

# Warfield Parish Council



Mr Andrew Hunter  
Chief Officer: Planning, Transport & Countryside Planning  
Bracknell Forest Council  
Time Square  
Market Street  
Bracknell  
RG12 1JD

26 March 2018

Dear Andrew

## **Response to the Draft Bracknell Forest Local Plan**

Thank you for the opportunity to comment on the Draft Bracknell Forest Local Plan and for the preparation of the appropriate supporting information.

The attached comments have been prepared by Warfield Parish Council. For the ease of collation, the comments have been presented as per the response form.

If you have any queries regarding this matter, please do not hesitate to contact the Parish Office on 01344 457777.

Yours sincerely



**Jason Mawer**

Parish Clerk

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## **1. Contact Details**

The name and address as a contact for this submission is:

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## **2. Introduction and Context**

There are no comments on the introduction

Since the publication of the Draft Local Plan (DLP) the Government have announced proposed changes to the National Planning Policy Framework. Where appropriate we would expect to see any changes required in the final plan, although BFC may consider it appropriate to consult upon with the towns and parishes.

Whilst the evidence based used is comprehensive, WPC would be cautious about the proposed housing trajectory based upon the experience of the delivery of the Warfield SALP area.

With large areas of Warfield either designated as Suitable Alternative Natural Greenspace (SANG) or have plans coming forward, we note that SANG does not feature in the list of existing planning constraints. Given the legal agreements and protections afforded to SANG we feel this may be an oversight.

We note the comments regarding Neighbourhood Development Plans.

## **3. Vision & Plan Objective**

Warfield Parish Council supports the vision and objectives as presented.

## **4. Sustainable Development Principles**

Warfield Parish Council is generally supportive of the sustainable development principles and policy LP1.

## **5. Overarching Spatial Strategy**

Warfield Parish Council notes the overarching spatial strategy.

## **6. Housing**

### **6.1 Provision of Housing**

Warfield Parish Council accepts that the provision of more homes is needed both on a national and local context. We recognise that the additional homes figures in LP2 includes sites in Warfield originally brought forward through SALP allocation in previous plans.

### **6.2 Sites allocated for residential/mixed use development**

Warfield Parish Council is opposed to site WAR9 (land north of Herschel Grange) in policy LP3. While the parish council recognises that site WAR10 (land north of Newhurst Gardens) has been granted planning approval on appeal, our objection would have been extended to this site and remains if there is an attempt to increase the number of homes approved for the site.

Warfield Parish Council is concerned about the proposed siting of schools. While there is evidence to support the number of school places, there is no evidence supporting the siting of said schools. This is particularly the case with proposals at Hayley Green, where the development is likely to only support a half form entry and is a short distance from two other proposed schools (area 1 of Warfield SALP) and in Winkfield Row.

### **6.3 Land at the Hideout and Beaufort Park, Nine Mile Ride**

Warfield Parish Council notes with interest that there is no proposal for a school within policy LP4 despite the size of the development and its locality.

### **6.4 Land S of London Rd, E of Bog Lane and W of Swinley Road**

Warfield Parish Council is concerned about the limited access points for vehicles within this proposal.

### **6.5 Land at Winkfield Row**

Warfield Parish Council notes the lack of transport infrastructure improvements showing on map 6 of policy LP6 compared to other sites.

### **6.6 Land at Hayley Green**

The plan in policy LP7 is based upon a concept proposed in the emerging Warfield Neighbourhood Development Plan. The parish council as mentioned earlier is concerned about the siting of the school as there is no evidence of sufficient demand based upon the proposed development at Hayley Green.

## **6.7 Other forms of residential accommodation**

Warfield Parish Council is supportive of additional accommodation for older people and care homes. These siting of these homes is important to create a welcoming atmosphere, with good access to healthcare and other local facilities. Sufficient parking particularly for staff and visitors is required.

### **7. Economic development**

Warfield Parish Council is supportive of policy LP8.

### **8. Strategic Infrastructure**

Warfield Parish Council is supportive of policy LP9.

### **9. Development Management introduction**

Warfield Parish Council agrees with the policies proposed that will be used to assess planning applications and trusts that these will be applied equally and robustly.

### **10. Presumption in favour of sustainable development**

Warfield Parish Council is generally supportive of Policy LP10, but we remain concerned that the Borough keeps policies up to date and under regular review.

### **11. Development Affecting the Countryside and Green Belt**

#### **11.1 Protection of Countryside**

Warfield Parish Council generally welcome the section on development affecting the countryside and Green belt.

Paragraph 11.1.1 The parish Council feel that 'Agricultural' buildings permitted rights need careful scrutiny. Within the BFC semi-urban environment they appear to sometimes be exploited beyond their original intention. Supportive of LP11.

#### **11.2 Landscape Character and Strategic Gaps**

Warfield Parish Council is supportive of Policy LP12.

#### **11.3 Rural Workers Dwellings**

Warfield Parish Council is supportive of Policy LP13.

Warfield Parish Council is generally supportive of Policy LP14 but would expect Bracknell Forest Council to be rigorous in its review of evidence were a change of occupancy conditions is requested.

### **11.4 Equestrian Uses**

Warfield Parish Council is generally supportive of Policy LP15.

Paragraph 11.4.6 There is a need to recognise that the scale and speed of development especially in the north of the borough, has resulted in many established stables now finding themselves without appropriate opportunity to hack and exercise. No new stable /equestrian facilities should be permitted in areas where increased vehicle, cycle and pedestrian activity make horses a danger to themselves and others.

### **11.5 Green Belt**

Warfield Parish Council is supportive of Policy LP16.

### **11.6 Development Site in the Green Belt: Jealotts Hill Research Station**

Warfield Parish Council recognises the important role that the Syngenta site plays to employment and economic activity with the borough. We also recognise the significant role the site has played both nationally and internationally in the development of agrochemicals over many years.

The Parish Council notes the wording that policy LP17 'aims to provide guidance on how the site may be adapted and developed to meet the changing needs of the business' and the council would like further clarity on what is envisaged by this based upon NPPF paragraphs 89 and 90. The Parish Council remains opposed to any piece-meal or substantial residential development at this site. We would expect any proposals for complete redevelopment of the site be considered upon their own merit rather than permitted through policy LP17 and would request this section be removed.

We welcome the proposed removal land from the developed site into the Green Belt.

## **12. Character and Design**

### **12.1 Design**

Warfield Parish Council would like to see provision of measures in the design to encourage wildlife within policy LP18.

The parish council would like to garden boundaries that allow access for wildlife and the maintenance of green corridors and facilities for crossing points for wildlife.

Street lighting needs to be sympathetic with the local area and low-level lighting should be used where appropriate. Consideration should be given to whether lighting is appropriate.

## **12.2 Tall Buildings**

Warfield Parish Council would expect Bracknell Forest to ensure that any tall building proposals take account of findings of Grenfell Inquiry.

## **12.3 Internal Space Standards**

Warfield Parish Council is not clear if internal spaces include garage and storage provision.

## **13. Housing**

### **13.1 Protection of existing housing stock**

Warfield Parish Council is supportive of policy LP21.

### **13.2 Housing for Older People**

Warfield Parish Council is supportive of policy LP22.

### **13.3 Self build and custom build**

Warfield Parish Council is supportive of policy LP23.

### **13.4 Affordable housing**

Warfield Parish Council would like to see a mix of tenure types on site and would encourage Bracknell Forest to seek provision on development sites. The parish council would like to see a clear and unambiguous report on the number of affordable housing units delivered, annually, as part of policy LP24.

### **13.5 Housing Mix – Tenure, Size and Accessibility**

Warfield Parish Council supports the proposals for housing mix in policy LP25.

### **13.6 Criteria for Traveller Sites**

No comment

## **14. Employment Areas**

### **14.1 Employment Areas**

Warfield Parish Council supports policy LP27 and the need for defined employment areas.

### **14.2 Employment Development outside Employment Areas**

Warfield Parish Council is supportive of policy LP28, although we feel the section which details the unacceptable impacts needs more definition to give clarity to officers implementing the policy.

### **14.3 Smaller Businesses**

Warfield parish Council recognises the important role smaller businesses play to the health of the local and national economy. It is important that smaller business units are protected where necessary from redevelopment to other uses.

### **14.4 Bracknell Town Centre**

Warfield Parish Council supports policy LP30. Further development within the town centre needs to ensure the viability of commercial activity as well as ensuring the right environment to make the area attractive to residents, businesses and visitors to the Borough. Other supporting infrastructure such as appropriate street lighting needs to be incorporated.

It is essential that the necessary transport infrastructure, particularly public transport services, pedestrian and cycle facilities are core to the delivery of development within the town centre.

### **14.5 Out of Centre Development**

Warfield Parish Council is supportive of policy LP31.

## **15. Local Retail and community uses**

### **15.1 Change of use within defined retail areas**

Warfield Parish Council supports the objective to plan for the continued regeneration of Bracknell Town Centre. We are supportive of policy LP32 and recognise that retailers are having to adapt to changing shopping habits and that retail units may need to change to reflect this. We are supportive of the use of upper vacant floors for residential development as long as this does not result in 'dead frontage' on the ground floor.

### **15.2 Advertisements and Shop Fronts**

Warfield Parish Council is generally supportive of policy LP33.

The council would like Bracknell Forest council to review para 15.2.4 to include provision for a reduction in illumination 'out of hours'. This would result in a reduction of light pollution and a saving of energy. Businesses, stores and public buildings should have a 'turn off lights' policy.

### **15.3 Protection of community facilities and services**

Warfield Parish Council supports policy LP34. This policy should ensure that any existing provision of parking is maintained to protect local residents and roads from parking blight.

## **16. Historic Environment**

### **16.1 Protection and Enhancement of the Historic Environment**

Warfield Parish Council is supportive of Policy LP35.

## **17. Natural Environment**

### **17.1 Biodiversity, Designated Nature Conservation**

Warfield Parish Council is generally supportive of Policy LP36 and LP37.

17.1.4 This para belongs to 17.1.3. It makes no sense as a detached statement.

### **17.2 Green Infrastructure**

Warfield Parish Council is generally supportive of Policy LP38 subject to the comments below.

17.2.1 The issue of how the green infrastructure can be better 'connected' is significant and requires greater emphasis within Policy LP38. There seems to be little or no reference as to how enhancement of the PROW and permitted path network can help link green sites within this chapter.

17.2.5 This paragraph should also include the significance of enhancement to the PROW network.

17.2.10 Again the PROW network appears to be ignored in this chapter.

### **17.3 Thames Basin Heath SPA**

Warfield Parish Council is supportive of Policy LP39

## **18. Climate Change and Environmental Sustainability**

### **18.1 Flooding and drainage**

Warfield Parish Council is supportive of policy LP40.

Warfield Parish Council recognises the importance of Sustainable Drainage Systems (SuDS). We particular recognise para 18.1.19 where the Borough must be satisfied that SuDS have been designed with regard to the long-term maintenance cost and para 18.120 that SuDS should look to replicate natural drainage and where possible bring amenity, recreation and wildlife benefits.

Warfield Parish Council would like Bracknell Forest to require householders to install permeable driveways and paved areas wherever possible.



## **18.2 Addressing Climate Change**

Warfield Parish Council is fully supportive of policy LP42 and the standards laid out to address climate change through renewable energy and sustainable construction. WPC would expect to see a percentage of new homes use renewables.

## **18.3 Pollution and Hazards**

Warfield Parish Council is supportive of policy LP43 but feels it should go further on light pollution particularly in the countryside. We would welcome the need for a lighting assessment with applications.

## **18.4 Land Potentially affected by Contamination**

Warfield Parish Council supports policy LP44.

## **19. Transport**

### **19.1 Strategic Transport Principles**

Warfield Parish Council is supportive of the strategic transport principles of policy LP45.

### **19.2 Transport Impacts of Developments**

Warfield Parish Council is supportive of policy LP46

### **19.3 Transport Infrastructure Provision**

Warfield Parish Council is generally supportive of policy LP47; however, provision x is not strong enough. Our suggestion is that this should state that this should provide level of parking that meets Bracknell Forest Council's Parking standards.

Warfield Parish Council strongly supports the protection, enhancement and maintenance of Public Rights of Way.

### **19.4 Travel Plans and Parking**

Warfield Parish Council is generally supportive of policy LP48.

For policy LP49 we do not believe that any relaxation in current parking standards should be permitted, all development should meet Bracknell Forest Council's parking standards, otherwise parking will become uncontrollable.

## **20. Local Infrastructure and Facilities**

### **20.1 Play, Open Spaces and Sports**

Warfield Parish Council is supportive of this policy LP50. We would hope that the borough will work with the towns and parishes to ensure that provision meets local needs.

### **20.2 Standards for Open Space of Public Value**

Warfield Parish Council is supportive of policy LP51.

## **A1. Summary of Local Plan Evidence Base**

### **Policy LP2 - Housing Trajectory**

Whilst the evidence based used is comprehensive, WPC would be cautious about the proposed housing trajectory based upon experience of the delivery of the Warfield SALP.

### **Policy LP3 and LP8 - Site Allocations Overview Maps**

Warfield Parish Council is concerned about the spread of schools proposed in the site allocation overview maps and feel many of these are speculative rather than genuinely achievable. We feel further work should be undertaken in this area to ensure proposed school sites meet the needs of local communities and are placed where the demand is required, not speculatively attached to sites with no supporting evidence as to why these sites were selected.

### **Site Profiles for sites listed in Policy LP3**

No comment

### **Policy LP17 – Developed Sites in the Green Belt**

Warfield Parish Council notes the changes proposed to return land from the developed site to the Green Belt.

### **Policy LP27 – Employment Areas**

No comment

### **Policy LP32 – Defined Retail Centres**

No comment

## **A2. Existing Policies to be replaced by the Bracknell Forest Local Plan**

No comment

### **A3. Glossary and Abbreviations**

No comment

### **Other Matters**

#### **Other Matters**

No comment

#### **Draft Sustainability Appraisal**

No comment

#### **Evidence Documents**

No comment