

Winkfield Neighbourhood Development Plan 2021-2037

CONSULTATION STATEMENT



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1. Introduction

1.1 Legal Basis

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Winkfield Parish Council (WPC).

The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- 1.1.1 contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan,
- 1.1.2 explain how they were consulted,
- 1.1.3 summarise the main issues and concerns raised by the persons consulted, and
- 1.1.4 describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

- 1.2 The policies contained in the Winkfield Parish Neighbourhood Development Plan (WNDP) are the result of considerable interaction and consultation with the community and businesses within the Parish. Work has involved community groups over approximately 7 years, as well as surveys, public meetings and events. The WNDP was put together with the help of consultants using the evidence we gathered from our consultation. Views and interactions from this entire process led to the Vision and Objectives in the WNDP, and subsequently therefore form the basis for the key policies set out in the WNDP.

1.3 Steering Group Formation

In November 2015 WPC decided by a unanimous vote to instigate a Neighbourhood Development Plan (NDP), supported by Bracknell Forest Borough Council (BFC).

Winkfield Parish is one of the largest parishes in England and 75% of the Parish is designated as Green Belt, with a large proportion owned by the Crown Estates. To enable a good representation from across the Parish, WPC decided to put together a Steering Group (WNDP SG) from ALL areas of the Parish. After a call for volunteers, nine of the eleven areas responded. The WNDP SG was made up of two representatives from each corresponding area, plus four from WPC itself, totalling twenty-two people with the option to co-opt if required (see [Appendix 1](#) Terms of Reference for the WNDP SG).

There is more detail about the WNDP SG on the WNDP website <http://winkfieldnp.org/>. This includes all minutes of meetings held throughout the preparation of the WNDP.

1.4 Professional Support

The decision from the outset was to employ the services of professional agencies familiar with Neighbourhood Planning to guide the WNDP SG on this exciting journey to provide the whole

community with the fantastic opportunity to decide how they wanted Winkfield Parish to grow, sustain, develop and thrive over the next 15/20 years.

The following consultants were appointed:

O'Neill & Homer (rCOH)
Unit A110 Riverside Business Centre
Haldane Place
Wandsworth
London SW18 4UQ

From December 2021

Chris Bowden
Navigus Planning
Truro, Lushington Road,
Manningtree, Essex, CO11 1EF

The WNDP SG employed an independent survey consultant in 2016 to help with the format of the questionnaire. The consultant was also used as an independent address for the return forms and collated the results.

1.5 Neighbourhood Area Designation

After agreeing that a neighbourhood plan could better address the needs of the local area, it was agreed that it was important to include the whole Parish focusing on the settlement areas. This was because each area is interlinked in terms of geographical area proximity and the services each area provides.

The WNDP SG's desire was to maintain and protect the diverse characteristics of individual settlements, which vary considerably from high density areas in the south, to semi-rural and countryside areas to the north of the Parish. Although each area has its own separate identity, it was considered that the community is integrated as they share a central infrastructure system. The WNDP SG also determined that the implications of pursuing an approach in one settlement should not have negative effects in another.

Therefore, it was proposed that the plan would provide Winkfield Parish with an opportunity to better address the communities' needs and infrastructure requirements as a collective whole rather than separate entities.

WPC published the area application as required by regulations and no adverse comments that would not allow adoption were received. The area application was approved in 2016 (see [Appendix 2](#)).

The Framework and Visioning Workshop developed six topic groups from the views expressed by WNDP SG members representing their communities. The topic groups put together questions for the whole community that would help to form policies.

2. The Consultation Process

2.1 Who Was Consulted – Dateline of Events

From the Spring of 2015 WPC made extensive use of its Parish Newsletter (hand delivered to all 6,500 dwellings in Winkfield including households, businesses & organisations) and social media to publicise the consideration of the WNDP and to ask for input from its 9000 residents of all demographics.

Dateline of Events

Date	Form of Communication	How distributed
Spring 2015	Winkfield Parish Council news "NDPs What are they and should we have one?"	Hand delivered to all Parish homes and posted on WPC website.
Summer 2015	Winkfield Parish Council news "NDP for Winkfield."	Hand delivered to all Parish homes and posted on WPC website.
15 September 2015	Presentation to Council and Residents Associations	Email invitations to Residents Associations
November 2015	Instigation of WNDP decided by unanimous vote of WPC	
8 January 2016	Press Release: "Neighbourhood Plan to go ahead."	Facebook page & website of Parish Council. Resident Associations approached re: joining SG
8 February 2016	Framework and Visioning Workshop with the SG	
29 February 2016	Terms of Reference Agreed	
March 2016	Winkfield Parish Council news "Parish of Winkfield Becomes a Neighbourhood Area."	Hand delivered to all Parish homes and posted on WPC website.
April 2016	[Descriptor] "Your Winkfield Neighbourhood Plan – Progress to Date."	WNDP website (former site). Issued by settlement area representatives.
May 2016	Framework and Visioning Note	Posted on WNDP Website
Summer 2016	Winkfield Parish Council news "Neighbourhood Development Plan."	Hand Delivered to all Parish homes and posted on WPC website.
Winter 2016	Winkfield Parish Council news "Questionnaire 'your opinion counts'."	Hand Delivered to all Parish homes and posted on NDP website.
18 th October 2016	Website live.	Communicated to all Residents Associations, Parish Cllrs, BFC Ward Cllrs, WPC friends.
18 th – 20 th October 2016	Statement published: "A Questionnaire is coming – your feedback is vital"	Communicated to all Residents Associations, Parish Cllrs, BFC Ward Cllrs, WPC

		friends. Posted on all WPC noticeboards. Some copies were also put up at public houses: Kee's, White Hart, Stirrups & Winning Post. Posted on Ascot Matters on 20 th October.
26 th October 2016	Banners erected (re: Questionnaire).	Positions: Forest Park, Carnation Hall, St Mary's Church and LVS.
26 th October 2016	Link to questionnaire placed on website.	NDP Website.
27 th October 2016 – 1 st November 2016	Delivery of questionnaire - 22 nd November is deadline for completing questionnaires.	Hand delivered to all Parish homes & businesses.
February 2017	2016 Questionnaire Summary Report published.	Link added to website.
Spring 2017	Winkfield Parish Council news – Questionnaire Summary Report available.	Hand delivered to all Parish homes.
25 th April 2017	"Where we are at" – WNDP presentation.	Winkfield Parish Council Annual Parish Meeting.
June 2017	Cranbourne Garden Party.	Pop up banners, stall, attended by Councillors engaging with residents on NDP.
Autumn 2017	Winkfield Parish Council news "Call for Small Sites".	Hand delivered to all Parish homes.
October 2017	Call for Small Sites for Residential or Small Business Development.	Leaflet hand delivered to all Parish homes. (Completed forms to be returned by 10 th November 2016).
October 2017	Notice/Leaflet "Inviting residents to view the draft Winkfield NDP".	Hand delivered to all Parish homes – advertised on website, Facebook + twitter. Banners placed at Carnation Hall, Martins Heron and all noticeboards throughout the Parish.
18 th November 2017	Presentation + presentation boards created to show at Carnation Hall, RG42 7PA.	Inviting residents to view the draft WNDP. Steering Group members were available to comment/answer questions. Residents also encouraged to complete a feedback questionnaire.

25 th November 2017	Presentation + presentation boards created to show at Martins Heron and the Warren Community Centre, RG12 9TZ	Inviting residents to view the draft WNDP. Steering Group members were available to comment/answer questions. Residents also encouraged to complete a feedback questionnaire. 135 attendees.
11 th January 2018	Draft Sustainability Appraisal (SA) Scoping Report created.	Posted on WNDP website.
March 2018	Questionnaire Results from presentations on 18 th /25 th Nov 2017.	Posted on WNDP website.
Spring 2018	Winkfield Parish Council news – Consultation Exhibitions.	Hand delivered to all Parish homes. Added to all main noticeboards in the Parish and copies left at all our halls/libraries/main Parish office.
Spring 2018	Heritage Asset Nomination Forms & Procedure.	Posted on the NDP website and WPC website.
Summer 2018	Winkfield Parish Council news "The difference between the NDP and the BFC local plan."	Hand delivered to all Parish homes.
Autumn 2018	Winkfield Parish Council newsletter "Pre-Submission Stage."	Hand delivered to all Parish homes.
Spring 2022	Winkfield Parish Council newsletter "Pre-Submission Stage."	After Covid the WNDP has re-started – Hand delivered to all Parish homes (6,500) and posted on WPC website.
3 rd April 2022	(Reg 14) Pre-Submission Session at Carnation Hall.	10am – 3pm Carnation Hall, Chavey Down Road, Winkfield.
9 th April 2022	(Reg 14) Pre-Submission Session at Martins Heron and the Warren Community Centre.	10am – 3pm Martins Heron and The Warren Community Centre, Martins Heron, Bracknell.
19 th April 2022	Newspaper article – Bracknell Community Development hits consultation phase	Bracknell News
7 th , 18 th , 31 st March 2022	WNDP – Invitation to review the draft Pre-submission WNDP	WPC Facebook
7 th , 13 th , 22 nd , 25 th , 28 th April 2022	Consultation closes at Midnight on 29 April, only 1 day remaining!	WPC Facebook
18 th March, 6 th and 14 th April 2022	WPC - Launches NDP Consultation	Winkfield Parish Council Website

	WPC ask residents to have their say 'Every opinion really is vital'	
January and April 2022	Printed newsletter to all Chavey Down residents	Delivered to residents (approx. 300 houses)
14 th March, 7 th and 28 th April 2022	E-mail to all members on Chavey Down Association database	E-mail Chavey Down Association
1 st , 6 th and 16 th April 2022	WNDP – Your opinion is vital	Cranbourne & Woodside Nextdoor
1 st , 7 th , 13 th , 16 th , 22 nd , 25 th , 28 th April 2022	WNDP - Your Opinion is vital	Cranbourne Neighbours Facebook 118 members
31 st March, 1 st , 3 rd , 6 th , 7 th , 16 th , 22 nd , 25 th , 28 th April 2022	WNDP - Your Opinion is vital	Winkfield Row Residents Facebook (755 members)
18 th March and 1 st , 7 th , 16 th , 22 nd , 25 th , 28 th April	WNDP - Your Opinion is vital	Ascot People Facebook (14K members)
13 th , 22 nd , 25 th , 28 th April	WNDP - Your Opinion is vital	Ascot Gossip Girls 3.5K members

2.2 How Were They Consulted

Key tools have been employed to effectively engage with the community to help shape the direction of the WNDP.

- A website dedicated to the WNDP and linked to the WPC website. The website URL was displayed on all advertising and notices and on social media.
- To engage directly with young families, each school received notification materials. Within the Parish, there are four Primary age Schools:
 - Ascot Heath Infants,
 - Ascot Heath Juniors,
 - Winkfield St. Mary's, and
 - Cranbourne.
- The WPC Newsletter, delivered to all 6,500 homes within the Parish. The Newsletter is designed to be engaging and relevant to residents of all demographics. Advertisements in the Parish Newsletter garner substantial and diverse responses, indicating a good level of engagement.
- Local Councillors are visible within the community, through social media, referrals from Parish and Borough Councils and physical attendance at community events such as celebrations, fayres, fun days, and litter picks. Their contact details are freely published, and residents are encouraged to communicate openly with them.
- Social Media – information is made available on Facebook and Twitter and these platforms are promoted within newsletters and public advertising (banners, posters etc). Facebook has 700 followers.
- Physical marketing materials included banners and notice boards displayed in key locations chosen carefully for their footfall and audience diversity:

Forest Park - a community focal point providing a range of shops, businesses, support facilities and a privately-run community centre,



Carnation Hall - which attracts around 400 local people per week and where the Annual Parish meeting is held,
Cranbourne Garden Party – a local event for residents of Cranbourne (see photo),
St Mary's Church - which holds well-attended services throughout the week, and
Licensed Victuallers School (LVS) - located on a busy main road through the parish and advertising in this location attracts the attention of many people who typically may not be so inclined to use local facilities,

- Notices on Parish Council notice boards installed throughout each area,
- Flyers given to developers, doctors, dentists, vets, pubs, supermarkets and key offices serving all sections of all communities within the locale,
- Press releases to local newspapers and a local news & events website, Ascot Matters,
- Residents Associations comprised of community-minded and proactive individuals working together within key settlements to consider specific local needs. Residents Associations are supported by WPC through effective information flows, active consultation and facilitation.

Within the area of Winkfield there are four Residents Associations:

- Winkfield Row,
- Chavey Down,
- Maidens Green, and
- Kings Ride.
- In 2016 a Parish-wide resident questionnaire was hand delivered to every household and business - in total just over 6500 dwellings - with a freepost response envelope and online version. The document explained why we need a Neighbourhood Development Plan, requesting the views of all residents. Details of the questionnaire were also included in the Parish Newsletter and social media (Facebook and Twitter) was used to promote the completion of the questionnaire.
- Public exhibitions of the draft policies at:
Forest Park and
Carnation Hall

These exhibitions invited the views of residents to be further expressed: Were we on the right lines? Is this the right direction?

- SG meeting Agendas and Minutes are available on the Winkfield NDP website and all meetings were open for members of the public to observe.

2.3. Engaging with the Community

Coupled with announcements of NDP plans and developments throughout the process, each with invites to contact WPC with any queries, the key landmarks for engaging with the community (highlighted in bold on the timeline above) were:

- Framework & Visioning Workshop
- Questionnaire

- Call for Small Sites
- Presentations

2.3.1 Framework & Visioning Workshop

The workshop was conducted by the professional consultant in February 2016 and attended by members of the Steering Group (SG) who represented a wide section of the geographic community. The following table summarises the workshop observations.

Policy	Key Policy Points
Spatial Plan	<p>To define the functional and visual relationships between the Green Belt, countryside and the defined villages including:</p> <ul style="list-style-type: none"> • defining principles for development within and adjoining each settlement type. • defining a green infrastructure network of ecological assets and human movement corridors. • defining important local gaps particularly in the area of Chavey Down and North Ascot.
Settlement Policies	<p>To define the essential character of each settlement to allocate land for specific purposes such as housing to meet local needs, community uses, recreation/leisure and employment should this be desirable.</p> <p>To establish the key design principles (buildings, plots, to identify community assets (facilities, shops etc.) to protect from unnecessary loss and to identify any local infrastructure needs to support with S106/CIL:</p>
Green Infrastructure	<p>To define the role of development in maintaining existing assets in the network defined in Policy 1 and in enhancing the network through improving and creating new assets (e.g. habitats, footpaths, public spaces, allotments). This may extend to proposing land for designation as Local Green Spaces as per the NPPF.</p>
Rural Exception Housing	<p>To either identify specific site(s) for Rural Exception Housing or to set criteria by which they can come forward through enabling work.</p>
Community Facilities	<p>To identify proposals that will enhance the viability and availability of community infrastructure such as local shops, GP surgery, school places and other community assets and use of CIL contributions. This may extend to proposing Assets of Community Value.</p>
Car Parking and Traffic	<p>To review BFC Parking standards and establish minimum off-street car parking standards for new development in the Parish.</p> <p>To define opportunities for traffic calming and support for walking and cycling to facilities and services.</p>

Infrastructure	To research BFC Infrastructure Delivery Plan to determine the extent of infrastructure deficits and assess where new development may contribute additional pressures which could be included in S106/CIL.
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Action Plan from the Vision Workshop

- The Steering group defined the Parish as a number of smaller settlements set within a valuable rural and semi-rural landscape of very special character. The plan should identify and cover shared concerns and common causes.
- Underneath the desire to protect villages from change, there was recognition that change and development may be needed in order to meet new and increasing requirements; such as suitable housing for young people or the elderly and social infrastructure such as schools and healthcare surgeries.
- Green infrastructure was recognised as being important to all settlements and there was interest in developing policies that could improve access, connectivity and recreation, as well as protecting, the local green spaces and views.
- It was agreed to undertake a household survey focusing on the Policies identified in the Table above including housing, design & character and green infrastructure/landscape.
- The objective of the survey was to obtain as wide as possible community opinion on the ideas and proposals that emerged from the task groups' work to give the SG confidence to write the specific policies for the NDP.

2.3.2 Questionnaire

The Questionnaire is shown in [Appendix 3](#)

Summary of the Questionnaire results is shown in [Appendix 4](#)

The Questionnaire was delivered to households, businesses and organisations within the Parish to determine broad areas of importance and invite feedback. Results in January 2017 showed a participation response of 21% - an exceptionally high level of response.

The Questionnaire was divided into sections representing the topic groups of the WNDP SG:

- Design & Character
- Housing
- Community Facilities
- Business/Employment
- Green Infrastructure/Environment

- Highways/Parking/Traffic

2.3.3 Call for Small Sites

The leaflet and return form are shown in [Appendix 5 & 5a](#)

There was a need to define areas that could be developed after feedback from residents showed a preference for small sites. The small sites plan (shown to residents at the presentations), illustrated Winkfield's extensive Green Belt status, the remaining land (outside of Green Belt) being either in the gap between Bracknell and North Ascot or in the ownership of the Crown Estate (Swinley Forest). In 2017, national planning policy did not allow neighbourhood development plans to allocate land for development in the Green Belt unless in a few exceptional circumstances. Development in the open countryside (away from settlements) is also restricted. Mindful of these restrictions, the WNDP SG considered it appropriate, given the response to the previous survey, to explore whether any small sites in the Parish are suitable for development. This may in turn assist Bracknell Forest in meeting the overall housing needs of the Borough.

In October 2017, WPC asked landowners to suggest small-scale development sites and 8 sites were submitted. Combined with the smaller sites in the Parish identified by BFC in their own studies, this resulted in 23 potential small-scale sites and a small site plan was shown to residents at the presentations.

Results of the call for small sites

- 16 sites are within the Green Belt. Four of these are on the edge of Maidens Green and Cranbourne and One site is on the edge of South Ascot.
- Seven sites lie outside the Green Belt, one site was the subject of a planning application, and three sites are adjacent to settlements.
- 15 sites are considered in planning terms to be remote from settlements. Where possible, the priority is to develop previously developed sites, but there are very few available in the Parish.

2.3.4 Presentations

Text used on the exhibition boards is shown in [Appendix 6](#)

Feedback form is shown in [Appendix 6a](#)

Winkfield is divided by the London Road Ascot A329. The housing density is higher to the south and lesser to the north. Public consultation was held in two separate exhibition locations for maximum availability during weekends. Those exhibitions took place on 18th & 25th November 2017 having been widely publicised.

The presentations provided information to the community about the Neighbourhood Planning process and the areas of importance which had been identified by the Steering Group's Workshop and developed from the questionnaire responses and the call for small

sites. There were enlarged boards showing how the Questionnaire responses had been developed into policies under consideration for inclusion in the WNDP. Members of the WNDP SG were in attendance to welcome and assist attendees, guide them round the boards, explain and answer questions. A general response form for feedback and pens were also available. Alternatively, the forms could be taken away and returned to WPC later. In total, 90 responses were received.

2.4 Main issues and concerns of people consulted

- The lack of plan to date has led to extensive, haphazard developments that have rarely contributed to the area or to its environment. Indeed, much harm and chaos has often been inflicted as a result.
- The signs are that the area is increasingly attracting many developers and entrepreneurs whose prime (usually only) aim is financial, with little consideration given to the impact on local infrastructure.
- Country roads through Winkfield are used as cut throughs between M3 and M4 motorways. There is significant pressure on the crossroads of Forest Road with Locks Ride/Braziers Lane and at Brockhill/Maidens Green.
- In-fill has resulted in unsympathetic development and pressure on all types of infrastructure.
- There is a danger of ribbon developments along main highways linking settlement areas, resulting in loss of definition.
- The “Gap” between North Ascot/Chavey Down and Bracknell has been eroded by infill and ribbon development along the A329. The crossroads at A329 with Swinley Road/Priory Road is seen as a key separation point.
- Settlement areas need to retain their individual characters and local gaps between them maintained.
- There are several bridleways, footpaths and other public rights of way that need to be identified.
- There is not enough parking at Martins Heron Railway Station.
- Green Belt is being eroded by the allowance of creeping development.
- Support for building on “brownfield” sites.
- Recognition that only larger building sites lead to development of infrastructure.
- Bracknell Forest is so named due to forest area surrounding the centre. Winkfield needs to retain its woodland.
- Need for safe cycle routes due to heavy traffic and speeding.
- Limited parking for school drop-off and collections. In addition, parking standards and requirements are not realistic which has led to on-street parking problems.
- The Parish has strong heritage and some listed buildings. Some buildings that are not listed are strong identifiers for settlement areas. It is important to manage any development design carefully with respect to our Heritage.
- Most of the older villages have a strong sense of community individually and family generations have remained locally although the availability of suitable homes for local young and old people is limited.

2.4.1 Issues and Concerns from the Questionnaire

The full Winkfield-NDP-final Survey Report can also be viewed on our website www.winkfieldnp.org.

Design & Character

Overall, there were five main elements which were considered to have the most positive impact on the character of the area: Easy access to natural woodland & open spaces; mature trees, hedgerows & shrubs; a rural feel; outside garden space at front and rear of properties; and off-street car parking.

- 77% were very positive that they wanted easy access to natural woodland and open spaces.
- 71% prefer mature trees, hedgerows and shrubs.
- 67% want to preserve the natural character & rural feel of the area, open space, green belt, fields, trees.
- 62% prefer outside garden space at front and rear of properties.
- 56% said off-street parking was needed.
- Strong contributors to character of an area were considered to be traditional housing design, well designed street furniture, protecting historic buildings, and recycling storage.
- 33% expressed that innovative design, modern style buildings and gated communities detract from the character of the area.
- 79% of respondents are concerned that garages require specific policy management.
- 85% would like specific policies for extensions.

Housing

A mismatch between the current and emerging housing needs of the community and the type of properties available within the Parish was cited as a concern by several respondents.

Homes being too big or too small were both mentioned as issues. However, the most common difficulty expressed was the ability to access suitable accommodation which is at the right price to buy or rent. Subsequently, the type of new homes mentioned as being the priority for delivery over the next 20 years were Affordable Housing, Starter Homes and 2 and 3-bedroom units (to address issues of downsizing).

- 53% of households responded they had difficulty finding suitable accommodation in Winkfield Parish.
- Strong preference (63%) for smaller scale developments of 10 units or fewer.
- Current housing stock does not address existing and emerging housing needs such as affordable homes for the young (starter homes).
- Specialist housing for older people wanting to downsize and stay close to family and/or friends is needed.
- 68% agreement that individual settlement areas should be separated from each other, preferably protected by green and open spaces.

- There is a broad recognition among most residents of a need for more houses.
- 63% agreed that minimum internal space standards should be encouraged.

Community Facilities

Residents greatly value the existing communal facilities and assets generally available and wish to protect and improve them. It was strongly expressed that development within the Parish was having a considerable impact on community facilities and that additional facilities were required. Respondents listed several facilities that they considered important to the local community. These included: a pharmacy, post office, recreational green outdoor space, general store / newsagents, children's equipped play areas, and library facilities.

Also mentioned as important community facilities which acted as places to meet were public houses/cafes/restaurants/hotels, plays areas/sporting grounds, garden centres, and places of worship.

- Residents greatly value the existing communal facilities and assets generally available and wish to protect and improve them.
- Between 60% and 83% of respondents are satisfied with access to community facilities.
- GP availability, schools, and childcare are already at maximum capacity. Concerns have been widely expressed that any new local developments would put further strain on existing infrastructure and communal facilities.
- 89% wanted additional GP surgeries.
- 68% would like additional schools.
- 66% expressed a need for more childcare facilities.
- Concerns about squeezing new housing developments into areas which will struggle with sustainability.
- Provision for additional facilities to be located in Winkfield should be addressed by the WNDP.

Business/Employment

The types of businesses that respondents felt should be encouraged in the Parish area included pubs, cafes, and restaurants.

There was also support for encouraging retail provision, shared workspace and start-up provision. Conversely, a few comments stated that since the Parish is predominantly a residential area, they would not like to see too many businesses developed, certainly not large businesses or retail chains.

- 77% encourage business types of pubs, cafes and restaurants.
- 45% consider home working and business start-ups should be encouraged.
- 43% prefer shared workspace environments.
- 37% supported encouragement of retail businesses.
- 64% consider improved broadband is important to encourage new businesses.

Green Infrastructure/Environment

Nearly everyone agreed that in Winkfield Parish, local green spaces must be retained for healthy recreational activities.

Half of respondents also agreed with the proposition that there should be more provision for allotments within the Parish.

A strong majority agreed that Winkfield Parish needs improved safe off-road bicycle routes to surrounding areas/towns and there is a need to improve the quality and connectivity of local footpaths.

Feedback from all our consultations has shown very strong support for retaining the separation between our villages as being critical to protecting the semi-rural, non-urban character of the area.

- 78% do not want development in the Green Belt (54% strongly against).
- 97% agree that local green spaces must be retained.
- 91% agreed that recreational green outdoor spaces are important.
- 53% said they would agree to more allotments within the Parish.
- 81% agree improvements needed for cycle routes.
- 79% would like improvements to footpaths.
- 88% want to prevent Bracknell merging with Ascot (71% strongly agree).
- 65-70% of respondents want to protect local gaps.

Highways/Parking/Traffic

In terms of highways, the majority of respondents believe that the local authority should take a far more strategic approach to such issues in the Parish and that plans should be made for major highway improvement works.

There were mixed views as to the potential of traffic calming measures.

About half of the respondents agreed with the proposition that there is a car parking problem in Winkfield Parish and that new housing developments are exacerbating the issue further. Two key aspects of car parking were expressed: on-street or pavement parking (poor, inconsiderate and often dangerous) and the need for increased car parking at Martins Heron Railway Station.

- Many commented that highway capacity is insufficient for additional housing.
- 14% indicated that drainage was poor.
- Divided views about priorities for investment with 58% wanting junction improvements to roads, 52% would like more traffic calming measures (although 30% disagreed) and pavements.
- 77% agreed that plans should be made for major highway improvement works with 80% considering that the local authority should take a far more strategic approach.
- 69% consider improvements needed to unsafe junctions.
- 66% agreed that Martins Heron Railway Station should be protected and enhanced.
- 58% would like more parking in the vicinity of Martins Heron Railway Station and 51% of respondents agreed that there is a car parking problem in the Parish.

- Nearly 50% said there was a safety and traffic issue with on-street parking and verge/pavement parking.

2.4.2 Other Issues and Concerns Raised from the Presentations

- Many compliments about the direction the WNDP SG was taking for the WNDP.
- Much interest in the allocation of small sites maps.
- Reiteration to protect development within the Green Belt.

2.5 How Issues and Concerns were Considered in the WNDP

The WNDP SG realised from many informed views received from our community that whilst we must accept some change, change must not damage the strong and diverse buildings and natural environment that is characteristic of Winkfield Parish.

Key areas for this plan are:

- to address the housing needs of our community,
- the protection of our most valued areas including our open spaces, countryside, and Green Belt,
- improving accessibility across the Parish, including the provision of more sustainable modes of transport.

In response to the views of the community, eight key objectives were therefore identified and used as the basis for the Winkfield Neighbourhood Development Plan policies.

These are detailed in the following table together with the attendant supporting policies that ensure these objectives are met.

	Key Objectives of the WNDP as Identified from the 2017 Consultation	WNDP Policies Supporting Objectives
A	To promote high quality design and ensure that new development contributes positively to the visual heritage and landscape character of the local surroundings	W1: A Spatial Plan for the Parish W2: Promoting High Quality Design in the Character Areas W3: Design of Parking, Garaging, Ancillary Buildings and EV charging point provision W9: Local Gaps W10: Dark Skies
B	To safeguard the integrity of Winkfield's distinct settlements by protecting the gaps between them	W1: A Spatial Plan for the Parish W2: Promoting High Quality Design in the Character Areas W9: Local Gaps
C	To meet the Parish's housing needs by supporting a mix of housing types and tenures to ensure development works for everyone	W1: A Spatial Plan for the Parish W4: Housing type, size and choice W5: Rural Exception Sites and Entry-Level Exception Housing
D	To secure the long-term future of community, cultural, educational, and recreational facilities	W1: A Spatial Plan for the Parish W6: Community Facilities W8: Biodiversity and Wildlife Corridors W11: Local Green Spaces
E	To encourage new local employment and retail opportunities within settlements	W1: A Spatial Plan for the Parish W7: Employment & Retail
F	To maintain and enhance the quality and abundance of environmental assets and ensure no significant effects on the Thames Basin Heath SPA	W1: A Spatial Plan for the Parish W2: Promoting High Quality Design in the Character Areas W8: Biodiversity and Wildlife Corridors W10: Dark Skies W11: Local Green Spaces
G	To increase the number of local journeys undertaken on foot, cycle or by public transport	W1: A Spatial Plan for the Parish W6: Community Facilities W7: Employment & Retail W12: Pedestrian/ Cycle Network W13: Martins Herons Station
H	To reduce the harmful impact of road traffic on the Parish	W7: Employment & Retail W12: Pedestrian/ Cycle Network

3 Regulation 14 Pre-Submission Consultation

- 3.1 The Neighbourhood Plan Steering Group finalised the draft plan in February 2022. There was a two-year delay because of Covid-19.
- 3.2 The Regulation 14 Pre-Submission Consultation ran for seven weeks from March 10th 2022, to 29th April 2022 (an extended period to reflect the Easter holiday period). Paper copies of the draft WNDP were made available at the Winkfield Parish Office and at the two open consultations for people to view. An online version of the WNDP and the supporting documents was made available at <http://winkfieldnp.org/pre-submission/>.
- 3.3 A Regulation 14 Pre-Submission Session for the public was held on 3rd April 2022 at Carnation Hall, Chavey Down Road, Winkfield (10am – 3pm) and also on 9th April 2022 at Martins Heron and the Warren Community Centre, Martin's Heron, Bracknell (10am – 3pm). People were made aware of these engagement sessions through the Parish Newsletter and the WNDP website.
- 3.4 A consultation survey form was available at the open days and on the website (www.winkfieldnp.org) to enable people to input their views, although views were also accepted by post and email



Carnation Hall 3rd April 2022



Martins Heron and the Warren Community Centre 9th April 2022

A consultation survey form was available at the two open days and on the website (www.winkfieldnp.org) to enable people to input their views, although Parish resident views were also accepted by post and email.

3.5 The local residents were informed of the Pre- submission consultation in a variety of ways.

- Winkfield Parish Council newsletter, containing the poster below, was hand delivered to all Parish homes (6,500) and the poster was also placed in the local library, shops and all 15 noticeboards around the parish
- An article in the local newspaper, Bracknell News, covered the NDP consultation encouraging local residents to take part.
- Winkfield Parish Council website posted updates and reminders to residents to post their comments and attend the two NDP open days.
- A number of local Facebook groups and local Resident Associations were regularly updated with the initial consultation poster and then the Roadmap – Your Opinion is Vital (see below) with count down messages each week.
- The Consultation process summary is detailed further in [Appendix 7](#)

WPC Poster used in Newsletter at the start of the Consultation Process.



Winkfield Council ask residents to help shape future of local community

'Every opinion is vital'

The Winkfield Neighbourhood Development Plan enters an exciting phase of Pre-Submission consultation.

Local residents and businesses will be asked their opinion over a six-week consultation period which is expected to start this month.

Steering Group Co-Chair, Melanie Trapnell, urges residents to take part. She said:

"We have been working really hard to deliver what the residents and businesses told us was important to them.

"The Plan has now reached the consultation stage of Pre-Submission to Winkfield Parish Council.

"Every opinion is vital to the shaping of the future character of your local community.

"People feel strongly about housing development and their environment. When the time comes, we encourage residents to take part and have their say."

The Pre-Submission Plan 6 week public consultation period is a legal requirement before the Plan can be submitted to the local authority.

Consultations will take place in two locations, Martin's Heron Community Centre and Carnation Hall.

There will be another consultation at Bracknell Forest Borough submission stage, expected this Summer.

Neighbourhood Plans take many years to develop and become effective. The Winkfield area has already been polled in 2016 for its views.

The Plan is unable to take effect until the majority of local people agree to it at a referendum or voting stage, which is expected December 2022 or early 2023.

Your Opinion is Vital Road Map used for social media



4. Distribution to statutory and non-statutory consultees

In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by email. In addition, a range of parties that the Steering Group considered were likely to have an interest in the plan were also written to.

The full list of statutory consultees that were written to is as follows:

Consultee
Natural England
The Environment Agency
English Heritage
Historic England
Network Rail Infrastructure Company
Highways Agency
EE
Hutchinson 3G
O2
Orange
Vodafone
BT
Virgin Media
Berkshire fire & Rescue Service
South Central Ambulance Service
Thames Valley Policy
Primary Care Trust
National Grid Gas
Scottish and Southern Energy
British Gas
Affinity Water
National Housing Federation
Involve Community
Neighbouring Parishes
Binfield
Warfield
Bracknell Town
Crowthorne
Sandhust
Wokingham without PC
Finchampsted
Bray
Waltham
Old Windsor
Sunningdale/Ascot

Consultee
Windlesham
Yateley
Surrounding Local Authorities
RBWM
South Bucks
Slough
Wycombe
Chiltern
Aylesbury Vale
Spelthorne
Runnymede
Surrey Heath
Woking
Rushmoor
Guildford
Elmbridge
Hart
Basingstoke and Deane
Waverley
West Berkshire
Reading
South Oxfordshire
Wokingham
Hillingdon
Hounslow
Ealing
Harrow

4.1 Responses

4.1.2 In total there were 23 representations:

- X8 from statutory bodies.
- X2 other bodies.
- X13 from members of the public.

4.1.3 The representations and the responses are shown in [Appendix 8](#).

5. EU Obligations

5.1 Strategic Environmental Assessment

In 2016 the Parish Council requested a screening opinion from Bracknell Forest Council in respect of the need for a Strategic Environment Assessment (SEA) to be prepared. Bracknell Forest Council's Screening Opinion was issued in August 2016. It concluded that there was a requirement for an SEA given the contents of the Plan. At that time, the intention was that the NDP would allocate sites for development. A Scoping Report was prepared in late 2017 and consulted on with the statutory bodies (Environment Agency, Natural England and Historic England). The final version was published in January 2018.

A draft SEA was prepared to support the previous version of the NDP and published in February 2020. Since that time, the decision was made not to allocate sites in the NDP, therefore the draft SEA required updating. The final version was prepared in May/June 2022. The SEA was submitted along with the Regulation 16 version of the NDP.

5.2 Habitats Regulations Assessment

In 2016 the Parish Council requested a screening opinion from Bracknell Forest Council in respect of the need for a Habitats Regulations Assessment (HRA). Bracknell Forest Council's Screening Opinion was issued in August 2016. It concluded that there was a requirement for an HRA (Appropriate Assessment).

The Appropriate Assessment was undertaken by Bracknell Forest Council in May/June 2022, including undertaking consultation with Natural England. It was published in July 2022. It considered that additions were required to Policies W5, W6 and W7 and/or the text that supports them, and this was included in the Regulation 16 version of the NDP. The HRA Screening Report and Appropriate Assessment were submitted along with the Regulation 16 version of the NDP.

6. Index to Appendices

Appendix 1	-	Terms of Reference
Appendix 2	-	Decision Letter Area Designation Winkfield
Appendix 3	-	2016 Questionnaire
Appendix 4	-	2016 Questionnaire Summary
Appendix 5	-	Call for Sites document/poster
Appendix 5a	-	Call for Sites – Submission Form
Appendix 6	-	Presentation Boards for 18th and 25th November 2017
Appendix 6a	-	Copy of Questionnaire for Completion
Appendix 7	-	Collage of Public Communications during Reg 14
Appendix 8	-	Regulation 14 Representations & Responses