



# Warfield Neighbourhood Plan 2013 - 2037



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## Warfield Neighbourhood Plan 2013 – 2037

### Contents

	page
Policies of the Warfield Neighbourhood Plan	3
Foreword	4
1. Introduction and Background	5
2. The Neighbourhood Area	8
3. Planning Policy Context	18
4. Community Views on Planning Issues	21
5. Vision, Plan Objectives & Land Use Policies	25
6. Implementation	42
Policies and Inset Maps	
Warfield Neighbourhood Plan Policies Map – Overview	44
Inset 1: Policies Map	45
Inset 2: Hayley Green Concept Plan	46
Green Infrastructure Policies Map	47
Appendix A: Schedule of Evidence	48
Appendix B: Warfield Conservation Area Map	50
Appendix C: Tree Preservation Orders in Warfield Parish	51
Appendix D: Bracknell Forest bus and cycle routes	52
Appendix E: Dark Skies Map – North Bracknell	53
Appendix F: Glossary of planning terms and other abbreviations	54

## Policies of the Warfield Neighbourhood Plan

	Page
<b>WNP1</b>	The Spatial Plan for the Parish 26
<b>WNP2</b>	Hayley Green Allocation 27
<b>WNP3</b>	Promoting Good Design in Newell Green 31
<b>WNP4</b>	Promoting Good Design in Warfield Street 32
<b>WNP5</b>	Promoting Good Design in Hayley Green 33
<b>WNP6</b>	Suitable Alternative Natural Greenspace 34
<b>WNP7</b>	Local Gaps 34
<b>WNP8</b>	Enhancing Green Infrastructure 35
<b>WNP9</b>	Local Green Space Designations 37
<b>WNP10</b>	Supporting Community Assets 37
<b>WNP11</b>	Protecting and Enhancing Heritage and Biodiversity 38
<b>WNP12</b>	Promoting Dark Skies 39
<b>WNP13</b>	Drainage Infrastructure 39
<b>WNP14</b>	Parking, Garaging and Ancillary Buildings 40

## **Foreword**

### **The Warfield Neighbourhood Plan**

This is the first Warfield Neighbourhood Plan and has been developed with the input of residents and members of the community.

Warfield continues to grow and change as strategic development continues to reshape our parish with new homes, schools and community facilities. With easy access to the M3, M4, M25 and M40, coupled with the proximity to Heathrow Airport and London, Warfield is a very desirable area. 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. The group wanted to retain the character of the existing settlement areas, protect our Green Belt and countryside, and conserve and enhance the abundance of greenery within the parish. The group concluded it would be beneficial to include some development in the Plan.

The Steering Group developed a neighbourhood plan that they felt was the best option to shape the future of our parish and will ensure that Warfield continues to thrive and remain a desirable place to live, for existing and future residents.

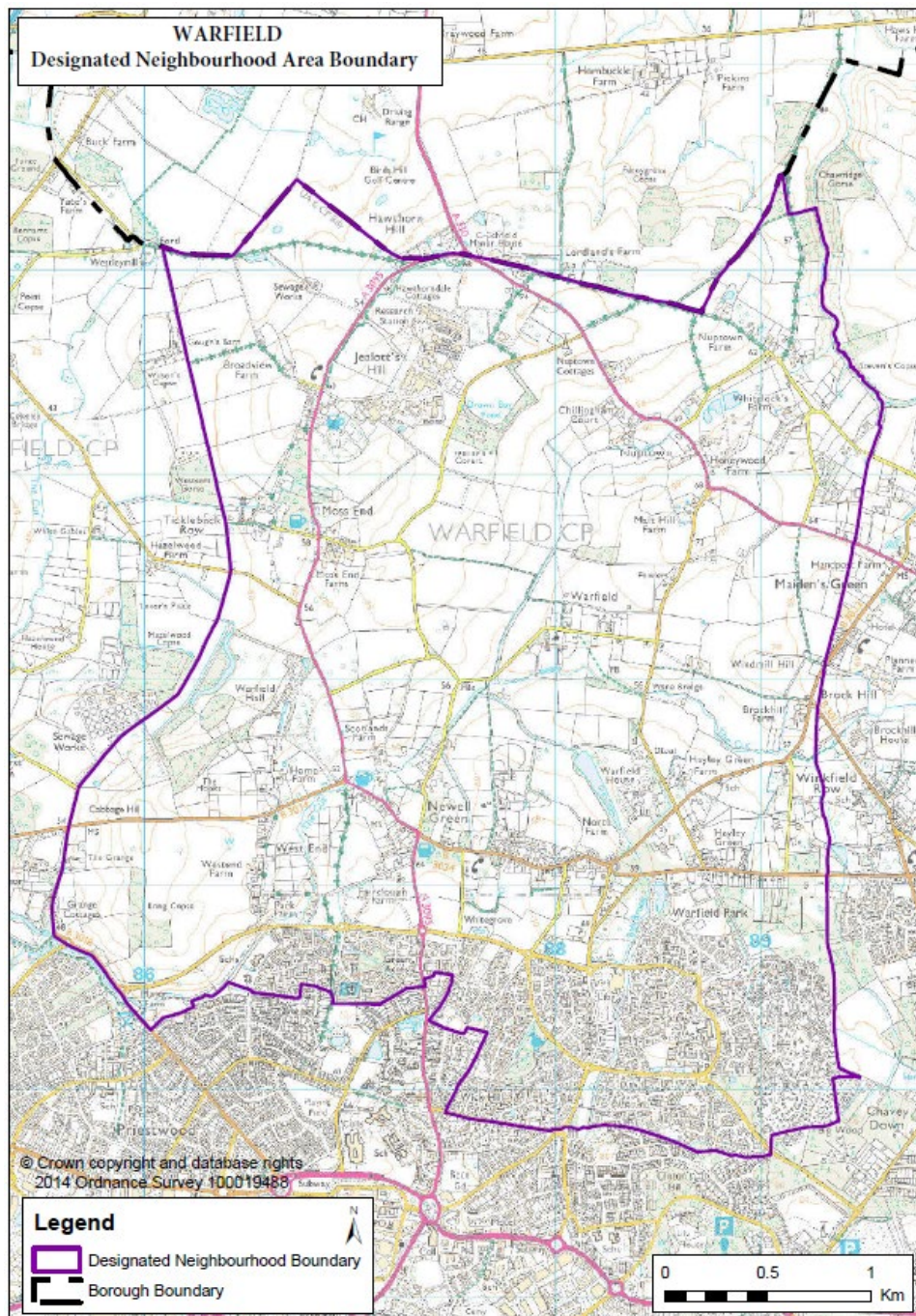
The factors that have governed the development of the plan have been complex. We have created a plan that gives us the flexibility to respond to the dynamic situation that exists in Warfield. The neighbourhood plan, which covers the parish until 2037, will be in line with the new Bracknell Forest Local Plan. We will review our plan once the Bracknell Forest Local Plan is approved.

I wish to thank everyone who has contributed; the residents and other consultees who responded to the plan’s pre-submission consultation in 2017 and through the other consultations that took place during the development of the plan. I would like to thank my predecessor as chair of the parish council, Cllr Colleen Dulieu, and Vicki Painter who led the Warfield Neighbourhood Plan Steering Group for their considerable efforts in producing this plan along with the volunteers of the Neighbourhood Plan Working Groups, the Parish Councillors, and the Parish Clerk.

**Cllr Dr Gareth Barnard – Chairman, Warfield Parish Council**

## 1. Introduction and Background

- 1.1. Warfield Parish Council (WPC) has prepared 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 23<sup>rd</sup> July 2014 and the neighbourhood plan boundary is coincident with the Warfield Parish boundary (Plan A).



Plan A: Warfield Parish Neighbourhood Area  
(source: Bracknell Forest Council)

## 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 2037. 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. the making of the neighbourhood plan contributes to the achievement of sustainable development;
  - c. the making of the 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 making of the neighbourhood plan does not breach, and is otherwise compatible with, retained EU obligations; and
  - e. prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.
- 1.6. In addition, WPC had to demonstrate 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. The Warfield Neighbourhood Plan was subject to to an independent examination, with the examiner’s report being issued to Bracknell Forest Council on Monday 17 January 2022. The report recommended modifications that have been incorporated into this final version of the plan.

## **Sustainability Appraisal & Habitats Regulations Assessment**

- 1.8. 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. 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.
- 1.9. 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.
- 1.10. The screening decision was reliant on the then common practice of mitigating the plans effects on European Designated sites by complying with the retained Policy NRM6 of the South-East Plan and policy CS14 of the Core Strategy and related guidance. However, in April 2018 the ‘People Over Wind’ European Court of Justice (ECJ) ruling determined that ‘mitigation’ (i.e. measures that are specifically introduced to avoid or reduce the harmful effects of a plan or project on European sites) should not be taken into account when forming a view on ‘Likely Significant Effects’. Mitigation should instead only be considered at the Appropriate Assessment stage.
- 1.11. As a result, the parish council was required to demonstrate how it meets its obligations under the Conservation of Habitats and Species Regulations 2017 (as amended). The scope of work was agreed with BFC and a technical report was prepared by consultants AECOM on behalf of the parish council and submitted to the examination in Feb 2021. The report confirmed there are no adverse effects of the neighbourhood plan policies in relation to the Thames Basin Heath SPA, the Thursley, Ash, Pirbright and Chobham SAC and the Windsor Forest and Great Park SAC. BFC will use the relevant information from the report so that it may carry out its Appropriate Assessment obligations as the ‘competent authority’ as required by paragraph 106(1) of the Regulations.



## **2. The Neighbourhood Area**

### **An Introduction to Warfield Parish**

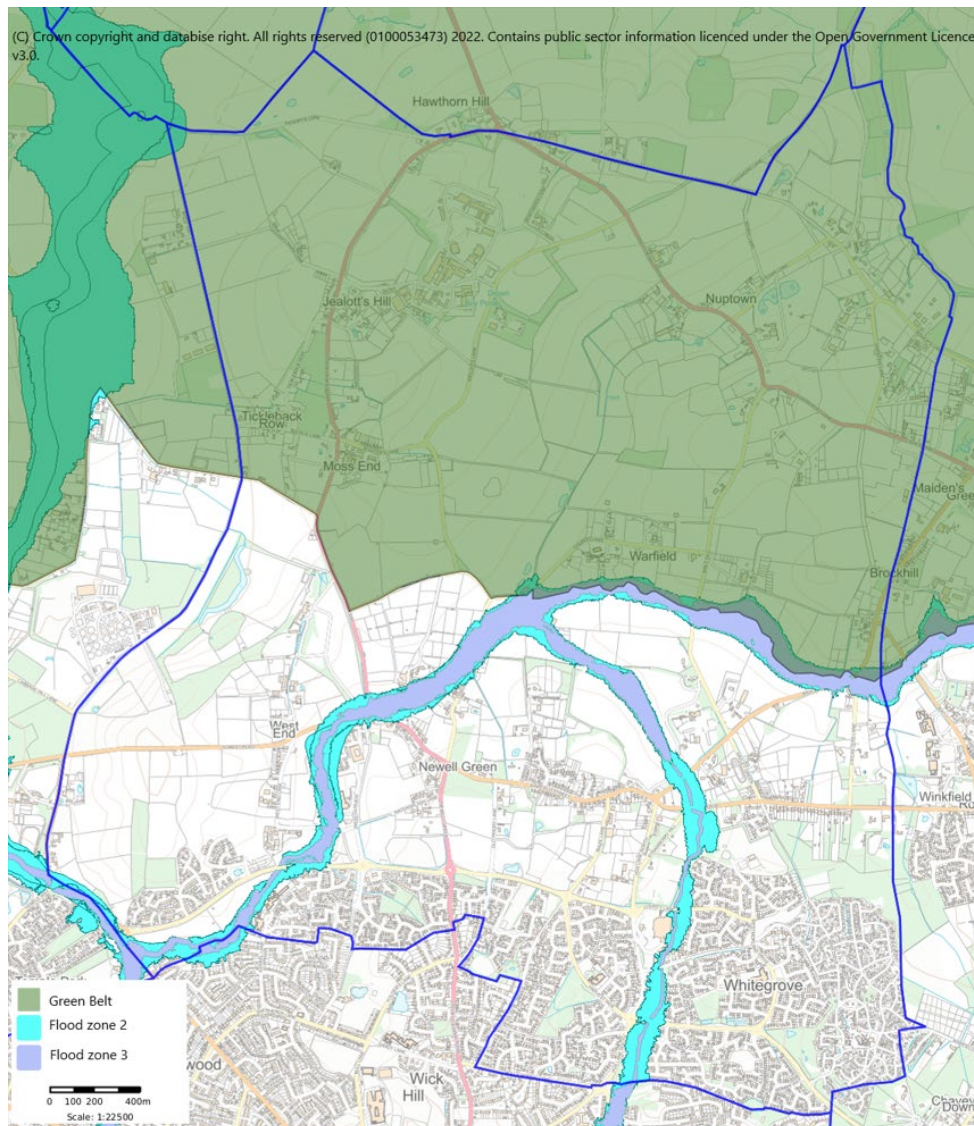
- 2.1. The Borough of Bracknell Forest lies in the county of Berkshire. It is a vibrant and varied Borough, made up of historic villages, semi-rural communities along with Bracknell and its New Town heritage.
- 2.2. Warfield Parish lies in the north of the Borough, has a population of 10,088, contains over 4,100 dwellings (2011 census) and covers an area of 1,390 hectares a significant proportion of which lies within the Metropolitan Green Belt (see Plan B).
- 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 several bus routes, all of which are operated by Thames Valley Buses and are 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 Jealott's Hill. The latter is the home of the Syngenta International Research Centre, a major developed site in the Green Belt, and the company's largest R&D site employing over 800 people. Aside from the Syngenta research site at Jealott's 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, Jealott's Hill and Whitegrove. There also might be circumstances where development in the Metropolitan Green Belt is considered appropriate (NPPF paras 149 & 150).

- 2.7. The Bracknell Forest Council Character Area Assessments Supplementary Planning Document (2010) (SPD) identifies areas with distinctive and positive character and where development pressures may come forward. The chapter titled 'The Northern Villages Study area', 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, Lawrence Hill and latterly, Woodhurst.
- 2.9. The Thames Basin Heaths Special Protection Area (TBHSPA) lies to the south of the parish. 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 (SAC) 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 400m – 5km and 5km – 7km buffer zones fall within the parish and as a result any net increase in residential development within these zones is required to mitigate against recreational pressure on the TBHSPA. The WNP2 allocation straddles the 5km zone. Natural England has identified that net additional housing up to 5 kilometres from the SPA boundary is likely to have a significant effect (alone or in combination with other plans or projects) on the integrity of the SPA. Some development between 5 and 7 kilometres from the SPA boundary may also have an impact on the integrity of the SPA. The evidence available indicates that effective mitigation measures should comprise a combination of providing suitable areas for recreational use by residents to divert them from the SPA and actions on the SPA to manage access and encourage use of alternative sites.
- 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 (see Plan B) 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.



Plan B – High Level Constraints Plan

- 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. BFC's green infrastructure ambitions include 'the Cut Countryside Corridor' and the 'Bull Brook' river corridor and both are key components of the 'Land at Warfield' strategic allocation (Policy SA9) and the BFC SPA Mitigation Strategy.

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

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

- a. Frost Folly Park (SANG) and Country Car Park
- b. Westmorland Park
- c. Whitegrove Copse
- d. Priory 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. Jealott's Hill Community Landshare
- m. Piggy Wood
- n. Garth Meadow and pond
- o. Land at Derbyshire Green
- p. Land at Warfield Chase
- q. Priory Lane Copse
- r. Thomas Lawrence Brickworks Newt Reserve, Flemish Place
- s. Edmunds Green and Edmund Lane
- t. The Chestnuts
- u. Goddard Way play area, amenity land & meadow
- v. Quelm Allotments
- w. Cabbage Hill SANG
- x. Windmill Farm SANG

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. Whitegrove Pre-school
- b. Paws Nursery
- c. Warfield CofE Primary School

- d. Whitegrove Primary School
- e. Sandy Lane Primary School
- f. Meadowbrook Montessori School.

### **Parish Spatial Context**

- 2.18. Since Bracknell's inception as a new town, the population of the Borough has grown rapidly from 23,408 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 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.
- 2.19. New development in area SA9 (north of Harvest Ride and mainly south of Forest Road/Warfield Street), which is allocated for a mixed-use development comprising 2,200 dwellings, will deliver new facilities and services 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 whilst ensuring that rural character and valued environment in the remainder of the Parish are conserved and enhanced.
- 2.20. 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.
- 2.21. 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.
- 2.22. In spatial terms, the parish is characterised by four broad areas;
  - a. the built-up area of Warfield parish to the south;
  - b. the emerging new built-up area of the Warfield extension (SA9);
  - c. defined settlements of West End, Newell Green, Warfield Street and Hayley Green; and
  - d. the Metropolitan Green Belt and countryside.

- 2.23. The transitional distance from built-up area to Green Belt has decreased markedly in planning policy terms, signalled by Core Strategy Policy CS5 and Site Allocations Local Plan (SALP) Policy SA9. Given the local housing need of 614 dwellings to be delivered per annum, these pressures on the countryside are likely to continue. The publication of the Strategic Housing and Economic Land Availability Assessment (SHELAA Part 2 October 2020) which, while not proposing allocations, appears to suggest little respite from these pressures in the parish, despite its constrained nature (see Plan B – High Level Constraints Plan). This is understandably a significant concern for the local community.
- 2.24. Figure 4 of the 2020 SHELAA indicates that all but one of the submitted and assessed sites within the parish are located on greenfield sites outside settlement boundaries, including promoted sites within the Green Belt, the most significant being WAR 3 (Syngenta). Hence the SHELAA assessment highlights the challenges faced by the neighbourhood plan in allocating land for housing given these strategic policy constraints.

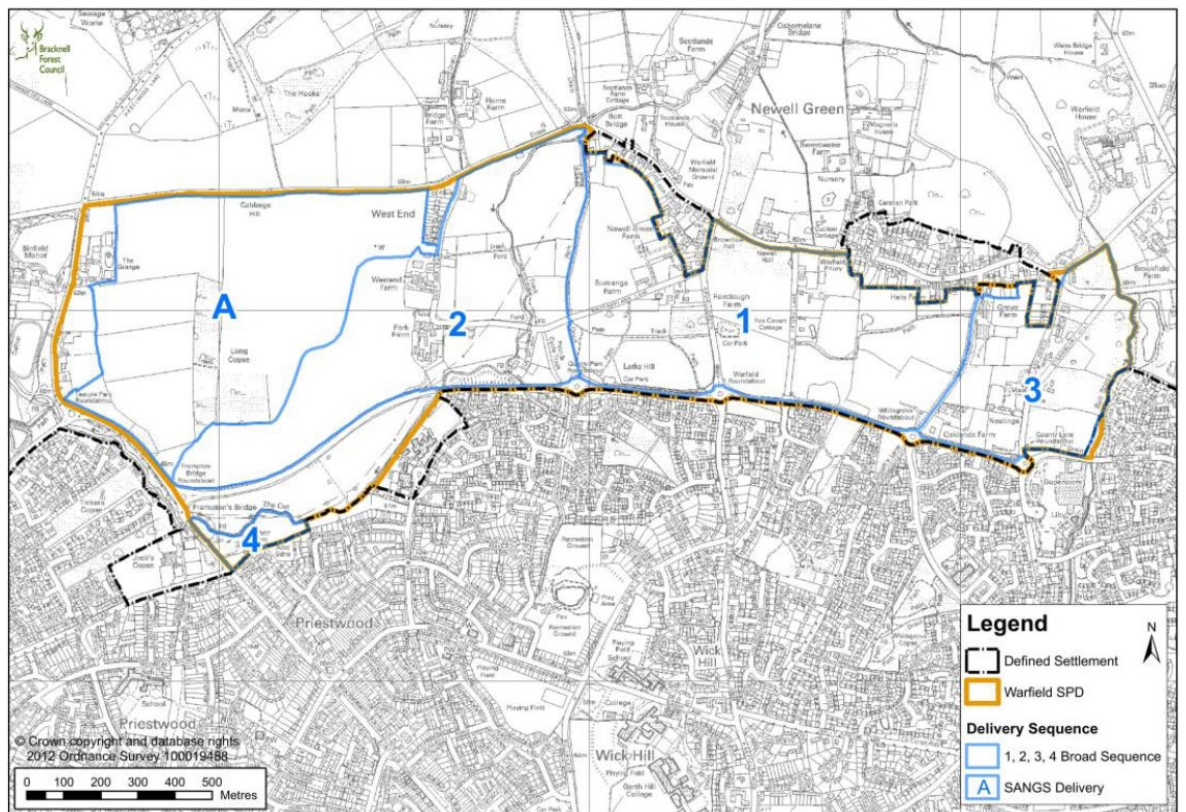
### **Warfield Spatial Portrait**

#### **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 allocation area is located north of Harvest Ride and mainly south of Forest Road (see Plan C). Development principles are set out in Core Strategy Policy CS5 and Site Allocations Local Plan Policy SA9 and further refined in the Warfield SPD.
- 2.28. This extension to the existing built-up area lies principally on what formed part of the countryside between Bracknell town and the Metropolitan Green Belt and is divided into four neighbourhood areas.

2.29. The allocation comprises around 2,200 new homes and a new neighbourhood north of Whitegrove, Lawrence Hill and Quelm Park, and phased for development between 2015 and 2026. The allocation area is known in the Bracknell Forest planning documents as ‘Land at Warfield’ (Policy SA9). 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); and
- Transport and other infrastructure.



Plan C – The ‘Land at Warfield’ (Policy SA9) allocation (source: Bracknell Forest Council)

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 expected number and phasing is as follows:

- Area 1 – 814 dwellings Delivery 2016 - beyond 2026 the central area which has an agreed masterplan and comprises housing, open space, primary school and the neighbourhood centre with community hub.

- |   |                             |
|---|-----------------------------|
| ▪ Area 2 – 750-850 dwellings  | Delivery 2015 – beyond 2026 |
| 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. Most works are completed and construction of the remaining site will be built out over the coming years. |                             |
  
- |  |                             |
|--|-----------------------------|
| ▪ Area 3 – 454 dwellings   | Delivery 2020 – beyond 2026 |
| The eastern end is allocated for housing and open space, but does not yet have an agreed masterplan. |                             |
  
- |   |                |
|---|----------------|
| ▪ Area 4 – 27 dwellings   | Delivered 2015 |
| A small area divorced from the main site south west of Area 2. This had planning permission for 27 dwellings, open space and SANG. The site has been completed. |                |
  
- |                     |                |
|---------------------|----------------|
| ▪ Area A            | Part-delivered |
| SANG – Cabbage Hill |                |

2.31. The allocation is intended to be self-contained in terms of primary schools, open space and local facilities. Its planned new neighbourhood centre is located to create a central hub near to existing facilities including the Brownlow Hall. A secondary school is 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 countryside 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**

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

### **The Metropolitan Green Belt**

- 2.36. 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.
- 2.37. The Warfield Green Belt contains mainly agricultural small-holdings, land for equestrian use and dispersed properties and the hamlets of Nuptown, Jealott’s Hill, Hawthorn Hill, Malt Hill, Moss End, Tickleback Row and Warfield (around the church). The area also contains significant resources in terms of Public Rights of Way, woodland (predominantly broad 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.
- 2.38. There is one major developed site within the Green Belt – the Syngenta site at Jealott’s Hill. Policy GB5 of the Bracknell Forest Borough Local Plan is specific to this site and supports limited infilling of the site for employment purposes within the existing site boundary.
- 2.39. 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

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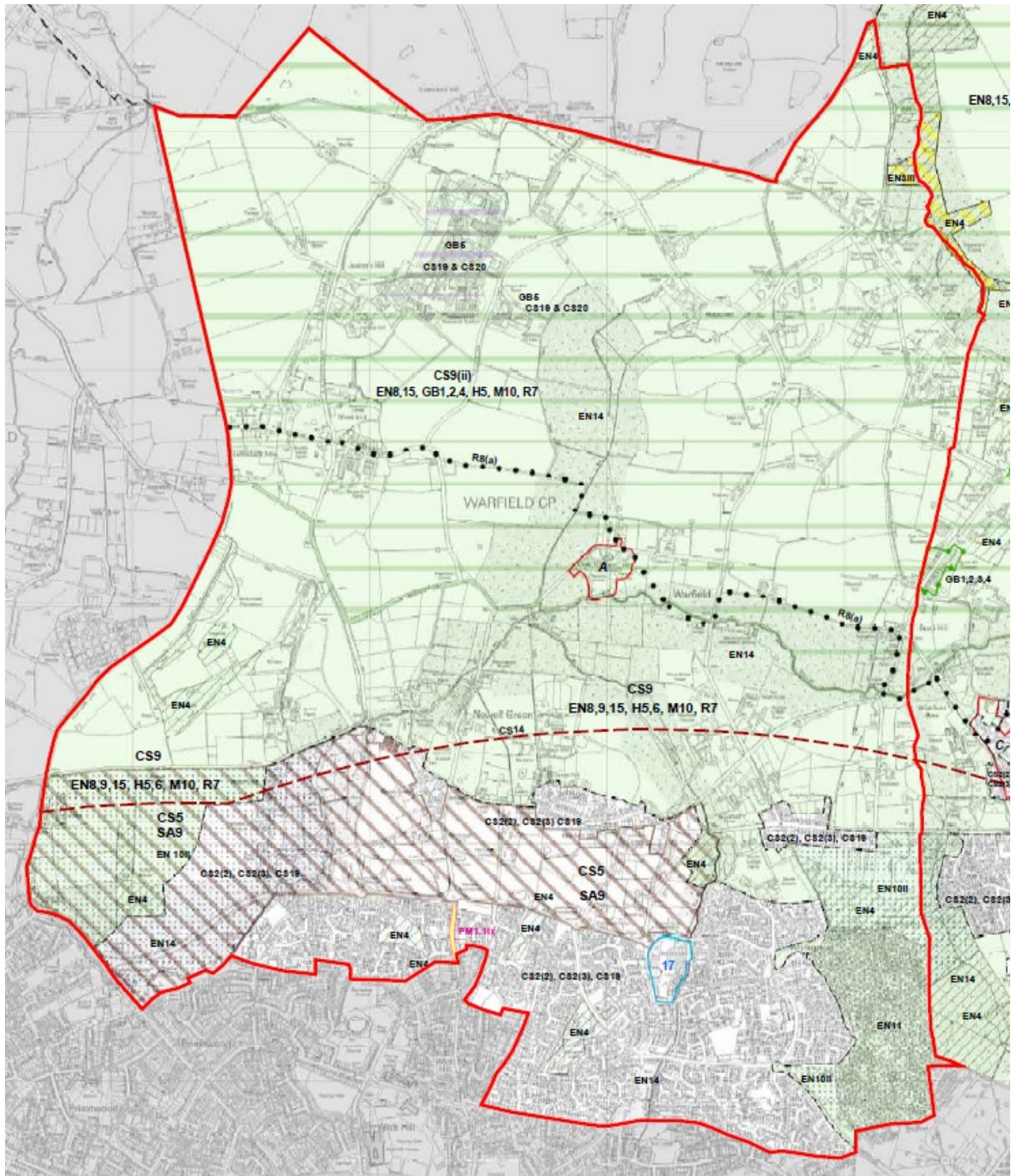
<sup>1</sup> WNP Local Landscape Appraisal; Jan 2017

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 the Bracknell Forest Council planning authority area.
- 3.2. The WNP was prepared and examined having regard to the National Planning Policy Framework (NPPF) first published by the Government in 2012. The NPPF was subsequently revised in July 2018, then updated in February 2019, and revised again in July 2021. The NPPF 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 and the following paragraphs of the NPPF (2021) are especially relevant to the WNP:
  - a. Neighbourhood planning and non-strategic policies (§ 28-30)
  - b. Delivering a sufficient supply of homes (§ 60)
  - c. Support a prosperous rural economy (§84)
  - d. Promoting healthy and safe communities (§ 92)
  - e. Protecting local green spaces (§ 101)
  - f. Achieving well-designed places (§ 126 – 127)
  - g. Climate change (§ 153)
  - h. Conserving and enhancing the natural environment (§ 174)
  - i. Light pollution (§ 185)
  - j. Conserving and enhancing the historic environment (§190)
- 3.3. At the local level, the relevant development plan for the area currently comprises the saved policies of the Bracknell Forest Borough Local Plan (2002), Core Strategy (2008) and the Site Allocations Local Plan (2013). The neighbourhood plan policies must be in general conformity with these strategic policies.
- 3.4. 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 role of neighbourhood planning set out in NPPF paragraphs 28 to 30.
- 3.5. 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 and having consulted the local 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 and focussing particularly on the defined settlements in the countryside based on the advice of BFC. This approach ensures general conformity with the locational principles and sequencing established in Policy CS2.

3.6. The parish council is also mindful that the Pre-submission Bracknell Forest Local Plan (March 2021) which covers the period to 2037 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.



Plan D – BFC Policies Map 2013 (Warfield Parish Extract)  
(source: Bracknell Forest Council)

- 3.7. The WNP has been prepared in advance of the examination of the Pre-Submission Local Plan (March 2021) which was submitted for examination in December 2021. As an indicative housing number was not agreed during the development of the WNP the plan assumed a figure of 235 dwellings. The WNP demonstrates it is planning positively to help address the housing needs of the Parish and will assist BFC in addressing any housing shortfall. Taking this positive approach has regard to NPPF paragraph 15 and supports the ‘plan led system’. In addition to Policy WNP2, 2,200 dwellings have been allocated on sites in the Parish through the Core Strategy / Site Allocations Local Plan (policies CS5/SA9), and a further two schemes were granted on appeal (82 Park Homes allowed on appeal in September 2017 and a further 50 dwellings allowed on appeal at Newhurst Gardens, Warfield Street in January 2018 – part of Site G in the WNP Site Assessment Report). Collectively, these have and will continue to add significantly to housing growth in the Parish.

#### **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 allocation, north of the neighbourhoods of Whitegrove and Quelm Park – and the desire to retain the rural feel of the Parish in the countryside 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 to deliver the plan. 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. Some respondents in particular were 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 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 responses 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.

## **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 and other 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 3.2, some of the responses received were covered by the following policies:
- a. CS12 Environment: Renewable Energy Generation
  - 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 neighbourhood plan was received primarily in the form of responses, both on-line and paper based. The responses on the policies and verbatim community comments are available in the WNP Consultation Statement (see Appendix A – Schedule of Evidence). 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 2037:

*“Warfield will have succeeded in meeting a wide variety of local needs, including the provision of new housing at Hayley Green. The settlements will remain distinctive communities and the rural and open character of the surrounding countryside will be protected. The settlements and their communities will continue to thrive and their health and well-being will be sustained, benefitting from improvements in local infrastructure and facilities and in improved access to 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 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 better serve existing and new residents
- f. Manage traffic flows so that existing congestion does not become significantly worse
- g. Grow the Parish incrementally in a way that best absorbs the impact of change on the character of the Parish, preserves its values, rural environment, dark skies, community spirit and overall local infrastructure.

### **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 formally reviewed by WPC on a five-year cycle or to coincide with the emerging Bracknell Forest Local Plan.

## Land Use Policies

- 5.4. 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.
- 5.5. 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.
- 5.6. The plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on the key development issues. The national and local policies of other planning documents – the National Planning Policy Framework and the policies from the Bracknell Forest Development Plan will continue to be used.
- 5.7. 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: The Spatial Plan for the Parish**

***The neighbourhood plan defines the settlement boundaries of Newell Green, Warfield Street and Hayley Green. These areas are shown on the Policies Map. Development within the settlement boundaries will be supported, provided it accords with the development plan policies.***

- 5.8. 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’.
- 5.9. 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 supports 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.
- 5.10. With 2,200 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 between the built up area of Bracknell and the Green Belt.

- 5.11. 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 framework in place to reduce the risk that development proposals in the Parish will be granted in a piecemeal way through 'appeal'.

Delivers Plan Objectives: A, B, C, D, E, F, G

### **Policy WNP2: Hayley Green Allocation**

- A. *The Neighbourhood Plan allocates land at Hayley Green (as shown on the Policies Map) for a comprehensive mixed-use development of approximately 235 dwellings. The development should provide for:***
- 1. *Open market and affordable housing;***
  - 2. *A public open green space of approximately 4 hectares for public use and informal play using natural materials;***
  - 3. *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;***
  - 4. *Appropriate capacity and safety improvements to the local highway network; and***
  - 5. *A footpath linking Hayley Green (road) and the Cricketers Public House across the public open green space.***
- B. *The whole development should be delivered as a single outline permission to ensure that the site is developed comprehensively. Any planning applications for piecemeal development that would undermine this objective will not be supported.***
- C. *Prior to the submission of a planning application for any part of the allocation site, a masterplan will be prepared by the developer(s) and submitted to and agreed with the Local Planning Authority and should accord with the requirements of policy WNP2 and other relevant development plan policies. Once agreed by the Local Planning Authority it will be an important material consideration in the determination of any subsequent planning application(s).***
- D. *The outline application should include:***
- 1. *a detailed access and movement strategy showing footpath and cycleway connectivity to existing facilities in the area and what provision is to be***

*made to encourage residents to walk and cycle to facilities and services in County Lane;*

- 2. an Infrastructure Delivery Plan;**
- 3. a mix of 1, 2 and 3 bedroom homes as well as homes suitable for older people and those with long term health issues or physical disabilities;**
- 4. a landscape strategy;**
- 5. a heritage statement which addresses the conservation and enhancement of nearby heritage assets;**
- 6. an ecology, green infrastructure and boundary treatment strategy setting out how the existing environmental assets will be protected and how environmental enhancements will be integrated into the built development to create new ecological habitats, including green corridors;**
- 7. a flood risk assessment and sustainable drainage strategy to provide for the remediation of areas susceptible to surface water flooding and to demonstrate that there will be no increase in surface water flood risk to any land on or off site and no detriment to the quality of water in the River Cut;**
- 8. a transport strategy to demonstrate how the scheme will manage traffic generation and its effects on the local highway network;**
- 9. an archaeological assessment and evaluation including details of any necessary mitigation; and**
- 10. measures to avoid and mitigate the impact of residential development upon designated habitat sites, in line with policy WNP6 and the TBHSPA SPD or any successor mitigation strategy.**

5.12. 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.

5.13. 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 D) 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).

5.14. 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.

- 5.15. To deliver comprehensive development, land interests have been and will continue to work together to establish how the site's 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 is that the final public open space 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.
- 5.16. 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.
- 5.17. 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 and 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 new publicly accessible space.

- 5.18. 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).
- 5.19. 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**

- 5.20. 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.
- 5.21. Achieving well designed places is recognised in national policy as “fundamental to what the planning and development process should achieve” and is “a key aspect of sustainable development” (NPPF §126). National policy requires good design to create better places to live and work and helps make development acceptable to communities. These statements are complemented by the design and quality of life policies set out in the saved Local Plan (EN1, 2 & 20) and Core Strategy policies (CS6 & 7). Poor design often leads to objections from the local community when planning applications are submitted and why high quality design should be paramount.
- 5.22. 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.

- 5.23. The character areas for Newell Green, Warfield Street and Hayley Green are contiguous with the defined settlement boundaries and are shown on the policies map.
- 5.24. 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, should have regard to the following design principles:***

- I. Proposals respect the significance of the Warfield Memorial Ground and Priory Field as a central focus for the settlement;***
- 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; 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; and***
- VI. Infill development should minimise its impact on the street scene and avoid unacceptable harm on the amenity of adjoining residential properties.***

***Regard should also be had to the National Design Guide and the National Model Design Code.***

- 5.25. 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 Field 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.
- 5.26. 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.



- 5.27. 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.
- 5.28. 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 plan's 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, should have regard to the following design principles:***

- I. Design respects the semi-rural character of the village and the setting of 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, supplement 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;***
- IV. On the settlement fringes a lower density less formal pattern of development will be acceptable; and***
- V. Infill development should minimise its impact on the street scene and avoid unacceptable harm on the amenity of adjoining residential properties.***

***Regard should also be had to the National Design Guide and the National Model Design Code.***

- 5.29. 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.
- 5.30. 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.

5.31. 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, should have regard to the following design principles:***

- I. Design respects the semi-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;***
- 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;***
- V. Infill development should minimise its impact on the street scene and avoid unacceptable harm on the amenity of adjoining residential properties; and***
- VI. 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.***

***Regard should also be had to the National Design Guide and the National Model Design Code.***

5.32. 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.

5.33. To the south lies the mixed deciduous woodland of Hayley Green Wood, a Wildlife Heritage site and Westmorland Park. 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.

- 5.34. To the north is open grassland and farmland which provides a setting to Hayley Green, and runs up to the Bracknell Road. 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 the 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 that would have a significant impact on the integrity of the site, either alone or in combination with other 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 or other alternative SANG provision, 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.***

- 5.35. This policy is intended to ensure that any development proposal 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.
- 5.36. 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.***

- 5.37. 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.
- 5.38. The three settlements lie within the countryside 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.
- 5.39. 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.
- 5.40. 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 Parish's green and blue infrastructure will be protected and enhanced. The Warfield Green Infrastructure Network will be established and will include, but is not limited to, the features shown on the Green Infrastructure Policies Map.***

***Development proposals on land that adjoins the network should enhance its visual character and biodiversity and contribute to the maintenance and improvement of the network, including the ecological value of The Cut and Bull Brook. Opportunity to create a new Bridleway Circuit, as shown on the Policies Map, will be supported.***

***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 not be supported.***

- 5.41. This policy defines a network of green and blue infrastructure assets for protection, improvement and having regard to NPPF paragraphs 92 and 154, it 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 2018 – 2023 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.
- 5.42. This policy plans for a healthy environment by defining a network of green and blue 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 green and blue infrastructure network of the Warfield urban extension.
- 5.43. It is proposed 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.
- 5.44. 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.
- 5.45. The Plan seeks to create a new ‘Bridleway 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.
- 5.46. 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 and blue infrastructure in the Parish.

- 5.47. To avoid conflict with WNP8, the Warfield Memorial Ground and Priory Field have been excluded from the Green Infrastructure Policies Map. Both sites are important areas of green infrastructure as open green spaces but are subject to development to enhance visitor experience in the form of a new sports pavilion and community hub building.

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. Hayley Green Wood**

***Policies for managing development on the designated Local Green Spaces will be consistent with those applied to Green Belt.***

- 5.48. This policy designates a series of Local Green Spaces in accordance with paragraphs 101 - 103 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.
- 5.49. A review of all open land within and adjoining settlements has been completed as informed by the qualifying criteria of paragraph 102 of the NPPF. The two 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 would result in the loss of local community facilities and assets will not be supported, unless their current use is no longer viable.***

***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.***

- 5.50. This policy protects community facilities from unnecessary loss or harm and extends the provisions of Policy CS8 of the Core Strategy (2008).

- 5.51. 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.
- 5.52. This policy serves two further purposes. Firstly, it serves to support improvements to the viability of community facilities/assets in the Parish. 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: Protecting and Enhancing Heritage and Biodiversity**

- A. *Development proposals must seek to avoid harm to the significance of heritage assets, including the Warfield Conservation Area, and will be assessed against paragraphs 194-208 of the NPPF.***
- B. *Developments should provide net gains for biodiversity . Where effects are unavoidable then the proposals must show how these effects will be mitigated. Development proposals should contribute to and enhance the natural environment by ensuring the protection of local assets such as mature trees, hedgerows, woodland, the network of Local Nature Reserves in the south of the Parish and the provision of additional habitat for wildlife and green spaces for the community.***

- 5.53. This policy reflects the provision of NPPF 174 and 190 and 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 Bracknell Forest Borough Local Plan not be taken forward in the new Local Plan. This will contribute to the aims of the Bracknell Forest Biodiversity Action Plan 2018 - 2023.
- 5.54. 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 WNP9 it is in accordance with the Environment Act 2021 which sets clear statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water and waste, and includes an important new target to reverse the decline in species abundance by the end of 2030.
- 5.55. Proposals will be assessed in line with the Environment Act 2021 using the most recent version of Natural England's Biodiversity Net Gain Metric and where required will adhere to the mitigation hierarchy in response to the expectations set out in Section 40 of the Natural Environment and Rural Communities Act 2006. 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 WNP12: 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.***

- 5.56. This policy reflects NPPF paragraph 185c by limiting the impact of light pollution from artificial light on local amenity. It also reflects saved Policy EN15 of the Bracknell Forest Local Plan (2002).
- 5.57. 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.
- 5.58. 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.
- 5.59. The Dark Skies Map (Appendix E) shows the extent of light pollution within the Parish and the graduation from town to countryside.

Delivers Plan Objectives: G

### **Policy WNP13: 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.***



- 5.60. This policy is included to have due regard to NPPF paragraph 20 to ensure sufficient provision is made for the water supply and wastewater infrastructure needed to support sustainable development, and to reflect local drainage issues in Warfield and the adjacent Parish of Winkfield.
- 5.61. 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 undertook an assessment of the existing capacity of infrastructure across the Borough including development in Hayley Green. This assessment indicates that while wastewater 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.
- 5.62. 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.
- 5.63. This policy is intended therefore to provide for the necessary utility infrastructure provision through the neighbourhood plan policy, ahead of the adoption of the new Local Plan. On adoption of the new Local Plan this policy will lapse.

Delivers Plan Objectives: E, G

#### **Policy WNP14: 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.***

***Where planning permission is required, parking provision 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.***

- 5.64. 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.
- 5.65. 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

- 5.66. 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>2</sup>.
- 5.67. Occupiers of residential property may also have their own commercial vehicles and vans for work related purposes. This is particularly evident in the Warfield Street 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.
- 5.68. The BFC Parking Standards SPD adopted in March 2016 provides guidance as a material consideration on all relevant planning applications and provides a parking strategy for dealing with existing parking problems in residential areas of the Borough.
- 5.69. 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

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

## **6. Implementation**

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

### **Development Management**

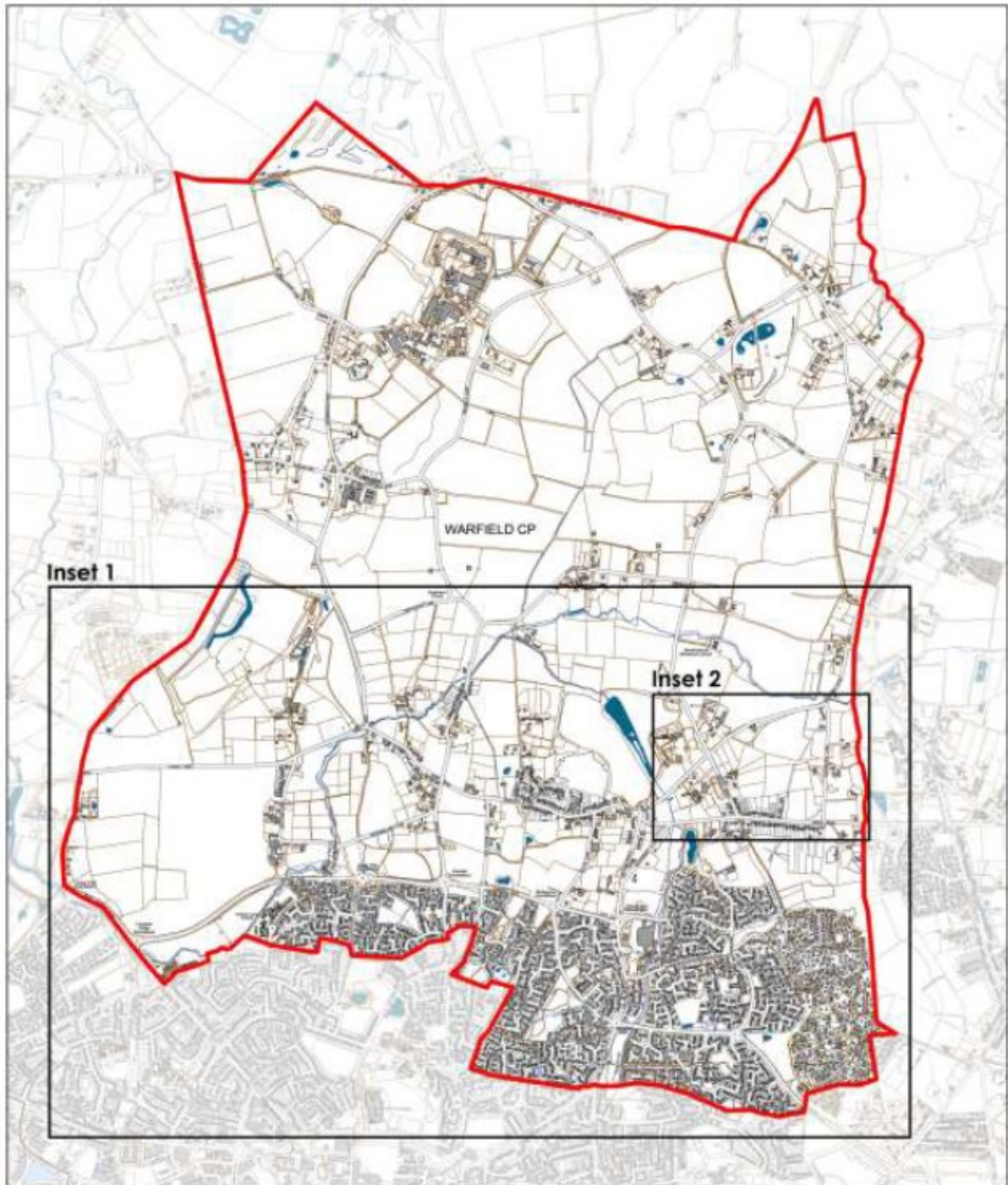
- 6.2. Most of the policies contained in the WNP will be delivered by landowners and developers. In preparing the WNP, care has been taken to ensure, as far as possible, that the policies are achievable.
- 6.3. Whilst the local planning authority will be responsible for the development management, the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

### **Infrastructure Projects**

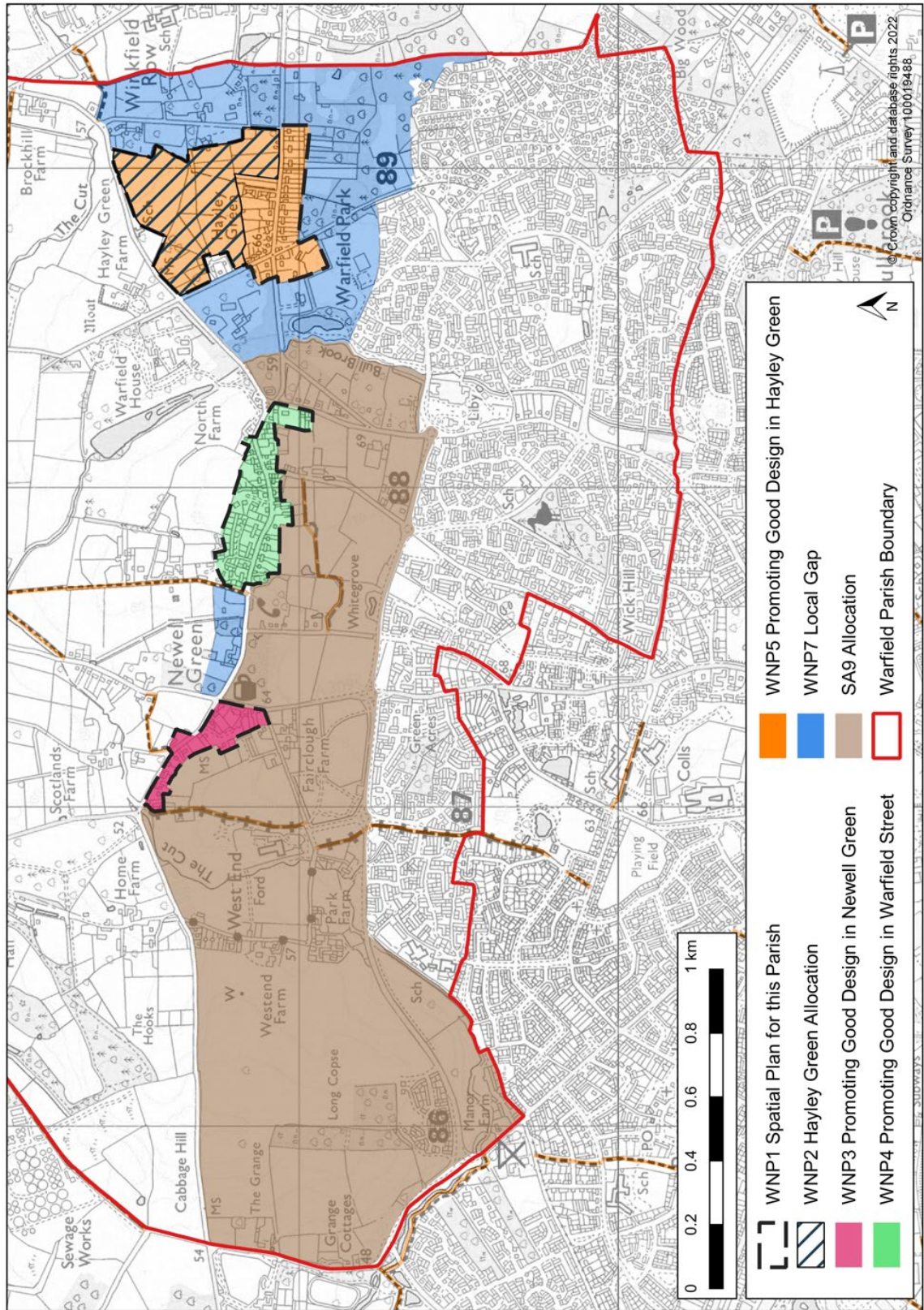
- 6.4. The Warfield Neighbourhood Plan proposes some or all of the following projects for future Community Infrastructure Levy (CIL) funding allocated by the Local Planning Authority to the neighbourhood plan.
1. Transport proposals - The parish council together with Bracknell Forest Council will develop 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 Groups and local landowners 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. Transport and green and blue Infrastructure proposals will be prioritised for investment from section 106 agreements and CIL. A minimum of 25% of the levy collected from development in the Neighbourhood Area will be passed to WPC for investment in these, and other, proposals.
- 6.6. Other policies in the neighbourhood plan may 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 56 – 58 of the NPPF.

## Warfield Neighbourhood Plan Policies Map – Overview



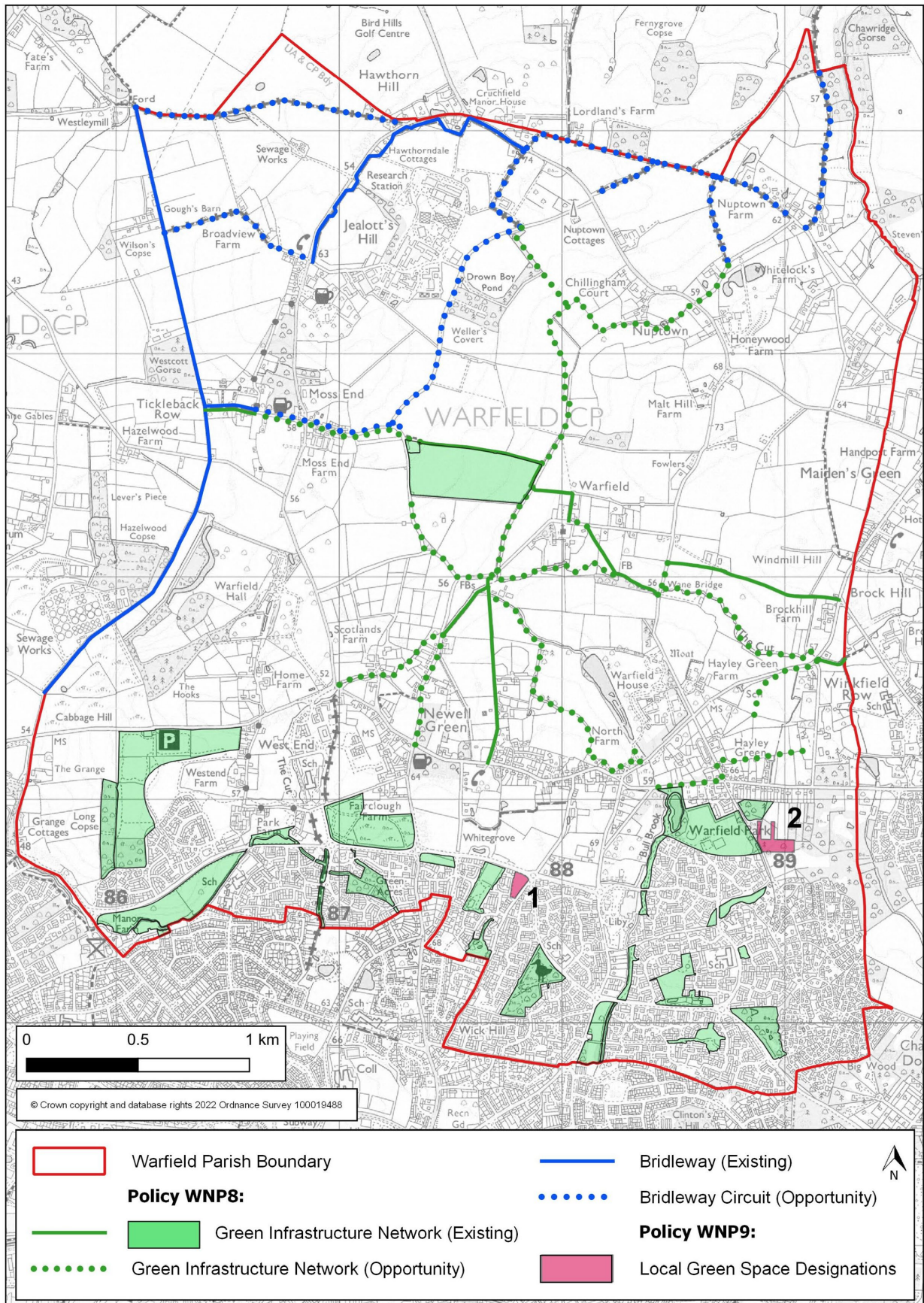
### Inset 1: Policies Map



## Inset 2: Hayley Green Concept Plan



# Green Infrastructure Policies Map





## 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 <https://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, Jealott's 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)

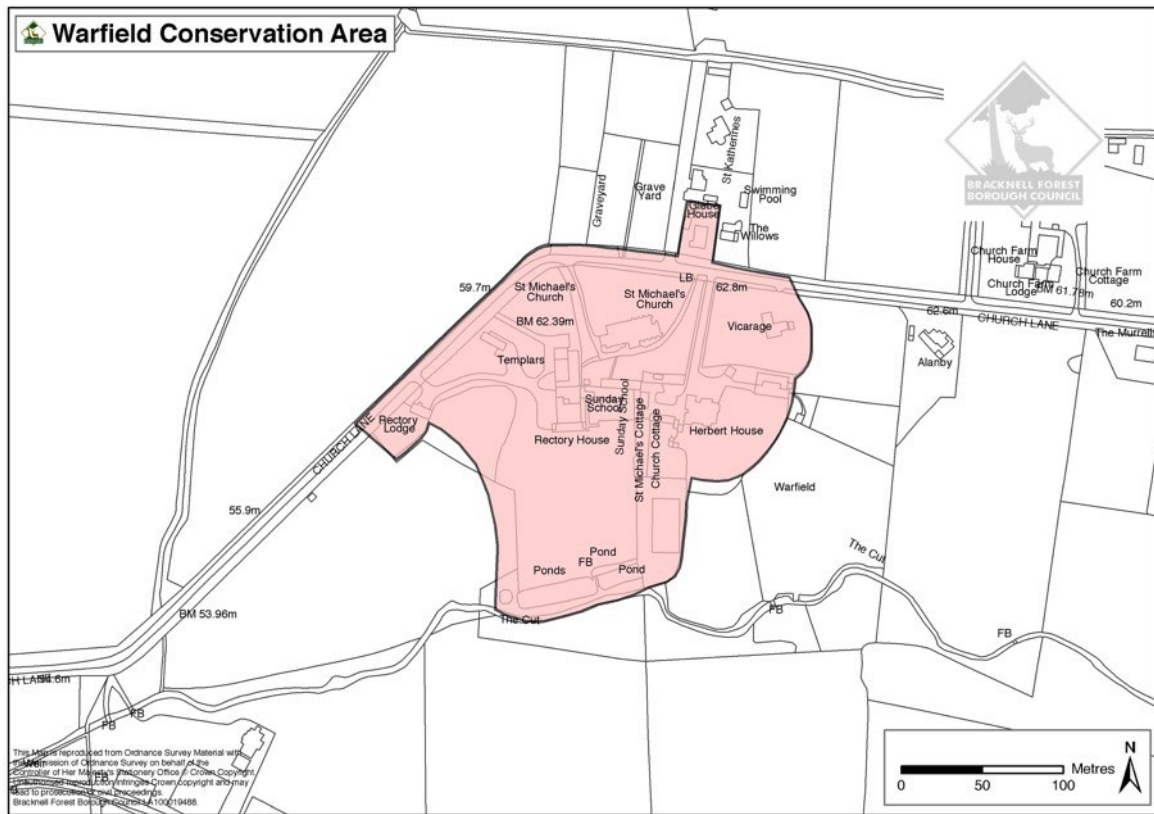
Landscape Analysis of Sites and Allocations and an assessment of Gaps/Green Wedges  
(Entec 2006)

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

2017 PreSub Consultation Resident Feedback

Warfield Neighbourhood Plan HRA report February 2021

## Appendix B: Warfield Conservation Area Map



(source: Bracknell Forest Council)

## **Appendix C: Tree Preservation Orders in Warfield Parish**

The current Tree Preservation Order map can be found by following this link:

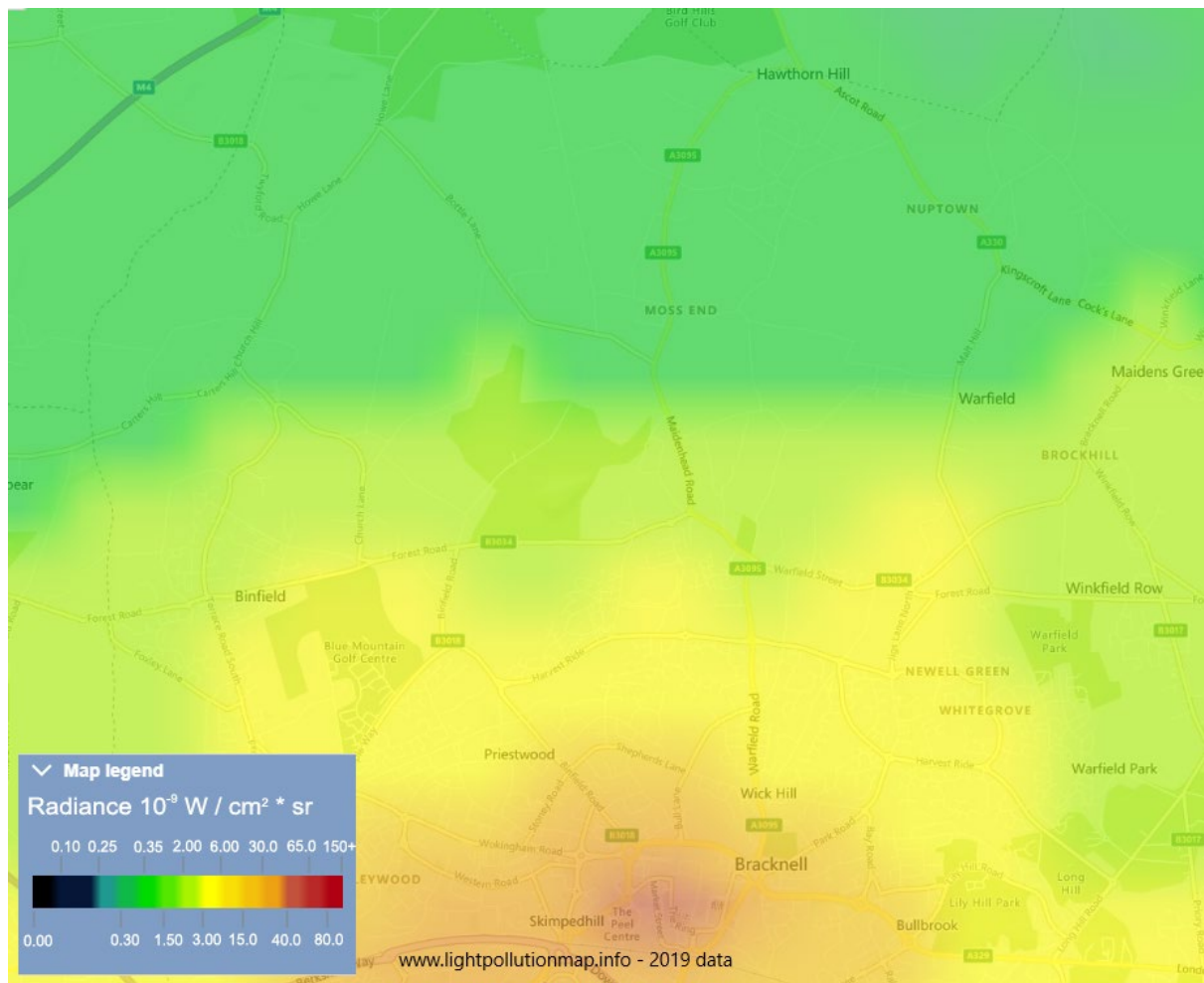
<https://bfcgis.maps.arcgis.com/apps/webappviewer/index.html?id=535ad58a58c44ad0a0fb6d2cb446bd1d>

## **Appendix D: Bracknell Forest bus and cycle routes**

The current bus and cycle map can be found by following this link:

<https://bfcgis.maps.arcgis.com/apps/webappviewer/index.html?id=4952ff4eef53464999e16362c4fe4335>

## Appendix E: Dark Skies Map – North of Bracknell



Dark Skies Map 2019 data  
(source: [www.lightpollutionmap.info](http://www.lightpollutionmap.info))

## **Appendix F: 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 Local 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.

## **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 purpose 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 and Blue Infrastructure (GBI)**

A strategically planned and delivered network of high quality green spaces, blue infrastructure 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 and Blue Infrastructure includes parks, open spaces, playing fields, woodlands, waterbodies, allotments and private gardens. It also includes access routes such as footpaths, cycleways, bridleways etc.

## **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.

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

A document which identifies the infrastructure, including facilities and services, needed to support development.

### **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, or other specified body, 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
- 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.

### **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 Plan 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.