plan.

### Land Use 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 WNP1: 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 wedge', and the Metropolitan Green Belt to the north where development is by definition inappropriate.***

***The Neighbourhood Plan defines the Settlement Boundaries of Newell Green, Warfield Street and Hayley Green, these areas are shown on the Policies Map. Proposals for infill development within their boundaries will be supported, provided they accord with the development management policies of the Bracknell Forest Development Plan and with the relevant policies of the Warfield Neighbourhood Plan.***

***Proposals for development outside these settlement boundaries will only be supported if they are appropriate forms of development and they are consistent with development plan policies relating to the historic environment, heritage assets, landscape character, protecting the natural environment and where they will not compromise the delivery of the green infrastructure network.***

- 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 Newell Green, Warfield Street Settlement Boundaries and updates the Hayley Green Settlement Boundary to distinguish the consideration of planning applications within the settlements 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 and is considered to be positive planning given local constraints and the pressure on the diminishing countryside wedge between the built up area of Bracknell 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 developments 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 is essential to protect the future of the area and the quality of life of residents who live within it.
- 5.13. Hence the neighbourhood Plan, aims to balance the community's desire to safeguard landscape setting and sense of place while at the same time supporting Bracknell Forest Council in having an effective planning policy

## Warfield Neighbourhood Plan

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, now translated into Planning Practice Guidance (§083 ID: 41-083-20170910).

- 5.14. Warfield Parish Council 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 WNP2: Hayley Green Allocation

***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:***

- i. Open market, 'entry level', intermediate and affordable rented homes;***
- ii. A public open green space of approximately 4 hectares for public use and informal play using natural materials;***
- iii. 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;***
- iv. Appropriate capacity and safety improvements to the local highway network; and***
- v. A footpath linking Hayley Green (road) and the Cricketers Public House across the public open green space.***

***The whole allocation should be delivered as one single outline planning application to ensure that the site is developed comprehensively. Any planning applications for piecemeal development that would undermine this objective will not be supported. The application should include:***

- vi. A detailed masterplan to be submitted for approval prior to any planning applications being submitted. The masterplan should include a detailed access and movement strategy showing footpath and cycleway connectivity to existing facilities in the area;***
- vii. An Infrastructure Delivery Plan that demonstrates the delivery of infrastructure in accordance with policy requirements and includes supporting infrastructure (including land) secured by planning obligation;***
- viii. A housing mix which favours 1, 2 and 3 bed family and starter homes and homes designed for older people;***
- ix. A landscape strategy to demonstrate how any effects on the local landscape character will be satisfactorily mitigated;***
- x. A heritage statement which considers the setting of listed buildings nearby;***

- xi. An ecology, green infrastructure and boundary treatment strategy to demonstrate how existing environmental assets, including trees, will be protected and enhancements such as bat roosting and bird nesting features will be integrated into the built development,**
- xii. A flood risk assessment and sustainable drainage strategy to demonstrate how the scheme will not increase surface water flood risk on site and on any adjoining land as well as run-off from the completed development;**
- xiii. A drainage connection to the nearest point of adequate capacity;**
- xiv. 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 facilities and services at County Lane;**
- xv. An Archaeological Assessment and Evaluation to provide information on which a decision on the need for mitigation can be made; and**
- xvi. Details of street sections and the appearance and elevation of buildings having regard to the Design Supplementary Planning Document and the Street Scene Supplementary Planning Document.**

5.15. The Hayley Green concept plan (see Inset map 2) is based on a comprehensive plan for the development of a cluster of sites in different ownership but which provides the opportunity for an integrated approach to masterplanning. The Neighbourhood Plan group have worked positively with the land promoters to agree the development principles and the concept layout, including the location and boundaries of the public open green space of approximately 4 hectares, which is intended to provide a significant community benefit. Hence, 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.

5.16. The site while principally greenfield land will form an extension to the defined settlement of Hayley Green. The settlement is linked by both footpaths and bus routes (see Appendix F and G) 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).

5.17. 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.

5.18. To deliver comprehensive development, land interests have been and will continue to work together to establish how the sites infrastructure will be delivered as a whole, to ensure it is delivered in a timely manner, and that it adheres with the agreed development principles. We are advised that an equalisation agreement is in place and that technical work is advanced. The intention in the Pre-Submission Plan was to designate the area defined on the concept plan as 'designated local green space' as a Local Green Space (LGS) in line with the criteria set out in NPPF Paragraph 77 and to reflect Planning Practice Guidance (ID: 37-008-20140306 & ID: 37-012-20140306). Following representations from the land interests, it has been agreed that the

LGS designation will be completed at a later stage once the boundaries are confirmed. The intention however, is that the final boundaries will reflect as close as possible those illustrated on the concept plan which follow existing field boundaries and mature tree belts. This will ensure existing trees are protected and will provide the area of green space (in one continuous area) as set out in the policy to form the 'village green'. No development to the rear of properties to the south of this green space and fronting Forest Road should encroach into this green space to ensure the amenity of these properties is maintained.

- 5.19. 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:
- a. Completion of the street frontage to Forest Road with development following the existing building line.
  - b. Sites to the north of the open green space having a looser grain arrangement to reflect the existing rural edge character.
  - c. Green space on the interior of development should ideally link to surrounding features, to ensure connectivity and avoid 'land locked' green spaces. Along the eastern edge adjacent to Cricketers Lane a combination of blue infrastructure (SuDS), green space and buffer planting reduces landscape sensitivity and reinforces the separation/gap with Winkfield and integrates with the existing recreation uses
  - d. Environmental assets including mature trees, deciduous hedgerows play an important contribution to the landscape and ecological framework
  - e. A movement structure that is accessible to all and creates a positive frontage and setting for the green space within the site
  - f. A movement structure that provides good pedestrian/cycle access to the wider amenities including area SA9 and to the NP green infrastructure network proposals
  - g. Provision in the future for a new community asset within the development, by way of a designated Local Green Space to form a new publicly accessible space.
- 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.

### Delivers Plan Objective: D, G

#### Promoting Good Design in the Parish

- 5.23. The following three policies identify specific and common features in the settlements of Newell Green, Warfield Street and Hayley Green that contribute to defining the character, as observed in the neighbourhood plan Character Area Studies and the BFC Character Area Assessment SPD (2010 Northern Villages Study). The intention is not that every proposal should include every feature, but that the policy prompts designers to pay special regard to them when bringing forward proposals. This requires an understanding of site context and proposals that have selected those design features that best respond to that context or where design innovation may be acceptable.
- 5.24. Good design is recognised in national policy as “a key aspect of sustainable development...indivisible from good planning (NPPF §56). National policy requires good design to contribute positively to making places better for people. These statements are complemented by the design and quality of life policies set out in the saved Local Plan (EN1, 2 & EN20) and Core Strategy policies (CS6 &7). Poor design often leads to objections from the local community when planning applications are submitted and why good design should be paramount.
- 5.25. The WNP Character Area 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 those settlements in the Green Belt. In addition, the WNP Landscape Study and BFC Character Area Assessment Northern Villages Study and the design cues they contain should be used to guide the design response to development proposals.
- 5.26. Policies GB1 to GB5 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 WNP3: Promoting Good Design in Newell Green

***Development proposals in the Newell Green Character Area, as shown on the Policies Map, will be supported, provided they are of a high quality design that responds positively to the Character Area Study and have full regard to the following design principles and the recommendations of the BFC Character Area Assessment:***

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- I. Proposals respect the significance of the Warfield Memorial Ground and Priory Fields as a central focus for the settlement and the retention of their open character;**
- II. The significance of larger buildings set in large plots in establishing the settlement character whereby proposals for plot subdivision will not normally be appropriate;**
- III. Development along Newell Green, Forest Road and Osborne Lane should seek to maintain the existing plot ratio and be in the form of semi-detached or small terraces and 2 storeys in height;**
- IV. Building materials should principally be of red brick under slate roofs; and,**
- V. Proposals should reinforce deciduous tree and hedgerow planting and front boundaries should be formed by hedgerows or low brick walls; close boarded fencing will be resisted.**

**Infill development should minimise its impact on the street scene and avoid unacceptable harm on the amenity of adjoining residential properties. In all other respects proposals should accord with relevant policies of the neighbourhood plan and development plan.**

- 5.27. Newell Green comprises period residential properties and three public houses in two areas, one along Forest Road and the other Osborne Lane either side of which lies the Memorial Ground and Priory Fields which form the focal point of the settlement. These recreation areas, not in the management by Warfield Parish Council, were gifted to the Parish after the First World War by Lord Ormathwaite. The Brownlow Hall was built in 1913 and provides a community meeting space. Osborne Lane leads north from the Plough and Harrow junction to the Warfield Conservation Area located around St Michael's Church.
- 5.28. Along Forest Road development is either located on one side or the other but rarely faces each other. The Milestone, which dates to 1770, is inscribed with 'Reading 11 miles, Hyde Park Corner 28 Miles. The Old Police Cottage on Forest Road still stands, with its tiny custody cell.
- 5.29. Residential development on Newell Green, Forest Road and Osborne Lane is predominantly red brick Victorian villa style. All have front garden spaces, large garden plots, views of open spaces and off-street parking. The newer development, Abbey Place, has been built sympathetically to fit in with the existing character. Osborne Lane is a narrow lane with a very rural feel surrounded by grazing plots.
- 5.30. The east side of Newell Green is bordered with established trees and hedgerows and this mature streetscape extends along either side of Forest Road and into the physical gap which separates Newell Green from Warfield Street. The Cut runs to the north of the settlement, forming a key element of the green infrastructure strategy for Bracknell and also a key feature defined in this plans green infrastructure network policy to safeguard and enhance the continuance of this feature beyond the SA9 allocation boundary.

**Delivers Plan Objectives: A, B, D, G**

### Policy WNP4: Promoting Good Design in Warfield Street

***Development proposals in the Warfield Street Character Area, as shown on the Policies Map, will be supported, provided they are of high quality design and respond positively to the Character Area Study and have full regard to the following design principles and the recommendations of the BFC Character Area Assessment:***

- I. Design respects the rural character of the village and the setting of Newell Hall, Priory Cottage, Knibbs Nook/Wee Knibbs, Pear Tree Cottage and Horseshoe House;***
- II. Development fronting Warfield Street should be in the form of 2 storey housing with red brick or white render;***
- III. Proposals retain or re-provide as necessary trees and boundary hedges to improve consistency to the street frontage along Warfield Street and particularly at the gateway of the settlement to maintain the sense of separation; and***
- IV. On the settlement fringes a lower density less formal pattern of development will be acceptable.***

***Infill development should minimise its impact on the street scene and avoid unacceptable harm on the amenity of adjoining residential properties. In all other respects proposals should accord with relevant policies of the neighbourhood plan and development plan.***

- 5.31. Warfield Street which is located along the road of the same name, runs west to east from the crossroads with Newell Green and Osborne Lane to Fiveways Crossing.
- 5.32. Warfield Street dates from the 17th Century and formed an old drover's road where cattle were watered at the pond opposite the Priory. This sits at the junction of Warfield Street and Old Priory Lane and was a kitchen garden for a Benedictine Priory near the Tyburn.
- 5.33. The settlement is characterised by low density housing generally of two storeys but with single storey bungalow and cul-de-sac infill. It has retained its semi-rural feel and while having a largely unstructured street scene, has resisted the urbanising effect in many places which usually results from pavements and streetlighting. To the south of Warfield Street is currently countryside leading to Harvest Ride and County Lane but is designated for development forming part of the northern extension to Bracknell.

**Delivers Plan Objectives: A, B, D, G**

### Policy WNP5: Promoting Good Design in Hayley Green

***Development proposals in the Hayley Green Character Area, as shown on the Policies Map, will be supported, provided they are of high quality design and respond positively to the Character Area Study and have full regard to the following design principles and the recommendations of the BFC Character Area Assessment:***

## Warfield Neighbourhood Plan

- I. Design respects the rural character of the settlement and the setting of The Moat House, the Barn at Hayley Green Farm and Warfield House;**
- II. Development fronting Forest Road should maintain the regular plot patterns and be in the form of 2 storey red brick semi-detached or small terraced housing on small to medium sized plots;**
- III. Proposals should retain or re-provide as necessary tree and hedgerow planting to improve consistency to the street frontage along Forest Road; and**
- IV. At the settlement gateways tree and hedgerow planting should reinforce local landscape character and to maintain the sense of separation with the adjacent settlements of Warfield Street and Winkfield Row.**

**Infill development should minimise its impact on the street scene and avoid unacceptable harm on the amenity of adjoining residential properties. New development to the north of the settlement should relate to the prevailing settlement character with lower densities forming the transitional edge with the countryside and to protect the setting of heritage assets at Hayley Green Farm. In all other respects proposals should accord with relevant policies of the neighbourhood plan and development plan.**

- 5.34. Hayley Green is a semi-rural settlement lying either side of Forest Road characterised by relatively low density housing and a significant number of trees and hedgerows visible in the street scene. The settlement contains the Cricketers Public House, on Cricketers Lane to the east of the settlement beyond which is the grounds of Lambrook School and the Parish Boundary.
- 5.35. To the south lies the mixed deciduous woodland of Hayley Green Wood, a Wildlife Heritage site and Westmoreland Park designated locally as an Area of Local landscape Importance by saved policy EN10(ii). Both acting as a green buffer to the urban edge of Bracknell at Whitegrove and Warfield Park. To the west of Hayley Green lies 'Bull Brook' which feeds into the Cut and provides a 'green corridor' and cycleway to connect Hayley Green to the Tesco's Superstore complex and community facilities at County Lane to the south west.
- 5.36. To the north is open grassland and farm land which provides a setting to Hayley Green, and runs up to the Bracknell Road, although unlike land to the south it has no local landscape designation. The old Manor House of Warfield, known as Hearthley Hall, was located north of the Bracknell Road. The original house was demolished in the 17th century, but the Grade II listed Moathouse remains. The old manor barn stands nearby. This was the residence of the Staverton family whose memorials are in Parish Church, though it may have been the Royal Hunting Lodge of Warfield Walke, one of the historic Windsor Forest sub-divisions.

**Delivers Plan Objectives: A, B, D, G**

### Policy WNP6: Suitable Alternative Natural Greenspace

***Development proposals shall include measures to mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA) in agreement with the BFC 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 BFC Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.***

- 5.37. This policy is intended to ensure that any development proposals mitigates any effect on the Thames Basin Heath Special Protection Area complementing the retained Policy NRM6 of the South-East Plan and policy CS14 of the Core Strategy.
- 5.38. The Parish lies within the Thames Basin Heaths Special Protection Area Buffer Zone and therefore any residential development within the Parish, will create additional recreational pressure. The policy therefore seeks the provision of a bespoke SANG, and other measures that are required to ensure proper mitigation.

**Delivers Plan Objectives: C, G**

### Policy WNP7: Local Gaps

***The neighbourhood plan defines the following Local Gaps, as shown on the policies map, for the purpose of preventing coalescence of the following settlements:***

- i. Newell Green***
- ii. Warfield Street***
- iii. Hayley Green***

***Development proposals within Local Gaps should not harm either individually or cumulatively their function and open character.***

***Proposals in a Local Gap will be required to demonstrate how they might reinforce the positive characteristics of the Gap and maintain its integrity.***

- 5.39. The Local Gaps defined in this policy seek to prevent the coalescence of the settlements of Newell Green, Warfield Street and Hayley Green, and to contribute to the maintenance of the separation with Winkfield Row in the adjacent Parish of Winkfield. No more land than is necessary to prevent coalescence and retain separate identities of the three settlements has been included in the policy
- 5.40. The three settlements lie within the 'countryside wedge' between Bracknell and the Metropolitan Green Belt where development pressures in the Parish are at their greatest. The settlements are separated by relatively narrow and diminishing areas of countryside as Bracknell continues to grow northwards and encroach further into the countryside. Although the land lies outside the settlement boundaries defined in policy WNP1, that policy acknowledges that



## Warfield Neighbourhood Plan

some types of development that are suited to the countryside may be appropriate.

- 5.41. The policy defines the areas of land on the edge of the settlements that plays an especially important role in preventing development that will undermine the visual integrity of the gap to the point where the three settlements coalesce. The Warfield NP Local Landscape Appraisal (January 2017) confirms that development in areas that form the separation between these settlements would significantly erode settlement distinctiveness, identity and sense of separation.
- 5.42. The principle of protecting gaps is well established in the Borough. BFBLP 'saved' Policy EN10 identified areas of special landscape importance (which forms part of the Hayley Green Local Gap) and Core Strategy Policy CS9 (i) seeks to "protect the defined gaps within or adjoining the Borough from development that would harm the physical and visual separation of settlements..." and confirms this policy will be implemented through subsequent policies and guidance. Policy CS9 was adopted in 2008 and pressure for development in the gaps continue. The purpose of this policy is therefore to translate this policy into the Warfield context by defining the boundaries of the gap
- 5.43. Areas of land protected by Local Gap designations can also 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. 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 the physical and visual separation of settlements; the latter recommending gap boundaries should be defined on maps.

**Delivers Plan Objectives: A, D, G**

## Policy WNP8: Enhancing Green Infrastructure

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

***Development proposals on land that adjoins 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 Bull Brook.***

***Proposals that lead to the loss of land or features that form part of the network, that reduce its environmental quality or will prejudice the completion of the comprehensive network will be required to demonstrate that such loss is unavoidable.***

## Warfield Neighbourhood Plan

- 5.44. This policy defines a network of green and water infrastructure assets for protection, improvement and creation in general conformity with NPPF paragraph 117 and refines saved Local Plan Policy EN1 and gives local effect to the Quality of Life policies CS6, CS7 and CS8. In so doing, it also compliments the Bracknell Biodiversity Action Plan 2012-2017 that identifies green infrastructure as a means of allowing species to move and respond to change and contributes to meeting two of its crosscutting themes; to maximise the links between biodiversity, health and ecosystem services in the face of climate change; and, integrating biodiversity with planning.
- 5.45. The policy 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 BFBLP 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 urban extension.
- 5.46. The network proposes to enhance the routes along the Cut and Bull Brook corridors creating multi-functional river corridors for people and wildlife; a long-held ambition of BFC.
- 5.47. 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 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.
- 5.48. The network also seeks to create a new 'Bridle Circuit' to connect with the established 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 these alternative routes rather than the highway network.
- 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. Following Pre-Submission Stage, BFC published a 'Green Infrastructure Review' (CLP/Ev/9a Sept 2017) which confirmed that much of the green Infrastructure in the Borough is "patchy and unrelated". The network set out in this policy will ensure greater coherence to green infrastructure in the Parish.

### Delivers Plan Objectives: C, G

### Policy WNP9: Local Green Space Designations

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

- 1. Chuff Corner**
- 2. Warfield Memorial Ground**
- 3. Hayley Green Wood**

***Proposals for development on the designated land 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 very special circumstances to justify why consent should be granted.
- 5.51. A review of all open land within and adjoining settlements has been completed as informed by the qualifying criteria of paragraph 77 of the NPPF. The three areas of land in this policy are considered to meet those criteria.

**Delivers Plan Objectives: C, E, G**

### Policy WNP10: Supporting Community Assets

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

- i. Warfield Memorial Ground and its facilities**
- ii. Westmorland Park and its facilities**
- iii. Larks Hill and the Community Orchard**
- iv. Priory Field and the football pitches**
- v. Piggy Wood**
- vi. Garth Meadow and pond**
- vii. Frost Folly Country Car park**
- viii. Land at Derbyshire Green**
- ix. Land at Warfield Chase**
- x. Whitegrove Copse**
- xi. Priory Lane Copse**
- xii. The Newt Reserve at Flemish Place**
- xiii. Land at Edmunds Green**
- xiv. Land at Edmunds Meadow**
- xv. Edmunds Lane beside The Cut**
- xvi. The Chestnuts**
- xvii. Harvest Hill play area and lake**
- xviii. All Saints Rise Play area**
- xix. Goddard Way Play area, amenity land & meadow**

## Warfield Neighbourhood Plan

- xx. **Brownlow Hall, Newell Green**
- xxi. **Whitegrove Community Centre**
- xxii. **The Cricketers, Plough & Harrow, The Yorkshire Rose, The Shepherds House, The New Leathern Bottle and the Spice Lounge**
- xxiii. **Retail properties at Whitegrove**
- xxiv. **Moss End Garden Village**
- xxv. **Jealotts Hill Community Landshare**

***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 of the Core Strategy (2008).
- 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.

**Delivers Plan Objectives: E, G**

## Policy WNP11: Supporting Rural Diversification

***The plan will support the local economy with the re-use of existing buildings in the countryside provided that:***

- i. ***It is necessary for the purposes of agriculture, small scale enterprise that meets community or other land based rural business needs;***
- ii. ***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;***
- iii. ***It will enable farm diversification or recreation that benefits the rural economy without harming the open character of the land; and***
- iv. ***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 very special 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 agricultural 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 the Syngenta research site at Jealotts Hill, 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, Jealotts Hill and Whitegrove. 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.

**Delivers Plan Objectives: A, D, E,**

## Policy WNP12: 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 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 deliver a net gain. Where effects are unavoidable then the proposals must show how these effects will be mitigated to the satisfaction of the Parish Council and local planning authority.***



***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 EN9 of the Bracknell Forest Local Plan (2002). 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 contributing to the aims of the Bracknell Forest Biodiversity Action Plan 2012-2017.
- 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 biodiversity offsetting metric created by DEFRA and where required adhere to the mitigation hierarchy in response to the expectations set out in 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 TVERC biodiversity impact assessment calculator that is tailored to the local conditions in Berkshire.

### Delivers Plan Objectives: B, C

## Policy WNP13: Promoting Dark Skies

***Development proposals beyond the built-up area boundary of Bracknell should be designed in a way that minimises light pollution. 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 of the Bracknell Forest Local Plan (2002).
- 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 gradation from town to countryside.

### Delivers Plan Objectives: G

## Policy WNP14: Drainage Infrastructure

***New and improved foul and surface water 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' and to reflect local drainage issues in Warfield and the adjacent Parish of Winkfield.
- 5.67. Since Pre-submission stage, Bracknell Forest have published several evidence documents to support the emerging Local Plan. One such document is the Phase 1 Water Cycle Scoping Study (CLP.EV.4C Dec 2017). This has undertaken an assessment of the existing capacity of infrastructure across the Borough including development in Hayley Green. This assessment indicates that while waste water infrastructure upgrades will be required for the majority of development clusters in the Borough, no significant constraints have been identified for the provision of this infrastructure.
- 5.68. 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.
- 5.69. This policy is intended therefore to provide for the necessary Utility Infrastructure provision through the neighbourhood plan policy, ahead of the adoption of the BFC Comprehensive Local plan. On adoption of the new Local Plan this policy will lapse.

### Delivers Plan Objectives: E, G

### Policy WNP15: 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 provision should not overly dominate the street scene and should replicate parking solutions in the immediate vicinity to maintain the character of the area.***

***Where planning permission is required, buildings should not dominate visually and should be subservient to the main dwelling or other principal building 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. This includes provision for flexibility in the number of parking spaces that need to be provided where this is supported by robust evidence.***

- 5.70. 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
- 5.71. 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 Transportation<sup>3</sup>.
- 5.72. 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.
- 5.73. 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.

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<sup>3</sup> <http://www.ciht.org.uk/download.cfm/docid/E34534FB-7F12-45CC-BD55250FBA289C28>

## Warfield Neighbourhood Plan

- 5.74. 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.

**Delivers Plan Objectives: F, G**

### 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.
1. 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):
    - a. Forest Road, Warfield Street and Newell Green build-outs to slow traffic and potentially deter larger vehicles from using this route
    - b. Speed reduction measures through Hayley Green, Harvest Ride and near schools.
    - c. Malt Hill / Bracknell Road / Hayley Green junction safety improvements
    - d. Pedestrian Crossing Points at Moss End, Three Legged Cross, Newell Green
    - e. Pedestrian and cycle links to connect Hayley Green with Edmunds Lane and Whitegrove, and cycle Lanes introduced throughout the plan area
    - f. Provide Bus Stops in each settlement area
    - g. 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
    - h. Additional signage warning of horse riders
  2. Green Infrastructure Proposals – The Parish Council will work with key partners including Bracknell Forest Council, Clinical Commissioning

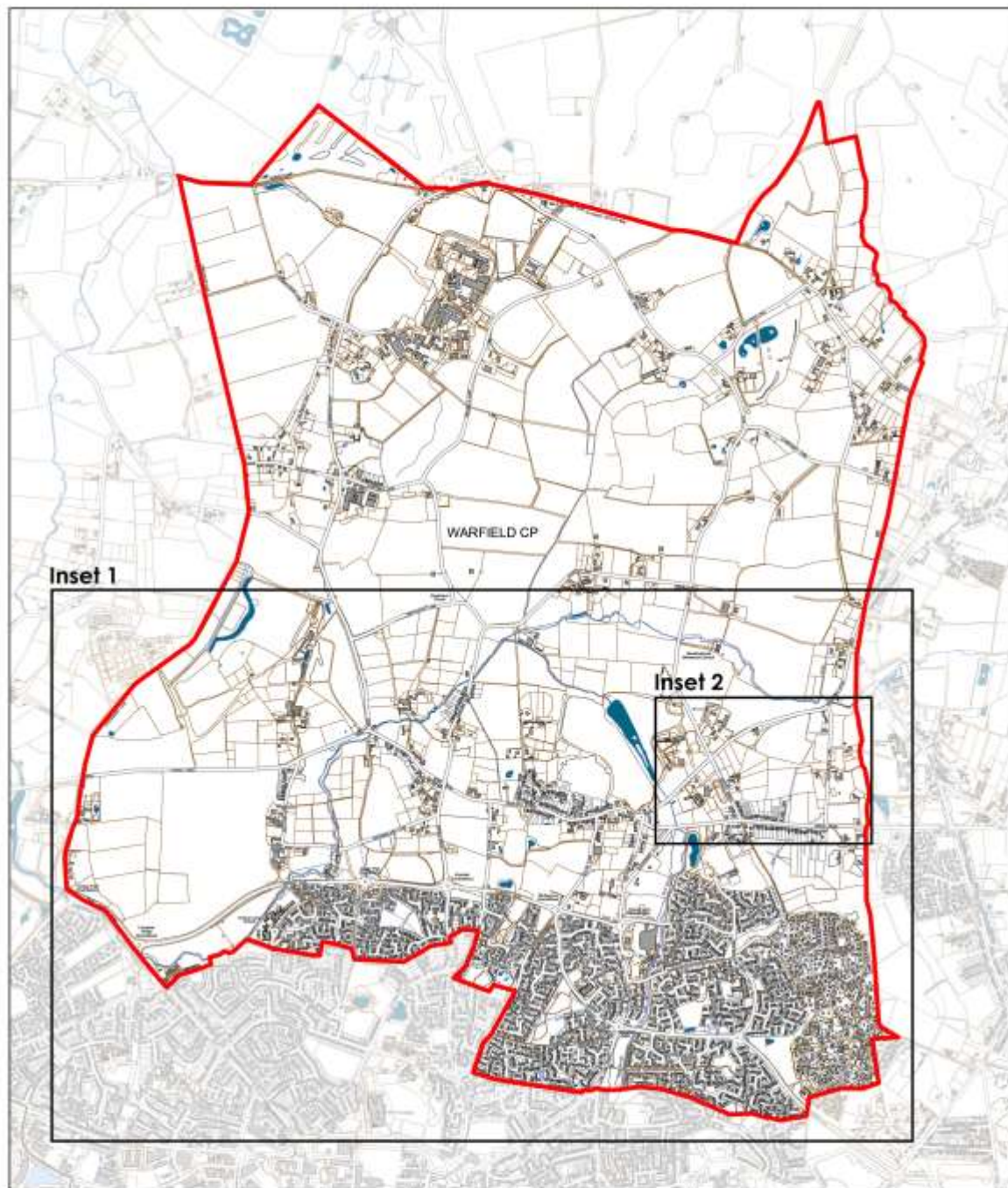


## Warfield Neighbourhood Plan

Groups and local land owners to bring forward the green infrastructure network and proposals for outdoor gym equipment as opportunities and funding become available.

3. 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
- 6.5. 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.
- 6.6. 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



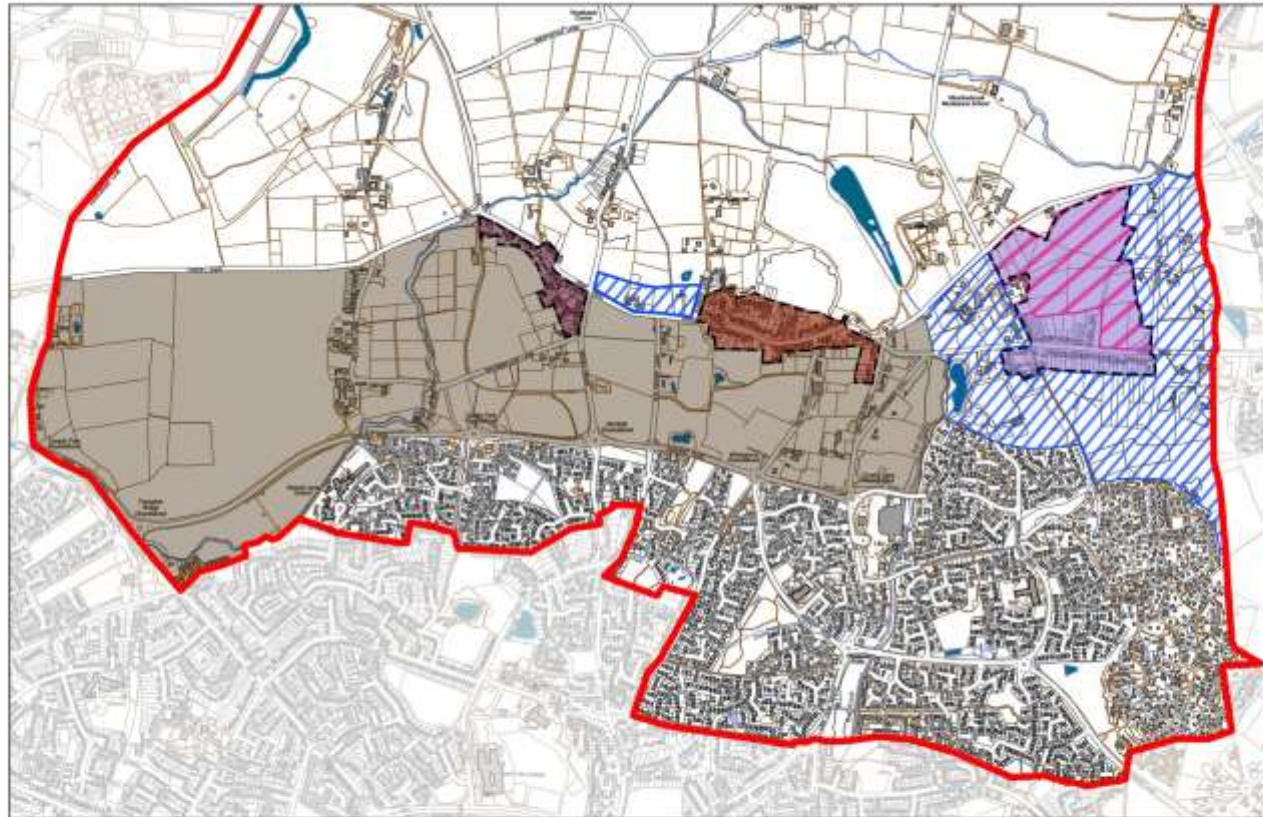
### Warfield Neighbourhood Plan: Policies Map

Submission Plan: June 2018



## Warfield Neighbourhood Plan

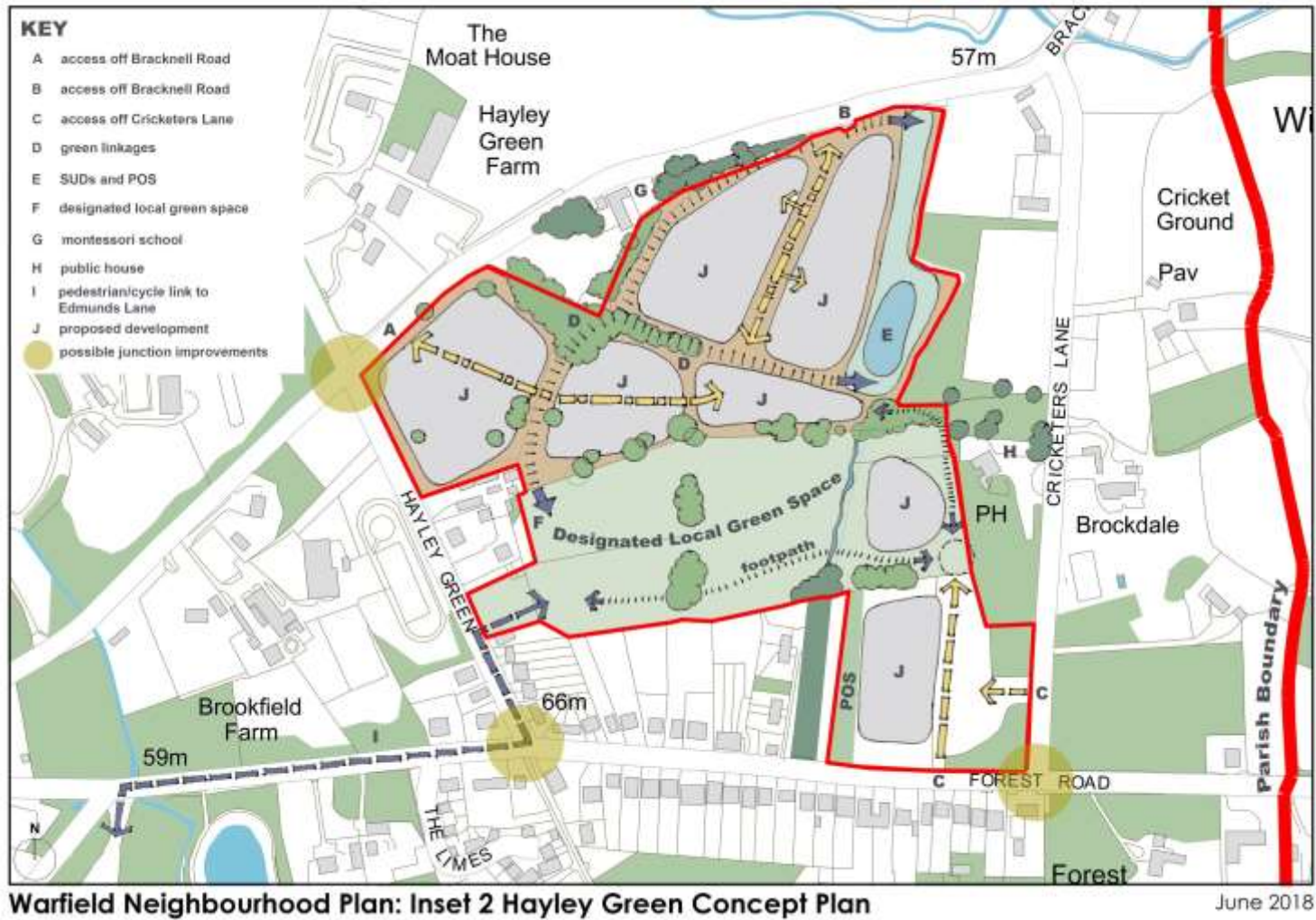
### Inset Map 1



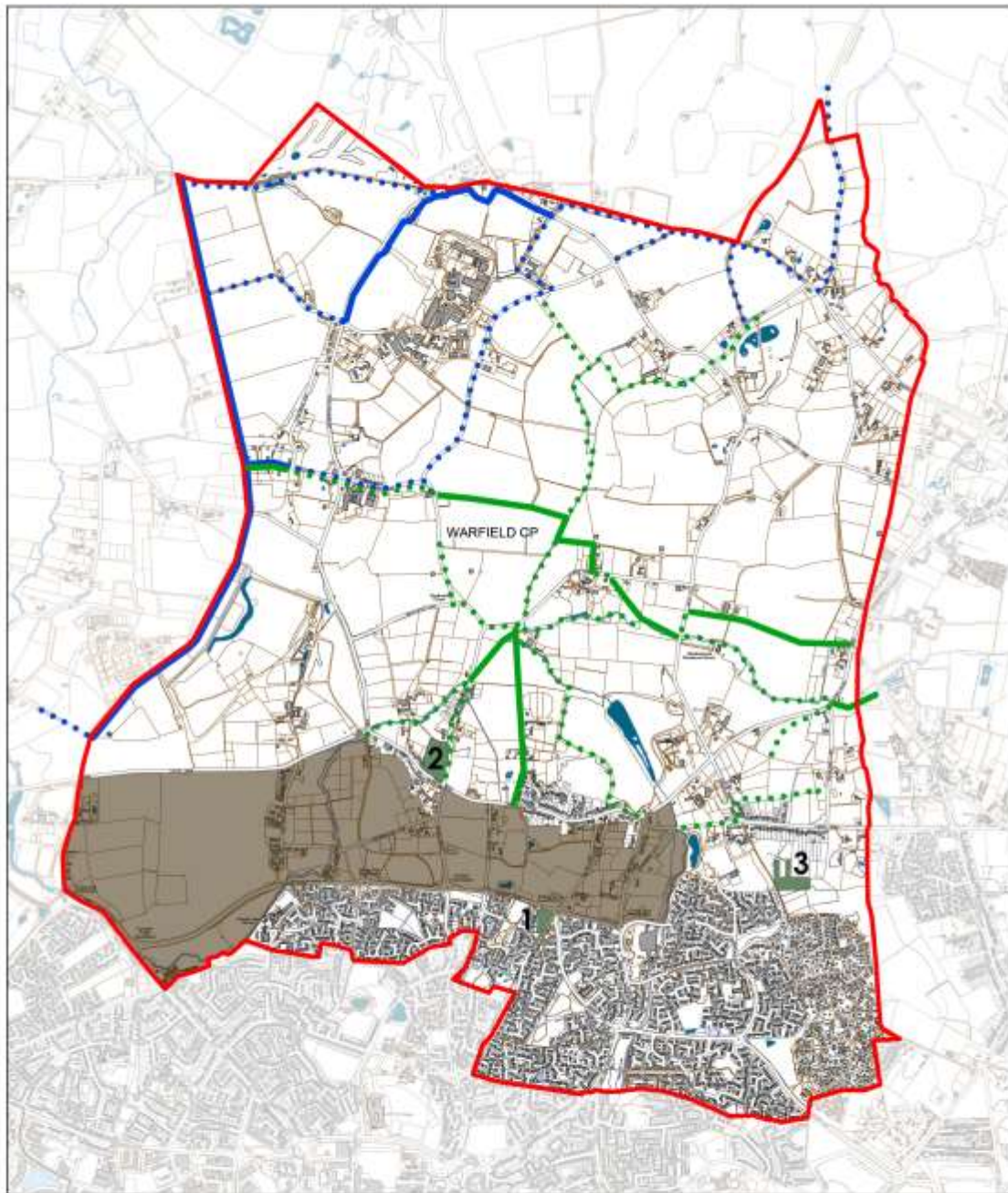


## Warfield Neighbourhood Plan

### Inset Map 2



## GREEN INFRASTRUCTURE POLICIES MAP



**Warfield Neighbourhood Plan: Policies Map Green Infrastructure**  
Submission Plan: June 2018





### 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 Parish Council website [www.warfieldparishcouncil.gov.uk](http://www.warfieldparishcouncil.gov.uk)

Warfield NP Consultation Statement (April 2018)

Summary Report on the 2015 NP Survey for the Warfield PC (May 2015)

Warfield NP Open Space Audit (26 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 Character Studies:

Brockhill, Jealotts Hill, Hayley Green, Newell Green, Warfield Street,  
Nuptown, Hawthorn Hill and Malt Hill

BFC SEA/HRA Screening Report (October 2016)

WNP SA/SEA Scoping Report (Jan 2017)

WNP SA/SEA Report (April 2018)

Site Assessment and Site Capacity Study Stage 1 (March 2016)

WNP Housing Report (April 2017 updated)

WNP Transport Statement (Oct 2016)

WNP Local Landscape Appraisal (January 2017)

Bracknell Forest Council Quick Guide to Planning Policy & Guidance (Nov 2016)

Bracknell Forest Local Plan (2002 Saved Policies)

Bracknell Forest Core Strategy (adopted 2008)

Bracknell Forest Site Allocations Local Plan (adopted July 2013)

Draft Bracknell Forest Local Plan and Sustainability Appraisal (Feb 2018)

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 Part 2 (Dec 2017)

Bracknell Forest Viability Assessment for the CLP (BNP Paribas June 2017)

Bracknell Forest SHELAA Phase 1 Ecology Survey (updated Feb 2018)

Landscape Sensitivity Appraisal of Housing/Employment Sites (LUC Feb 2018)

Guidance Note: Residential Parking (CIHT)

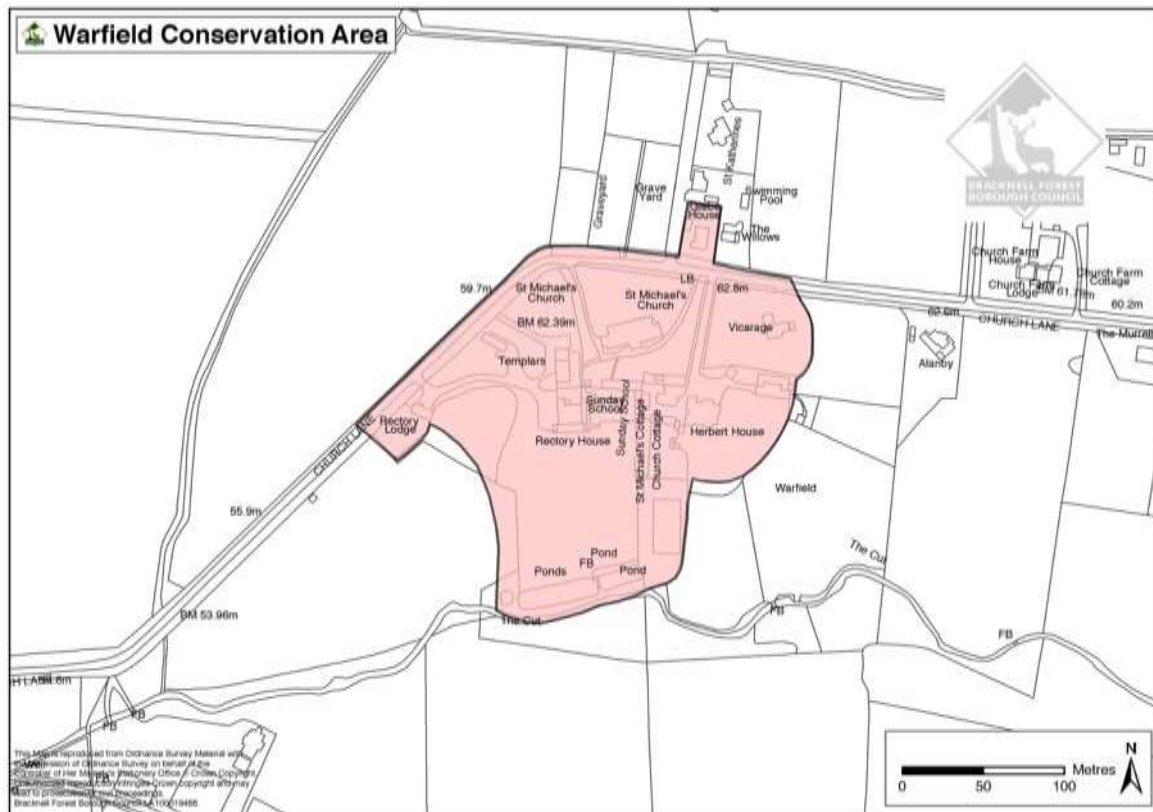
Planning for a Healthy Environment – Good Practice Guidance for Green Infrastructure and Biodiversity (TCPA/Wildlife Trusts; July 2012)

Landscape Analysis of Sites and Allocations and an assessment of Gaps/Green Wedges (Entec 2006)

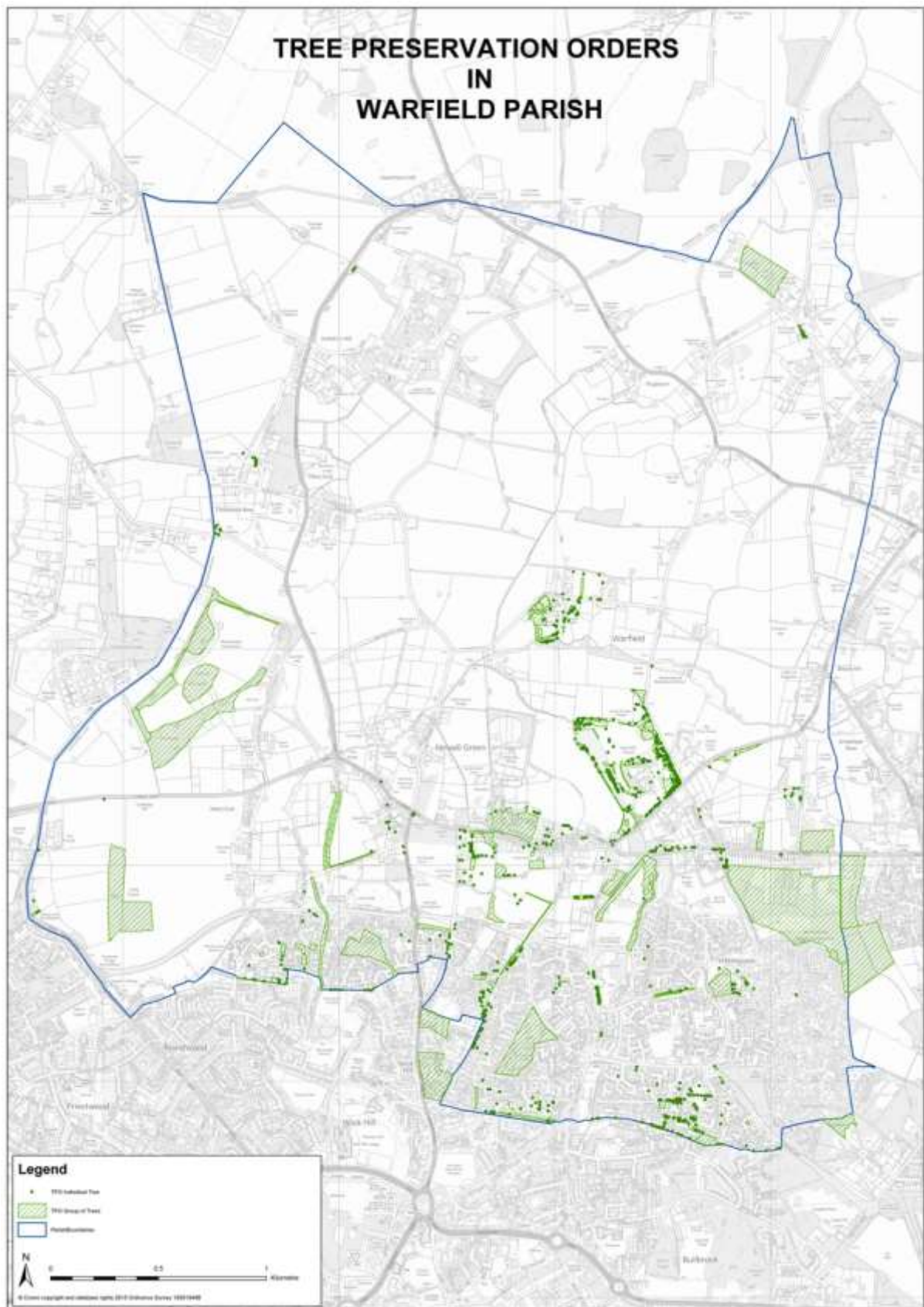
Archaeological Appraisal of SHELAA sites. (BFC CLP/Ev/7a April 2017)

2017 PreSub Consultation Resident Feedback

### Appendix B: Warfield Conservation Area Map



## Appendix C: Tree Preservation Orders in Warfield Parish



### Appendix D: Open Spaces and Rights of Way Map

The map can be found on the following page.

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

- a. Edmunds Green and Lane
- b. Big Wood
- c. Rachel's Lake
- d. Warfield Chase
- e. Flemish Place Newt Reserve
- f. Whitegrove Copse
- g. Piggy Wood
- h. Long Copse
- i. Larks Hill
- j. Hayley Green Wood
- k. Quelm Lane



# Local Green Spaces

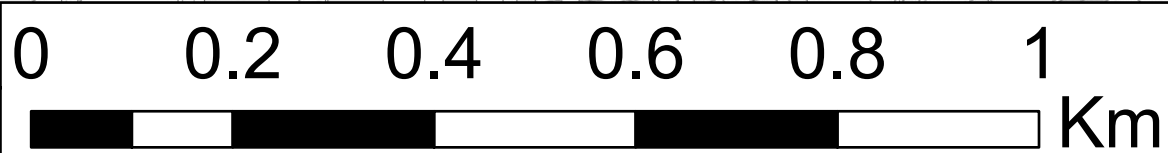
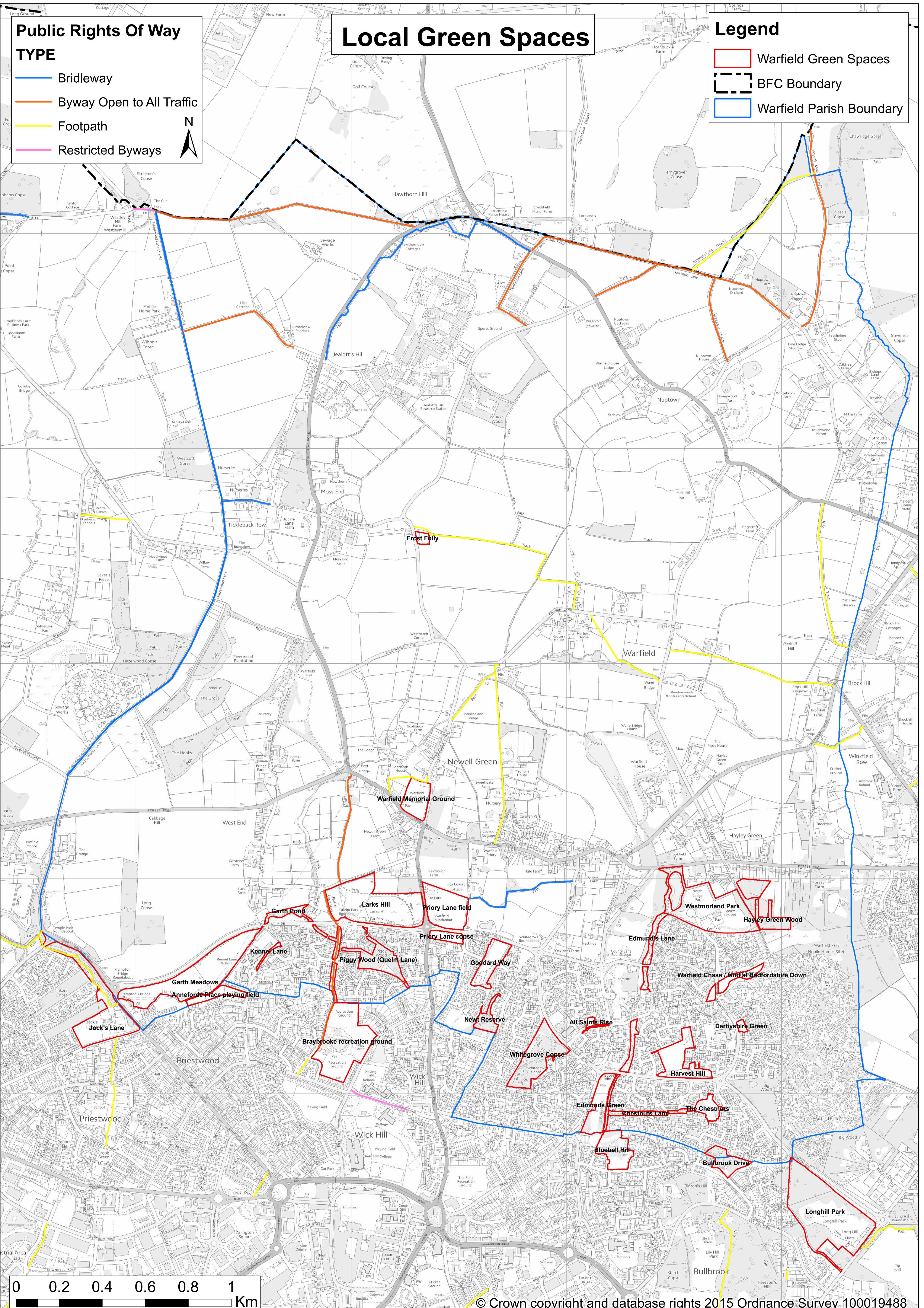
## Public Rights Of Way TYPE

- Bridleway
- Byway Open to All Traffic
- Footpath
- Restricted Byways



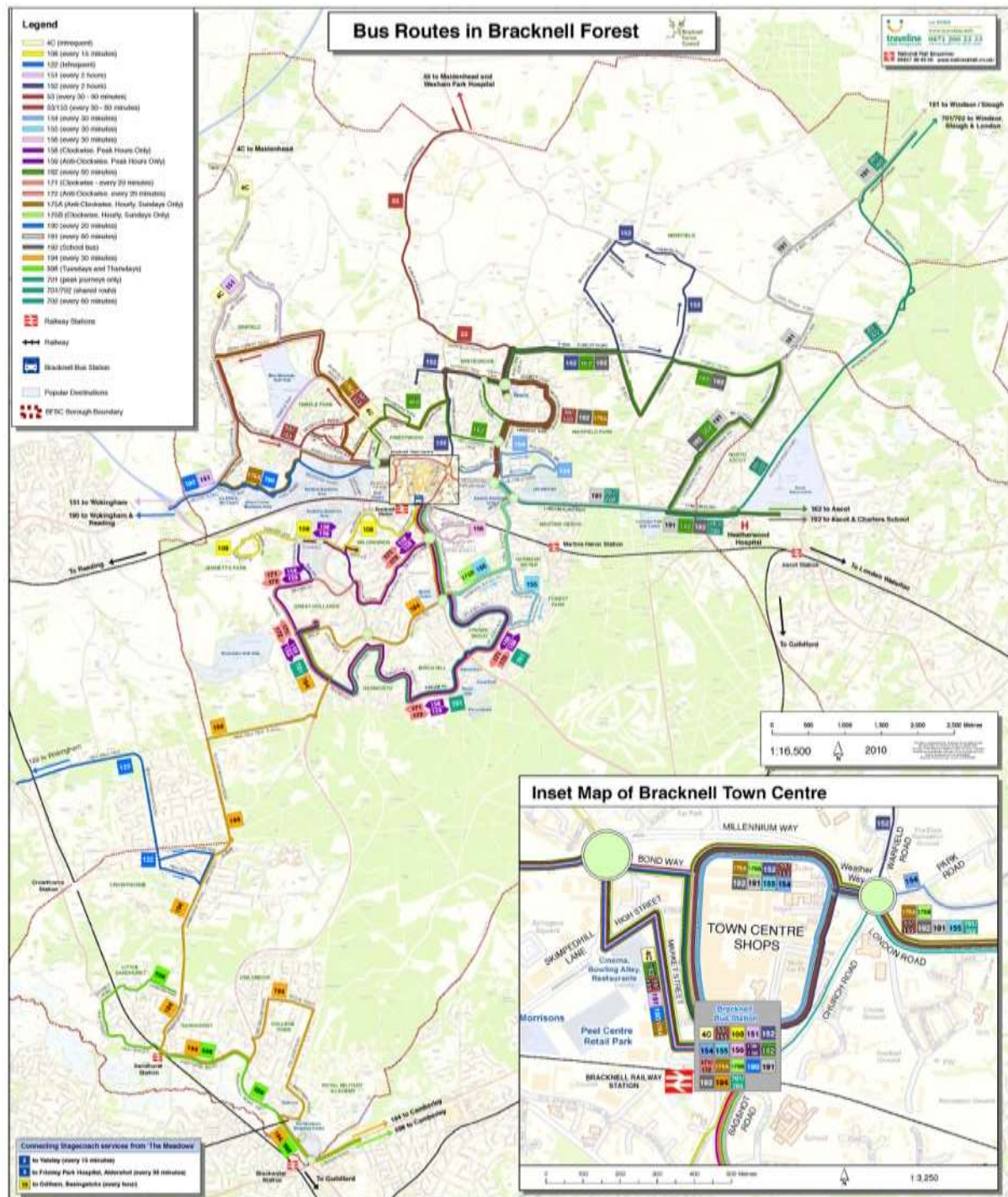
## Legend

- Warfield Green Spaces
- BFC Boundary
- Warfield Parish Boundary



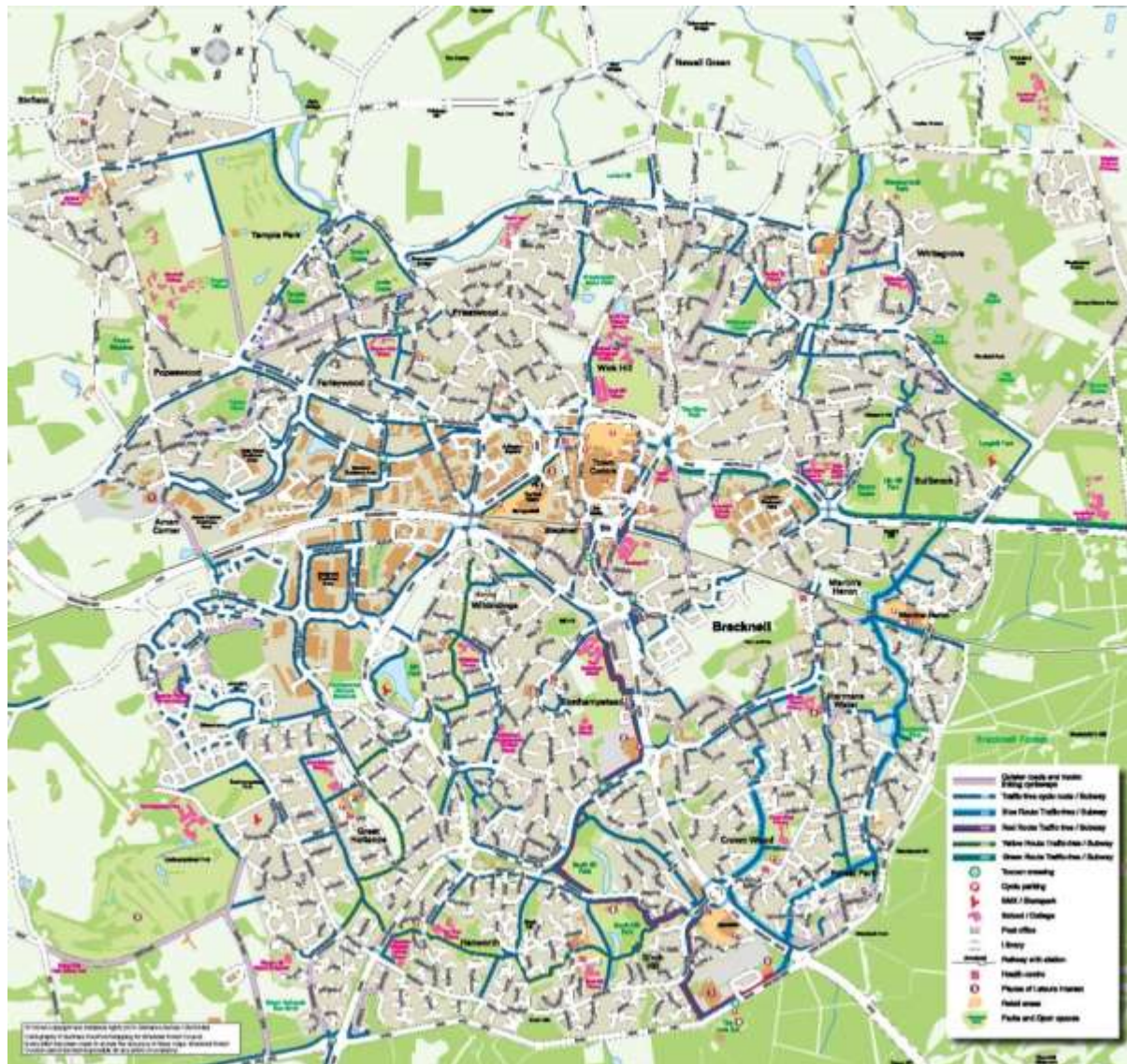


## Appendix E: Bracknell Bus Route Map





## Appendix F: Bracknell Cycle Route Map



### Appendix G: Dark Skies Map Bracknell



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

### Appendix H: Glossary of planning terms and other abbreviations

#### **Affordable Housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

#### **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

#### **Amenity Green Space**

Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality.

#### **Biodiversity**

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

#### **Bracknell Forest Council (BFC)**

The principal planning authority for this Neighbourhood Plan

#### **Brownfield Land and Sites**

See: Previously Developed Land

#### **Communities and Local Government**

See: Ministry of Housing, Communities and Local Government

#### **Community Infrastructure Levy (CIL)**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

#### **Conservation Areas**

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

#### **Core Strategy**

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area. (See also: Development Plan Documents.)

#### **Density**

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.



## Warfield Neighbourhood Plan

### Development

Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land."

### Development Plan Documents (DPDs)

Development Plan Documents (DPDs) are prepared by local planning authorities and form an essential part of the Development Plan, outlining the key development goals. Once adopted, development control decisions (see definition above) must be made in accordance with them unless material considerations indicate otherwise.

Development Plan Documents include the core strategy and, where needed, area action plans.

### Evidence Base

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Local Development Documents, including physical, economic, and social characteristics of an area.

### Green Belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to check the unrestricted sprawl of large built up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land.

### Green Infrastructure (GI)

A strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

### Greenfield Sites

Land (or a defined site) outside defined settlement boundaries that has not previously been developed. See: Definition of Previously Developed Land (as outlined in the NPPF)

### Habitats Regulation Assessment

A Habitats Regulations Assessment (HRA) tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

### Heritage Assets

Parts of the historic environment which have significance because of their historic, archaeological, architectural or artistic interest.



## **Warfield Neighbourhood Plan**

### **Infrastructure Delivery Plan (IDP)**

A document which identifies future infrastructure and service needs for the Borough over the Core Strategy Plan period.

### **Institute of Lighting Engineers (IoLE)**

### **Landscape Appraisal**

A method of assessing appearance and essential characteristics of a landscape.

### **Landscape Character**

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

### **Listed Building**

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

### **Local Nature Reserve (LNR)**

A habitat of local significance for nature conservation.

### **Local Plan**

A development plan prepared by district and other local planning authorities.

### **Ministry of Housing, Communities and Local Government (MHCLG)**

The Government Department that sets policy on supporting local government; communities and neighbourhoods; regeneration; housing; planning, building and the environment; and fire.

### **National Planning Policy Framework (NPPF)**

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

### **Neighbourhood Plan**

A plan prepared by a Parish Council under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012 (as amended).

### **Previously Developed Land**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings

## Warfield Neighbourhood Plan

- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

### Suitable Alternative Natural Greenspace (SANG)

Green space used as mitigation or avoidance to reduce recreational use of the Thames Basin Heaths Special Protection Area.

### Saved Policies

Policies within unitary development plans, local plans and structure plans that are 'saved' for a time period during the production of policies in Local Development Documents, which will eventually replace them.

### Sites of Special Scientific Interest (SSSI)

The country's very best wildlife and geographical sites, designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England. They include some of the most spectacular and beautiful habitats. A large proportion of the total area of these sites in England are also internationally important for their wildlife, and designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites.

### Special Protection Areas (SPA)

Sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

### Strategic Environmental Assessment (SEA)

A system of incorporating environmental considerations into policies, plans and programmes.

### Strategic Housing and Economic Land Availability Assessment (SHELAA)

A study that provides information on housing land supply.

### Strategic Housing Market Assessment (SHMA)

Assessment of the local housing market, which studies the supply and demand of housing, housing and planning policies, the need for affordable housing and the affordability of the local housing market.

### Supplementary Planning Documents (SPD)

A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

## **Warfield Neighbourhood Plan**

### **Sustainability Appraisal (including Environmental Appraisal)**

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

### **Sustainable Drainage Systems (SUDS)**

Alternatives to the traditional ways of managing runoff from buildings and hard standings. They are designed to improve the rate and manner of absorption by water of hard and soft surfaces, in order to reuse the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.

### **Thames Basin Heaths Special Protection Area**

See: Special Protection Areas

### **Warfield Neighbourhood Plan (WNP)**

The Neighbourhood document and supporting evidence.

### **Warfield Parish Council (WPC)**

The producer of this Neighbourhood Plan.

### **Water Framework Directive (WFD)**

The aim of the Water Framework Directive, is to help ensure that water is more effectively and sustainably managed for the benefit of both society and the environment. It brings together management and protection of the whole of the water environment – surface and groundwater – and the activities and processes that impact it.