



Conservation Area Appraisal
Wick's Green, Binfield



Binfield House

This appraisal has been prepared on behalf of Bracknell Forest Council, by The Conservation Studio, in order to test the case for making a conservation area designation.

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1. Introduction

- 1.1 Wick's Green is a rural lane that skirts the west and north sides of Binfield, a village about three miles north west of Bracknell. A proposal has been put to Bracknell Forest Council that it should be designated as a conservation area together with Monk's Alley leading west from Wick's Green. The area is shown on the proposal map at the end of Chapter 7.
- 1.2 Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines conservation areas as
'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 1.3 Local authorities are required to review their areas from time to time in order to identify those parts that should be designated as conservation areas. Section 71 of the Act requires authorities to formulate and publish proposals for the preservation and enhancement of their conservation areas.
- 1.4 In 2007, Bracknell Forest Council tested the request for the designation of Wick's Green by seeking an independent opinion from a heritage consultant. The opinion concluded that:
'The area has a well-defined special character which includes a number of listed buildings as well as a number of buildings of local interest which it would be desirable to preserve. We, therefore, fully support designation as a conservation area...'
- 1.5 In response to that opinion and to the statutory requirements, this document:
- Defines and records the special architectural and historic interest of the Wick's Green area
 - Reviews options for designation
 - Identifies opportunities for enhancement
- 1.6 It takes account of best practice as set out in the English Heritage publication: Guidance on conservation area appraisals (August 2005). Additional Government guidance regarding the designation and management of conservation areas is provided in Planning Policy Statement 5 (PPS5): Planning for the Historic Environment (March 2010) and the Historic Environment Planning Practice Guide that accompanied it.
- The effect of designation
- 1.7 Local authorities are required by the Act to pay special attention to the desirability of preserving or enhancing a conservation area when exercising any of their planning powers, such as deciding planning applications. In addition, conservation area consent is required for the demolition of any buildings above a minimum size in a conservation area.

- 1.8 Trees in conservation areas above a minimum size are also protected by a requirement to serve six weeks' notice on the local authority of any intention to lop, top or fell.
- 1.9 A number of buildings in the Wick's Green area are already protected through statutory listing, and a number of trees are protected through tree preservation orders. Designation as a conservation area would extend a measure of protection to their architectural and landscape context.

Community involvement

- 1.10 A public meeting was held at Binfield Library on 30 September 2009 in order to gauge the initial level of local interest. At the meeting, the implications of conservation area designation were explained and discussed. A questionnaire was circulated and copies were subsequently distributed to local households. It was also made available on the Council's website. The large majority of respondents to the questionnaire supported the principle of designation.
- 1.11 A more-formal public consultation follows the publication of this appraisal and a report of consultation is provided at Appendix 4 to explain how responses have been taken into account.
(NB: Appendix 4 to be prepared after the consultation exercise)

Summary of special interest

- 1.12 The appraisal finds that there is a sufficient degree of special architectural and historic interest in the Wick's Green area to warrant designation as a conservation area. In summary, the principal reasons for this are:
- A well established street pattern
 - Eight listed buildings
 - Rural lanes unaffected by the suburban expansion of Binfield
 - An historical context including:
 - Important early structures at The White Gate and Binfield Place
 - A series of large Georgian houses in landscaped grounds
 - Vernacular buildings providing evidence of an agricultural past – barns and cottages
 - Significant open spaces at the Recreation Ground and the FWE Goates Cricket Ground
 - Considerable tree cover including important specimen trees

2. Location and setting

Location and land-use

- 2.1 While the parish church of All Saints is further to the north, modern Binfield has grown up around the intersection of Forest Road with Terrace Road North and South. Forest Road (B3034) is an old route running west-to-east between Reading and Windsor, while Terrace Road connects to All Saints' Church to the north and local services to the south.
- 2.2 Wick's Green is a lane that leads north from Forest Road a short distance to the west of the main intersection. It then turns east, skirting modern housing developments to join Terrace Road North. Monk's Alley is a lane leading east from Wick's Green providing access to a small number of houses.
- 2.3 While there is evidence of agricultural use in the past, for instance former barns, most of the buildings are now in residential use. To the east of Wick's Lane there is the recreation ground and then a series of 20th century housing developments; to the north and north west, there are open fields; and to the south of Monk's Alley, there is the FWE Goates Memorial Cricket Ground.



FWE Goates Memorial Cricket Ground

Topography and geology

- 2.4 Binfield is about 75m (250ft) above sea level in an area of the London Basin that generally falls northwards to the Thames. Wick's Green and Terrace Road North follow a local ridge from which the land falls to west and east.
- 2.5 The surface geology is an undulating mix of London Clay with the gravels and alluvium of the Thames Valley. Nearby, to the south, are the lighter

sands and gravel of the Bagshot beds, which give rise to the characteristic gorse heaths and pine forests of that area.

The landscape setting

- 2.6 The clay, gravel and alluvial deposits in central and east Berkshire have given rise to a working agricultural landscape with a varied character covering arable and pastoral farmland, farm woodlands, ancient woodlands and the parkland associated with country estates. The land is generally classed as Grade 3: land with only moderate limitations and, therefore, suited to arable use.
- 2.7 The landscape characterisation of Berkshire describes the Binfield area as 'settled farmland' that forms a transition from the open clay lowlands to the forested sandy areas to the south and east. It is important for the survival of early field patterns, from Saxon assarts to parliamentary enclosures, and also for historic hedgerows and remnant forest trees. This landscape is vulnerable to erosion by expansion of the urban fringes and to the development of transport corridors.



Landscape at the Recreation Ground

Biodiversity

- 2.8 Some 14% of Berkshire is woodland and this is evident in the Binfield area where wooded horizons are a local characteristic. Although there are no national designations in the vicinity, ancient and broadleaf woodlands are acknowledged as important habitats for insects and wild flowers.

3. Historical development

- 3.1 Historically, much of east Berkshire was included in the Windsor Great Forest. The name Forest Road indicates this and, indeed, the Stag and Hounds public house on Forest Road is a former hunting lodge that was once regarded as being at the centre of Windsor Forest.
- 3.2 Although Windsor Forest was a royal hunting forest, it was not entirely in royal ownership and, from Saxon times, clearings or assarts were made for agriculture and settlement. The suffix –feld or –field in several east Berkshire placenames is evidence of Saxon clearings and Binfield (formerly Benetfeld) is one of these.
- 3.3 While there is little physical evidence in the existing All Saints' Church that is any earlier than the 14th century, a church of Binfield was granted by King Henry III to Cirencester Abbey in the early 12th century. The fact that there was an established church of this date would again suggest Saxon origins for the settlement.
- 3.4 The process of deforestation accelerated after 1227, when Henry III took the throne and a stronger agricultural economy was promoted. Binfield developed as part of the Manor of Cookham. It was, however, a dispersed settlement covering a number of rural estates.
- 3.5 In the 16th century, Reading was the tenth richest town in the country and the Abbots of Reading Abbey established a country seat at Elm Grove. Although the house has since been rebuilt, the streetname Monk's Alley survives from that association. White Gate, opposite, is a significant hall house dating from the 15th century. Other early houses in the area include Binfield Place, Wick's Green Cottages and The Terrace in Terrace Road North.



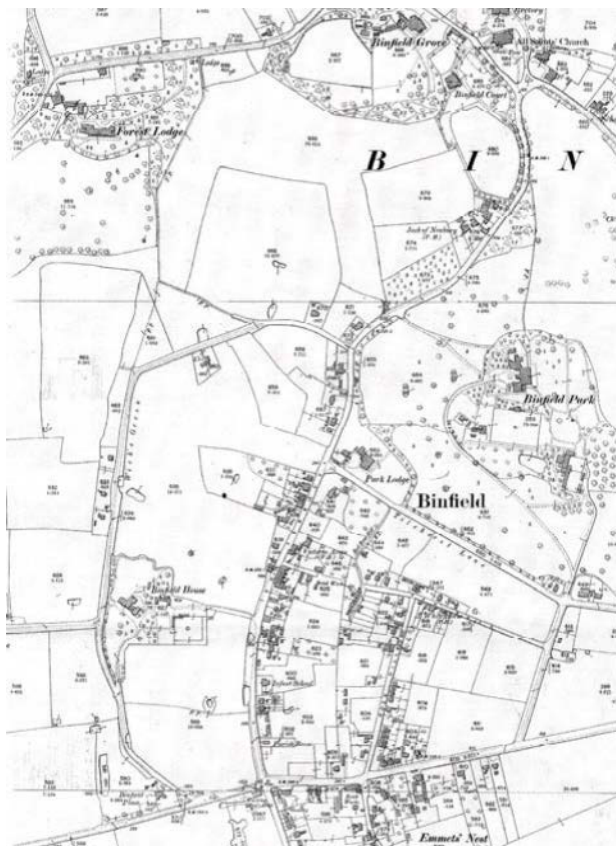
Wick's Green Cottages

- 3.6 The area provided a refuge for several families following the expulsion of Catholics from London in the late 17th century. Among these were the family of the poet Alexander Pope, who is said to have sung in the choir at All Saints' Church in the early 1700s. Pope's House is to the south of Binfield.
- 3.7 Another celebrated local resident was the writer and historian, Catherine McAuley, who lived at Binfield House in the late 18th century. She was famous for her eight-volume History of England.
- 3.8 While modest timber-framed houses had been built sporadically in the 16th and 17th centuries to meet functional needs, the 18th century saw the development of country estates as mobility improved with the introduction of turnpike roads. The associated Georgian houses include The Priory, Billingbeare House, Binfield Park and Binfield House. In 1816, the artist John Constable stayed at The Priory and he produced drawings of All Saints' Church.
- 3.9 An Enclosure Act of 1817 defined a much smaller Windsor Forest, formalised the existing field pattern and imposed parliamentary enclosures on most common land. This established the landscape that is largely apparent today. This can be seen in the Tithe Map of 1838, which shows the open parkland of Binfield Park contrasting with small irregular fields around All Saints' Church and the more geometric enclosures on the north side of Forest Road.



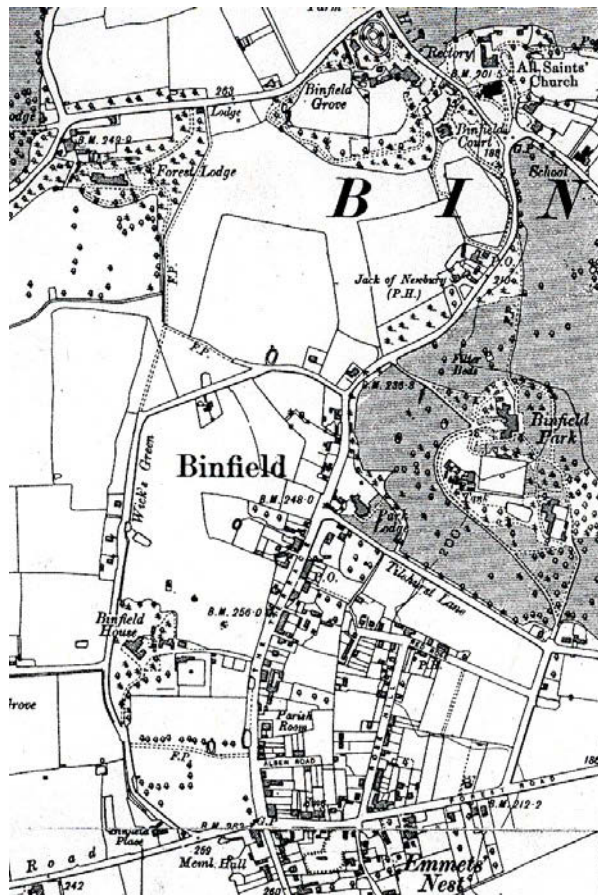
Tithe map of 1838 shows the Binfield House estate between Wick's Green and Terrace Road North virtually undeveloped

- 3.10 The Tithe Map shows loose groups of buildings at the church, at the Jack O'Newbury and along Terrace Road North. There are also occasional buildings along Wick's Green as well as Elm Grove and The White Gate in Monk's Alley. The map confirms that Wick's Green originally ran much closer to the front of Binfield House, curving into Monk's Alley, before it was straightened in 1882. It also shows a large building complex, perhaps a group of farm buildings, on the north side of Wick's Green that no longer exist.
- 3.11 In the 19th century, the development of Binfield intensified in the area to the east of Terrace Road North and south of Tilehurst Lane. This was particularly due to the rapid expansion of the brickworks, which became a major local employer. Local clay had been used to make bricks for local houses from the 17th century but, with increasing mechanisation in the 19th century and the development of the railways, brick-making became an export industry.
- 3.12 The main focus of the Binfield Brick and Tile Works was at Amen Corner where connection to the railway network was a significant factor, but the 1899 Ordnance Survey shows brick works on the south side of Forest Road at Emmets' Nest, to the east of The Terrace near the Victoria Arms public house, and on Carter's Hill. By the mid-to-late 19th century, twelve million bricks were being made each year, including those for the Royal Albert Hall.



1899 Ordnance Survey shows the development of Binfield east of Terrace Road North and south of Forest Road. Wick's Green, now straightened, remains distinctly rural.

- 3.13 Brick-making continued until the 1960s when a major expansion of Binfield began, reflecting the new town development of Bracknell. The 1913 Ordnance Survey shows that there had been very little intensification of the Victorian layout in the Edwardian period but, by the end of the 20th century, a dense pattern of cul-de-sac developments had been superimposed on either side of Terrace Road North and either side of Forest Road.
- 3.13 Binfield had become an essentially residential place. Between 1801 and 2001, its population had risen almost tenfold from 808 to 7,475.



1913 Ordnance Survey shows little change from the late 19th century

4. Character and appearance

Layout and street pattern

- 4.1 Monk's Alley and Wick's Green have a timeless rural character. The existing pattern was well established by the time of the Tithe Apportionment in 1838. The minor exceptions are the realignment of Wick's Green in 1882 away from the front of Binfield House and the fact that Terrace Road North was known simply as The Terrace until well into the 20th century.



Wick's Green

Building materials

- 4.2 Berkshire is not a county that is endowed with building stones. Limited use is made of limestone in the west, and there is some chalk block in the Thames Valley, but the predominance of clay is more suited to forestry and, therefore, the use of timber.
- 4.3 The earlier buildings in this area used generously sized, but well spaced timbers in the box-framing tradition. The spaces between the timbers were filled with wattle and daube before brick became widely available. A typical example, now with brick infill, is Wick's Green Cottages.
- 4.4 An exception is All Saints' Church, further to the north, where the demands of higher status were met by facing the walls in flint from the clay and chalk measures and blocks of conglomerate, an insubstantial form of stone imported from Bagshot Heath.
- 4.5 Roofs are generally made of tiles using the local clay. However, Welsh blue slate was increasingly used after the introduction of rail transport in the 1850s made imports possible.

- 4.6 The brick industry developed slowly from being a rare luxury, as at Binfield Place, to the ubiquity it enjoys today. Until the 18th century it was common for informal brick clamps to be set up on site for larger building projects and industrial processes did not fully evolve until the 1850s.
- 4.7 As bricks became more available, their popularity increased. From the 18th century it was not uncommon for earlier timber frames to be enclosed in modern elevations of brick. Again, Binfield Place is an example.
- 4.8 More recently, houses have been built with rendered finishes over brick or concrete blockwork for economy and ease of construction.

Open spaces and trees

- 4.9 Openness is a natural characteristic of the area: low density houses set in extensive grounds allow glimpses of open farmland beyond. Spaces of particular note are:
- The recreation ground to the east of Wick's Green. This area was subdivided as fields until at least 1838. It was then opened into a single 'green' by the end of the 19th century. It now provides a significant buffer between the rural character of Wick's Green and the 20th century development to the east.
 - The FWE Goates Memorial Ground, like the recreation ground, is an important community resource. It is home to the Binfield Cricket Club, which was established in 1865.
- 4.10 Mature broadleaf trees provide strong definition to field boundaries, rural lanes and the boundaries of the older properties, in contrast to the more dense development of modern Binfield. Some of the trees may survive from the historic forest character of the area, but most will result from the 18th century and later traditions of parkland planting. A relatively recent example is the line of horse chestnuts planted along Monk's Alley.
- 4.11 While some specimen trees are subject to tree preservation orders, particularly in Monk's Alley and the south end of Wick's Green, these can only be representative samples.

Focal points and views

- 4.12 In Wick's Green, the significant buildings that are particularly visible include Binfield House, Binfield Place and Wick's Green Cottages.
- 4.13 The undulating wooded landscape does not lend itself to extensive views. However, there are glimpses of open countryside to the north of Monk's Alley and to the northwest of Wick's Green.



Horse Chestnut trees in Monk's Alley

- 4.14 Views along the lanes – Wick's Green and Monk's Alley – are made special by the trees that line either side. Views across the recreation ground, for instance from the north, also have a rural character.

Public realm

- 4.15 A major contribution to the character of Binfield's rural fringe is made by the vernacular tradition of public spaces. The simple tarmac lanes are edged by grass verges without the urban definition of concrete kerbs and pavements. There is little need for street furniture other than occasional telegraph poles and a letter box.
- 4.16 Property boundaries are important too. They tend to comprise dense hedges punctuated by standard trees, but there are also plain boarded fences and old brick walls, as at Binfield Place.

5. Architectural interest

Listed buildings

- 5.1 Although it is outside the Wick's Green area, All Saints' Church, by its age and status, is the pre-eminent listed building in the area. It provides tangible evidence of the overall history of Binfield. While the existing building dates from the early 14th century, there is a record of an earlier church on the site being granted to Cirencester Abbey in 1226.



Church of All Saints

- 5.2 Only higher status houses survive from the early history of Binfield. The White Gate, in Monk's Alley, was built in the early 15th century as a timber-framed hall house – a house where the main room rises through the full height of the building. It was altered and extended in subsequent centuries, but timber framing still survives. There is another hall house of a similar age nearby at The Terrace, on Terrace Road North.
- 5.3 Binfield Place is said to have origins in the 14th century when it was built for Robert Sampson, Clerk to the Privy Council for Henry VII and VIII. It developed into a large timber-framed house on an E-shaped plan. Parts were rebuilt or encased in brick from the 17th century onwards – one of the chimneys bears the date 1720 – and the west wing has not survived. Nevertheless the house, now offices, is an important example of early brickwork and, with its contemporary gatepiers and boundary wall, it provides an emphatic entrance to Wick's Green and the conservation area.
- 5.4 Further timber framing from the 16th and 17th centuries survives in Wick's Green Cottages and The Kicking Donkey. The timbers are offset by the red of the local bricks used for later infill and extensions.

- 5.5 The Georgian period saw the development of significant buildings in the area. This was partly because connections to London were improved by the introduction of turnpike roads and partly because a series of small country house estates developed across the Home Counties to accommodate an emerging middle class. These houses took advantage of locally made bricks as the primary building material.
- 5.6 Thus in the 18th century, Binfield had a low density and dispersed character emphasised by estates, such as those of The Priory, Billingbear House and Binfield Court. In Wick's Green, this gave rise to Binfield House and the later phases of Binfield Place.
- 5.7 Binfield House has Gothic details that are not common to the area. This large red brick house was built in 1776 by Francis Wightwick of Waltham St Lawrence who then owned almost all the land between Wick's Green and Terrace Road North. Its first floor windows are sliding sashes but set within Gothic ogee arches.



Binfield House

- 5.8 The listed buildings in the area include several structures, such as the outbuildings and garden walls at The White Gate, and the gatepiers to Binfield Place. A schedule of the listed buildings in the proposed conservation area is provided at Appendix 3.

Buildings of special character

- 5.9 Where buildings are not listed, but nonetheless make a positive contribution to the significance of a conservation area, there is a presumption in national planning policy in favour of their conservation. These buildings of special character, which provide an important context to the listed buildings, are noted on the appraisal map.

- 5.10 On Wick's Green, Little Thatches is a vernacular cottage that complements the listed Kicking Donkey. On Monk's Alley, Monk's Pond Cottage makes a positive contribution even though it has been much rebuilt.
- 5.11 Some local authorities include the best of the positive buildings in a local list so that planning policies can be applied in recognition of their special character. Local listing is now recognised by national planning policies.

Other buildings

- 5.12 Inevitably, a conservation area boundary is likely to include buildings that are neither listed nor positive. These properties are either 'neutral', in that they do not add to or detract from the special interest of the conservation area, or they may be considered 'negative'. A negative building would be one that detracts from the character of the area to the extent that replacement would be actively sought. There are no buildings in the proposed area considered to be negative.



The Kicking Donkey

6. Conservation area boundary

- 6.1 The dispersed rural character of historical Binfield was largely lost when the modern centre was more intensively developed in the mid-to-late 20th century. That character is, however, still discernible in the fringes to the north west, and it is here that the proposed conservation area focuses.
- 6.2 Although close to the urban centre of Binfield, the Wick's Green and Monk's Alley area has a surprisingly rural character. The lanes are flanked by grass verges without kerbs. They are lined with hedges and trees, some of which are particularly significant. These include the line of Horse Chestnuts in Monk's Alley.
- 6.3 There are also important open spaces in the form of the Recreation Ground and the FWE Goates Memorial Ground. These spaces add to the low density character that gives stature to important listed buildings at Binfield Place, Binfield House and The White Gate. Wick's Green Cottages and the Kicking Donkey provide evidence of timber framing typical of the first settlement of the area, and Little Thatches makes a positive contribution to the character of the area.
- 6.3 The proposed boundary for the conservation area is shown on the map. It should be noted that the western limit on Monk's Alley is established by the Borough boundary beyond which properties, such as Angel Farm and Wiltshire Cottage, are in the Borough of Wokingham.

7. Issues

Designation

- 7.1 Final decisions on whether to designate a conservation area and, if so, where the boundary should be, are for the Council to decide. They will be assisted by this appraisal and by responses to a formal public consultation.
- 7.2 It is also open to the Council to consider whether to introduce a local list to acknowledge the qualities of the best of the positive buildings and provide a policy basis for seeking their protection.

Buildings

- 7.3 Change in buildings is inevitable and, where they are listed, this is controlled through listed building consent. Elsewhere, the management of change occurs where planning permission is required.
- 7.4 Guidance on the appropriate repair, alteration or extension of both listed and unlisted buildings would help owners to enhance, rather than detract from, the character of the area. It is also possible for the Council to introduce an Article 4 Direction that would bring a wider range of building alterations under planning control.



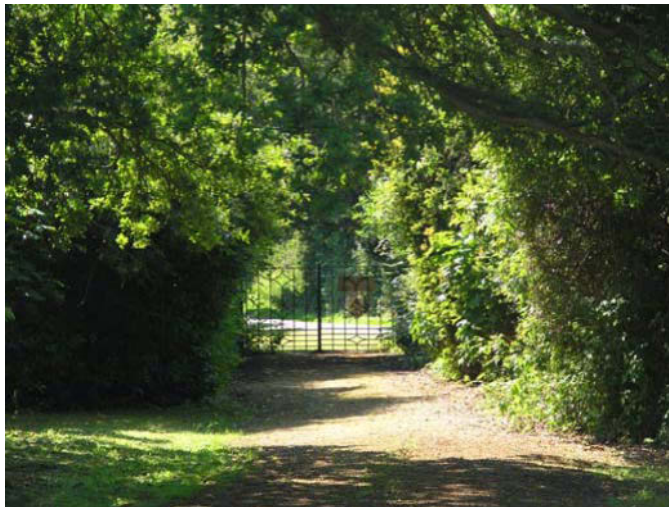
Eroded brickwork in the listed wall at Binfield Place

Trees

- 7.5 The extent of tree cover plays a major part in the character of the area. A strategic approach to tree management is necessary, not only to ensure the protection of important specimens, but also to monitor condition and to plan for succession planting, so that the character is maintained.

Lanes

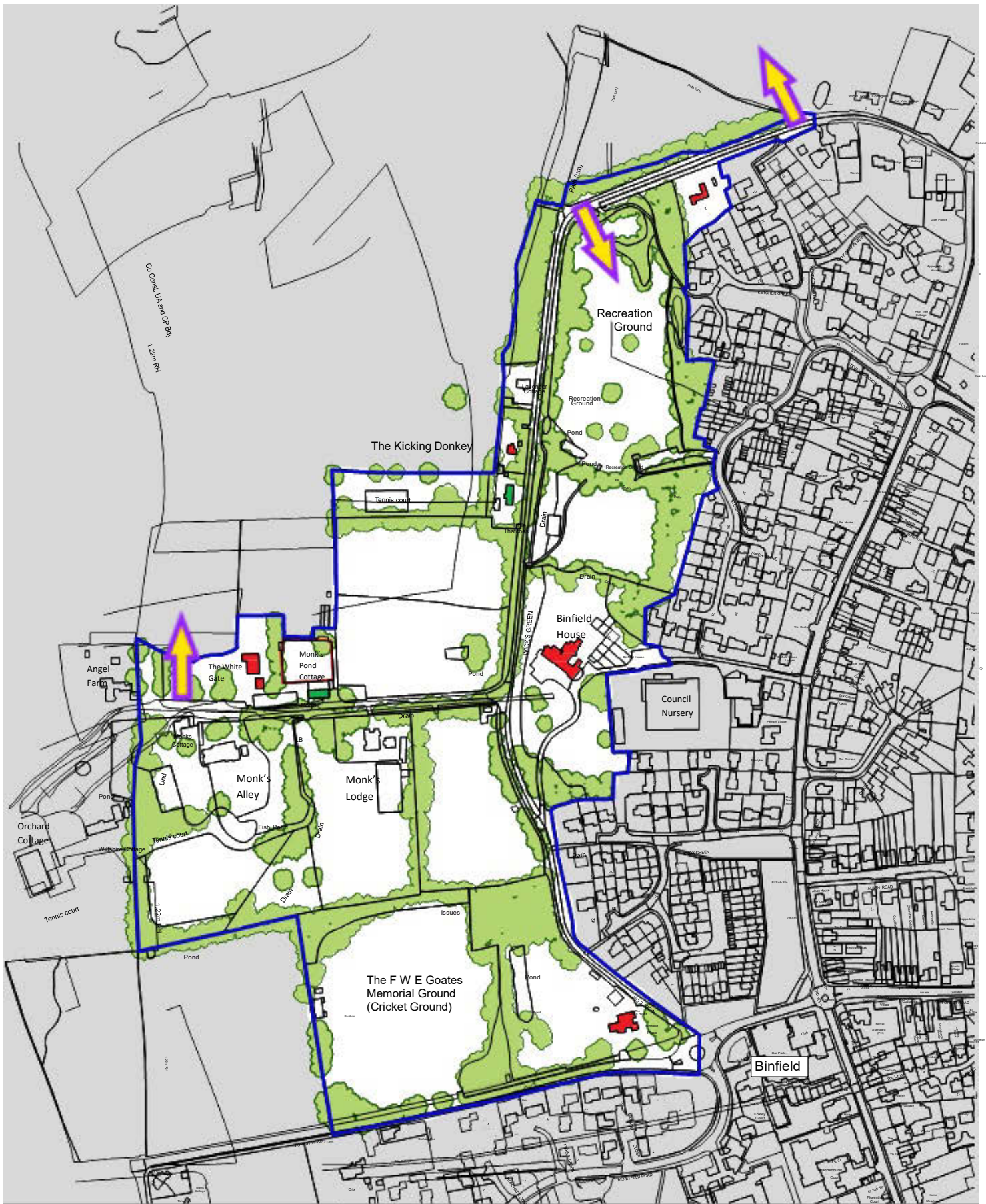
- 7.6 The rural character of the lanes is important. It is equally important therefore that the Council, as Highway Authority, should recognise how vulnerable the rural character is to any introduction of urban detailing, such as concrete kerbs, large-scale signage, painted lines or intensive street lighting. In addition, the verges and hedges are a significant resource for nature conservation and it is important that their biodiversity is maintained. These issues may be addressed in the forthcoming Supplementary Planning Document on the Streetscene.



Hedges at the gates to Binfield House

Traffic

- 7.7 A common complaint is that the speed and volume of traffic on the lanes detracts from their rural character. There is a range of traffic calming devices that could be considered for through routes that are sufficiently modest to have a minimal effect on the character of the area.




Bracknell Forest Council

**Wick's Green / Monk's Alley
Binfield**

Proposed Conservation Area


Not to Scale



 Proposed Conservation Area Boundary

 Significant Trees & Tree Groups

 Buildings of Special Character

 Significant Views

 Listed Buildings

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Appendix 1. Further information

1. For general advice on planning, conservation areas and listed buildings, contact:

Environment, Culture and Communities
Bracknell Forest Council
Time Square, Market Street, Bracknell, RG12 1JD
01344 351146
www.bracknell-forest.gov.uk/environment.htm

2. Other useful sources of information include:

Berkshire Records Office
9 Coley Avenue, Reading, RG1 6AF
0118 901 5132
www.berkshirerecordoffice.org.uk

Binfield Library
Benetfield Road, Binfield, RG42 4JZ
01344 306663
www.bracknell-forest.gov.uk/learn-libraries-binfield.htm

Binfield Parish Council
Benetfield Road, Binfield, RG42 4EW
01344 454602
clerk@binfieldparishcouncil.org.uk

Binfield Village Protection Society
www.bvps.org.uk

English Heritage
Eastgate Court, 195-205 High Street, Guildford, GU1 3EH
01483 252000
www.english-heritage.org.uk

Appendix 2. References

Bracknell Forest Council – Core Strategy – 2008

Clifton-Taylor, Alec – The Pattern of English Building – 1972

Department for Communities and Local Government – Planning Policy Statement 5 (PPS5): Planning for the historic environment – 2010

Ditchfield, PH & Page, William (eds) – A history of the County of Berkshire: Volume 3 – (Victoria County History) 1923

English Heritage – Guidance on conservation area appraisals – 2005

English Heritage – Guidance on the management of conservation areas – 2005

English Heritage (with CLG and DCMS) – PPS5: Historic Environment Planning Practice Guide – 2010

Pevsner, Nikolaus – The Buildings of England: Berkshire – 1966

Maps:

1838 – Tithe Apportionment

1891 – Ordnance Survey 1st edition

1899 – Ordnance Survey 2nd edition

1913 – Ordnance Survey

Websites:

www.berkshirehistory.com

www.bfheritage.org.uk

www.bracknell-forest.gov.uk/leisure/leis-heritage

www.british-history.ac.uk

Appendix 3. Listed buildings

Building:	Date (approx.):	Grade:
Forest Road		
▫ Binfield Place	C16 th to 1930	II*
▫ Walls and gatepiers to Binfield Place	C17 th & 18 th	II
Monk's Alley:		
▫ The White Gate	C15 th	II
▫ Garden walls at The White Gate	C18 th	II
▫ Outbuildings at The White Gate	C16 th	II
Wick's Green:		
▫ Binfield House	Late C18 th	II
▫ Kicking Donkey	c.1700	II
▫ Wick's Green Cottages	C16 th & C17 th	II
(All Saints Church	C14 th – 1859	II*)

Appendix 4. Planning policy

Local planning policy is in a state of transition from the Adopted Local Plan to the Local Development Framework. The Core Strategy for the latter was adopted in February 2008. The Spatial Objectives of the Core Strategy include:

'To maintain and improve the built and natural environment and to avoid or mitigate the affects of new development proposals upon the natural and historic environment'

The objectives are to be achieved through a series of 14 core policies of which the following are relevant:

Policy CS1: Sustainable Development Principles

Development will be permitted which;

- i. makes efficient use of land, buildings and infrastructure; and
- ii. is located so as to reduce the need to travel; and
- iii. promotes a mix of uses; and
- iv. conserves the use of resources including water and energy through a reduction in their use; and
- v. supports the economic well being of the population; and

Protects and enhances:

- vi. the health, education and safety of the local population; and
- vii. the quality of natural resources including water, air, land and biodiversity; and
- viii. the character and quality of local landscapes and the wider countryside; and
- ix. the historic and cultural features of acknowledged importance.

Policy CS6 - Limiting the Impact of Development

1. Development alone or in-combination with other proposals, will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment.

2. Where those occupying development would lead to increased pressure on local infrastructure, community facilities or resources, that impact is to be met by:

- (i) on-site provision prior to full occupation and maintained for the life of the development; or, in agreement with the Council:
- (ii) contributing to additional or expanded provision on a different site; or
- (iii) a mix of on-and off-site provision, of infrastructure & facilities, reasonably related and needed to serve the development and which will make it more sustainable. The additional provision to be sufficient and in proportion to the scale and nature of the proposed development.

3. Where the Council agrees off-site mitigation is more practical and of greater value in creating sustainable communities, contributions towards provision on a different site will be secured by planning obligations.

Policy CS7: Design

The Council will require high quality design for all development in Bracknell Forest.

Development proposals will be permitted, which;

- i. build on the urban, suburban and rural local character, respecting local patterns of development and the historic environment
- ii. provide safe communities
- iii. enhance the landscape and promote biodiversity;
- iv. aid movement through accessibility, connectivity, permeability and legibility;
- v. enable a mix of uses;
- vi. provide high quality usable open spaces and public realm;
- vii. provide innovative architecture; and
- viii. provide well designed and integrated public art

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required site Masterplans, Development Briefs, Concept Statements and Design Codes.

Policy CS9 – Development on Land Outside Settlements

The Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land; and

- i. protect the defined gaps within or adjoining the Borough from development that would harm the physical and visual separation of settlements either within or adjoining the Borough; or
- ii. maintain the Green Belt boundary within Bracknell Forest and protect the Green Belt from inappropriate development

Appendix 5. Report of consultation

Please see appendix 6 below.

Appendix 6 – Bracknell Forest Council (BFC) review and update 2018

1. Review and updates

The “Conservation Area Appraisal - Wick’s Green, Binfield” report, was prepared by the Conservation Studio for Bracknell Forest Council in 2011. The Borough Council decided not to adopt the proposed conservation area following representations made during the public consultation in that year. However, the Borough Council is now seeking in 2018 to adopt the conservation area as proposed in this original appraisal report.

A review has been undertaken by the Council in August 2018 and it considers that the original proposed conservation area from 2011 remains unchanged. Therefore, the content of this report, the “Conservation Area Appraisal - Wick’s Green, Binfield”, is still relevant and stands as a fair appraisal of the proposed area for adoption as a conservation area in Binfield. However, minor amendments have been made to the original appraisal report to make it clear that a review of the contents of the appraisal and area have taken place in 2018. This appendix, Appendix 6, sets out any amendments made to the Conservation Studio Appraisal report, titled “Conservation Area Appraisal - Wick’s Green, Binfield”, dated 2011. Bracknell Forest Council takes legal ownership of Appendix 6 and undertakes responsibility and copyright for the content of Appendix 6 and the amendments to the original Appraisal Report as set out here. Changes made to the original report are not the legal responsibility of the Conservation Studio, which does retain legal ownership of the original report.

The following changes have been made to the original Conservation Studio report dated 2011.

- a) The title page has been amended with the following inserted text:
“Bracknell Forest Council Review – August 2018”
- b) The index has been amended to include this new Appendix 6
- c) The map on page 21 titled “Wick’s Green Monk’s Alley Proposed Conservation Area” has been restored as some of the original details were lost when converting the file to a Word document. The map’s content remains the same, but the “Significant views” arrows and key had to be reinstated so appear slightly different to the original.
- d) The public consultation that took place in 2010 was originally to be reported in Appendix 5. Details of this public consultation were reported to the Executive Member for Planning and Economic Development in 2011. A new, more

focused, public consultation will take place in September 2018 and the results will be reported in this appendix, Appendix 6 once completed. A sentence stating this has been added to Appendix 5.

e) Inclusion of this appendix, Appendix 6.

2. Planning Policy Update 2018

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 remains the key piece of legislation in relation to conservation areas. However, since the original report was written by the Conservation Studio, the National Planning Policy Framework (NPPF) 2018 now provides the policy framework for all planning in England. This document states at paragraph 186. "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest."

<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>

The Government's Planning Practice Guidance (PPG), gives further information on how national policy is to be interpreted and applied locally. The PPG is available, together with the NPPF, on the Planning Practice Guidance website

<https://www.gov.uk/government/collections/planning-practice-guidance>

The PPG includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment. This will answer many questions which you may have as an owner, developer or person representing a local planning authority.

English Heritage is now Historic England.

Guidance on conservation areas is provided within Historic England's publication, "Conservation Area Designation, Appraisal and Management", published on 25 February 2016.

<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

In addition, the Council's Bracknell Forest Borough Local Plan 2002 saved policy "EN20, Design considerations in new development" is relevant in relation to conservation areas. This policy states

POLICY EN20 Design considerations in new development

2.122 IN THEIR DETERMINATION OF APPLICATIONS FOR PLANNING PERMISSION, THE BOROUGH COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

(i) BE IN SYMPATHY WITH THE APPEARANCE AND CHARACTER OF THE LOCAL ENVIRONMENT AND APPROPRIATE IN SCALE, MASS, DESIGN, MATERIALS, LAYOUT AND SITING, BOTH IN ITSELF AND IN RELATION TO ADJOINING BUILDINGS, SPACES AND VIEWS;

(ii) RETAIN BENEFICIAL LANDSCAPE, ECOLOGICAL OR ARCHAEOLOGICAL FEATURES AND, WHERE REASONABLE, ENHANCE THESE FEATURES;

(iii) ENSURE THAT THE DESIGN OF THE DEVELOPMENT PROMOTES, OR WHERE NECESSARY CREATES, LOCAL CHARACTER AND A SENSE OF LOCAL IDENTITY;

(iv) PROVIDE ADEQUATE SPACE FOR PRIVATE USE AND VISUAL AMENITY, WHERE APPROPRIATE;

(v) PROVIDE APPROPRIATE LAYOUT AND DESIGN FEATURES TO IMPROVE PERSONAL AND GENERAL SECURITY, INCLUDING THE NATURAL SURVEILLANCE OF PUBLIC SPACES, INCLUDING FOOTPATHS, ROADS AND OPEN SPACE;

(vi) AVOID THE LOSS OF IMPORTANT OPEN AREAS, GAPS IN FRONTAGES AND NATURAL OR BUILT FEATURES (SUCH AS TREES, HEDGES, WALLS, FENCES AND BANKS) WHICH IT IS DESIRABLE TO RETAIN;

(vii) NOT ADVERSELY AFFECT THE AMENITY OF SURROUNDING PROPERTIES AND ADJOINING AREA;

(viii) NOT BE PREJUDICIAL TO THE PROPER FUTURE DEVELOPMENT OF A LARGER AREA IN A COMPREHENSIVE MANNER.

It should be noted that BFC has an emerging new Local Plan. Policies within this new plan will supersede the previous Core Strategy 2008 and policy EN20 from the 202 Local Plan once the new plan is adopted. Please see the Council's website for an update and further information.

<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan>

3. Public Consultation

Results of the 2010 consultation are not now available. However, a focused consultation will take place with residents and groups based within the proposed conservation area of Wick's Green and Monk's Alley, Binfield Parish Council, neighbouring Wokingham Borough Council and the Binfield Village Protection Society. The results of which will be reported here once the consultation has been completed.