

Appendix 2: Extracts from Bracknell Forest Borough Local Plan (Adopted January 2002)

The Bracknell Forest Borough Local Plan sets out the detailed framework for the Borough Council's land use, transport economic and environmental policies. The Local Plan was adopted in January 2002 and covers the period 1991 – 2006.

Character of the plan area

The plan area includes the towns of Bracknell and Sandhurst which are principally urban and suburban in character, and Crowthorne and Binfield, which are large villages with a notably residential character. Outside these built up areas, the majority of the Borough is more rural in character. There are many attractive areas of countryside, containing mature woodland and tree belts. These areas are important not only for their visual qualities, but also for their role as wildlife habitats.

Land outside settlements

The value of much of the land beyond the built up areas is acknowledged by the Borough Council. Such areas are put to a variety of uses, often of a recreational nature. They also maintain the individual identity of settlements by preventing their coalescence, particularly in some parts of the Borough where only small areas of countryside separate settlements. There is constant pressure to expand the edge of settlements to the detriment of the character and function of the countryside between the urban areas.

This plan must make some provision for major development, such as additional housing. Whilst some countryside areas will inevitably be developed, the Borough Council will seek to minimize the adverse impact of this and other development upon existing settlements and the countryside. The Borough Council will continue to identify and protect significant open land between settlements and other areas and features which are important to the quality of the environment. The identification of strong settlement boundaries will help provide a clear distinction between urban areas and the countryside.

The urban environment

Within the urban areas of the Borough, the integration of new development into the existing townscape has resulted in changes in character and has sometimes led to conflict. The degree of conflict is largely attributable to the overall design of the Bracknell Forest Borough Local Plan 2002 - Chapter 2 13 development. Those places which are deemed attractive have successfully accommodated all the design components (such as buildings, trees, hedges, adjoining spaces, people and traffic) to produce a high quality environment. Therefore, it is important to ensure that the design of new buildings and other development respects the character of their surroundings, and reinforces a sense of place.

The form, setting and layout of new development can often influence the safety of users of the built environment. The Borough Council considers therefore, that measures to reduce the risk of crime will continue to be an important issue in considering the acceptability of detailed housing layouts. Such considerations not only benefit the incoming householder but may often result in an improved quality of townscape.

Design considerations can significantly affect the degree to which all members of the community can use the built environment. The Borough Council considers that people with disabilities should not be discriminated against by any development which might limit their mobility.

Lighting

The Borough Council recognises that lighting in the countryside is an urban feature, which can have an adverse effect on the character and function of "sensitive" rural areas, such as land

between settlements and the Green Belt. However, external lighting schemes can be of value for safety and security, and enable facilities to be utilised longer during the winter. The Borough Council will seek to control the individual or cumulative effect of external lighting schemes where they are unduly obtrusive and have an adverse impact on the character and function of the countryside, or where harm would be caused to the quality of life enjoyed by nearby residents. In granting planning permission, the Borough Council will consider whether measures should be taken to prevent or restrict the upward spillage of light into the sky from external lighting sources.

Heritage

The Borough Council has sought to identify and protect those areas and features which are important to the Borough's heritage and, where appropriate, give assistance towards the enhancement of both urban and rural areas, by conserving features and seeking to improve unattractive land and buildings through sensitive development and changes of use.

The opportunity to consider the designation of additional buildings and areas for inclusion on the statutory list or for Conservation Area status will be taken where appropriate.

The national importance of archaeological sites and the need for their conservation has been emphasised by central government. Development pressures are likely to threaten the future of these sites, many of which are as yet unknown.

Pressure to accommodate large and small scale development will continue throughout the plan period. Issues of architectural or historic interest, including the safeguarding of the built features associated with the Borough's heritage, will also remain an important consideration when determining these proposals. For example, the desirability of preserving a listed building and its setting, or the appearance of a Conservation Area, will be taken into account, where appropriate. In considering proposals for new buildings in Conservation Areas, issues of scale and massing will be considered as well as whether such new buildings complement, or are in harmony with, adjoining buildings in terms of architectural style and use of materials.

Alternative uses for historic buildings will need to be considered where their original use is no longer viable. The satisfactory accommodation of new uses, or the need to accommodate new buildings adjacent to historic sites, will require sensitive consideration by applicants and the Borough Council. In the case of proposals for changes of use, particular regard will be had to the architectural character of the building and the desire to secure an economically viable future.

POLICY EN1: Protecting tree and hedgerow cover

Planning permission will not be granted for development which would result in the destruction of trees and hedgerows which are important to the retention, where applicable, of:

- (i) a clear distinction between built up areas and the countryside; or
- (ii) the character and appearance of the landscape or townscape; or
- (iii) green links between open spaces and wildlife heritage sites; or
- (iv) internationally, nationally or locally rare or threatened species; or
- (v) habitats for local wildlife; or
- (vi) areas of historic significance.

POLICY EN2: Supplementing tree and hedgerow cover

In imposing landscaping conditions to secure additional tree and/or hedge planting, the Borough Council will require developers to include in their schemes the planting of indigenous trees appropriate to the setting and character of the area and a variety of other indigenous plants. According to circumstances, these may include grasses, heath land or wetland species.

POLICY EN6: Ancient monuments and archaeological remains of national importance

Planning permission will not be granted for development, which would adversely affect the character and appearance of ancient monuments and archaeological remains of national importance or their settings. Where appropriate, the Borough Council will require by condition(s) or seek by agreement a conservation and/or enhancement scheme, which may include public access management arrangements.

Policy EN7: Other important archaeological remains

Planning permission will not be granted for development, which would adversely affect those important archaeological remains, which are not the subject of Policy EN6. In assessing proposals, the Borough Council will have regard to the need to preserve these archaeological remains and, where appropriate, will require an assessment of the site and an evaluation of the remains prior to the determination of the planning application.

POLICY EN8: Development on land outside settlements

The countryside will be protected for its own sake. Outside the defined settlement boundaries, development will be permitted only where it would not adversely affect the character, appearance or function of the land, would not damage its landscape quality and, where conspicuous from the Green Belt, would not injure the visual amenities of the Green Belt. Any development permitted in the countryside outside the Green Belt may include:

- (i) development required for agriculture and forestry;
- (ii) essential utilities and cemeteries which cannot be sited within settlement boundaries;
- (iii) minor extensions to, replacement of, or subdivision of, existing buildings, subject to criteria defined in policies EN16, EN17, EN22 and H6 of this local plan;
- (iv) the re-use of permanent buildings which are in keeping with their surroundings, or of buildings of special architectural or historic interest, for suitable alternative uses (including residential institutions in extensive grounds) subject to criteria defined in EN9, EN17, EN22, EN12 and H11; and
- (v) proposals which are acceptable in terms of other policies in this plan for:
 - (a) recreation development suitable in the countryside;
 - (b) the disposal, recycling or treatment of waste.

POLICY EN9: Changes of use and adaptation of existing non-residential buildings outside settlements, outside the Green Belt

In the countryside outside the Green Belt, the change of use or adaptation of an existing non-residential building will be permitted only where:

- (i) the building is of permanent construction and its scale, design, bulk and form are in keeping with its surroundings; and

- (ii) the proposed change of use or adaptation would not require extensive alteration or rebuilding; and
- (iii) the proposed change of use or adaptation would not be detrimental to the character of the building, its surroundings and landscape setting; and
- (iv) the proposed change of use would not result in more than 500 square metres of business, industrial, distribution or storage (use Classes B1 to B8) floor space; and
- (v) the proposal would not cause significant environmental, road safety or traffic generation, or other, problems.

POLICY EN12: Historic parks and gardens

Development will not be permitted which would result in damage to, or the erosion of, parks and gardens of special historic interest and their settings.

POLICY EN15: Floodlighting

Outside settlements, planning permission for external lighting schemes will be granted only where they would have no adverse effect upon the character of the surrounding land, residential amenity or wildlife and would not result in intrusive sky glow.

POLICY EN16: Demolition of listed buildings

Development proposals for the demolition of a building or structure included within the statutory list of buildings of special architectural or historic interest will only be granted in exceptional circumstances.

POLICY EN17: Development proposals including the alteration, extension, or change of use of listed buildings

Alterations, extensions or changes of use to buildings or structures included within the statutory list of buildings of special architectural or historic interest will be permitted only where there would be no adverse effect on:

- (i) the external or internal features which define the character of the building or structure; or
- (ii) the setting of the building or structure.

POLICY EN18: Conservation areas

In considering proposals for development in a Conservation Area, the Borough Council will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

POLICY EN19: Demolition in Conservation Areas

In considering proposals for the demolition of a building or structure in a Conservation Area, the Borough Council will pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In particular, the Borough Council will need to be satisfied that:

- (i) adequate efforts have been made to retain it; and

- (ii) it is incapable of reasonable beneficial use (having regard to the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use); or
- (iii) it makes little or no contribution to the character or appearance of the area; and
- (iv) the merits of the alternative proposals for redevelopment outweigh the contribution of the existing building or structure to the preservation or enhancement of the character or appearance of the Conservation Area. Demolition will be permitted where there are approved detailed plans for redevelopment.

POLICY EN20: Design considerations in new development

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.

Appendix 3: Report of Consultation Warfield Conservation Area Appraisal

In August 2005, a letter was sent to residents within the Warfield Conservation Area notifying them of a review and asking for their views about what made the Area 'special' or contributed to its character. The letter also provided information about conservation area appraisals, the implications of living in a conservation area, and how they might be involved in the appraisal process. No responses were received.

In January 2006 a letter was sent to residents of the Conservation Area and site notices placed around the Conservation Area, seeking comments on a draft Appraisal document. The document was available to view at the Town Council offices, local library, Borough Council offices and on the Borough Council website for a period of 2 weeks, from 6 to 20 January 2006.

One response to the consultation was received, relating mainly to factual and historical points made in the document, and to details of restoration and extensions to both the Church and to private properties. Subsequently, one further comment was received in support of this response. In consultation with the respondent, several changes to the historical sections of the document, and to the Gazetteer of Buildings, were made.

The Appraisal suggested a possible extension to the existing conservation area, which was supported.

Bibliography

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- Bracknell Forest Borough Local Plan (adopted January 2002)
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- English Heritage (2005) *Understanding Place* - Guidance on the management of conservation areas
- Ditchfield, P H (ed.) (1906-27) A History of Berkshire, The Victoria History of the Counties of England VOL III
- Pevsner, N (1966) Buildings of England – Berkshire
- Planning Policy Guidance 15: Planning and the Historic Environment (1995)
- Shorland, E (1967) The Parish (Parish) of Warfield and Easthampstead, which includes The Old Bracknell Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- Wordie, R (ed), 'Enclosure in Berkshire, 1485-1885' (Reading 2000) pp.181-182.

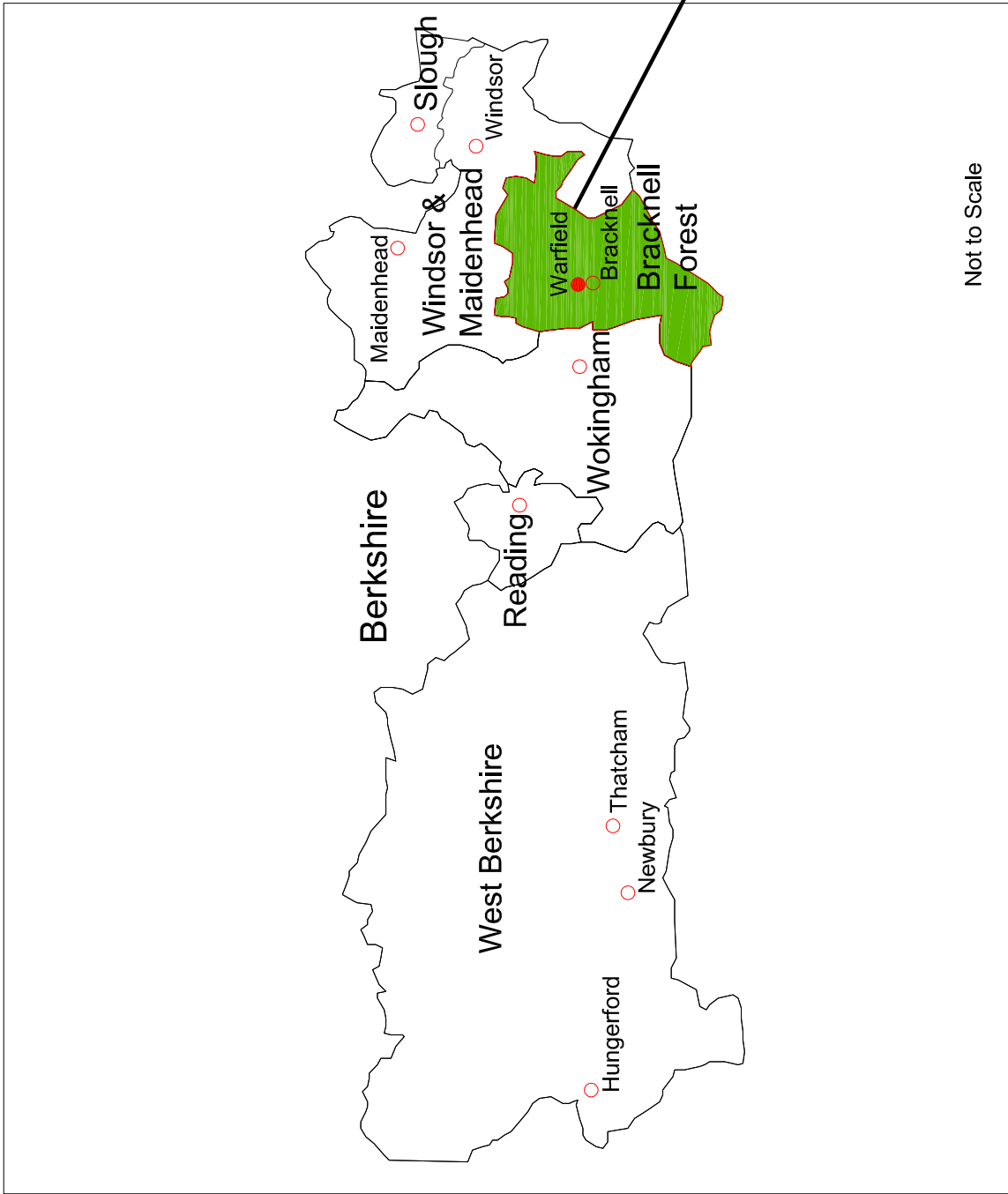
Cartographic Sources

- First Edition OS Map, 1887
- J. Rocque's Map of Berkshire, 1761
- Warfield Parish enclosure map of 1814

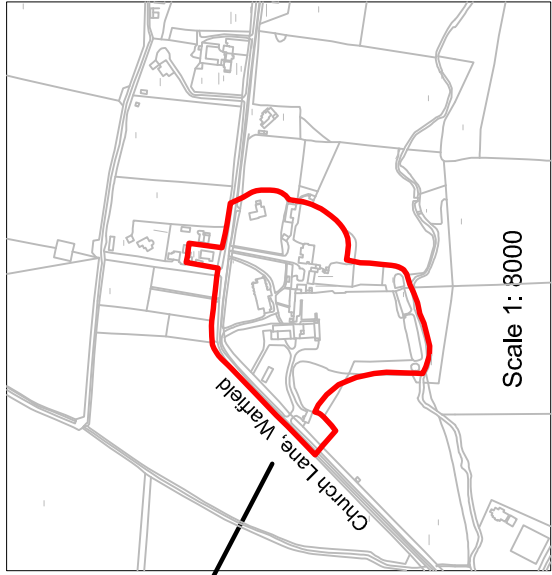
Websites

<http://www.berkshireenclosure.org.uk>

<http://www.churchplansonline.org/>



Not to Scale



Scale 1 : 8000

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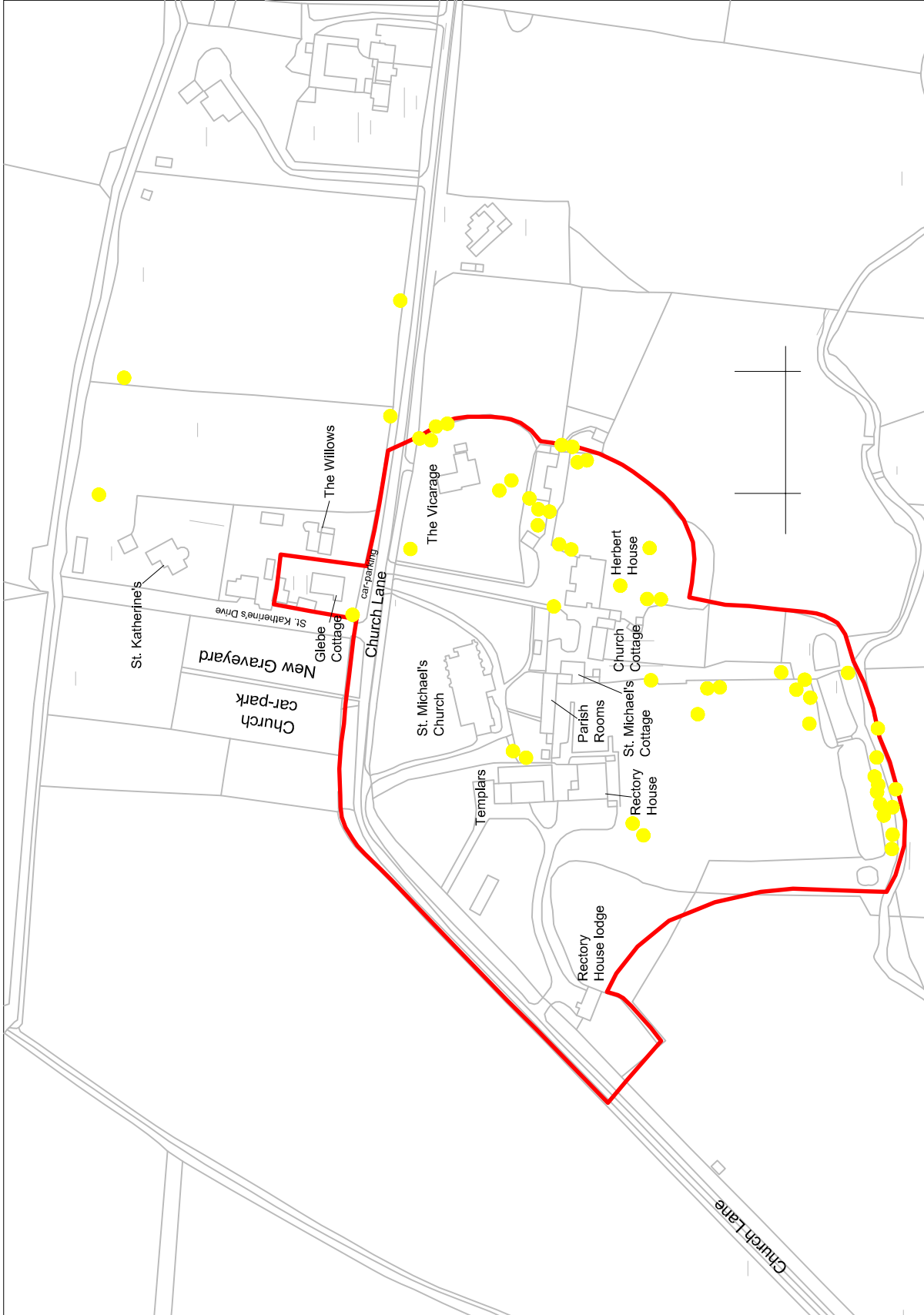
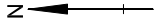
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 School Green, Shinfield, Reading, RG2 9HL, UK
 Tel: 0118 988 1555 Fax: 0118 988 1666
 www.jacobsbattie.com

Bracknell Forest Borough Council
Church Lane Conservation Area
Appraisal,
Warfield Parish, Berkshire.

Figure 1 Site location



- Tree Preservation orders
- Conservation Area boundary

scale at A4 1:2500



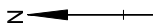
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Figure 2 Church Lane Conservation Area



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School Green, Shipfield, Reading, RG2 9HL, UK
Tel: 0118 988 1555 Fax: 0118 988 1666
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Figure 3 Rocque's map of Berkshire, 1761.