

## Warfield Neighbourhood Plan: 4.1 Environment

### Previously decided Policy headings:

Policy WNP1	Conservation and enhancement of Rural and Character Area Settlements
Policy WNP2	Protection of Open Space within the Built Up and Character Areas
Policy WNP3	Protecting the Identity of Warfield
Policy WNP4	Protect and Enhance the BioDiversity
Policy WNP5	Protect and Enhance the Countryside
Policy WNP6	Encourage and Enhance Access to the Countryside

### Policy WNP1 Conservation and enhancement of Rural and Character Area Settlements

#### Not covered by existing policies or plans:

- Light Pollution: protecting character areas (esp. Warfield St) from Light Pollution  
**Policy EN15: Floodlighting.** The current policy does not protect against light pollution. It does mention that new development must 'have no adverse effect upon the character of the surrounding land, residential or wildlife' which we can build upon by detailing current lighting patterns in the character areas in our Neighbourhood Plan.
- Further protection of the Green Belt should current boundary or policies be moved/removed.
- Change of use policy – if changing from Agricultural to light industrial/dwelling, must show value and demand of such a change.
- We do want: Connection between old and new Warfield

#### Covered by existing policies and plans:

<b>POLICY EN11 Warfield Park Mobile Home Site</b>	<ul style="list-style-type: none"> <li>• Moved here because: Nice quiet mobile home site</li> </ul>
2.85 DEVELOPMENT WILL BE PERMITTED ONLY WHERE IT DOES NOT DETRACT FROM THE CHARACTER OR APPEARANCE OF THE MOBILE HOME SITE.	
<b>POLICY EN8 Development on land outside settlements</b>	<ul style="list-style-type: none"> <li>• Favourite Area: Nuptown</li> </ul>
<p>2.57 THE COUNTRYSIDE WILL BE PROTECTED FOR ITS OWN SAKE. OUTSIDE THE DEFINED SETTLEMENT BOUNDARIES, DEVELOPMENT WILL BE PERMITTED ONLY WHERE IT WOULD NOT ADVERSELY AFFECT THE CHARACTER, APPEARANCE OR FUNCTION OF THE LAND, WOULD NOT DAMAGE ITS LANDSCAPE QUALITY AND, WHERE CONSPICUOUS FROM THE GREEN BELT, WOULD NOT INJURE THE VISUAL AMENITIES OF THE GREEN BELT.</p> <p>2.58 The Borough Council is committed to protecting the character of the countryside for the benefit of present and future generations. Of particular concern is the need to maintain the distinction between built-up areas and the countryside by controlling the spread of development outside settlements. Within the plan area, the settlement limits have been reviewed and redefined to provide strong and defensible boundaries.</p> <p>2.59 One of the functions of an area could be to prevent the coalescence of individual settlements, and Policy C6 of the Berkshire Structure Plan seeks to maintain the distinction between built-up areas and the countryside. These areas are subject to development pressures which threaten their open and undeveloped character and, if left unrestrained, <b>could lead to a merging of settlements</b>. Consequently, development which would narrow or erode the physical and visual gap between settlements will be resisted.</p>	
<b>POLICY GB1 Building in the Green Belt</b>	<ul style="list-style-type: none"> <li>• Favourite Area: Nuptown</li> </ul>

4.19 APPROVAL WILL NOT BE GIVEN, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, FOR ANY NEW BUILDING IN THE GREEN BELT UNLESS IT IS ACCEPTABLE IN SCALE, FORM, EFFECT, CHARACTER AND SITING, WOULD NOT CAUSE ROAD SAFETY OR TRAFFIC GENERATION PROBLEMS AND IS FOR ONE OF THE FOLLOWING PURPOSES	
<b>POLICY H5 New dwellings outside settlements</b>	<ul style="list-style-type: none"> <li>● Favourite Area: Nuptown</li> <li>● Moved here because: Country Style</li> <li>● Moved here because: Ruralness behind our house</li> <li>● Moved here because: Balance of countryside and town</li> <li>● Moved here because: Country Style</li> <li>● Moved here because: Ruralness behind our house</li> <li>● Moved here because: Balance of countryside and town</li> <li>● Favourite Area: Newell Green</li> <li>● Favourite Area: Hayley Green</li> <li>● We do want: Village atmosphere</li> <li>● Would leave if: No village identity</li> <li>● Would leave if: Loss of Village feel</li> <li>● Keep the Same: The character of the area</li> <li>● Keep te same: Village character and identity</li> <li>● Moved here because: Countrystyle life – village community</li> <li>● Keep the same: Maize Lane</li> </ul>
5.40 The Borough Council is committed to maintaining the open, rural, and undeveloped character of the land outside settlements. Residential development will be restricted to appropriate sites within the defined settlement boundaries. Sporadic development will be avoided if it would damage the rural landscape and environment or have the effect of blurring the distinction between urban and rural areas.	
<b>POLICY EN8 Development on land outside settlements</b>	<ul style="list-style-type: none"> <li>● Moved here because: Country Style</li> <li>● Moved here because: Ruralness behind our house</li> <li>● Moved here because: Balance of countryside and town</li> </ul>
2.57 THE COUNTRYSIDE WILL BE PROTECTED FOR ITS OWN SAKE. OUTSIDE THE DEFINED SETTLEMENT BOUNDARIES, DEVELOPMENT WILL BE PERMITTED ONLY WHERE IT WOULD NOT ADVERSELY AFFECT THE CHARACTER, APPEARANCE OR FUNCTION OF THE LAND, WOULD NOT DAMAGE ITS LANDSCAPE QUALITY AND, WHERE CONSPICUOUS FROM THE GREEN BELT, WOULD NOT INJURE THE VISUAL AMENITIES OF THE GREEN BELT	
<b>POLICY H6 Development involving existing dwellings in the countryside outside the Green Belt</b>	<ul style="list-style-type: none"> <li>● Moved here because: Country Style</li> <li>● Moved here because: Ruralness behind our house</li> <li>● Moved here because: Balance of countryside and town</li> <li>● Favourite Area: Newell Green</li> <li>● Favourite Area: Hayley Green</li> <li>● We do want: Village atmosphere</li> <li>● Would leave if: No village identity</li> <li>● Would leave if: Loss of Village feel</li> </ul>

	<ul style="list-style-type: none"> <li>• Keep the Same: The character of the area</li> <li>• Keep te same: Village character and identity</li> <li>• Moved here because: Countrystyle life – village community</li> <li>• Keep the same: Maize Lane</li> </ul>
<p>5.44 DEVELOPMENT INVOLVING EXISTING DWELLINGS IN THE COUNTRYSIDE OUTSIDE THE GREEN BELT WILL BE PERMITTED PROVIDED THAT IT WOULD NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA, WOULD NOT RESULT IN INCONVENIENCE OR DANGER ON THE PUBLIC HIGHWAY OR CAUSE ANY OTHER ENVIRONMENTAL OR OTHER HARM, AND CONSTITUTE:</p>	

**Policy WNP2      Protection of Open Space within the Built Up and Character Areas**

**Not covered by existing policies or plans:**

- Larks Hill – in council ownership but want to add as a community designated open space.
- Hayley Green Woods – open space of public value but add as a community designated open space
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**Covered by existing policies/plans:**

<p><b>POLICY EN10 Areas of landscape importance</b></p>	<ul style="list-style-type: none"> <li>• We don't want: Westmoorland Woods getting smaller</li> <li>• Favourite area: Hayley Green Woods</li> <li>• Favourite area: Whitegrove Copse</li> <li>• Moved here because: Whitegrove green spaces</li> </ul>
<p>2.77 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD HARM THE OPEN, RURAL OR UNDEVELOPED CHARACTER, THE SPECIAL LANDSCAPE QUALITIES OR THE FUNCTION, OF THE FOLLOWING AREAS:  (b) LAND SOUTH OF FOREST ROAD, WEST OF CHAVEY DOWN ROAD AND SOUTH WEST OF WARFIELD PARK.</p> <p>2.78 Policy C8 of the BSP identifies areas of special landscape importance (ASLIs) that are considered strategically important. The boundaries of these areas are defined on the proposals map.</p> <p>2.83 The major areas of woodland to the south of Forest Road, west of Chavey Down Road and to the south west of Warfield Park, also have an important role in defining and screening existing development at Hayley Green and the Warfield Park Mobile Home Site, and development at Carnation Nursery and Whitegrove.</p> <p>2.84 The Borough Council attaches great importance to the protection of these areas for the intrinsic benefit which they offer to the local community. They will be protected from development which would be prejudicial to their open, rural or undeveloped character and to their landscape qualities. In appropriate circumstances, the Borough Council will also encourage the planting of new buffer woodland and other enhancement measures where this would help to define the edge of settlements. In applying this policy to the Areas of Special Landscape Importance, the Borough Council will have especial regard to those criteria set out under Policy C8 of the Structure Plan which include scenic quality, sense of place and conservation interest.</p>	
<p><b>POLICY EN8 Development on land outside settlements</b></p>	<ul style="list-style-type: none"> <li>• Favourite Area: Open Spaces</li> <li>• Favourite area: Green spaces</li> <li>• Moved here because: Countryside, greenery</li> <li>• Moved here because: Open space, countryside</li> <li>• Moved here because: Quietness</li> </ul>

	<ul style="list-style-type: none"> <li>• Moved here because: Loved the area</li> <li>• Moved here because: nearby parks</li> <li>• Moved here because: Open space/fields</li> <li>• We do want: Keep the open views (i.e: from Larks Hill)</li> <li>• Don't want: Loss of green space</li> <li>• Keep the same: Green spaces and parks</li> <li>• We do want: A green openspace boundary between Bracknell and Warfield Village</li> </ul>
<p>2.57 THE COUNTRYSIDE WILL BE PROTECTED FOR ITS OWN SAKE. OUTSIDE THE DEFINED SETTLEMENT BOUNDARIES, DEVELOPMENT WILL BE PERMITTED ONLY WHERE IT WOULD NOT ADVERSELY AFFECT THE CHARACTER, APPEARANCE OR FUNCTION OF THE LAND, WOULD NOT DAMAGE ITS LANDSCAPE QUALITY AND, WHERE CONSPICUOUS FROM THE GREEN BELT, WOULD NOT INJURE THE VISUAL AMENITIES OF THE GREEN BELT.</p> <p>2.58 The Borough Council is committed to protecting the character of the countryside for the benefit of present and future generations. Of particular concern is the need to maintain the distinction between built-up areas and the countryside by controlling the spread of development outside settlements. Within the plan area, the settlement limits have been reviewed and redefined to provide strong and defensible boundaries.</p> <p>2.59 One of the functions of an area could be to prevent the coalescence of individual settlements, and Policy C6 of the Berkshire Structure Plan seeks to maintain the distinction between built-up areas and the countryside. These areas are subject to development pressures which threaten their open and undeveloped character and, if left unrestrained, could lead to a merging of settlements. Consequently, development which would narrow or erode the physical and visual gap between settlements will be resisted.</p>	

### Policy WNP3      Protecting the Identity of Warfield

- **Need to list current density of dwellings in Character area studies and add a policy to recommend/enforce maximum % increase in new development in that area.**

#### Covered by existing policies/plans:

<b>Policy CS6 – Quality of Life: Limiting the Impact of Development</b>	<ul style="list-style-type: none"> <li>• Would leave if: if it becomes overcrowded</li> <li>• Would leave if: overpopulated</li> <li>• Don't want: Overcrowding</li> </ul>
<p>85 1. Development alone or in-combination with other proposals, will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment.</p> <p>86 2. Where those occupying development would lead to increased pressure on local infrastructure, community facilities or resources, that impact is to be met by:</p> <p>(i) on-site provision prior to full occupation and maintained for the life of the development; or, in agreement with the Council:</p> <p>(ii) contributing to additional or expanded provision on a different site; or</p> <p>(iii) a mix of on-and off-site provision, of infrastructure &amp; facilities, reasonably related and needed to serve the development and which will make it more sustainable. The additional provision to be sufficient and in proportion to the scale and nature of the proposed development.</p> <p>87 3. Where the Council agrees off-site mitigation is more practical and of greater value in creating sustainable communities, contributions towards provision on a different site will be secured by planning obligations.</p>	
<b>POLICY EN8 Development on land outside</b>	<ul style="list-style-type: none"> <li>• Keep the same: Strategic gap between</li> </ul>

<b>settlements</b>	village and Bracknell
<p>2.57 THE COUNTRYSIDE WILL BE PROTECTED FOR ITS OWN SAKE. OUTSIDE THE DEFINED SETTLEMENT BOUNDARIES, DEVELOPMENT WILL BE PERMITTED ONLY WHERE IT WOULD NOT ADVERSELY AFFECT THE CHARACTER, APPEARANCE OR FUNCTION OF THE LAND, WOULD NOT DAMAGE ITS LANDSCAPE QUALITY AND, WHERE CONSPICUOUS FROM THE GREEN BELT, WOULD NOT INJURE THE VISUAL AMENITIES OF THE GREEN BELT.</p> <p>2.58 The Borough Council is committed to protecting the character of the countryside for the benefit of present and future generations. Of particular concern is the need to maintain the distinction between built-up areas and the countryside by controlling the spread of development outside settlements. Within the plan area, the settlement limits have been reviewed and redefined to provide strong and defensible boundaries.</p> <p>2.59 One of the functions of an area could be to prevent the coalescence of individual settlements, and Policy C6 of the Berkshire Structure Plan seeks to maintain the distinction between built-up areas and the countryside. These areas are subject to development pressures which threaten their open and undeveloped character and, if left unrestrained, could lead to a merging of settlements. Consequently, development which would narrow or erode the physical and visual gap between settlements will be resisted.</p>	

## Policy WNP5      Protect and Enhance the Countryside

### Not covered by existing policies and plans:

- **Not a policy but to be listed in the plan as so much feedback received – Simon to contact Janet Dowman at council**
- **Worry about dog mess - as well as more bins and dispensable bags, what about dog wardens to 'police' the areas?**
- **New Features: Less dog mess**
- **We do want: More dog poo bins**
- **We do want: On-spot fines for littering/dog poo**
- **Keep countryside clean and tidy**
- **Keep the same: Trees and hedgerows**

### Covered by existing policies and plans:

<b>POLICY EN8 Development on land outside settlements</b>	<ul style="list-style-type: none"> <li>• Moved here because: Rural – lots of farming/fields/woods</li> <li>• Moved here because: Rural</li> <li>• Moved here because: Wildlife and beautiful countryside</li> <li>• Keep the same: To stay in the country</li> <li>• fields/meadows</li> <li>• We do want: Keep the green belt</li> </ul>
<p>2.57 THE COUNTRYSIDE WILL BE PROTECTED FOR ITS OWN SAKE. OUTSIDE THE DEFINED SETTLEMENT BOUNDARIES, DEVELOPMENT WILL BE PERMITTED ONLY WHERE IT WOULD NOT ADVERSELY AFFECT THE CHARACTER, APPEARANCE OR FUNCTION OF THE LAND, WOULD NOT DAMAGE ITS LANDSCAPE QUALITY AND, WHERE CONSPICUOUS FROM THE GREEN BELT, WOULD NOT INJURE THE VISUAL AMENITIES OF THE GREEN BELT.</p> <p>2.58 The Borough Council is committed to protecting the character of the countryside for the benefit of present and future generations. Of particular concern is the need to maintain the distinction between built-up areas and the countryside by controlling the spread of development outside settlements. Within the plan area, the settlement limits have been reviewed and redefined to provide strong and defensible boundaries.</p> <p>2.59 One of the functions of an area could be to prevent the coalescence of individual settlements,</p>	

<p>and Policy C6 of the Berkshire Structure Plan seeks to maintain the distinction between built-up areas and the countryside. These areas are subject to development pressures which threaten their open and undeveloped character and, if left unrestrained, could lead to a merging of settlements. Consequently, development which would narrow or erode the physical and visual gap between settlements will be resisted.</p>	
POLICY EN14 River corridors	<ul style="list-style-type: none"> <li>• waterways, ditches. Ponds - clearing/management</li> </ul>
<p>2.98 The Borough Council is committed to the protection and, wherever possible, enhancement of river corridors and appropriate public access and water related recreation. The Borough Council will generally be supportive of initiatives and proposals which will result in the conservation or enhancement of the natural elements of river corridors.</p>	
POLICY GB1 Building in the Green Belt	<ul style="list-style-type: none"> <li>• We do want: Keep the green belt</li> </ul>
<p>4.19 APPROVAL WILL NOT BE GIVEN, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, FOR ANY NEW BUILDING IN THE GREEN BELT UNLESS IT IS ACCEPTABLE IN SCALE, FORM, EFFECT, CHARACTER AND SITING, WOULD NOT CAUSE ROAD SAFETY OR TRAFFIC GENERATION PROBLEMS AND IS FOR ONE OF THE FOLLOWING PURPOSES</p>	

## Policy WNP6 Accessibility to the Countryside

### Not covered in existing plans or policies:

- **Need to add the joined up / network of footpaths and bridleways proposed by Simon/this group**
- New Features: Better signage for historical places, wildlife and walking routes

### Covered by existing plans or policies:

<b>POLICY M10 Parking for countryside recreation</b>	<ul style="list-style-type: none"> <li>• Moved here because: Easy access to countryside</li> <li>• We do want: Accessible open green space</li> <li>• Keep the same: Public access to countryside</li> </ul>
<p>6.63 THE PROVISION OF APPROPRIATE VEHICLE AND CYCLE PARKING FACILITIES WILL BE SOUGHT FOR VISITORS TO THOSE RECREATIONAL FACILITIES LOCATED WITHIN THE COUNTRYSIDE AREAS.</p>	
<p>6.64 There are a number of formal and informal recreational facilities within the countryside areas, most of which are already provided with some public parking. The use of recreation sites is monitored to determine the adequacy of parking facilities and to provide new and improved parking where appropriate. The Borough Council will seek to secure provision for the parking of motor vehicles and bicycles at these facilities, as well as encourage accessibility by public transport. Any new parking provision will be carefully designed and sited so that its visual impact on the countryside landscape is minimised</p>	
<b>POLICY R8 Public rights of way</b>	<ul style="list-style-type: none"> <li>• Would leave if: Reduction of countryside corridor walking areas</li> </ul>
<p>7.39 MATERIAL CONSIDERATIONS IN THE DETERMINATION OF PLANNING APPLICATIONS WILL BE THE PROTECTION, EXTENSION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY INCLUDING:</p> <p>(a) THE RAMBLERS ROUTE; AND</p> <p>(b) BRIDLEWAY NETWORKS</p>	