



Illustration 1

2. INTRODUCTION Bracknell Town Neighbourhood Plan

Key issues, vision and objectives

LEFT HAND PAGE

Neighbourhood Planning Regulations.

Neighbourhood Planning Regulations 2.3 The Neighbourhood Planning (General) Regulations 2012 came into force on 6 April 2012. The Regulations include the process and procedures for setting up Neighbourhood Areas, preparing Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. The first step in the neighbourhood planning process is for the 'relevant body' to apply to the local planning authority for the designation of a Neighbourhood Area. Any plan or order needs to meet the 'basic conditions' set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. These include the need to contribute to the achievement of sustainable development and be in general conformity with the strategic policies of the Development Plan. Once the independent examiner issues a report, see www.bracknell-forest.gov.uk/planningpolicy, the local planning authority considers this report to reach its own view and takes a decision on whether to send the plan/order to local referendum. If more than 50% of those who vote at the local referendum do so in favour of the plan/order, then the Council 'makes' the plan/order. It will then form part of the Development Plan and be taken into account when making decisions on planning applications in the area.

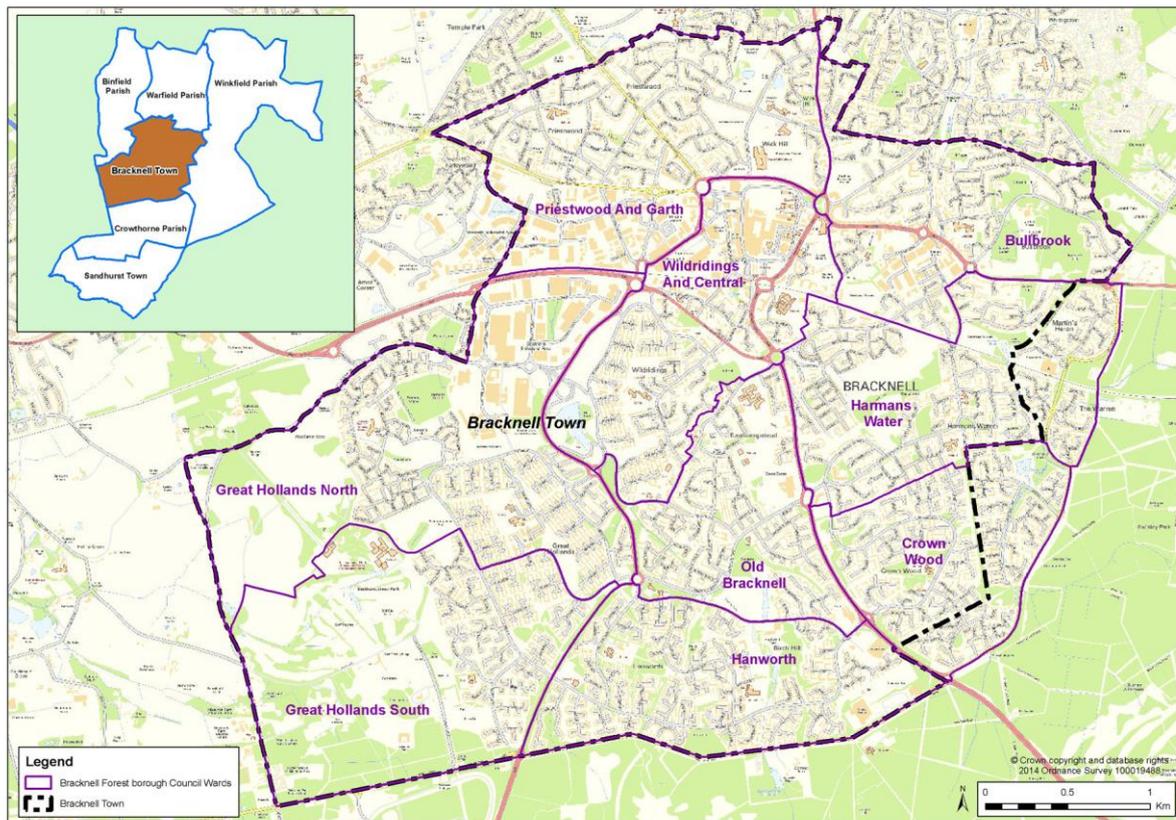
Local Development Scheme 2016-2019 BFBC page 2

Neighbourhood Development Plan: A plan that established planning policies for the development and use of land in a neighbourhood. It may contain a vision, aims, planning policies, proposal for improving the area or providing new facilities and identify key sites for specific kinds of development.

Local Development Scheme 2016-2019 BFBC page 21 <http://www.bracknell-forest.gov.uk/local-development-scheme-2016-to-2019.pdf>

Illustration 2 Table 1: The Bracknell Town Neighbourhood Plan Designated Area

Note: This is coterminous with the Bracknell Town Council boundary but not coterminous with the Bracknell Forest Borough Council boundary.

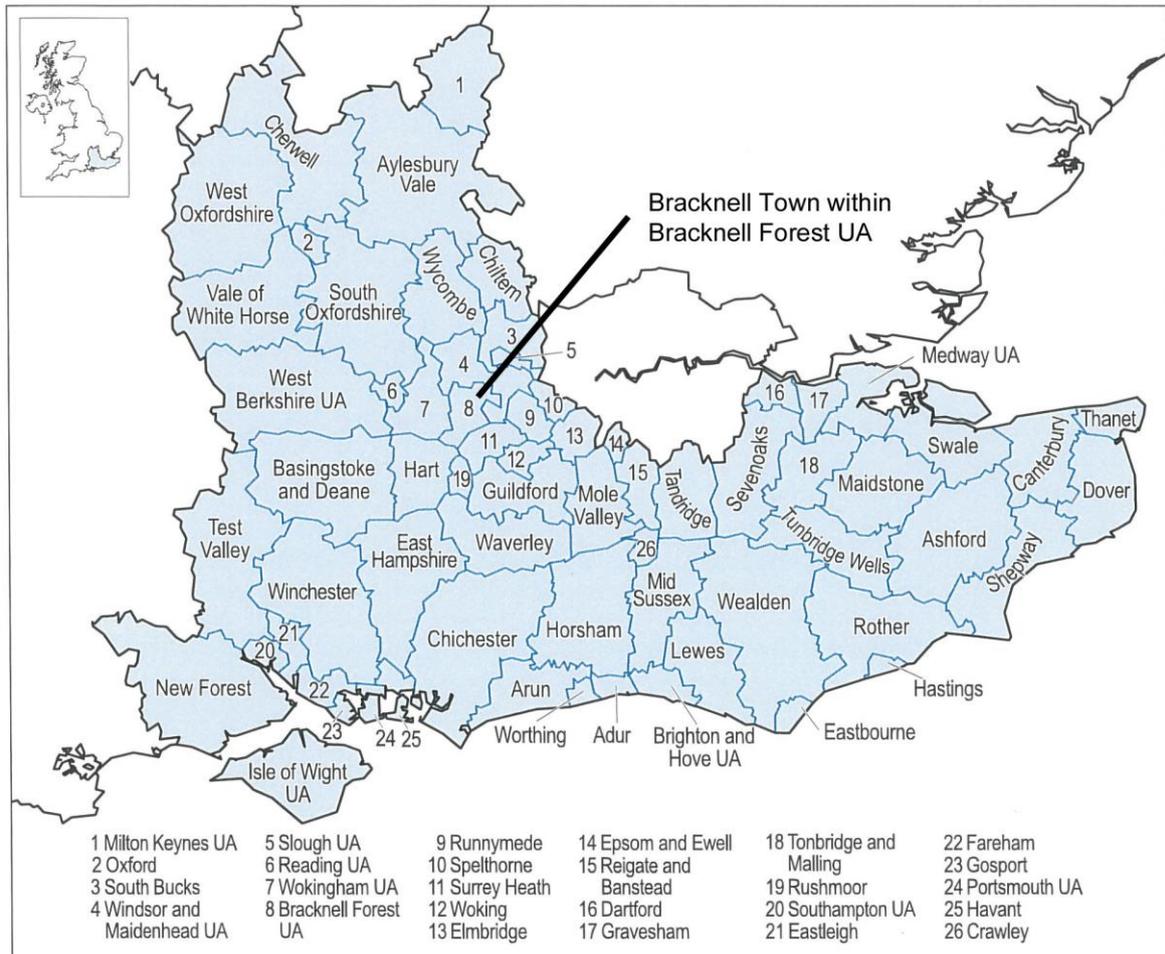


How the Neighbourhood Plan fits into the Planning System

Although the UK Government's intention is for local people to decide what goes on in their towns, the Localism Act sets out some important laws. One of these is that all Neighbourhood Plans must be in general conformity with higher level planning policy. That is, Neighbourhood Plans must be in general conformity with the National Planning Policy Framework (the NPPF) and with local policy, in particular the adopted Bracknell Forest Local Plan 2002 and Core Strategy Development Plan, 2008. The Neighbourhood Plan process including its context, basic conditions and how it fits in with national, district and local planning policy is explained here:

<http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/key-stages-in-neighbourhood-planning/>

Map A3 Local authority districts and unitary authorities, April 2009



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Illustration 3.

This is from ONS Regional Trends 43 no 43 Portrait of the South East p168.

Bracknell Town is one of the six parishes forming Bracknell Forest Borough Council, in turn one of the six Unitary Authorities which replaced Berkshire County Council in 1998. Bracknell Town's population is 52,696, the sixth largest in England and Wales behind Weston-Super-Mare, Shrewsbury, Aylesbury, Keighley and Hereford (Office for National Statistics, Census 2011, *Key Statistics, Table: KS101EW – Usual Resident Population*. Available at: http://www.nomisweb.co.uk/census/2011/ks101ew_Type_of_area_english_parishes/welsh_communities)

Illustration 4 Bracknell Forest Borough Map showing 6 parishes



Neighbourhood Development Plan for Bracknell

This document sets out the key opportunities and problems that affect Bracknell and the key issues that its Neighbourhood Plan needs to address.

The Bracknell Town Neighbourhood Plan is based on consultation with local people, businesses and others with an interest in the town.

The area covered by this plan is that formed by the Town boundary as below. At 16.77km², it is the second largest of Bracknell Forest's six parishes, according to the Bracknell Forest Local Development Framework pack, September 2006, p7.

History and Development of Bracknell

Bracknell's origins date back to Saxon times. It started life as a settlement in a clearing in Windsor Forest. There is a mention in 942 in the Winkfield Boundary Charter of the settlement of Braccanheale ("bracken-covered hiding place").

The hamlet in Windsor Forest, shown on Norden's map of 1607, grew slowly.

Kelly's Directory of 1847 referred to Bracknell as "a small village situated on the main road to the West of England"

Buildings of England describes it as "a roadside hamlet in the parish of Easthampstead, which had swelled after the railway came in the 1850s".

According to page 11 of Parris, H. & J. (1981) *Bracknell, The making of our New Town*. Bracknell Development Corporation: "The railway came in 1856. From about this time Bracknell began to transform itself from a village to a small town."

Kelly's Directory of 1907, describes it as "situated on the forest road from Reading to London, forming part of the old forest of Windsor and . . . surrounded by a neighbourhood full of picturesque scenery" .

The major change which came to Bracknell in the twentieth century was the implantation of the new town. The planning and development of "new towns", and the planned expansion of selected old ones, to take the increasing populations of the cities, was designed to distribute people more widely and more evenly. In England, the new towns collectively make outer rings beyond the green belts- their main object being the prevention of urban sprawl- of their parent cities.

A 20th Century "New Town"

Beyond London, but still within its region, exist five main urban groups, Luton, Southend- on Sea, the Medway Towns, Brighton and Hove and Reading., each is closely linked by rail with London.

"As designated in 1948, the new Bracknell was to have been unusually small for a New Town, with just 25,000 people (previously c.5000 in numbers), on 1860 acres: much less than recommended in Abercrombie's London plan of 1944. Work began in 1950, the first town plan was approved in 1954 . . . and by the end of 1959, 17,500 were living here but in 1961 a new target of 60,000 was declared after all, and over 1400 extra acres to the E and S. A revised town plan . . . followed in 1963. The additional areas began to take shape from 1967, and were all but complete when the Development Corporation was wound up in 1982. Districts were added on the N and E up to 1999, but the basic plan is still a palimpsest of 1963 on 1954."

The reference here is to Pevsner, N., Tyack, G., Bradley, S. (2010) *The Buildings of England, Berkshire*. Yale University Press. page 181.

The Bracknell Development Corporation (motto: Home, Industry, Leisure), set up in 1949, was presented with the task of building a self-contained town. This consisted of two to three storey housing estates well integrated into the landscape of the town.

In 1962 Bracknell's only tower block, Point Royal, was built by Arup Associates, whose many other projects include Sydney Opera House. It is much higher on the skyline than the buildings around it.

Twentieth century new towns were a development of the garden city movement initiated by Ebenezer Howard in 1898 in the United Kingdom. Garden cities were intended to be planned, self-contained communities surrounded by "greenbelts", containing proportionate areas for residences, industry, and agriculture.

“He (Ebenezer Howard) wanted to develop places to live that combined the benefits of the town (opportunity, entertainment and higher wages) and the countryside (open spaces, fresh air, pleasant surroundings and lower rents).”

The reference here is to: Affinity Sutton, *Building on our Heritage*, www.affinitysutton.com. Available at:

<http://www.affinitysutton.com/media/826179/building-on-our-heritage-pdf.pdf>, page 5.

In Bracknell, according to Pevsner, N., Tyack, G., Bradley, S. (2010) *The Buildings of England, Berkshire*. Yale University Press. page 182 writing in 2010, the authors paid the town the compliment of saying “the landscaping was handled exceptionally well”.

The new town house and town design layout is distinctively pioneering.

There has been further expansion to the town in the decades since its designation.



**Illustration 5 Bracknell Development Corporation Crest,
Bracknell Town Council Chamber**

Population

In the 1907 Kelly's Directory, Bracknell had a population of 2,482, and Easthampstead had 1,708 [Census 1901] totalling 4,190, both settlements now within the Bracknell Town area. The population number was initially restricted due to concerns that too much agricultural land would be used. By 1961 the population was 20,000 and by 1981 it had grown to 49,000. The town has continued to expand in the decades since.

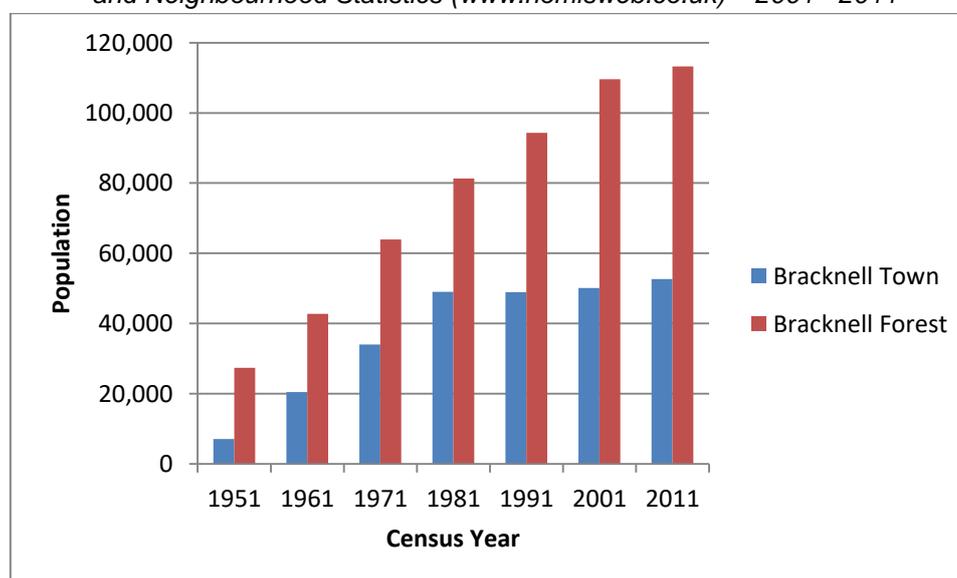
According to the Census 2011 [Nomis], the population was 52,696 on 1,300.11 hectares, (6.1 per hectare) - 46.5% of Bracknell Forest. In 2016, the population is over 55,000. More is planned in current policy documents: the SALP adopted in 2013, see page 8 table 2, plans for over 4000 more houses in Bracknell by 2026.

Illustration 6 Population in Bracknell Forest Borough by Parish 1951 to 2011

	Census Year								
	1951	1951 %	1961	1971	1981	1991	2001	2011	2011 %
Bracknell Town	7,145	26%	20,533	34,067	49,024	48,945	50,131	52,696	47%
Binfield	2,377	9%	2,583	2,873	3,335	5,236	7,475	7,880	7%
Warfield	2,612	10%	1,497	1,670	1,613	1,636	9,226	10,088	9%
Winkfield	5,939	22%	7,134	8,689	8,040	13,729	15,271	14,998	13%
Crowthorne	4,082	15%	4,582	6,767	8,014	6,297	6,711	6,902	6%
Sandhurst	5,244	19%	6,445	9,860	11,264	18,518	20,803	20,641	18%
Bracknell Forest	27,399		42,774	63,926	81,290	94,361	109,617	113,205	

Data from

Census County Reports for Berkshire 1951 -1971, Ward and Civil Parish Monitors 1981 - 1991 and Neighbourhood Statistics (www.nomisweb.co.uk) – 2001 - 2011



Note: The Bracknell Town 2011 census figures do not include The Parks, Harmans Water and Jennett's Park, Great Hollands North, housing developments.

The boundary of the Bracknell Town Neighbourhood Plan Designated Area is coterminous with the settlement boundaries.

According to the Office of National Statistics (ONS), the **Greater London Urban Area** which Bracknell is part of had 8,278,251 people in the 2001 census. It describes it as dwarfing the other 25 most populous areas in the UK and then says that urban areas appear to consist of a main body with arms shooting outward for example Greater London Urban Area.

See the map on page 5 at

file:///C:/Users/Consultant/Downloads/03fopmurbanareas_tcm77-251920.pdf

Key issues for Bracknell

The key issues facing Bracknell in the period of this Plan are the need to:

- Protect the valued green spaces which are an important part of the character of the town
- Provide appropriate housing for local residents and their children
- Ensure a strong economy and good employment prospects are maintained
- Ensure the new town centre thrives, and that existing neighbourhood shopping areas continue to perform strongly
- Ensure that adequate infrastructure is provided to cope with growth

A Vision for Bracknell

The vision and its key themes are based on issues raised in discussions with local people at the Bracknell Town Neighbourhood Plan consultation events. They were then refined by the Steering Group and form the heart of Bracknell Town's Neighbourhood Plan.

Key Themes

Bracknell Town is a place full of community spirit and an active community life, People will think positively of Bracknell. Access to the surrounding countryside and its many walking and cycling routes will be easy and visitors and residents will enjoy the high quality environment and leisure activities.

There will be a wide range of new houses and flats providing a sustainable and varied community with a choice of high quality housing.

Bracknell Town will have a vibrant and attractive town centre, with larger and a better range of shops, including a mix of independent and national retailers. A market will be an integral part of the town centre, attracting many visitors. The town centre will be easily accessible for all residents.

A variety of new employment opportunities will be provided to meet local needs and to support the local economy. New employment will attract additional people into the town and provide local job opportunities for existing and new residents. Businesses will take an active role in improving local skill levels.

Bracknell Town will be a town that has a growing population and employment opportunities and will be in control of its own future. It will be a dynamic and prosperous town where people enjoy living, working and spending their leisure time. The growing population will support a thriving town centre, good local facilities, local schools and diverse leisure and cultural facilities.

Children of all ages and abilities will have access to good quality schooling.

Public transport within Bracknell and to surrounding settlements will be improved to create better links, providing local residents with access to job opportunities and shopping and leisure facilities.

The key themes form the basis of the key objectives.

Key Objectives

This Neighbourhood Plan provides **policies** that will help to deliver the Vision. These are grouped under 'Key Objectives' set out below and are explained in each **section** of the Neighbourhood Plan.

Key Objective 1: Improve social, community and leisure facilities

- To maintain and improve the parks and green spaces in and around Bracknell, which are highly valued by the local population.

Key Objective 1A: To sustain the significance of Listed Buildings and other heritage assets and their settings.

Key Objective 2: Ensure the range of available housing is appropriate for local residents and for growth

- Ensure new market and affordable housing contributes towards meeting the needs of the existing and future population of Bracknell
- Ensure new housing development reflects the positive aspects of the character of existing residential areas

Key Objective 2A: Decrease the carbon footprint of new buildings in their design

Key Objective 2 :To preserve character but to allow for development.

Key Objective 3:To continue to Improve the vibrancy of the town centre, and the attractiveness of the town as a whole

- To continue to improve the image and attractiveness of the town centre, via the regeneration of the main shopping area
- Increase the vibrancy of the town centre and neighbourhood shops.
- Improve existing buildings, streets and spaces
- create an evening economy for adults in and around the town centre, as part of the new town centre.
- create new, high quality buildings, streets and spaces

Key Objective 4: To strengthen the local employment base and attract a wide variety of businesses to Bracknell.

Key Objective 5: Strengthen the local transport infrastructure to ensure that the growth of Bracknell is sustainable.

- improve vehicular, bicycle and pedestrian movement by enhancing existing networks and creating new ones as well as improve public transport.

Key Objective 6: To maintain and improve the quality of the environment for its residents.

- maintain air quality and acceptable levels of air pollution.