

Bracknell Town Neighbourhood Plan (BTNP) in a nutshell

What is a Neighbourhood 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.

How does the Neighbourhood Plan fit 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 strategic local policy, in particular, the Bracknell Forest Borough Local Plan 2002, the Core Strategy Development Plan Document February 2008 and the Site Allocations Local Plan (2013).

Neighbourhood 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

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 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 2B: To preserve and enhance character but to allow for development.

Key Objective 3: To continue to Improve the economic 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. This includes allotments, cemeteries, landscape, street scene and watercourses. • maintain air quality and acceptable levels of air pollution.

BTNP Policies

ENVIRONMENT

EV 1 Community Leisure Provision: Active OSPV (Open Space of Public Value) Development proposals are expected to retain all Active Open Space of Public Value provision including parks, play areas and sports pitches in Bracknell Town. 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 Active 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. This policy excludes OSPV that is designated as a Local Green Space in Policy EV3

EV 2 Community Leisure Provision: Passive OSPV (Open Space of Public Value) **Development proposals are expected to retain passive OSPV provision.** Where there is a 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 Passive 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 at least of an equivalent scale 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 • 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 • the location of the alternative provision must be generally accessible by foot and within or adjacent to the existing settlement boundary of Bracknell Town

EV 3 Protection & Maintenance of Local Green Space: Designation Thereof

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**

Proposals for built development on these Local Green Spaces must be consistent with policy for Green Belts and will not be permitted unless it can be clearly demonstrated that it is required.

EV 4 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 the policy map by incorporating them within landscape design and, wherever possible, to create new avenues of

trees, tree lined corridors for roads, footpaths and cycleways.

EV 5 Tree Landscape Character Development **proposals must maintain and enhance the treed landscape character and canopy cover of Bracknell New Town** as evident in the extent and variety of its original, inherited and current, New Town tree planting . Where new tree planting is provided, it must support the existing, natural, wooded character of Bracknell New Town by generally increasing the overall canopy cover and favouring native species unless alternatives are shown to be beneficial, for instance for disease tolerance or for specific landscape design.

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 provision must be generally accessible by foot and within or adjacent to the defined settlement area of Bracknell Town as shown 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.

EV 7 Cemetery Space **The provision of further cemetery space to serve the needs of the population of Bracknell Town will be strongly supported.** This applies specifically to land adjacent to Larges Lane Cemetery but does not exclude future proposals for land elsewhere.

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.

EV 9 **Air Quality** Development proposals will be expected to demonstrate the following: 1. It is not likely to result in the breach of European Union or of UK legislation limits for air pollution and 2. If such limits are likely to be breached, then measures will be expected to be put in place to adequately mitigate this impact and **ensure that air pollution levels are maintained below the limit.**

EV 10 Arts Centre: **South Hill Park Development proposals that will help to retain the use of South Hill Park as an arts centre/theatre** by continuing to provide high quality, accessible, cultural, community resources will be strongly supported.

EV 11 Colocation of Community Facilities **Development proposals for the colocation of existing and future neighbourhood community facilities in Bracknell Town will be strongly supported.**

EV 12 Protection of Community Facilities Proposals that retain, improve and enhance existing community facilities will be strongly supported.

HERITAGE

HE 1 Protection of Parks & of Parkland Features of Historic Parks & Gardens **Development proposals will be expected to ensure that they do not have a detrimental impact on the parks and on the parkland features in Bracknell Town's historic parks and gardens:** Easthampstead Park, Lily Hill Park and South Hill Park. In particular this concerns the avenue (especially the entrance from Peacock Lane to Easthampstead Park Conference Centre), lake and woodland at Easthampstead Park Conference Centre adjacent to Jennets Park Country Park.

HE 2 Protection of Heritage Assets **Development proposals will demonstrate that negative impacts to the setting of heritage assets have been either avoided or minimised.** Where the harm of any residual impacts of a proposed scheme is not justified by the public benefits that would be provided, it will not be supported. Development proposals will be required to sustain and enhance the setting of heritage assets in their vicinity, including views from historic parks and gardens, through the careful choice of building heights, layout and materials, use of landscape buffers and placement of green open space. These should avoid placing incongruous tall buildings in prominent locations in views that contribute to the significance of these heritage assets.

HE 3 Heritage Assets, Historic Buildings and their Settings **Development affecting both designated and non designated heritage assets within Bracknell Town must pay special regard to the need to conserve and enhance them,** taking into account their significance and the contribution they make to their environment, their settings and any special architectural or historical features of significance. Development proposals affecting Easthampstead Park and elsewhere will only be considered subject to the requirements of this policy.

HOUSING AND CHARACTER

HO 1 Infill & Backland Development **All infill and backland development, including extensions and outbuildings, and redevelopment will protect the amenity of neighbours** and 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.

HO 2 Houses in Multiple Occupation **Applications submitted for changes of use to houses in multiple occupation (HMO) will not be permitted** unless: • 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.

HO 3 Driveways & Hardstandings 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 C. where possible, use a permeable surface to drain rainwater D. be of sufficient size to comfortably accommodate the proposed number of vehicles without resulting in the near or total loss of the existing garden features.

HO 4 **Managing the Streetscape** New development proposals will be expected to provide well designed, integrated • external amenity space and • 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.

HO 5 Private Gardens: Green Space Biodiversity Corridors **The layout of private gardens in all future development should help to ensure the biodiversity of green infrastructure** by providing this through the physical, visual connectivity of their design as well as linkages to adjoining green infrastructure. In infill development this will be provided by maintaining any existing connectivity or by implementing it.

HO 6 Buildings: Energy Efficiency & 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, in particular, design features such as green roofs, rainwater harvesting and heat recovery wind cowls.

HO 7 Buildings: Local Character **Development proposals are expected to demonstrate that they are in keeping** with the, footprint, separation, scale and bulk of the buildings to the density, footprint, separation, scale and bulk of buildings in the particular Bracknell Town neighbourhoods, including neighbouring properties in particular, unless it can be demonstrated that the proposed development would not harm local character.

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 particular neighbourhood in which they are being proposed, • demonstrate distinctive design in prominent buildings, • take account of what is in place locally, particularly with regard to 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.

ECONOMY AND EMPLOYMENT

EC 1 Employment and Enterprise: Small Business and Retail Units 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

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 can be made.

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.

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 & Wokingham College site and the Bracknell Open Learning Centre site for lifelong learning will be strongly supported.**

EC 5 Town Centre Future Development Sites: Mixed Housing and Retail Uses **Development proposals in the town centre, not included in the current regeneration, that incorporate a mix of uses such as housing and retail will be strongly supported.**

EC 6 Broadband All new residential, commercial and community properties within the Neighbourhood Plan area should be served by a superfast broadband (fibre optic) connection. The only exception will be where it can be demonstrated, through consultation, that this would not be either possible, practical or economically viable. In such circumstances, sufficient and suitable ducting should be provided within the

site and to the property to facilitate ease of installation, at a future date, on an open access basis.

TRANSPORT AND INFRASTRUCTURE

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.

TR 2 Cycleways and Footpaths Development proposals are expected to maintain and, where possible, enhance, improve and complete, unfinished, existing, cycleways and footpaths to Bracknell Town Centre, schools and between them and residential neighbourhoods.

TR 3 Cycle racks The provision of cycle racks in the following locations in particular: Bracknell Town Centre at 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. Contributions will be sought towards new provision and the improvement of existing facilities.

TR 4 Garage Block Areas: Configuration and Use **Development proposals that improve the streetscene of garage block areas will be supported.** This includes the replacement of garages with parking spaces within parking courts.

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

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.**

TR 7 Roads and Transport: Traffic and the Environment Where a Transport Assessment or Transport Statement is required for new development proposals, it should, to the satisfaction of the highway authority, directly address and mitigate any cumulative highway capacity and traffic management issues. and any, if applicable, in particular in relation to "standing traffic" and congestion on the A322 and on the A329.

For more information and the official full document visit the link below:

<https://bracknelltowncouncil.gov.uk/bracknell/bracknell-town-neighbourhood-plan>