

Suggested areas of the Draft Local Plan upon which you might consider commenting

(N.B. These are not exhaustive. You can comment on or object to any part of the plan)

- Cluster 5 (Winkfield Row)

The plan contains proposals for development at Winkfield Row. As a resident, how do you feel about these plans? Do they fit with your view of how Winkfield Row should be best developed as a community?

- The Consultation Phase

At the time of writing we are still in the Consultation Phase. It ends at 5 pm on March 26th, by which time all comments and objections need to have been submitted to the Council either in writing, by email, or online via the BFBC 'Consultation Portal'. The formal part of the consultation, focusing on the 'manned exhibitions' at which it has been possible to talk to Council officials face to face, has been completed. At the time of writing no more are planned. Here you might consider whether the consultation in which the Council has engaged is/has been adequate. Do you feel sufficiently informed about the plan?

- The Overarching Plan

Do you feel that the plan, as written, provides an adequate vision for the future of Bracknell? Do you understand what the vision is?

- Infrastructure (Traffic/Roads)

The plan contains several suggestions on how road infrastructure could be improved to manage the effects of the proposed new housing and the inevitable increase in traffic it will bring. A map of proposed changes to the road system at Brazier's Lane/Lock's Ride

has been provided. How do you feel about this proposal? Do you think it would be practical?

- Infrastructure (Drainage/Flooding)

The proposed new housing is likely to put added strain on the current system of drainage in the area. Information about flood prevention and drainage can be found in the Infrastructure Delivery Plan and the site specific information can be found in the Housing Background Paper. Do you feel the proposals regarding drainage and flooding will be adequate?

- Character/Design

The Plan contains various proposals regarding the design and character of any new building in the area. Useful documents to view are the Design SPD and the Character Area Assessment 2010 (Chapter 4) Do you have any views on this? Does the plan take sufficient account of the nature of the area as it stands?

- Sustainability

Sustainable development is about change for the better in environmental, social and economic conditions. How well do you think the plan addresses these aims? The Draft Sustainability Appraisal details the Council's view of the impact of development on the proposed sites (see Table 12) and how negative impacts might be mitigated (See Table 18 and Task 4B). Do you agree with these assessments? If not, why?

- Viability

Closely associated with sustainability above, viability looks at the issue of whether what the Council propose to do in the plan can actually be done. I.e. can the plan be delivered? Pertinent areas here could include the stated targets for the building of 'affordable' housing, the construction of new schools and other infrastructure requirements identified in the draft Infrastructure Delivery plan. These proposals will need to be financially achievable. Do you feel

that there is sufficient evidence in the plan that its proposals are viable and deliverable?

- Environment

In your opinion, are the proposals to protect/enhance the environment of Bracknell adequate? Here one might look at the sections on green spaces, wildlife, trees etc.

- Health/Employment/Education

Both the Draft Local Plan and the Draft Infrastructure Delivery Plan make judgements and general recommendations concerning the future of health, employment and education provision in Bracknell. Do you agree with their assessment of the current situation and what might be needed in the future?

What questions might you ask yourself about the plan?

The Council have stressed that they will not consider seriously those comments or objections to the plan which are essentially along the lines of 'I don't like it'. To be considered seriously a comment needs to be supported by some kind of objective evidence. We recognise that most residents are hardly in a position to gather evidence, certainly not within the six week time frame that the Council has set aside for this consultation.

However, we would suggest you look at the Plan and, for those areas where you have concern, consider the following issues:

Is what the Council have said in their Draft Plan incorrect?
Have the Council, in your view, made errors of fact?

Are there facts which the Council have, on the evidence of the Plan, overlooked? That is, are there facts which the Council should have taken account of in reaching their view, but apparently have not?

Do you believe the judgements and conclusions the Council have reached in the Plan? If not, where have they erred? Do you believe the evidence they have provided?

As a resident, have you any first-hand experience that would lead you to doubt the credibility or viability of the plan?

Again, where possible, supporting your views with hard facts will make them harder to dismiss.