

Bracknell Forest Character Area Assessments Supplementary Planning Document

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Nepali

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ, ठूलो अक्षरमा, ब्रेल वा क्यासेट सूनको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गनुहोला ०१३४४ ३५२००० ।

Tagalog

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Portuguese

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for Bracknell Forest Council



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Introduction

Bracknell Forest is a vibrant and varied Borough, made up of historic villages, semi rural communities, the larger settlements of Crowthorne and Sandhurst, along with Bracknell and its New Town heritage. This Supplementary Planning Document (SPD) aims to identify areas with distinctive and positive character or where we feel development pressures may come forward. The document seeks to provide an assessment and recommendations relating to developing and enhancing character within these specific areas and recommendations for future development proposals. The SPD does not cover the whole Borough at present, but further areas maybe added to this document covering additional parts of the Borough of interest or under development pressure.

The Local Development Framework (LDF) is the Borough's spatial planning framework for development. The LDF comprises a number of individual documents (called Local Development Documents (LDDs)) that together will guide the future development of the Borough. There are two types of LDD:

- Development Plan Documents (DPDs) which contain policies and proposals as part of the statutory development plan; and
- Supplementary Planning Documents (SPDs) which contain the detail needed to implement the policies. SPD's are not part of the statutory development plan, but are subject to consultation and sustainability appraisal. Once adopted, they are a material consideration in the determination of planning applications.

The overarching document within the LDF is the Core Strategy Development Plan Document (DPD), which sets out a vision, objectives and policies for guiding development in the Borough between 2006-2026. The Core Strategy DPD sets spatial objectives which all LDDs need to assist in achieving. Objective F aims to promote high quality well designed development and Objective I aims to maintain and improve the built and natural environment and to avoid or mitigate the effects of new development on the built and natural environment. Policy CS7 (Design) states a requirement to deliver high quality design for all development which builds on the urban, suburban and rural local character, respecting local patterns of development and the historic environment.

The primary role of this document is to define what the Council considers to be the character within parts of the Borough and to provide an interpretation of policy within the Core Strategy DPD. It provides guidance for the construction industry, the Council and the public to inform appropriate development and issues of context.

This draft SPD has been prepared in line with the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended) and the adopted Bracknell Forest Borough Statement of Community Involvement (adopted July 2006). All representations made as part of this consultation draft will be fully considered before the document is put forward for adoption as a SPD.

Planning Policy Statement 1 (PPS 1) states that "Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

Planning Policy Statement 3 (PPS 3) also states that "Local Authorities should facilitate good design by identifying the distinctive features that define the character of a particular local area."

Assessing character, context and appropriate forms of development is something that the Council already does as a matter of course through the Planning application process. However, defining how we have evaluated "appropriate" development and the "characteristics" of an area, is required and needs to be clearly documented. This SPD aims to support the development of character and design policies for Bracknell Forest.

The Council's Core Strategy identifies two major locations for growth; Land at Amen Corner and Land North Whitegrove and Quelm Park. Specific SPDs will be prepared for these sites. This document can inform small scale development proposals within the character areas as identified here and, in time, inform the planning of the larger development proposals coming forward that will inevitably have an impact on the character areas.

Additionally, the Council is required to plan for 12,780 new dwellings for delivery between 2006 and 2026. Not all of these sites have been allocated at the time of adoption of this SPD. The Council is now seeking, in consultation with local communities and key stakeholders, to find additional sites for new development. This will inevitably have an impact on some of the character areas detailed within this document. This SPD is therefore not to be seen as a tool to stifle or resist development proposals, but as a tool to inform change and guide future development.

Proposals leading to a net increase in residential dwellings, within a straight-line distance of 5 kilometres from the SPA boundary, are likely to have a significant effect on the protected site. Some of the identified Character Areas, particularly in Sandhurst and Crowthorne, fall partially within 400m of the Thames Basin Heath SPA. Within these areas there is a general presumption against net new residential development. Developers should refer to the Council's current guidance on SPA avoidance and mitigation measures for more details.

Tibbalds Planning and Urban Design and Kirkham Landscape Planning Ltd have worked together on behalf of Bracknell Forest Council to develop this document. The document looks at the following issues:

- _landscape setting;
- _townscape and built form;
- vegetation and hard landscaping;
- boundary treatments and general streetscenes; and
- recommendations to inform future change.

The areas covered by this document are:

- Binfield village;
- Bracknell (defined areas);
- Chavey Down and surrounding areas;
- Crowthorne (defined areas);
- Sandhurst (defined areas); and
- Villages to the north of Bracknell.

This document seeks to establish what it is about these parts of the Borough that are distinctive and positive in character.

For further information please contact the Urban Design Officer on 01344 352000 or email the planning department at development.plan@bracknell-forest.gov.uk

You can also write to the Head of Spatial Policy at the following address:

Environment, Culture and Communities
Bracknell Forest Council
Time Square
Market Street
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Note: Throughout the document references to Landscape character studies 'Entec 2006' and 'BLCA 2003' relate to following studies:

1. Berkshire Landscape Character Assessment (BLCA), October 2003;
2. Bracknell Forest Borough Landscape Analysis of sites Allocations and an Assessment of Gaps / Green Verges, Entec, August 2006 (the Entec study).