

**Initial Comments of the Independent Examiner John Slater 1<sup>st</sup> April 2019 p 5  
Matters to be dealt with by way of Written Submissions:**

23 In Policy EV13 what is expected by way of co-location of community facilities? What it says in the 4 parts of the Policy Intent especially 3.

Is it co-location of community centres or the co-locations of services serving the local community?

No, the latter.

24 Policy HE 3 refers to non-designated heritage assets. Does the plan propose to designate them or are there existing “locally listed buildings” in Bracknell already designated by the LPA?

- The BTNP covers a New Town and includes *Appendix 11 Listed Buildings in Bracknell Town*.
- Existing “locally listed buildings”. *BTNP Appendix 11 refers to listed buildings* as per the English Heritage website.
- There is no reference in the LPA to existing “locally listed buildings” in Bracknell already designated by the LPA. When originally approached on this matter, BFC gave no information on such a designation nor has any been received since.

25 Can examples be given as to how the connectivity of private gardens can be achieved to deliver the biodiversity of green infrastructure to link them with adjoining green infrastructure. Is there a particular form of fencing envisaged?

- HO 5 Private Gardens: Green Space Biodiversity Corridors.  
Note that the policy wording does not cover construction and materials.
- Suggest that on p25 Housing & Character Policy HO 5 Private Gardens : Green Space biodiversity corridors Policy Context para 3 after “is about”, add the words “ An example of physical connectivity could be provided by “open fencing”.
- “Open fencing” definition and type could be confirmed by the BFC biodiversity officer [Marlies.Boydell@bracknell-forest.gov.uk](mailto:Marlies.Boydell@bracknell-forest.gov.uk) ?

Examples of achieving the connectivity of private gardens :

1 Page 25 Policy Context HO 5 para 3, delete “ ~~Trying to connect the way different buildings and the green spaces are juxtaposed ..~~” suggest amend to “ **connecting dwellings and their gardens to the Bracknell Town green spaces listed in policies EV1 & EV2 and/or any public realm footpath green verges by juxtaposing them where possible**” is what this policy is about.

2 Page 25 Policy HO 5 Policy Intent para 1 after the words “private gardens”, add

the words “*next to each other*”

26 What is the difference between a micro and a small business as described in Policies EC 1 and EC 2 ?

- The BTNP definition used for policy EC 1 Small Business and Retail Units page 13 Policy Context para 4 is a spatial one eg 500m<sup>2</sup> for a small business.
- The ONS defines a “micro business” as being between 0 & 9 employees. This definition has also been used in parliamentary reports See the BTNP definition used for policy EC 2 Micro and Small Businesses on the page 20 footnote.
- Suggest amending the title of Policy EC 2 Micro and Small Businesses to “Micro Businesses.”

27 What forms of new development within the Town Centre are expected to contribute to new and existing bus services ?

Policy TR 6 Buses. Developments in all use classes are expected to contribute to new and existing bus services which is covered by the policy wording.

28 In Policy EC 6 regarding broadband, consultation with whom would be required to confirm that it is not possible, practical or economically viable ?

- Please note that this is the exact policy wording for the same policy in the Binfield Neighbourhood Plan which was included in the BTNP (1/6 BFC area Neighbourhood Plans) to offer consistency in their application by the LPA.
- Consultation would be required with the companies providing the broadband and with the developers.
- The NPPF Feb 2019 states :

*112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).*

Suggest adding above to page 36 EC 6 Policy Justification after the words “networks” as the highlighted words are more specific as to what is required.

- Note that page 36 Policy EC 6 Broadband Policy Justification from words “ *NPPF 17 to paras 42 & 42*” refers to previous NPPF, checked as ok to use as per the submission date of the BTNP.
- Add page 37 Policy EC 6 Broadband Policy Justification at end of para 2 after “(TVP LEP)”, add “ *Local models of superfast broadband installation for new build developments in consultation with Superfast Broadband Berkshire include Jennetts Park and The Parks.*”
- Consultation would be also be required with Superfast Broadband Berkshire so add to Policy EC 6 Broadband wording after “All”, add “**existing**” then after “consultation”, add “ ***with Superfast Broadband Berkshire***”.

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29 Should other uses be covered in the possible mix of uses appropriate in the town centre and if so which ones, apart from retail and residential ?

Policy EC 5 Town Centre Future Development Sites : Mixed Housing and Retail Uses. Yes, leisure and employment uses should also be considered see page35 EC5 Policy Justification para 3.

Page 34 EC 5 Policy Intent states “combining mixed use class sites (especially housing) in multi-use developments.