

Survey for a Village Green in Fifield

Do you want a Village Green?

Your response to this survey is essential to give this the best chance of happening.

Background

When the Oakley Green, Fifield & District Community Association (OGAFCA) conducted a survey in 2008/09 of all 430+ households in the Ward, there were two questions which related to the provision of recreational facilities:

Q 18. Do you think that there should be more Open Spaces in our Community for local people to meet, walk, sit, picnic and for local Children to play?

YES 64.3% **NO 12.9%** **No Opinion 22.8%**

Q 20. Should our Community have a Children's Playground?

YES 67.2% **NO 11.5%** **No Opinion 21.3%**

Now a local landowner is making a proposal in Fifield Village that might make these Community facilities a reality, as part of a small housing scheme.

What is the Proposal?

The proposal is for a plot of land of 4.4 acres lying immediately to the west of Fifield Road and south of Stewart Close. Part of the land – 1.9 acres (i.e. 43%) under this proposal – will be gifted to the Community.

The landowner is offering to design and landscape the open space and build the playground in accordance with Community wishes and will create a new bridleway running down the Western boundary of the land, linking to Ledger Lane.

The landowner will also be looking to build some houses on the remaining part of the land – 2.5 acres (i.e. 57%) under the current proposal. These will include a number of detached houses (4/5 bed) at similar densities to those on Fifield Road and a number of semi-detached houses (2/3 bed) at similar densities to those in Stewart Close.

The Parish Council would take on responsibility for the on-going maintenance of the open space and playground, just as they do with other similar open spaces across the Parish.

What will it look like?

An indicative plan of what such a development **might** look like is shown overleaf to help gauge local views and start the discussion. It will be amended in the light of this local community consultation and won't be included in the Neighbourhood Plan unless there is evidence of strong Community support.

Indicative Plan



Key	
Orange Houses:	8 detached houses (4/5 bed).
Grey Houses:	7 semi-detached houses (2/3-bed).
	Density similar to houses on Fifield Road
	Density similar to houses on Stewart Close

Who is being directly consulted?

About 200 households in Fifield Village. Other households in the Oakley Green & Fifield area may respond if they wish to.

Why are you being consulted now?

The reasons for this survey now are twofold:-

- To gauge the current level of support from you - the local residents - for the principle of a substantial amount of land being donated to the community in return for supporting the building of an appropriate number of houses.
- To provide evidence that the local Community has been consulted on this proposal which is a necessary part of the preparation of the Bray Parish Neighbourhood Plan (BPNP).

What else needs to happen?

To give any such proposal the best chance of becoming a reality, there are a number of stages that will need to be gone through:

- Obtain outline local support
- Agree the detail of how it will look
- Apply for Planning permission

Why is this Survey being led by the Bray Parish Neighbourhood Plan Steering Group?

Work on the Bray Parish Neighbourhood Plan (BPNP) was started in 2011 with the objective of creating and maintaining a better environment for everyone in Bray Parish. When completed, the BPNP will form part of the plan for future development alongside the Royal Borough's Local Plan documents and will help guide developments in our Parish for the next 15+ years.

If your support for this proposal is strong enough, then the principles and parameters you decide will be incorporated into the BPNP. It is important that the BPNP accurately reflects the wishes of the local Community and, as importantly, that evidence exists of those wishes. This survey is part of the consultation process for the BPNP and will provide part of the important evidence that will both guide the BPNP Steering Group in formulating the BPNP and in persuading the Planning Inspectorate that proper consultation has been undertaken.

Once the BPNP is approved, all future planning applications will be considered against the policies within the BPNP. So the inclusion in the BPNP of this specific proposal for a village green in Fifield will be a positive influence if and when the eventual planning application is being considered.

Will a Planning Application still need to be made by the Landowner?

Yes. Any proposed development will still require a detailed planning application which would go through the normal process including being tested against the locally devised principles and parameters in the adopted Local Plan and the BPNP before a decision on planning permission can be made. You will have a further opportunity at that stage to make your views known (as with any planning application).

Please be reassured that nothing can happen in the Green Belt unless a proposal is in accordance with the policies set out in the adopted BPNP or the adopted Borough Local Plan and even then, it will still require planning permission to proceed.

So what do you need to do?

Your views are vital – so please take the time to complete the Survey enclosed and have your say!

We hope to complete this local Consultation by 30 September, 2014 – so please complete the Survey and hand it back to either of the following before then

- Your Local Deliverer who is
- Bray Parish Office (to the rear of Holyport Memorial Hall)
Moneyrow Green, Holyport, Berkshire, SL6 2NA

Responses will be anonymous and we only require your Postcode.

The responses to the proposal in this survey will be analysed and publicised before any proposals are considered for inclusion in the next draft of the Neighbourhood Plan.

Thank you very much for taking part in this local Consultation and thank you to those members of OGAFCA who helped in the delivery of the survey forms.