

WINKFIELD



NEIGHBOURHOOD DEVELOPMENT PLAN

www.winkfieldnp.org

WHAT IS A NEIGHBOURHOOD PLAN (NDP)?

- In 2011 the Government published the Localism Act encouraging local residents to have a far greater say over the future development of the Parish in which they live.
- An NDP forms an integral part of the local planning process and once adopted following referendum it is legally binding. An NDP will give the local community a say in where future development takes place and how that development fits within our existing community. However an NDP is **NOT** a tool for stopping development.
- Following detailed research and the gathering of information the Parish Council has been involved in forming a Steering Group to produce a NDP for Winkfield. The Steering Group was set up in late 2015 and comprises residents from the nine settlements across the Parish plus three Parish Councillors.
- Once approved by referendum, the Plan will be adopted by Bracknell Forest Council (BFC) and will become the Local Planning Policy. This means your views will have been considered. (The final assessment of the Plan prior to Referendum is carried out by an independent Government examiner.)



PROGRESS TO DATE

- We have engaged the services of a Neighbourhood Planning Consultant to guide us through the process. Initially the process seemed daunting but now with the help and support of the consultant and a very active and keen Steering Group we are making good progress.
- A Resident Survey was carried out at the end of last year. Our Questionnaire “your opinions count” was delivered to all 6500+ households and businesses in Winkfield. The Steering Group would like to thank the many residents who took part in registering their views on the future of our Parish and to those businesses and locations who allowed us to display our banners advertising the process. The questionnaire responses were independently collated by a data analyst and the report is available on our NDP Website – www.winkfieldnp.org - and via the Parish Office.



KEY POINTS WHICH EMERGED FROM THE QUESTIONNAIRE

Residents wanted:

- 63% said small developments – less than 10 units; 34% said medium – 10-199; and 3% said large – 200+. Interestingly, whilst Winkfield and Chavey Down residents clearly preferred smaller developments there was a strong preference for medium developments amongst Forest Park residents – 57%.
- Infrastructure:
- 89% want a GP surgery
- 68% a school
- 66% additional childcare facilities
- 52% wanting improvements to the road network
- 51% asking for pavement and traffic calming improvements
- 56% were asking for Starter homes
- 52% asking for specialist housing for older people.

Our challenge is to balance these needs and how do we manage residents

Expectations in size of future developments whilst delivering the infrastructure change they clearly desire. The third element is how do we ensure this also fits in with the BFC Local Plan in providing sufficient housing for the future.



SHELAA – Strategic Housing and Economic Land Availability Assessment

BFC is currently working on the production of a new Local Plan – the NDP will sit ‘under’ this Plan.

As part of the process of preparing the Local Plan BFC is currently carrying out sustainability and viability assessments of all the ‘parcels’ of land submitted to them for consideration as future development sites – SHELAA . It should be noted that a number of these will fail the assessment which will be subject to a report published this summer by BFC. The remaining sites will be subject to further analysis. The final selection is expected to be published in late 2017/early 2018.

There are 31 sites in Winkfield included in the SHELAA assessment which vary in size from 7 to 1120 units. However, it should be noted that some of these sites could be joined together to form very large sites.



STEERING GROUP WORK IN PROGRESS

- A Workshop was held in Spring 2016 led by our consultant and represented by all residents from the nine settlements of Winkfield to produce a ‘Vision for Winkfield’. This was adopted at the end of May 2016
- **WE THEN CREATED 6 TOPIC GROUPS** as follows:
- Design and Character; Housing; Community; Business/Employment; Green Infrastructure /Environment and Highways/Parking/Traffic.
- Each Topic Group has produced a draft Report which encompasses all the evidence gathered to date.
- These reports are now with our planning consultant who is putting together draft policies for inclusion in our plan.



NEXT STEPS

- Following receipt of the draft policies (expected in the next few weeks) from our consultant the Steering Group will review these in great detail
- Further public consultation will take place – this consultation will provide as much detail as possible explaining the various options with particular regard to considering site allocations
- The Steering Group will then analyse all the comments and views from residents
- The draft Plan will then be submitted to BFC Planning Department who will check that the submitted proposal complies with all relevant legislation

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NEXT STEPS cont'd

- If BFC finds that the plan or order meets the legal requirements including 'sitting alongside the BFC Local Plan) it:
 - publicises the proposal for minimum 6 weeks and invites representations
 - notifies consultation bodies referred to in the consultation statement
 - appoints an independent examiner (with the agreement of the qualifying body)
- BFC will send the Plan/Order proposal and representation to the independent examiner for examination
- Independent examiner will issue a report to BFC and WPC (qualifying body)
- BFC publishes report and considers report and reaches own view
- BFC takes the decision on whether to send the plan/Order to referendum

Referendum

- BFC publishes information statement and notice of referendum
- Polling takes place across Winkfield
- Results declared - subject to results BFC considers plan/Order in relation to EU obligations and Convention rights
- If the plan/Order is compatible with EU obligations and does not breach Convention rights – BFC makes the plan or Order.

Our aim is to achieve Referendum by this time next year.



FINALLY

The Winkfield Neighbourhood Plan once adopted will form part of the local development plan and sit alongside the BFC Local Plan.

Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

