



# Winkfield Row Residents' Association Guide to the Draft Local Plan

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## 1. What is a Local Plan?

Local authorities are required to produce a Local Plan. If they don't, decisions on planning applications can become more difficult, and more may be decided by inspectors. Government policy will be used instead as the default option.

The Local Plan should set out priorities and policies for development in relation to housing, business, infrastructure (such as transport and waste), health, security, community facilities, services, and the environment. It should set out what the opportunities are for development in the area, and say what will and will not be permitted and where.

The Bracknell Forest Local Plan will contain new planning policies providing a framework to guide development in the Borough up to 2034.

The Local Plan is required to **conform** to the government's own **National Planning Policy Framework**. This is a relatively straightforward document and can be found via the following link <https://goo.gl/pNHVAU>

## 2. Where are the proposed developments located?

See **Appendix 1** of this guide. Note that the bulk of the development is to the north of Bracknell Forest – with a **large proportion in Winkfield Parish**

## 3. What is happening right now?

The Council have published a Draft Local Plan for public consultation.  
<https://goo.gl/yzAFcc>

The **consultation** period runs from **8<sup>th</sup> February to 5 pm 26<sup>th</sup> March 2018**.

## 4. What documents form part of the consultation?

Draft Local Plan	<a href="http://consult.bracknell-forest.gov.uk/file/4868307">http://consult.bracknell-forest.gov.uk/file/4868307</a>
Draft BFC Local Plan leaflet	<a href="http://consult.bracknell-forest.gov.uk/file/4867321">http://consult.bracknell-forest.gov.uk/file/4867321</a>
Summary of Evidence Sheet	<a href="http://consult.bracknell-forest.gov.uk/file/4876649">http://consult.bracknell-forest.gov.uk/file/4876649</a>
Infrastructure Delivery Plan	<a href="http://consult.bracknell-forest.gov.uk/file/4860636">http://consult.bracknell-forest.gov.uk/file/4860636</a>
Habitats Regulations Assessment	<a href="http://consult.bracknell-forest.gov.uk/file/4860916">http://consult.bracknell-forest.gov.uk/file/4860916</a>
Policies maps for : <b>Winkfield and Warfield</b> Bracknell and Winkfield South Binfield Sandhurst and Crowthorne	<a href="http://consult.bracknell-forest.gov.uk/file/4866841">http://consult.bracknell-forest.gov.uk/file/4866841</a>
BFC Frequently Asked Questions	<a href="http://consult.bracknell-forest.gov.uk/file/4867511">http://consult.bracknell-forest.gov.uk/file/4867511</a>
Draft Sustainability (SA) of the Draft Local Plan	<a href="http://consult.bracknell-forest.gov.uk/file/4880468">http://consult.bracknell-forest.gov.uk/file/4880468</a>
Non Technical Summary of the Sustainability Appraisal of the Draft Bracknell Forest Local Plan	<a href="http://consult.bracknell-forest.gov.uk/file/4880473">http://consult.bracknell-forest.gov.uk/file/4880473</a>
Sustainability Appraisal (SA) Appendices 1-6	See evidence sheet for links <a href="http://consult.bracknell-forest.gov.uk/file/4876649">http://consult.bracknell-forest.gov.uk/file/4876649</a>
Draft Bracknell Forest Local Plan Response Form	<a href="http://consult.bracknell-forest.gov.uk/file/4867318">http://consult.bracknell-forest.gov.uk/file/4867318</a>

## 5. How do I begin to understand these documents – do I need to read them all?

There is no denying – there is a lot of paperwork – 624 pages in all plus all the documents that form part of the evidence base.

All the consultation documents are important as together they form the complete package of information from the council relating to the draft Local Plan.

The WRRRA have put together this guide to **highlight** some of the areas that may be of particular interest to you, as a resident of Winkfield Row.

## 6. Policies within the draft Local Plan:

The draft Local Plan contains 51 policies (e.g. LP1) that will provide a framework for development within Bracknell Forest up to the year 2034.

**All** of the policies **can be viewed** within the **draft Local Plan** but for the purpose of this Winkfield Row Residents’ Association guide a few have been selected as possibly being of particular interest to our local community. A summary of these policies is listed below and more detail about these can be found in our separate **Local Plan Policy Guide 2** .

Policy Number	Policy Name	What it's about
<b>LP1</b>	Sustainable Development Principles	That development will be permitted if it meets sustainable criteria and these criteria are listed
<b>LP2</b>	Provision of housing	Provision to be made for 12,060 home in Bracknell Forest 2016/17 to 2033/34
<b>LP3</b>	Sites allocated for residential / mixed use development	Table 1 lists the large sites, including those in Winkfield Row
<b>LP6</b>	Land at Winkfield Row	Provides more detail about the proposal for 500 homes including maps. Note that information relating to Mushroom Castle 48 homes is detailed separately in the local plan (located in Table 20)
<b>LP7</b>	Land at Haley Green	Provides more detail about the proposal for 235 homes including maps.
<b>LP9</b>	Strategic and local infrastructure	Lists 6 criteria of which a development needs to satisfy one or more. The policy also lists options that are open to the council should the developer submit a viability assessment to evidence that infrastructure requirements would make the development unviable.
<b>LP11</b>	Protection of Countryside	States when development in the countryside is permissible but note that settlement boundaries have been redefined and Cluster 5 does not sit within a area now designated as "countryside"
<b>LP12</b>	Landscape , character and strategic gaps	Details how development should protect & enhance the landscape character of the area in which it is situated. Note that Cluster 5 site is now not within a defined countryside area
<b>LP24</b>	Affordable housing	Details how much (35%) and also how it has to be provided – NOTE this is not always by being built on the site that is being developed
<b>LP36</b>	Biodiversity	Defines how development within the Borough should protect and enhance bio-diversity
<b>LP45</b>	Strategic Transport Principles	Development should minimise and mitigate negative impacts on roads and road safety. The policy lists enhancements that are proposed by the development would mean that the development would be supported.

## 7. Other useful information

### 7.1. What is a SANG ?

A SANG is proposed for Cluster 5. This is a Suitable Alternative Natural Green Space. The reason for the provision of a SANG is because the site proposes development which is within the Thames Basin Heath Special Protection Area zone of influence. More information on this is found within Policy LP39 on page 155 of the draft Local Plan

### 7.2. Policy Map and Key relating to Winkfield Row Cluster 5

See Appendix 2 (part 1 and 2) – this shows the section of the Winkfield and Warfield Policy Map that contains Winkfield Row. The key explains the policies that are detailed on the map e.g. areas shown as LP11 are areas of defined countryside, LP12 relates to strategic gap etc.

### 7.3. Definition of affordable housing

The Local Plan includes provision for affordable housing. The government's National Planning Policy Framework defines affordable housing as "social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market".

- Social rented housing is owned by local authorities and private registered providers and guideline target rents are determined through the national rent regime.
- Affordable rented housing is let by local authorities or private registered providers to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent
- Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject. Eligibility is determined with regard to local incomes and local house prices. These can include shared equity (shared ownership and equity loans). The BFC website has more info on current provision of shared ownership homes <https://www.bracknell-forest.gov.uk/buying-your-first-home/shared-ownership>

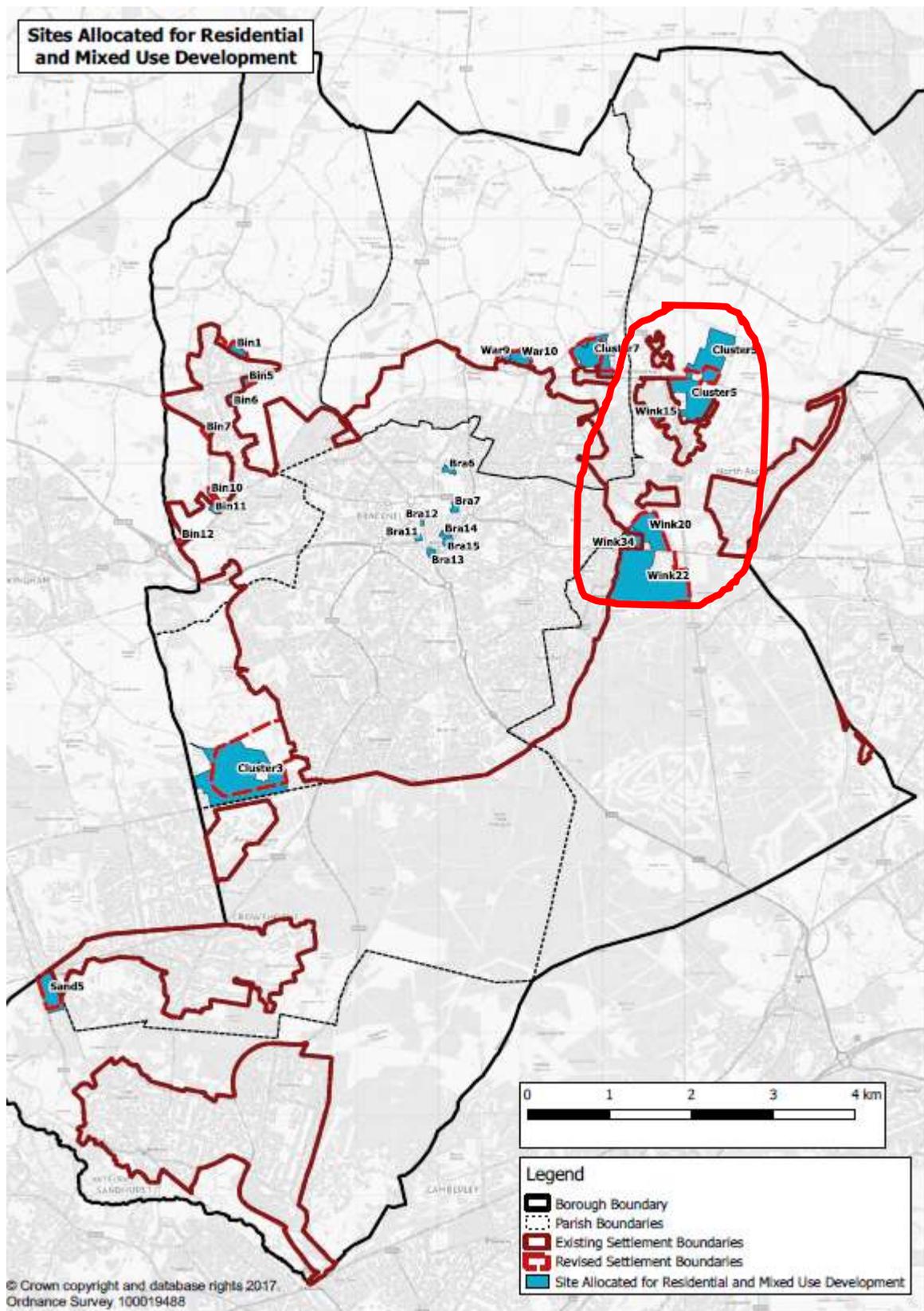
However, it should be noted though that the Local Plan policy LP24 (Affordable Housing) states that where it can be demonstrated that the delivery of affordable housing would prejudice the viability of the development or provision of other essential infrastructure the requirement can be changed.

## 8. What do I do next?

Be part of the draft Local Plan consultation by responding by **5pm 26<sup>th</sup> March 2018**. The BFC Response Form can be found <http://consult.bracknell-forest.gov.uk/file/4867318>. It is also possible to email your comments to [development.plan@bracknellforest.gov.uk](mailto:development.plan@bracknellforest.gov.uk)

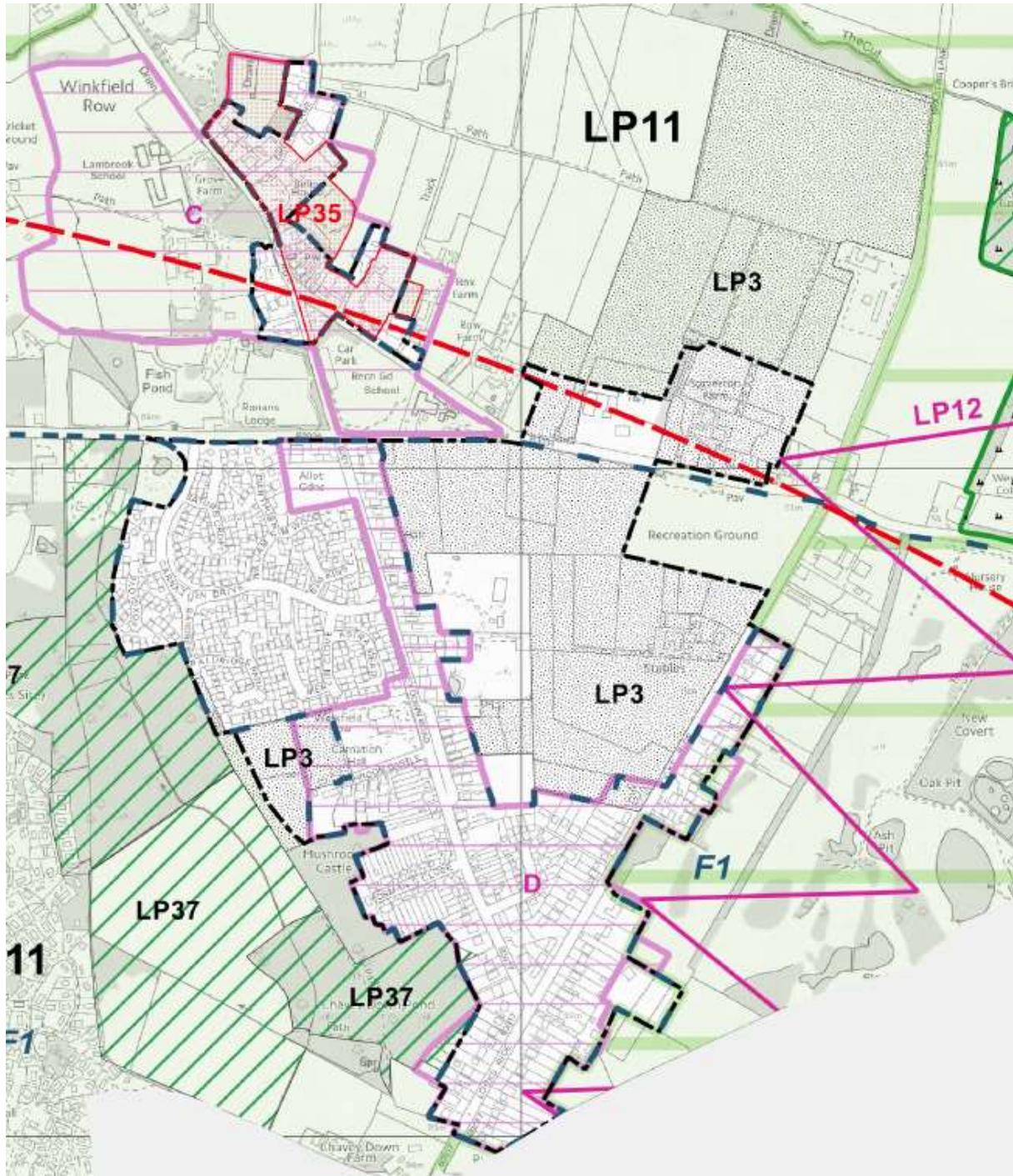
The WRRAs have produced separate guide (**Guide 3**) offering information on how to be part of this very important consultation.

# Appendix 1



## Appendix 2 (1/2)

### Winkfield and Warfield Policy Map - section relating to Winkfield Row Cluster 5



## Appendix 2 (2/2)

<b>Legend</b>	
	Bracknell Forest Borough Boundary
	Defined Settlements
<b>Draft Bracknell Forest Local Plan</b>	
	BFLP Site Allocations - LP3
	Countryside - LP11
	Landscape Character Area - LP12
	Strategic Gaps - LP12
	Green Belt - LP16
	Villages - LP16
	Developed Site in the Green Belt - LP17
	Character Areas - LP18
	Defined Employment Area - LP27
	Retail Centre - LP32
	Conservation Area - LP35
	Historic Parks and Gardens - LP35
	Scheduled Ancient Monument - LP35
	Local Geological Sites - LP37
	Local Nature Reserve - LP37
	Local Wildlife Site - LP37
	Site of Special Scientific Interest - LP37
	Special Area of Conservation - LP37
	5km SPA Buffer - LP39
	7Km SPA Buffer - LP39
<b>Site Allocations Local Plan</b>	
	Site Allocated for Mixed Use Development - SA4 - SA9