

Bracknell Town Neighbourhood Plan Policies (BTNP)

Policy EV 1 Open Space of Public Value

Development proposals are expected to retain all Open Space of Public Value provision as shown on the Policy EV1 Open Space of Public Value Map.

Where there is sufficient quantity of existing provision, contributions will be sought from development towards their improvement if the improvement increases the capacity of the provision to meet the needs of the development.

Proposals that would result in the loss of Open Space of Public Value will only be supported when alternative public open space is provided to address both the existing area of open space lost and any additional open space needs created by the development.

Alternative public open space provision proposed as part of such development proposals will be required to meet the following criteria:

- The scale of alternative provision must be of at least an equivalent scale to the existing public open space provision and
- Any alternative site must be of at least an equivalent standard, or better, in terms of layout to the existing public open space provision and
 - Ancillary uses which are required to complement the provision of the open space must not significantly reduce the overall area of open space and
- The location of the alternative provision must be generally accessible by foot and within or adjacent to the existing settlement boundary of Bracknell Town.

Policy EV 2 Protection and Maintenance of Local Green Spaces

The following areas as shown on the policies maps are designated as Local Green Spaces:

- A. South Hill Park
- B. Lily Hill Park
- C. Easthampstead Park
- D. Great Hollands Recreation Ground
- E. Jurassic Park (Great Hollands playing fields)
- F. Mill Park and Wildridings playing fields
- G. Harmans Water playing fields and The Parks playing fields
- H. Calfridus Way playing fields
- I. Braybrooke Recreation Ground
- J. Queensway and Brook Green
- K. The Elms Park

New development on these Local Green Spaces is ruled out except in very special circumstances.

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Policy EV 3 Tree Heritage: Avenues of Trees

Development proposals will be required to recognise the heritage value of avenues of trees in Bracknell Town as shown in revised Policy Maps EV3 by incorporating them within landscape design and, wherever possible and where it is appropriate to create new avenues of trees, tree lined corridors for roads, footpaths, and cycleways.

Policy EV 4 Protection of Trees

Development proposals will be expected to retain all trees in good condition, and which possess amenity value, especially ancient trees which, either individually or collectively, contribute to the sylvan character of the immediate area and the town in general.

Policy EV 5 New Tree Planting

Wherever possible and where appropriate, all new development, particularly at gateway locations, will be expected to incorporate tree planting within their landscaping proposals, including trees of an appropriate size and species of suitable longevity, that can make a significant contribution to enhancing the sylvan character of the town, as well as add to the visual amenity of the immediate area.

Policy EV 6 Allotments

Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space is provided.

Alternative allotment provision will be required to meet the following criteria:

1. The scale of the alternative site must be equivalent scale to the existing allotment provision lost and
2. The quality of the alternative site must be of equivalent standard in terms of layout and soil character to the existing allotment provision and
3. The location of the alternative provision must be generally acceptable by foot and within or adjacent to the defined settlement area of Bracknell Town as show on the policy map.

Where there is sufficient existing provision contributions, will be sought towards their improvement.

Proposals to provide new allotment space as part of development will be strongly encouraged, subject to it being provided in an appropriate location which is generally accessible on foot.

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Policy EV 7 Cemetery Space

The provision of further cemetery space to serve the needs of the population of Bracknell Town will be strongly supported.

Policy EV 8 Watercourses and River Corridors

Development proposals that provide improved public access to watercourses and river corridors will be supported where they maintain and enhance the quality of the environment.

Policy EV 9 Air Quality

Development proposals which introduce new sensitive receptors, (for example new dwellings), within and adjacent to Air Quality Management Area(s) will be expected to demonstrate that UK legislative limits for human health can be met within the development.

Policy EV 10 Arts Centre: South Hill Park

Development proposals that will help retain the use of South Hill Park, as shown on Policy Map EV10, as an arts centre/theatre by continuing to provide high quality, accessible, cultural, community resources will be strongly supported.

Policy EV 11 Colocation of Community Facilities

Development that will allow for the introduction of a mix of complementary uses alongside both present and future neighbourhood community facilities, which maintain and enhance their primary community support function, will be strongly supported.

Policy EV 12 Protection of Community Facilities

Proposals that retain, improve, and enhance existing community facilities will be strongly supported.

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Policy HE 1

Protection of Parks and of Parkland Features of Historic Parks and Gardens

Proposals that contribute positively to the conservation and enhancement of Bracknell Town's historic parks, Easthampstead Park, Lily Hill Park and South Hill Park, as shown on Map HE1 will be supported.

Where development proposals will affect the parks or their settings, they will be required to provide analysis of the potential impact of proposals on the significance of these parks as heritage assets, including effects on the value of access by the community.

Proposals in these areas will be expected to demonstrate that they have sought to avoid or minimise conflict between the conservation of these heritage assets and any aspect of the proposals.

Great weight will be given to the conservation of Easthampstead Park, Lily Hill Park and South Hill Park to be considered alongside other potential benefits of development.

Proposals that would harm the significance of any of these heritage assets will only be permitted where it can be robustly justified, based on the need to provide public benefits that outweigh the harm and cannot be otherwise be delivered in a less harmful way.

Policy HE 2

Protection of the Settings of Heritage Assets

Development proposals which cause substantial harm to the setting of a designated heritage asset will not be supported unless substantial public benefits outweigh that harm. Where proposals will cause less than substantial harm, that harm must be weighed against the public benefits arising from the development.

Development affecting the setting of a locally listed building will be assessed having regard to the scale of any harm against the significance of the non-designated heritage asset.

Development proposals which affect the setting of a listed building will be expected to enhance that setting, including that of any historic parks and gardens, through careful consideration of building heights, layout and materials, appropriate use of landscape buffers and the placement of open space.

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Policy HE 3 Protection of Heritage Assets

Development affecting designated heritage assets within Bracknell Town must pay special regard to the need to conserve and enhance them, considering their significance and the contribution they make to their environment, their settings and any special architectural or historical features of significance.

Development affecting non-designated heritage assets will be expected to balance the scale of any loss or harm and the significance of the building.

Policy HO 1 Infill and Backland Development

All infill and backland development and redevelopment will not unacceptably, adversely, impact on the amenity of neighbours and will reflect the scale, mass, height, and form of neighbouring properties.

It will have a similar form of development to properties in the immediate surrounding area. This is particularly important for applications for two or more dwellings on a site currently or previously occupied by a single property.

Policy HO 2 Houses in Multiple Occupation (HMO)

Applications submitted for changes of use to houses in multiple occupation (HMO) will be supported if:

- The design, layout, and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities and
- Internal and external amenity space, refuse storage and car and bicycle parking would be provided at an appropriate quantity and would be of a high standard so as not to harm visual amenity.

Policy HO 3 Driveways and Hardstanding's on Front Gardens

Where proposed work to a front garden of an existing dwelling requires a planning application, this should demonstrate that it will:

- A. Preserve the local character of and be in keeping with the existing planting in the streetscape,
- B. Provide level access, where appropriate, ensuring safety and

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- C. Where possible, use a permeable surface to drain rainwater
- D. Be of sufficient size to accommodate the proposed number of vehicles without resulting in the near or total loss of the existing garden features.

Policy HO 4 **Managing the Streetscape**

New residential development proposals will be expected to provide well designed, integrated external amenity space with waste and recycling storage and car and bicycle parking, as required by the Bracknell Forest Council Parking Standards Supplementary Planning Document or any successor document, to ensure a high quality and well managed, co-ordinated streetscape.

Policy HO 5 **Private Gardens: Green Infrastructure and Biodiversity Networks**

On all future residential development, including any infill development, the configuration of private gardens and their means of enclosure should provide a degree of connectivity to enable wildlife such as hedgehogs to travel between gardens and onto any adjacent areas of green space.

Policy HO 6 **Buildings: Energy Efficiency and Generation**

Development proposals are encouraged to demonstrate best practice in energy efficiency and generation, the use of sustainable materials and the design of recycling facilities for its users. In particular, the inclusion of low energy features in the design and construction of new buildings will be strongly supported, incorporating design features such as green roofs, rainwater harvesting and heat recovery wind cowls.

Policy HO 7 **Buildings: Local Character**

Development proposals within the Bracknell Town neighbourhoods are expected to demonstrate that they are in keeping with the footprint, separation, scale, and bulk of the buildings to the grain of development, footprint, separation, scale, and bulk of buildings in the neighbourhoods, including neighbouring properties, unless it can be demonstrated that the proposed development would not harm local character.

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Policy HO 8 **Buildings: Good Quality Design**

The design of new development will have regard to local character.

New development proposals will be expected to demonstrate that they:

- Achieve high quality design that respects the established appearance, scale, and character of the design of the neighbourhood in which they are being proposed,
- Demonstrate distinctive design in prominent buildings,
- Take account of what is in place locally, particularly regarding the existing layouts.
- Respect the form of properties in the immediate surrounding area,
- Relate to established plot widths within streets particularly where they establish a rhythm to architecture in a street,
- Use high quality boundary treatments that are in keeping with the local area,
- Use locally appropriate building materials.

Policy EC 1 **Employment and Enterprise: Small Businesses**

Proposals that support the development of small businesses that directly meet the needs of the community such as the creation of work units, in current business space in the Southern and Western Employment Areas, the Eastern Road Employment Area and the Town Centre, especially in Market Street will be strongly supported provided that:

- A. They do not involve the loss of dwellings and
- B. They protect residential amenity and
- C. They contribute to the character and vitality of the town and
- D. They do not adversely impact road safety.

Policy EC 2 **Micro and Small Businesses**

Development proposals to provide B1 class floor space, (either new provision or change of use), including serviced offices, that is suitable for micro businesses will be strongly supported, subject to demonstrating that appropriate parking provision is available to serve the development.

Policy EC 3 **Neighbourhood Shopping Centres: Day to Day Requirements**

Development proposals that maintain and enhance the successful New Town configuration of neighbourhood shopping centre retail, small business and residential units in existing development will be strongly supported.

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Policy EC 4

Bracknell and Wokingham College and Bracknell Open Learning Centre

Development proposals that ensure the retention of and the continued use of both the centrally located Bracknell and Wokingham College site and the Bracknell Open Learning Centre site for lifelong learning will be strongly supported.

Policy EC 5

Town Centre Future Development Sites: Mixed Housing and Retail Uses

Development proposals in the town centre, as shown on the Plan Overview Map, that incorporate a mix of uses such as housing, leisure, offices, and retail will be strongly supported.

Policy EC 6

Broadband

All new residential, commercial and community properties within the Neighbourhood Plan area should be capable of being served by a superfast broadband (fibre optic) connection. Sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation, at a future date, or an open access basis.

Policy TR 1

Cycleways

To strengthen north south cycle links to the Town Centre and to make better provision for cyclists, proposals to link routes within the existing cycleway network, including specifically at Bull Lane/Folders Lane/Sandy Lane and Shepherds Lane will be strongly supported.

Policy TR 2

Cycleways and Footpaths

Development proposals are expected to retain and, where possible, enhance, improve, and complete unfinished, existing cycleways and footpaths to Bracknell Town Centre, schools and between them and residential neighbourhoods.

Policy TR 3

Cycle Racks

The provision of cycle racks in the following locations in particular:
Bracknell Town Centre and the bus station and elsewhere, at all the Neighbourhood Shopping Centres, on the Western and Southern Employment Areas and at Braybrooke, Great Hollands and Mill Park recreation grounds will be strongly supported.

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Policy TR 4

Garage Block Areas: Configuration and Use

Development proposals that improve the street scene of garage block areas will be supported. This includes the replacement of garages with parking spaces within parking courts.

Policy TR 5

School Drop Off and Pick Up Areas

The provision of drop off and of pick-up areas in new educational establishments will be expected to be incorporated in their design. Any proposals to extend existing educational establishments will be supported where they incorporate the extension of existing drop off and pick up areas or the provision of new drop off and pick up areas.

Policy TR 6

Public Toilets in Bracknell Town Centre

Development proposals to increase the provision of public toilets in Bracknell Town Centre will be strongly supported.

Policy TR 7

Road and Transport: Traffic and the Environment

Where a Transport Assessment or Transport Statement identifies that the proposed development will have a severe residual cumulative impact on the highway network, the developer will be expected to carry out or contribute to such highway improvements or such traffic management measures as are necessary to address the extent to which their development will exacerbate any existing issues, including those due to lack of capacity or congestion, particularly on the A322 and A329.