

Warfield Neighbourhood Plan: 4.5 Wellbeing & Leisure

Previously decided Policy headings:

Policy WNP21 Allotments

Policy WNP22 Sports Facilities

Policy WNP23 Community Buildings

Policy WNP24 Healthcare

Policy WNP21 Allotments

Not covered by existing policies or plans:

- EN8, GB1 - don't directly cover allotments, more refer to land use/buildings in green belt relating to agriculture
- We do need to add Allotments
 - Normally council land, but if none available should be provided by developers
 - Must include water, be secure and provide adequate parking and storage (sheds/lockups)
 - Must be in a central location for all development easy access
- In addition to allotments, recommendation for 'in-development community growing areas'
 - These are not on the scale of a community orchard
 - Natural edible plants and trees (ie: pear, apple, cherry, walnut, blackberries)
 - Situated in patches of green throughout new developments

Policy EN8

Development on land outside settlements

**ANY DEVELOPMENT PERMITTED IN THE COUNTRYSIDE OUTSIDE THE GREEN BELT MAY INCLUDE:
(v) PROPOSALS WHICH ARE ACCEPTABLE IN TERMS OF OTHER POLICIES IN THIS PLAN FOR:
(a) RECREATION DEVELOPMENT SUITABLE IN THE COUNTRYSIDE;**

Policy GB1

Building in the Green Belt

4.33 Buildings essential for outdoor sports and passive recreational uses will normally be acceptable within the Green Belt. Favourable consideration will be given where the proposal is for recreational purposes and where there is access to principal transport routes. However, it is essential that any proposal should not have a harmful effect on the open, rural and undeveloped character of the Green Belt. Possible examples of appropriate types of proposal may include small changing facilities, unobtrusive spectator accommodation, and small stables. Proposals for floodlighting or stadia are unlikely to be acceptable.

Policy WNP22 Sports Facilities

Not covered by existing policies or plans:

- small gym & spa – no reference to indoor sporting facilities, just outdoor
 - Consensus of topic group attendees is that this type of facility is not suitable for Warfield, but we should ensure easy access to these facilities in Bracknell and local towns
 - Several recommendations for 'outdoor gym/grown-up playground' equipment to be located in public open spaces such as sports pitches (Westmoorland/Priory) and playgrounds.
- Westmorland park not mentioned directly in EN10, but may be covered by one of the area definitions
 - Westmoorland park is covered by Bracknell Forest Council's Open Spaces document (confirm with Simon Cridland that this includes all pitches)

Covered by existing policies or plans:

GB1 Building in the Green Belt

- Sports facilities – football etc – reference the existing locations and their protection
- Bowling Green - Need to await questionnaire feedback to see if the need is there (no attendees at the topic group had interest in this facility)
- We do want: More year-round football pitches – we believe this means Astro turf/spotlit pitches. Participants did not believe either were suitable for Warfield and would recommend we instead ensure suitable access to existing facilities in Bracknell and Blue Mountain
- New Features: Play areas – no comment

EN15 Floodlighting

- We do want: More year-round football pitches

2.104 Not all lighting proposals require planning permission. **However, examples of installations which would normally require planning permission**, advertisement consent or listed building consent include:

(iv) most forms of lighting on columns, for example, for the lighting of outdoor sports venues; or for security purposes.

M10 Parking for countryside recreation

- Sports facilities – football etc
- Bowling Green
- We do want: More year-round football pitches
- Favourite Area: Parks and Grounds
- Favourite area: Fete
- Additional feedback received at Topic Session which contravenes policy M10 :
Any community facilities must be designed so that their use will cause minimum disruption to residents in the vicinity of them. An example where this has not happened is Westmorland Park where football users on a Saturday cause severe parking issues in the surrounding roads because there is insufficient parking on site. I know that we should be encouraging people to walk/cycle but realistically this does not happen.

R7 Countryside recreation

- New features: Golf Course – not suitable for Warfield considering the number of local courses and unavailability of suitable land
- Favourite areas: Parks and grounds

7.37 Organised recreational activity, such as orienteering, golf courses and polo pitches, may be acceptable in the countryside provided that a suitable site can be found. Proposals for such development must demonstrate that the activity is appropriate to a countryside location and can be undertaken without seriously affecting the local environment or the character of the countryside. **The need for any recreational activity will be assessed against any disturbance to local residents, adverse change to the landscape or rural character of the area, damage to nature conservation interests or other harmful environmental impact. Proposals should normally be easily accessible to public transport links.**

Policy CS8: Recreation and Culture

- Keep the same: Westmorland Park – covered and protected by BFBC open spaces. We must ensure the WNP lists all existing fields/pitches/playgrounds to ensure the policy CS8 106 i applies to them all
- Favourite area: parks and grounds
- Favourite area: Fete

Not covered by existing policies and plans:

- **Community Centre - must be multi use (size? Location? Uses?)**
- Any new community centre must be non-exclusive and open to all in the community. It should not have any 'fixed' furniture or equipment to allow multi use. It should contain kitchen facilities . It should have restrictions on the timing of events so to minimize disruption to neighbours (traffic and noise). There should be sufficient (Realistic) parking spaces so that neighbours are not inconvenienced by street parking.
- **Community/Neighbourhood Centre could contain: Parish Office; Pre-school; Police Point; Post Office; Doctors; Dentist; Chiropodist; Theatre/Cinema – selection of tenants cannot be dictated, but Questionnaire output could be used as a lobbying tool.**
- **We do want: More for retired people – need to see output of questionnaire as topic group attendees could not suggest what this entails.**
- **Would leave if anti social behaviour – no real reference; anti social behaviour is wide ranging, encompassing, noise, lighting, parking, speeding, littering etc.**
 - Parking – ensure sufficient spaces near any community facility
 - Traffic – enforce speed limits around community facilities
 - Lighting – should reflect the surrounding communities, esp. Character and rural communities
 - Noise – time limits to be imposed to avoid frequent late night or weekend events
 - Safety – no enclosed/dead-end spaces in public spaces. CCTV? Security lighting.
 - Litter – plenty of litter bins throughout developments and community areas

Covered by existing policies and plans:

Policy CS7: Design

- **Keep the same: The community feel**

Policy CS7: Design

94 The Council will require high quality design for all development in Bracknell Forest.

95 Development proposals will be permitted, which;

i. build on the urban, suburban and **rural local character, respecting local patterns of development and the historic environment;**

ii. provide **safe communities;**

v. **enable a mix of uses;**

Policy WNP24 Healthcare

Not covered by existing policies or plans:

- **We do want: NHS Dentist**
- **WE do want: Decent Healthcare**
- **We don't want: Houses without more doctors**

No real references, aside from CS1 para vi, which is simply one of the sustainable development principles stating 'development will be permitted which protects and enhances the health, education and safety of the local population'

- **Whilst we cannot dictate the creation of healthcare facilities, we can use the Questionnaire output as a lobbying tool. From the Topic Group attendees input, it is clear there is a shortfall in doctor and dentist provision in the immediate area.**

Policy CS1: Sustainable Development Principles

Development will be permitted which;

v. supports the economic well being of the population; and Protects and enhances:

vi. the health, education and safety of the local population; and

