

Bracknell Town Neighbourhood Plan 2016 - 2036

Document 1 of 2

October 2021

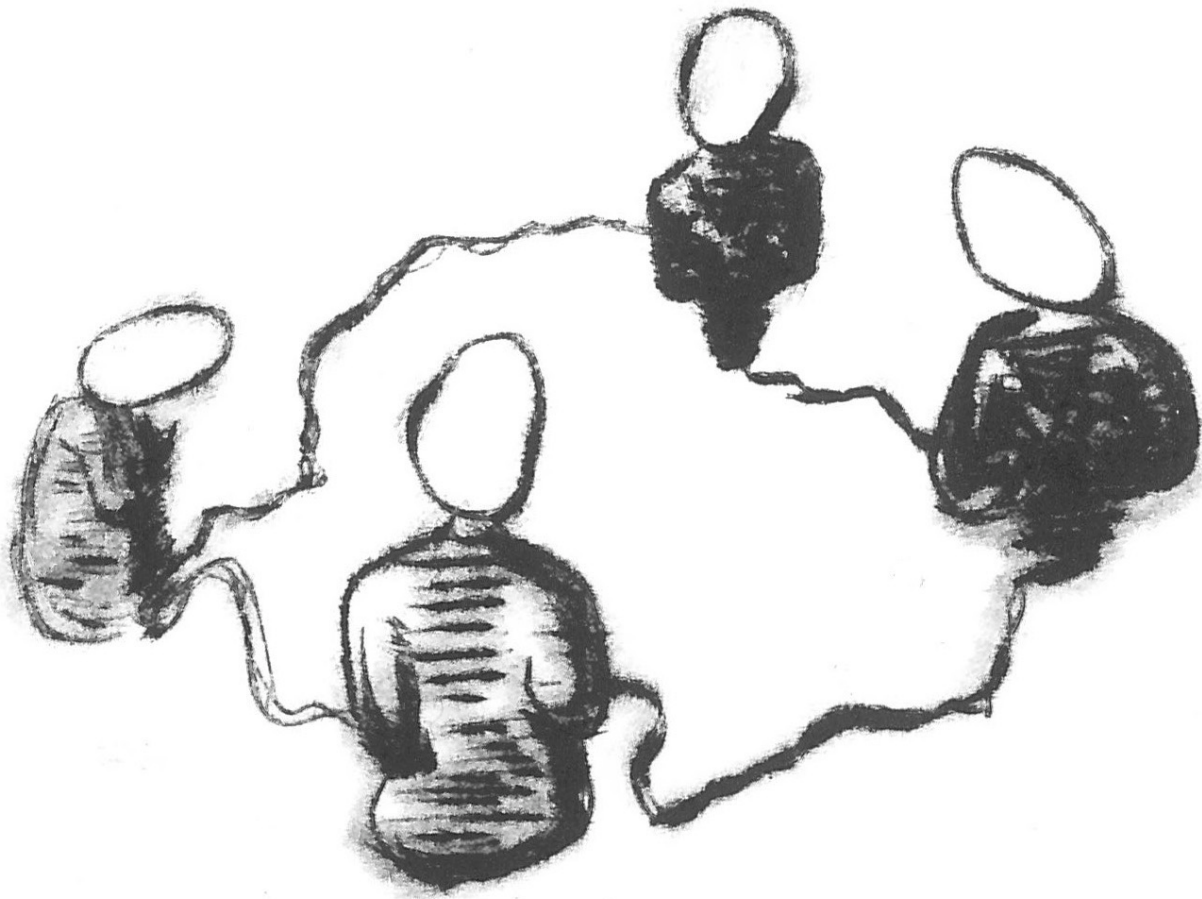


Illustration Courtesy of South Hill Park Artist Unknown



Boyd Court, Downshire Way, Priestwood & Garth

By Jeff Lawrence, Bracknell Camera Club

Bracknell Town in Numbers

Residents	55,000
Bus Station	1
Railway Station	1
Streetlights	7,460
Roundabouts	27
Individual Trees with Tree Preservation Orders : TPOs	609
Listed Buildings	33
Registered Ancient Monuments	2
Schools and Further Education Centres	23
Arts Centre	1

1. CONTENTS
Document 1 of 2
1BTNP Contents....

2 INTRODUCTION
2BTNPIntroduction

3 ENVIRONMENT AND COMMUNITY
3BTNP Part 1 of 2 Environment & Community

ENVIRONMENT

Policies

- EV 1 Open Space of Public Value**
- EV 2 Protection & Maintenance of Local Green Space**
- EV 3 Tree Heritage : Avenues of Trees**
- EV 4 Protection of Trees**
- EV 5 New Tree Planting**
- EV 6 Allotments**
- EV 7 Cemetery Space**
- EV 8 Watercourses & River Corridors**
- EV 9 Air Quality**

3BTNP Part 2 of 2 Environment & Community

COMMUNITY

Policies

- EV 10 Arts Centre: South Hill Park**
- EV 11 Colocation of Community Facilities**
- EV 12 Protection of Community Facilities**

4 HERITAGE
4BTNPHeritage

Policies

- HE 1 Protection of Parks & of Parkland Features of Historic Parks & Gardens**
- HE 2 Protection of the settings of Heritage Assets**
- HE 3 Protection of Heritage Assets**

5 HOUSING AND CHARACTER
5BTNPHousing &Character

HOUSING Policies

- HO 1 Infill & Backland Development**
- HO 2 Houses in Multiple Occupation**
- HO 3 Driveways & Hardstandings on Front Gardens**
- HO 4 Managing the Streetscape**
- HO 5 Private Gardens: Green Space Biodiversity Corridors**
- HO 6 Buildings: Energy Efficiency & Generation**

CHARACTER Policies

- HO 7 Buildings: Local Character**
- HO 8 Buildings: Good Quality Design**

6 CHARACTER OF BRACKNELL TOWN NEIGHBOURHOODS

: Character Area Assessment

6BTNP Character of Bracknell Town Neighbourhoods

9 Ward Sections, 15 Maps & 97 Photos This is a Character Area Assessment for Bracknell Town, for use in implementing the policies in the BTNP, where applicable, including those in the Heritage and Housing sections

Introduction, BBtext, BBtextpics, CWtext, CWtextpics, GHtext, GHtextpics, HNtext, HNtextpics, HWtext, HWtextpics, OBtext,OBtextpics, PWtext, PWtextpics, WRtext, WRtextpics

7 ECONOMY AND EMPLOYMENT

7BTNPEconomy & Employment

Policies

EC 1 Employment & Enterprise: Small Business & Retail Units

EC 2 Micro & Small Businesses

EC 3 Neighbourhood Shopping Centres: Day to Day Requirements

EC 4 Bracknell & Wokingham College & Bracknell Open Learning Centre

EC 5 Town Centre Future Development Sites: Mixed Housing & Retail Uses

EC 6 Broadband

8 TRANSPORT AND INFRASTRUCTURE

8BTNPTransport & Infrastructure

Policies

TR 1 Cycleways

TR 2 Cycleways & Footpaths

TR 3 Cycle racks

TR 4 Garage Block Areas: Configuration & Use

TR 5 School Drop-off & Pick-Up Areas

TR 6 Public Toilets in Bracknell Town Centre

TR 7 Roads and Transport: Traffic and the Environment

9BTNPImplementation & Monitoring

CONTENTS Document 2 of 2

10BTNPList of Appendices

11BTNPAppendices Contents

12BTNPReferences

13BTNPIllustrations

14BTNPGlossary

WRITING the Plan :

Outside Bracknell, the work of the Exeter St James, Great Aycliffe and Frome Neighbourhood Plans set a high standard to follow.

It was Russell Reeve, then BTC Town Clerk, who focused the Bracknell Town Neighbourhood Plan Steering Group's attention on this quote by James Derounian of the University of Gloucestershire in the draft Thame Neighbourhood Plan:

There is the conundrum of writing a community-based plan that is simultaneously intelligible to the citizen while being sufficiently robust and precise in terms of wording to withstand legal challenge (and) be practically usable by planners in deciding individual permissions...

We hope this plan has solved it.

THANK YOU :

Special **thanks** are due to Chris Atkins, BFC for all his maps, to ex Cllr Sarah Peacey for her sympathetic advice, to Anne Mackay for her grasp of statistics, to Chris Bowden of Navigus, our consultant for his rigorous planning knowledge and patience with us and to everyone including the faithful members of the Bracknell Town Neighbourhood Steering Group chaired by Cllr Chris Turrell who took many of the photographs and to all those who helped with explanations, information and by giving their time.

Planning Inspector John Slater conducted a rigorous one day hearing on 14 May 2019 and, on 23 April 2020, despite the corona virus lockdown, issued his Final Report, in which he stated in para 52:

"...The neighbourhood plan is now a distinctive Bracknell specific plan which recognizes its New Town legacy, reflecting the importance of the woodland setting of much of its residential areas, respecting the distinctive character of individual neighbourhoods. It seeks to protect and enhance the natural and historic environment, its policies support community facilities..."

then in para 141, he said:

"I understand that this neighbourhood plan is the largest neighbourhood plan area in terms of population so far reaching examination."

Cllr Diana Henfrey 09 May 2020.

Ordnance Survey **maps** are reproduced with the permission of Her Majesty's Stationery Office using:
Crown copyright and database rights 2018 Ordnance Survey 100019488 (BFC)

Crown copyright and database rights. All rights reserved (100050652) 2018
Contains Ordnance Survey Data: Crown copyright and database right 2018 (BTC)

BFC Ward boundaries predate the Local Government boundary commission for England Electoral Review of Bracknell Forest's final recommendation for ward boundaries Dec 2020 see link: http://s3-eu-west-2.amazonaws.com/lgbce/Reviews/South%20East/Berkshire/Bracknell%20Forest/Final/BracknellForest_F_V1.pdf

This page left intentionally blank.

04/05/2021

783



Illustration 1 UK Overview Map

2. INTRODUCTION

Bracknell Town Neighbourhood Plan

This document is the Neighbourhood Plan for Bracknell Town for the period 2016 to 2036. The Plan contains a vision for the future of Bracknell Town and sets out clear planning policies to realise this vision. Illustration 2 shows the boundary of the neighbourhood area which is coterminous with the Bracknell Town Council boundary.

Neighbourhood Planning Regulations.

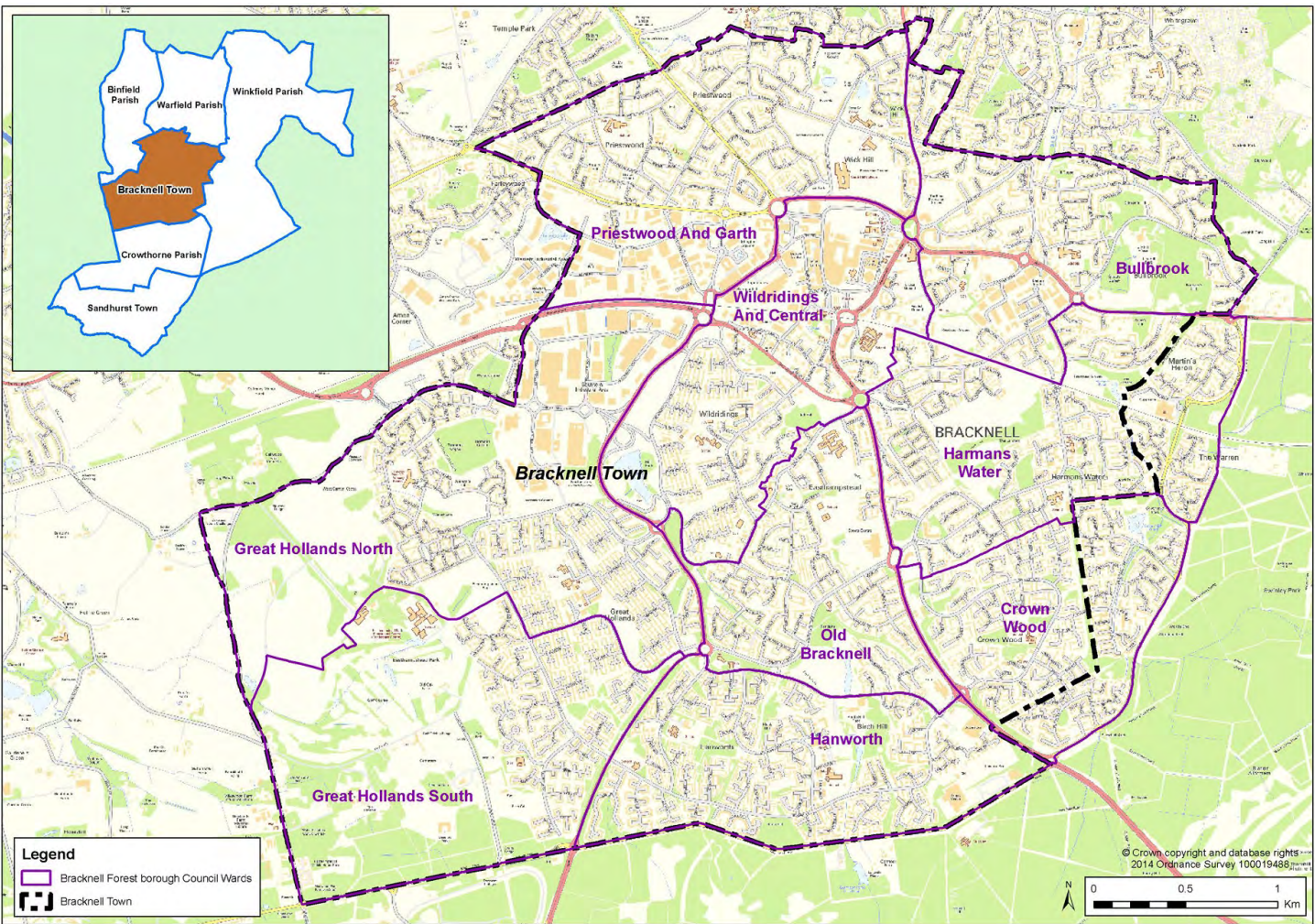
The Neighbourhood Planning (General) Regulations 2012 came into force on 6 April 2012. The Regulations include the process and procedures for setting up Neighbourhood Areas, preparing Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. The first step in the neighbourhood planning process is for the 'relevant body' to apply to the local planning authority for the designation of a Neighbourhood Area. Any plan or order needs to meet the 'basic conditions' set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. These include the need to contribute to the achievement of sustainable development and be in general conformity with the strategic policies of the Development Plan. Once the independent examiner issues a report, see <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/neighbourhood-planning/bracknell-town-neighbourhood-area>, the local planning authority considers this report to reach its own view and takes a decision on whether to send the plan/order to local referendum. If more than 50% of those who vote at the local referendum do so in favour of the plan/order, it forms part of the Development Plan. It will be taken into account when making decisions on planning applications in the area.

Local Development Scheme 2018-2021

Neighbourhood Development Plan: A plan that established planning policies for the development and use of land in a neighbourhood. It may contain a vision, aims, planning policies, proposal for improving the area or providing new facilities and identify key sites for specific kinds of development.

How the Neighbourhood Plan fits into the Planning System Although the UK Government's intention is for local people to decide what goes on in their towns, the Localism Act sets out some important laws. One of these is that all Neighbourhood Plans must be in general conformity with higher level planning policy. That is, Neighbourhood Plans must be in general conformity with the National Planning Policy Framework (the NPPF) and with strategic local policy, in particular, the Bracknell Forest Borough Local Plan 2002, the Core Strategy Development Plan Document February 2008 and the Site Allocations Local Plan (2013). The Neighbourhood Plan process including its context, basic conditions and how it fits in with national, borough and local planning policy is explained here: <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/key-stages-in-neighbourhood-planning/> A revised NPPF was published on 24th July 2018. Para 214 states that where a Neighbourhood Plan is submitted on or before 24th Jan 2019, it should be examined under the policies contained in the previous version of the NPPF published in 2012. All references to the NPPF therefore relate to the 2012 version.

Illustration 2 The Bracknell Town Neighbourhood Plan Designated Area



Map A3 Local authority districts and unitary authorities, April 2009

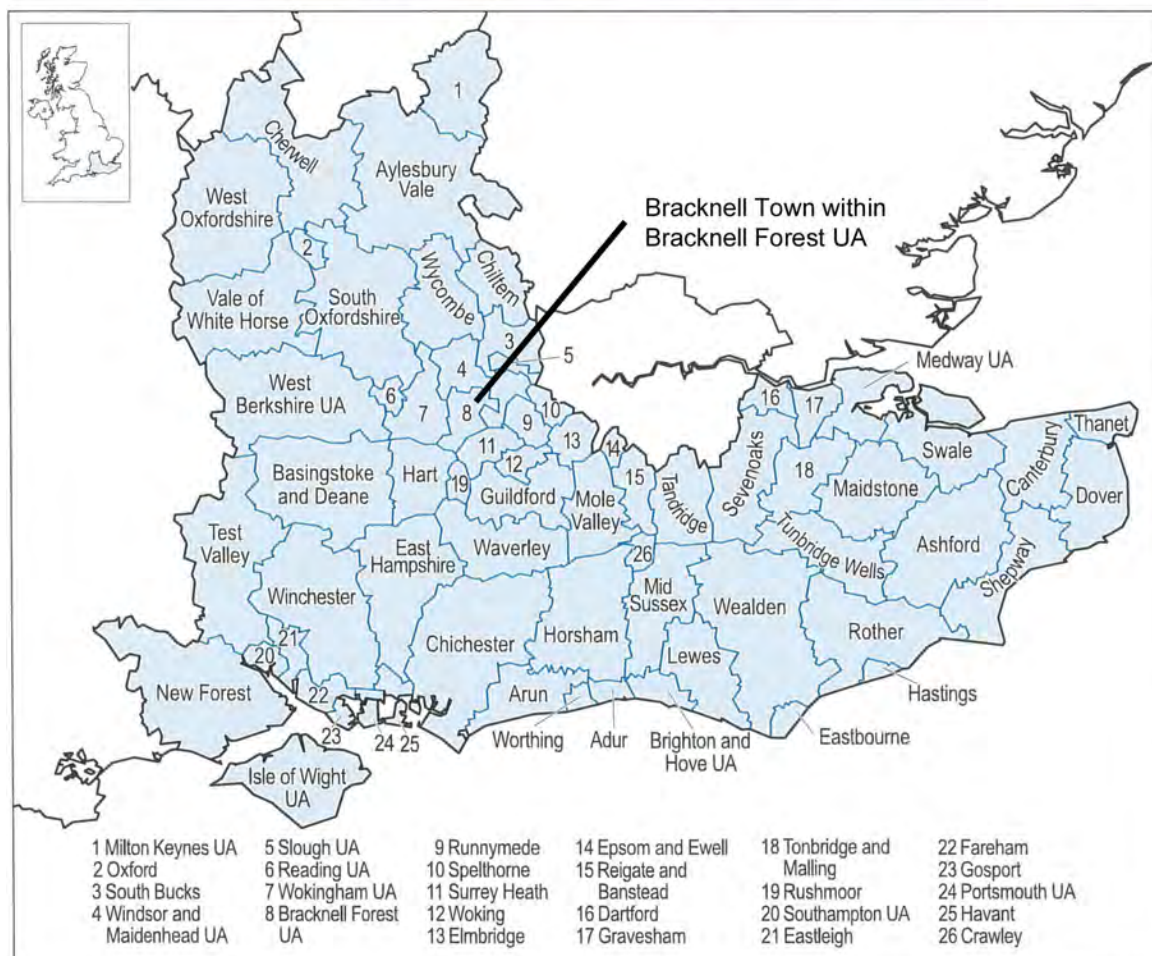


Illustration 3.

This is from ONS Regional Trends 43 no 43 Portrait of the South East p168.

Bracknell Town

Bracknell Town is one of the six parishes forming Bracknell Forest Council, in turn one of the six Unitary Authorities which replaced Berkshire County Council in 1998. Bracknell Town’s population is 52,696, (Office for National Statistics, Census 2011, *Key Statistics, Table: KS101EW –Usual Resident Population.*)

Illustration 4 Bracknell Forest Council Map showing 6 parishes



Neighbourhood Development Plan for Bracknell

This document sets out the key opportunities and problems that affect Bracknell and the key issues that its Neighbourhood Plan needs to address.

The Bracknell Town Neighbourhood Plan is based on consultation with local people, businesses and others with an interest in the town.

The area covered by this plan is that formed by the Town boundary as below. At 16.77km², it is the second largest of Bracknell Forest Council's six parishes.

History and Development of Bracknell

Bracknell's origins date back to Saxon times. It started life as a settlement in a clearing in Windsor Forest. There is a mention in 942 in the Winkfield Boundary Charter of the settlement of Braccanheale ("bracken-covered hiding place").

The hamlet in Windsor Forest, shown on Norden's map of 1607, grew slowly.

Kelly's Directory of 1847 referred to Bracknell as "a small village situated on the main road to the West of England"

Buildings of England describes it as "a roadside hamlet in the parish of Easthampstead, which had swelled after the railway came in the 1850s".

According to page 11 of Parris, H. & J. (1981) *Bracknell, The making of our New Town*. Bracknell Development Corporation: "The railway came in 1856. From about this time Bracknell began to transform itself from a village to a small town."

Kelly's Directory of 1907, describes it as "situated on the forest road from Reading to London, forming part of the old forest of Windsor and . . . surrounded by a neighbourhood full of picturesque scenery" .

The major change which came to Bracknell in the twentieth century was the implantation of the new town. The planning and development of "new towns", and the planned expansion of selected old ones, to take the increasing populations of the cities, was designed to distribute people more widely and more evenly. In England, the new towns collectively make outer rings beyond the green belts- their main object being the prevention of urban sprawl- of their parent cities.

A 20th Century "New Town"

Beyond London, but still within its region, exist five main urban groups, Luton, Southend-on Sea, the Medway Towns, Brighton and Hove and Reading, each is closely linked by rail with London.

"As designated in 1948, the new Bracknell was to have been unusually small for a New Town, with just 25,000 people (previously c.5000 in numbers), on 1860 acres: much less than recommended in Abercrombie's London plan of 1944. Work began in 1950, the first town plan was approved in 1954 . . . and by the end of 1959, 17,500 were living here but in 1961 a new target of 60,000 was declared after all, and over 1400 extra acres to the E and S. A revised town plan . . . followed in 1963. The additional areas began to take shape from 1967, and were all but complete when the Development Corporation was wound up in 1982. Districts were added on the N and E up to 1999, but the basic plan is still a palimpsest of 1963 on 1954."

The reference here is to Pevsner, N., Tyack, G., Bradley, S. (2010) *The Buildings of England, Berkshire*. Yale University Press. page 181.

The Bracknell Development Corporation (motto: Home, Industry, Leisure), set up in 1949, was presented with the task of building a self-contained town. This consisted of two to three storey housing estates well integrated into the landscape of the town.

In 1962 Bracknell's only tower block, Point Royal, was built by Arup Associates, whose many other projects include Sydney Opera House. It is much higher on the skyline than the buildings around it.

Twentieth century new towns were a development of the garden city movement initiated by Ebenezer Howard in 1898 in the United Kingdom. Garden cities were intended to be planned, self-contained communities surrounded by "greenbelts", containing proportionate areas for residences, industry, and agriculture.

"He (Ebenezer Howard) wanted to develop places to live that combined the benefits of the town (opportunity, entertainment and higher wages) and the countryside (open spaces, fresh air, pleasant surroundings and lower rents)," according to Affinity Sutton, *Building on our Heritage* p5.

In Bracknell, according to Pevsner, N., Tyack, G., Bradley, S. (2010) *The Buildings of England, Berkshire*. Yale University Press. page 182, writing in 2010, the authors paid the town the compliment of saying "the landscaping was handled exceptionally well". They then went on to say : "The new town house and town design layout is distinctively pioneering. There has been further expansion to the town in the decades since its designation"

A note on the future...

Under the 2020 Corona Virus pandemic UK lockdown, during the final revision of this document prior to Referendum, now delayed until 06 May 2021, the Bracknell New Town heritage of extensive landscaping is definitely proving its worth to its residents. Whilst the UK New Town movement which inspired it did not want to return to the worst aspects of the design of some cities and their living conditions due to the C19th Industrial Revolution, none of its proponents could have foreseen quite how vital the public open space layouts they fought for would be for this country's increased population during this epidemic, an event outside the statistical norm, which, according to Mark Harrison's Disease and the Modern World, is one of the principal threats to the order and prosperity of modern states as it involves person to person transmission.

When the Bracknell Town Neighbourhood Plan Steering Group started work, it asked our town's residents why they valued its green spaces and, while some of the answers clearly conveyed that they were very agreeable added extras, no one then thought that, later on, in 2020 & in 2021, our green spaces would be there for us, essential for everyone's wellbeing, ready to be cycled through and walked in during the daily hour of exercise allowed under emergency legislation.

What changes will now follow the biggest economic annual decline in 300 years to where people will work, how often they will travel to work and what form retail will take, for instance, are yet to be seen and it will be for those who undertake the implementation and monitoring

of this 2016-2036 BTNP to face the challenge of adapting to them in the future of Bracknell Town

According to Bill Gates' book *How to Avoid a Climate Disaster*, failing to remove the 51bn tonnes of greenhouse gases from the atmosphere every year would cost more than the 1.5 million lives already lost to Covid 19... Gates calculates that using more renewables and fewer fossil fuels would account for 27% of the reduction needed in carbon emissions, changing how we would manufacture our goods (31%), growing our food (18%), travel (16%) & keeping our buildings warm or cool (6%) so this an even bigger challenge for those who revise our plan and adapt its policies accordingly.



**Illustration 5 Bracknell Development Corporation Crest,
Bracknell Town Council Chamber**

Population

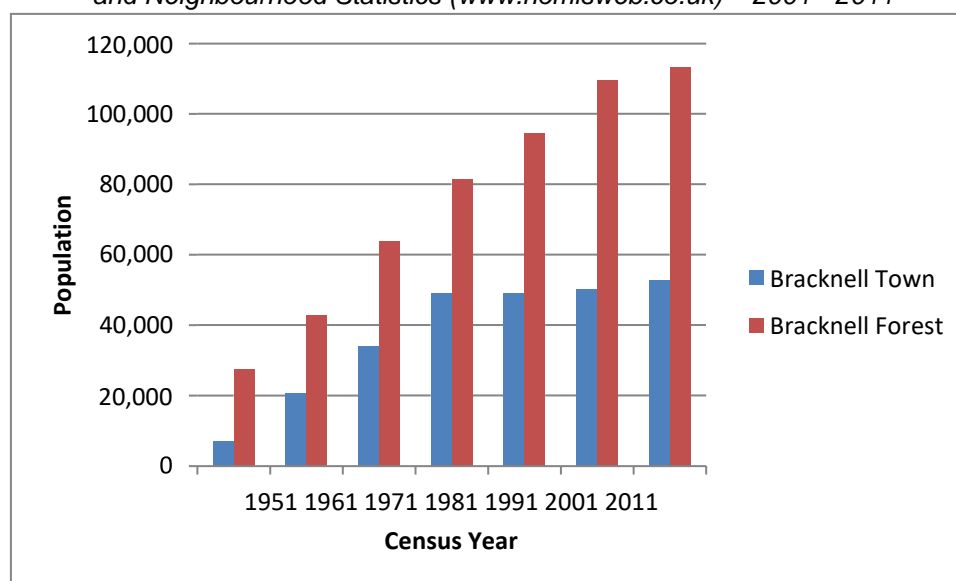
In the 1907 Kelly's Directory, Bracknell had a population of 2,482, and Easthampstead had 1,708, [Census 1901], totalling 4,190. Part of the Easthampstead settlement after the breakup of the Easthampstead Rural District Council (see illustration 3 Character of Bracknell Town Neighbourhoods table) and all of the Bracknell settlement are now within the Bracknell NewTown area. The population number was initially restricted due to concerns that too much agricultural land would be used. By 1961 the population was 20,000 and by 1981 it had grown to 49,000. The town has continued to expand in the decades since.

According to the Census 2011 [Nomis], the population was 52,696 on 1,300.11 hectares, (6.1 per hectare) - 46.5% of the Bracknell Forest Council area. In 2016, the population had exceeded 55,000, with further growth of over 4,000 houses planned in the Bracknell Forest Site Allocations Local Plan (SALP) 2013 for Bracknell by 2026.

Illustration 6 Population in Bracknell Forest Council area by Parish 1951 to 2011

	Census Year									
	1951	1951 %	1961	1971	1981	1991	2001	2011	2011 %	
Bracknell Town	7,145	26%	20,533	34,067	49,024	48,945	50,131	52,696	47%	
Binfield	2,377	9%	2,583	2,873	3,335	5,236	7,475	7,880	7%	
Warfield	2,612	10%	1,497	1,670	1,613	1,636	9,226	10,088	9%	
Winkfield	5,939	22%	7,134	8,689	8,040	13,729	15,271	14,998	13%	
Crowthorne	4,082	15%	4,582	6,767	8,014	6,297	6,711	6,902	6%	
Sandhurst	5,244	19%	6,445	9,860	11,264	18,518	20,803	20,641	18%	
Bracknell Forest	27,399		42,774	63,926	81,290	94,361	109,617	113,205		

Data from
 Census County Reports for Berkshire 1951 - 1971, Ward and Civil Parish Monitors 1981 - 1991
 and Neighbourhood Statistics (www.nomisweb.co.uk) – 2001 - 2011



Note: The Bracknell Town 2011 census figures do not include The Parks, Harmans Water and Jennett’s Park, Great Hollands North, housing developments.

According to the Office of National Statistics (ONS), the **Greater London Urban Area**, of which Bracknell is a part, and which dominates the south and east of the United Kingdom, had 8,787,892 people in 2016. It describes it as dwarfing the other 25 most populous areas in the UK and then says that urban areas such as the GLUA appear to consist of a main body with arms shooting outward and then uses the term “urban conglomeration” for them.

Key issues for Bracknell

The key issues facing Bracknell in the period of this Plan are the need to:

- Protect the valued green spaces which are an important part of the character of the town
- Provide appropriate housing for local residents and their children
- Ensure a strong economy and good employment prospects are maintained
- Contribute to the thriving new town centre thrives and ensure that existing neighbourhood shopping areas continue to perform strongly
- Ensure that adequate infrastructure is provided to cope with growth

A Vision for Bracknell

The vision and its key themes are based on issues raised in discussions with local people at the Bracknell Town Neighbourhood Plan consultation events. They were then refined by the Steering Group and form the heart of Bracknell Town's Neighbourhood Plan.

Key Themes

Bracknell Town is a place full of community spirit and an active community life, People will think positively of Bracknell. Access to the surrounding countryside and its many walking and cycling routes will be easy and visitors and residents will enjoy the high quality environment and leisure activities.

There will be a wide range of new houses and flats providing a sustainable and varied community with a choice of high quality housing.

Bracknell Town will have a vibrant and attractive town centre, with a larger and better range of shops, including a mix of independent and national retailers. A market will be an integral part of the town centre, attracting many visitors. The town centre will be easily accessible for all residents.

A variety of new employment opportunities will be provided to meet local needs and to support the local economy. New employment will attract additional people into the town and provide local job opportunities for existing and new residents. Businesses will take an active role in improving local skill levels.

Bracknell Town will be a town that has a growing population and employment opportunities and will be in control of its own future. It will be a dynamic and prosperous town where people enjoy living, working and spending their leisure time. The growing population will support a thriving town centre, good local facilities, local schools and diverse leisure and cultural facilities.

Children of all ages and abilities will have access to good quality schooling.

Public transport within Bracknell and to surrounding settlements will be improved to create better links, providing local residents with access to job opportunities and shopping and leisure facilities.

The key themes form the basis of the key objectives.

Key Objectives

This Neighbourhood Plan provides **policies** that will help to deliver the Vision. These are grouped under 'Key Objectives' set out below and are explained in each **section** of the Neighbourhood Plan.

Key Objective 1: Improve social, community and leisure facilities

- To maintain and improve the parks and green spaces in and around Bracknell, which are highly valued by the local population

Key Objective 1A: To sustain the significance of Listed Buildings and other heritage assets and their settings

Key Objective 2: Ensure the range of available housing is appropriate for local residents and for growth

- Ensure new market and affordable housing contributes towards meeting the needs of the existing and future population of Bracknell
- Ensure new housing development reflects the positive aspects of the character of existing residential areas

Key Objective 2A: Decrease the carbon footprint of new buildings in their design

Key Objective 2B: To preserve and enhance character but to allow for development

Key Objective 3: To continue to Improve the economic vibrancy of the town centre, and the attractiveness of the town as a whole

- To continue to improve the image and attractiveness of the town centre, via the regeneration of the main shopping area
- Increase the vibrancy of the town centre and neighbourhood shops
- Improve existing buildings, streets and spaces
- create an evening economy for adults in and around the town centre, as part of the new town centre
- create new, high quality buildings, streets and spaces

Key Objective 4: To strengthen the local employment base and attract a wide variety of businesses to Bracknell

Key Objective 5: Strengthen the local transport infrastructure to ensure that the growth of Bracknell is sustainable

- improve vehicular, bicycle and pedestrian movement by enhancing existing networks and creating new ones as well as improve public transport

Key Objective 6: To maintain and improve the quality of the environment for its residents

This includes allotments, cemeteries, landscape, streetscene and watercourses

- maintain air quality and acceptable levels of air pollution

04/05/2021

1827

3. Environment and Community in Bracknell Town



Left to right : 1 Olympic Legacy Play Area, Mill Pond, Wildridings
2 Harmans Water Playing Field, Harmans Water Road , 3 Mill Pond, Mill Park, Wildridings

Key Objective 1: Improve social, community and leisure facilities

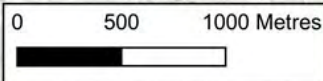
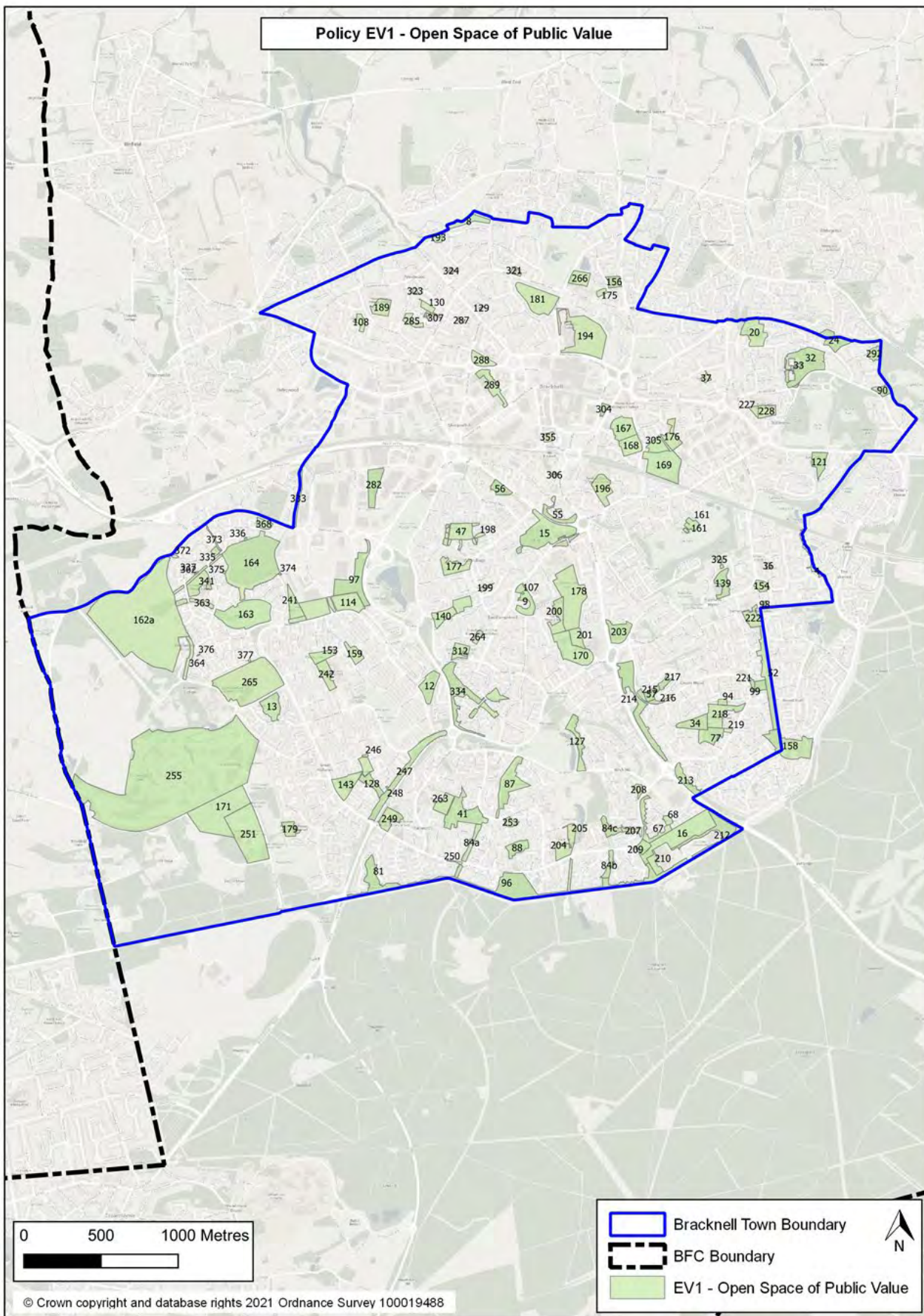
Foreword

Maintaining and improving parks and green spaces means having a green infrastructure strategy which is critically important in dealing with the challenges of climate change.

Green infrastructure can be considered as an organising framework for integrating physical resources and natural systems with ecological, geological and historical assets. In urban development, it is central in considering the needs and opportunities for protecting, enhancing and extending green areas.

Green infrastructure, the NPPF definition says, is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Bracknell Town's own infrastructure has been described as 'utopian'.

Policy EV1 - Open Space of Public Value



Legend:

- Bracknell Town Boundary (solid blue line)
- BFC Boundary (dashed black line)
- EV1 - Open Space of Public Value (green shaded areas)

© Crown copyright and database rights 2021 Ordnance Survey 100019488

Policy EV 1 Open Space of Public Value

Policy Context

1 Bracknell's distinctively landscaped environment blends roads, roundabouts and green grass verges together. Bracknell Town benefits from several types of green space. They make a significant contribution to its character and are highly valued by all Bracknell residents. The green spaces are areas of importance to the form and character of the settlement. They also contribute to the wellbeing of residents and their communities as everyone has the luxury of easy access to public green space. It is important to note that they were designed to break up the built-up areas. Now, with great pressure from development, it is of the utmost importance that these green spaces enjoy the highest levels of protection. Note that these green spaces include the town's allotments.

See Appendix 5.1, Appendix 5.1.1 & Appendices 5.2., 5.2.1, 5.2.2 & 5.2.3 which index the Policy EV1 Open Space of Public Value map.

2 Sixteen residents said they used its green spaces mainly for their walks, for exercising their dogs and for recreation in its play areas for their children. Other uses mentioned were sitting or relaxing, playing sports or running. (New Developments Residents' Survey, 2014).

3 Provision of green spaces and parks should be included in major new developments. Trees and groups of trees which are features should have appropriate protection, such as Tree Preservation Orders (TPOs).

4 There should be areas to encourage wildlife and trees and flowers should be planted or restocked. [Y12/13, 2015 Ranelagh/Brakenhale School visit]

5 The Core Strategy Development Plan Document (DPD) February 2008 says:

98. Recreational Facilities are generically defined as including open space, sporting, leisure and cultural facilities and are of prime importance to improving and maintaining the quality of life in the Borough.

99. Recreational Facilities can be summarised into the following categories;

- 1. Open Space of Public Value (OSPV) comprising;*
 - Active OSPV (e.g. sports pitches, tennis courts,*
 - Kick-about areas, children's play areas, associated buildings and other infrastructure),*
 - Passive OSPV (e.g. natural and semi-natural open space, green corridors, country parks and urban woodlands) and*
- 2. Built Sports Facilities (e.g. sports halls, synthetic pitches and swimming pools) and*
- 3. Leisure and Cultural Facilities (e.g. cinemas, theatres and art centres).*

6 The retention of Open Spaces is an important priority for all local residents.

7 It's also important that they're within easy access of housing in the areas they serve, and that their positions lend themselves to effective surveillance.

Policy Intent

8 To encourage protecting and enhancing Bracknell Town's current environmental asset of green spaces, especially its Recreational Facilities.

9 To maintain its character and use the standard first implemented the development of Bracknell as a New Town to create residential areas of high environmental quality.

Policy Justification

10 National Planning Policy Framework (2012) (NPPF) paras 73 and 74.

Bracknell Forest Borough Local Plan January 2002, Saved Policy R4 Provision of open space of public value, 7.22.

This type of recreational facility is referred to in the Core Strategy DPD February 2008, CS8 Recreation and Culture para 106 and in para 99.

Bracknell Forest *Parks and Open Spaces Strategy (2012)*

P8 Priorities 1.4 nos 3, 6 & 7

<https://www.bracknell-forest.gov.uk/sites/default/files/document/s/parks-and-open-spaces-strategy.pdf>

Information Note:

: *Play, Open Space and Sports Study for Bracknell Forest (2016-2036) August 2017, p51 Summary of Policy Recommendations 3 refs. & also p140 Recommendations for new planning policies and guidance. The definition of Open Space of Public value in sections i & ii to the word 'life' is referred to in para 64 of Examiner J Slater's BTNP Report 23 April 2020.*

*Para 70 refers to **Jubilee Gardens & to Station Green** & in para 72 refers to **Bracknell Forest Local Plan p 146 Proposal PEii Land at the South of Bracknell Town Centre and its paras 9.15 to 9.21 (especially 9.21) referring in particular to the words "to provide a suitable amount of replacement open space. Jubilee Gardens is registered as BK285414: land on the North West Side of the Ring Bracknell & as BK288580: Jubilee Gardens, The Ring, Bracknell and Station Green is registered as :BK471941: land At, Replacement Park Station Road, Bracknell. Jubilee Gardens: POSS site 72, has been deleted from the BTNP Referendum version Appendices 5.2, 5.21, 5.22 & 5.23 where Station Green: POSS site 355 is already listed. The EV1 Policy Map has also been amended.***

Policy EV 1 Open Space of Public Value

Development proposals are expected to retain all Open Space of Public Value provision as shown on the Policy EV1 Open Space of Public Value Map.

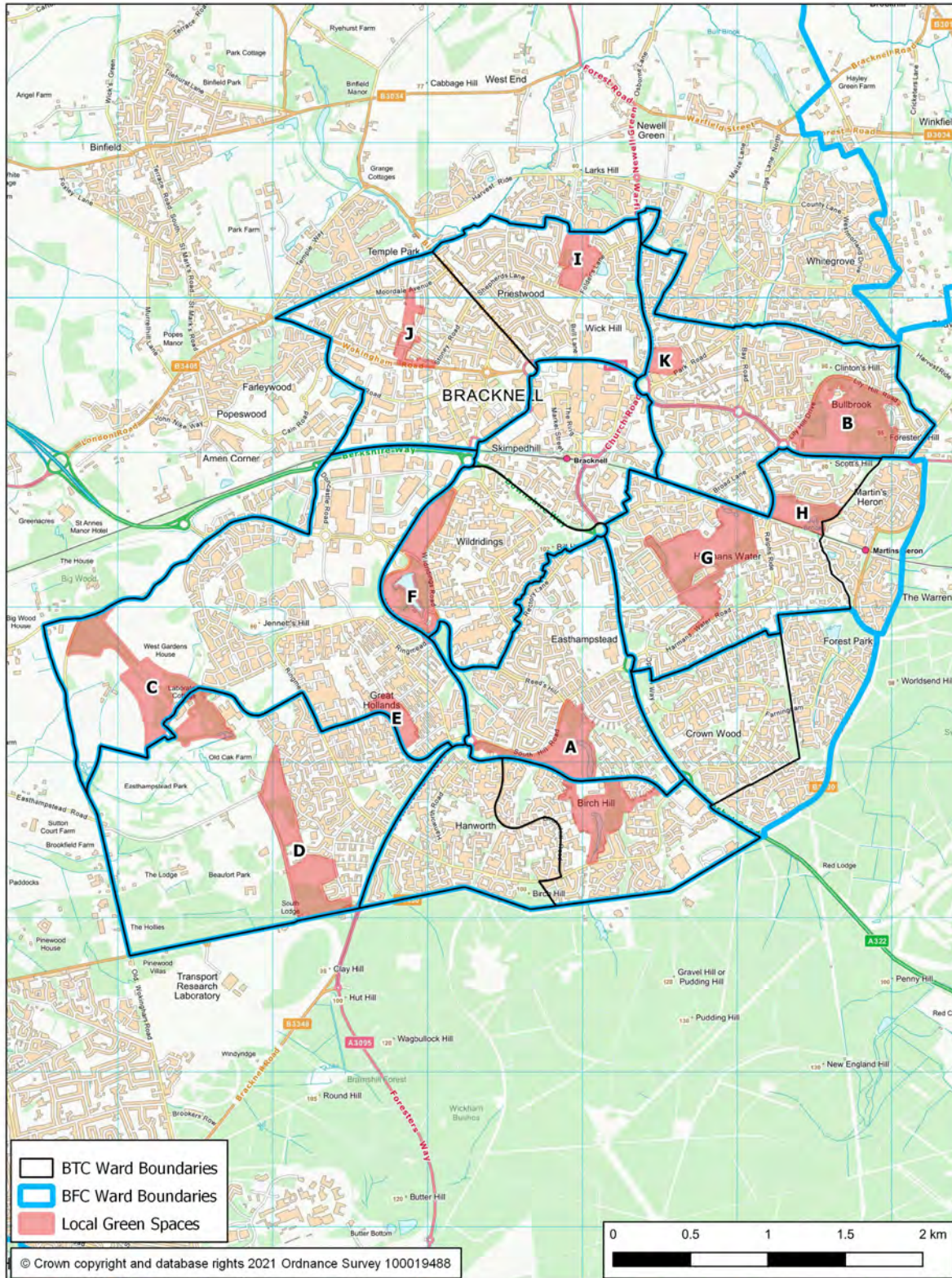
Where there is sufficient quantity of existing provision, contributions will be sought from development towards their improvement if the improvement increases the capacity of the provision to meet the needs of the development.

Proposals that would result in the loss of Open Space of Public Value will only be supported when alternative public open space is provided to address both the existing area of open space lost and any additional open space needs created by the development

Alternative public open space provision proposed as part of such development proposals will be required to meet the following criteria:

- the scale of alternative provision must be of at least an equivalent scale to the existing public open space provision and**
- any alternative site must be of at least an equivalent standard, or better, in terms of layout to the existing public open space provision and**
 - ancillary uses which are required to complement the provision of the open space must not significantly reduce the overall area of open space and**
- the location of the alternative provision must be generally accessible by foot and within or adjacent to the existing settlement boundary of Bracknell Town.**

**Overview Map
Policy EV2 Protection and Maintenance of Local Green Space
Local Green Spaces**



Policy EV 2

Protection and Maintenance of Local Green Space

Protection and Maintenance of Local Green Space

Policy Context

1 To protect and maintain local green spaces, the Bracknell Town Neighbourhood Plan's policies support sustainable development and its economic, social and environmental benefits. See **Appendix 5.3 & Appendix 5.17 POLICY OVERVIEW MAP EC3 EC4 EC5 EV2 EV3 EV6 & Appendix 5.17.1.**

Policy Intent

2 To protect the green spaces listed from development to give all Bracknell Town's residents the maximum ensuing aesthetic, ecological and recreational benefits

Policy Justification Grid

3 NPPF Open Space & Recreation The Designation of land as Local Green Space through local and neighbourhood plans.99

Core Strategy DPD February 2008 page 21 CS7: Design:

iii enhance the landscape and promote biodiversity;

vi provide high quality usable open spaces and public realm.

The following areas are a network of groups of local green spaces.

The A to K Areas' Title register plans & screenshots thereof are grouped in **Appendix 4 Policy EV3 Protection & Maintenance of Local Green Space: Justification A to K List of BK Title registers, plans & screenshots.**

Each A-K composite area's breakdown of Land Registry BK title numbers, freeholders & leaseholders is cross referenced to the BFBC POSS study areas and recorded on a large spreadsheet which is **Appendix 3: Policy EV2 Protection & Maintenance of Local Green Space: Justification A to K Ownership Spreadsheet.**

It is the reference document for **Appendix 2: Policy EV2 Protection and Maintenance of Local Green Space Justification A to K.**

The individual EV2 Protection & Maintenance of Local Green Space Policy MAPS are in APPENDIX 1 Policy EV2 Protection and Maintenance of Local Green Space Final Maps A to K.

Policy EV 2

Protection and Maintenance of Local Green Space

The following areas as shown on the policies maps are designated as Local Green Spaces:

A: South Hill Park

B: Lily Hill Park

C: Easthampstead Park

D: Great Hollands Recreation Ground

E: Jurassic Park (Great Hollands Playing Fields)

F: Mill Park and Wildridings Playing Fields

G: Harmans Water Playing Fields and The Parks Playing Fields

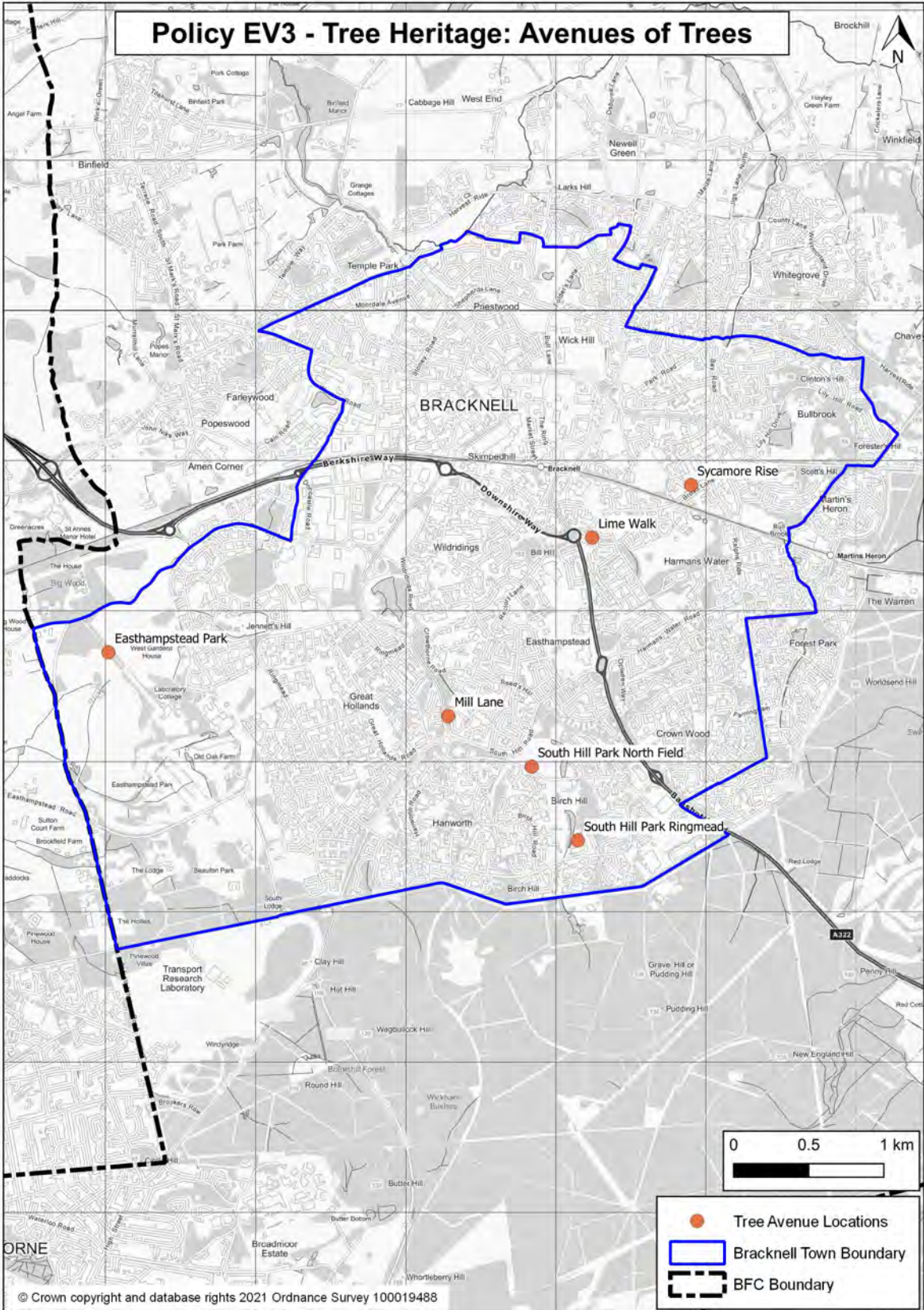
H: Calfridus Way Playing Fields

I: Braybrooke Recreation Ground

J: Queensway and Brook Green

K: The Elms Park

New development on these Local Green Spaces is ruled out except in very special circumstances



Policies EV 3, EV 4, EV 5 Trees in Bracknell Town



Left to right :4 Cedar at Hedgehog Park . Birch Hill.5 Lucombe Oak (Quercus Hispanica), Hedgehog Park, Birch Hill and 6 Yew at St Michael and St Mary Magdalene's Church, Wildridings

Policy EV 3 Tree Heritage: Avenues of Trees

Policy Background

1 The three trees illustrated above, that is the Cedar, the Lucombe Oak and the ancient Yew tree, are clear examples of the crucial importance of the retention of ancient trees of arboricultural and amenity value.

2 Bracknell Forest Council's area is the fifth most tree-covered borough in the country according to Bracknell Forest Council's newsletter Town & Country, Winter 2016, page 15 "*Keeping the 'forest' in Bracknell Forest*"

3 Bracknell Town was built on land which historically was part of Windsor Forest which includes some of the oldest trees in Europe. Many of these, unlike those in the UK did not survive the ravages of two World Wars. So, because of Bracknell Town's unique character, trees should be carefully considered in the integration of any development.

4 Planting those species which are overall more suited to their environment is advisable.

5 Tree planting brings other benefits to public health and amenity through the absorption of dust and carbon dioxide.



Illustration 7 View from Point Royal, courtesy of Silva Homes, (Bracknell Forest Homes)

6 Bracknell Town has inherited a selection of fine individual specimen trees. Both inside Lily Hill Park and in the developed area around South Hill Park there is evidence of the original historic parkland design around both houses.

7 In more recent years Lily Hill Park Park has seen the restoration of some of the key Victorian features thanks to a grant received from the Heritage Lottery Fund in 2001.

Policy EV 3 Tree Heritage: Avenues of Trees

Policy Context



Left to right: 8 Avenue of limes on highway land along Mill Lane 9,, Avenue of ash trees planted in 1994, on either side of the cycle lane, to commemorate the 50th anniversary of World War II, Ringmead, Old Bracknell 10, Avenue of sycamores between road and pavement in Sycamore Rise, Bullbrook.

1 Avenues of trees are significant landscape features.

2 There are several distinct avenues of trees in Bracknell Town. These are the avenue of 80 limes along Mill Lane planted for The Queen Mother's 80th birthday in 1980, the avenue of ash trees planted in 1994 to commemorate the 50th anniversary of World War II on North Field in Old Bracknell, the avenue of sycamore trees in Sycamore Rise, the avenue of yew trees between South Hill Park and Ringmead and the avenue of lime trees incorporated in The Parks housing development in Harmans Water. One of the oldest avenues of trees in Bracknell and a fine landscape feature is the one leading up to Easthampstead Park Conference Centre.

3 All the avenues are worthy of preservation. They're incorporated in the Bracknell Town landscape design. See **Appendix 5.4 & Appendices 5.41 to 5.46 & Appendix 5.17 POLICY**

OVERVIEW MAP EC3 EC4 EC5 EV2 EV3 EV6 7 Appendix 5.17.1.

4 The last two avenues listed were "inherited" and designed to show off the private residences to which they led whereas the first four were planned for and planted on public land and designed as a feature for all residents to enjoy.

Policy Intent

5 To retain beneficial, significant landscape features and, where reasonable, enhance these features.

6 To increase the number and the variety of avenues of trees already planted and growing in Bracknell Town by planting new ones in future development.

Policy Justification

7 NPPF para 118.

The 2018 NPPF sets out circumstances when permission for the loss or deterioration of such habitats may be granted permission "unless there are

Policy Justification cont

wholly exceptional reasons and a suitable compensation strategy exists” (para. 175(c)).

Core Strategy DPD February 2008 CS1: sustainable development principles 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.

CS7 Design

Bracknell Forest Borough Local Plan January 2002 Saved Policies EN1, EN2. & EN20 (ii) retain beneficial landscape, ecological or archaeological features and, where reasonable, enhance these features.

Bracknell already has at least 5 clearly identifiable avenues of trees. BFC is now working on a draft tree strategy.

In *Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document, Chapter 5 Bracknell study area B*, available at: https://www.bracknell-forest.gov.uk/sites/default/files/documents/chapter-5-bracknell-study-area_0.pdf refers to the historic landscape feature of Ranelagh Drive forming the historic approach to Ranelagh Schools see p4, photo 2 “Avenue planting is characteristic for Ranelagh Drive”



Illustration 11 View along Lime Walk, Harmans, Water: Avenue of trees retained and incorporated into the new housing development of The Parks

Policy EV 3

Tree Heritage: Avenues of Trees

Development proposals will be required to recognise the heritage value of avenues of trees in Bracknell Town as shown in revised Policy Maps EV3 by incorporating them within landscape design and, wherever possible and where it is appropriate, to create new avenues of trees, tree lined corridors for roads, footpaths and cycleways.

Policy EV 4

Protection of Trees

Policy Context

1 The tree landscape character is very varied and is the jewel in the crown of Bracknell Town. When choosing what to plant it is advisable not to plant those species susceptible to known pests and diseases current at the time of planting (e.g. ash and chestnut in 2016).

2 Planting all trees is a good antipollution measure. It also helps with flood prevention, provides shade in times of climate change, increases biodiversity and improves people's physical and mental wellbeing.

3 However, it is relevant at this point to include a caveat in this plan and to say that, since many of the trees we continue to fell are older specimens, we must also understand what proper compensation looks like, according to author and biologist Amy-Jane Beer who goes on to say that replacing a 150yr old beech or even a youthful 50 yr old pine with a single sapling,

with slim chances of growing to a similar age and stature, is an almost meaningless gesture. We should be planting, or encouraging the natural regeneration of dozens of replacements for every mature tree felled to achieve some kind of balance.

Policy Intent

4 To further enrich the density and variety of the current tree landscape character of Bracknell Town and its tree canopy.

Policy Justification

5 Core Strategy DPD February 2008 CS1 sustainable development principles 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. CS7 Design. Bracknell Forest Borough Local Plan January 2002 Saved Policy EN1 Protecting Tree and Hedgerow Cover and Saved Policy EN20 Design Considerations in New Development.

Policy EV 4

Protection of Trees

Development proposals will be expected to retain all trees in good condition and which possess amenity value, especially ancient trees, which, either individually or collectively, contribute to the sylvan character of the immediate area and the town in general.

Policy

EV 5 New Tree Planting

Policy Context

1 There is a heritage of many fine tree specimens which the Bracknell Development Corporation had the foresight to preserve and include in the design of Bracknell New Town. It is of the utmost importance to keep and enhance this for future generations to enjoy.

A good example of new planting is the group of young copper beech trees between the South Hill Park car park and Evedon, planted near the “inherited”, ex parkland one.

Policy Intent

2 To further enrich the tree heritage of Bracknell Town.

To create a tree planting legacy for future residents.

Policy Justification

3 Core Strategy DPD February 2008 CS7 Design, page 21.

Bracknell Forest Borough Local Plan January 2002 Saved Policy EN1 Protecting Tree and Hedgerow Cover, Saved Policy EN2 Supplementing tree and hedgerow cover and Saved Policy EN20 Design Considerations in New Development.

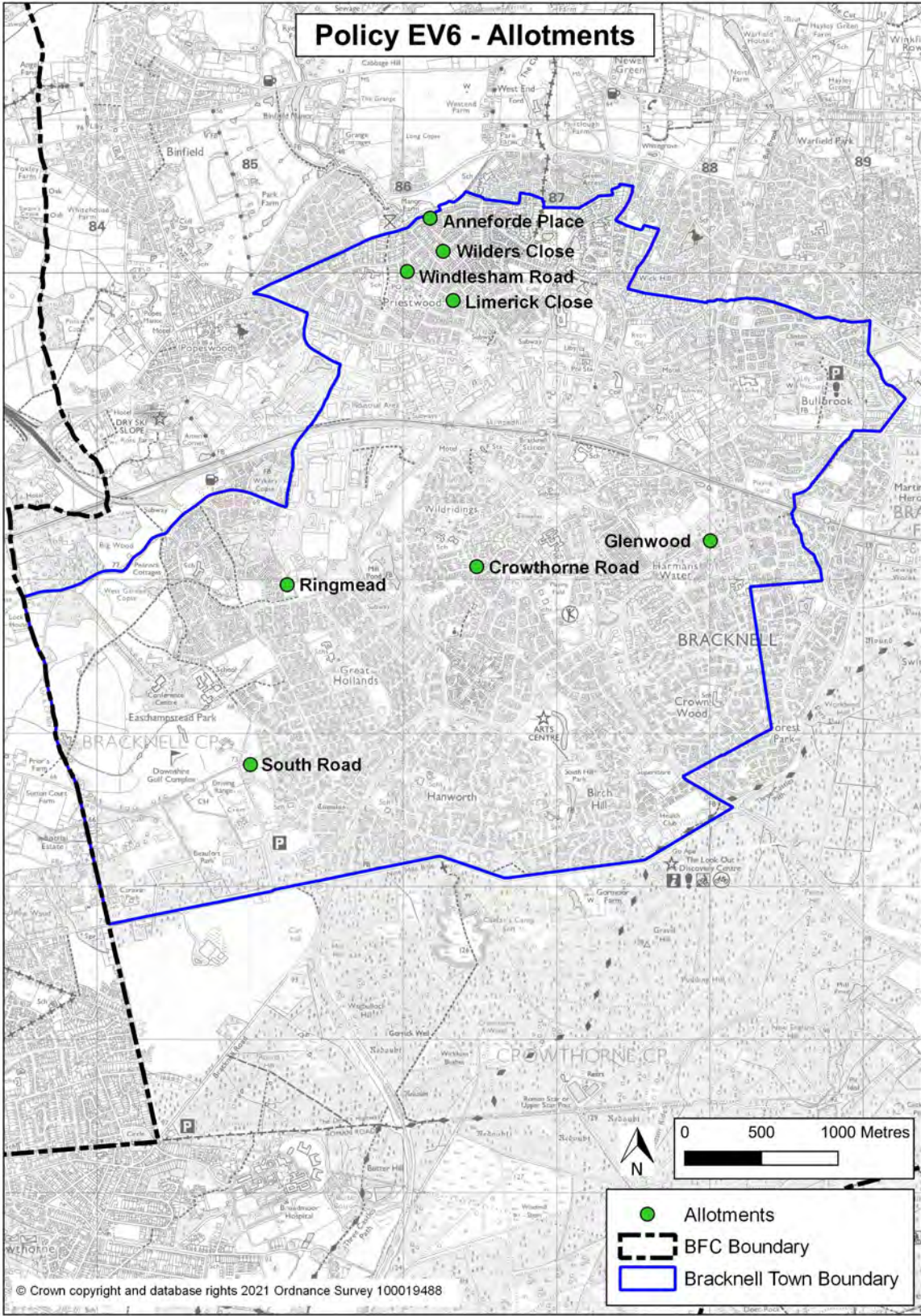
This policy supports identifying, protecting, retaining and enhancing Bracknell Town’s tree heritage and preserving the individual Bracknell New Town characteristic environment for its future residents.

Policy EV 5

New Tree Planting

Wherever possible and where appropriate, all new development, particularly at gateway locations, will be expected to incorporate tree planting within their landscaping proposals, including trees of an appropriate size and species of suitable longevity, that can make a significant contribution to enhancing the sylvan character of the town, as well as add to the visual amenity of the immediate area.

Page intentionally blank.



Policy EV 6 Allotments



Illustration 12 Crowthorne Road Allotments next to Bracknell Care Home

Policy Background

1 Many argue that we may need allotments to feed the nation, as we did in wartime, if global warming and population growth cause food shortages.

2 Bracknell in Bloom, through the Bracknell Town: Your Gardens, annual gardening competition has an allotment category, evidence that the community is being encouraged to grow some of its own food.

Policy Context

3 Bracknell Town Council manages all 241 allotments. Their locations in Bracknell Town are mapped in **Appendices 5.1, 5.1.1, Appendices 5.2, 5.2.1, 5.2.2, 5.2.3, Appendix 5.5, Appendices 5.51 to 5.58 & Appendix 5.17 POLICY OVERVIEW MAP EC3 EC4 EC5 EV2 EV3 EV6 & Appendix 5.17.1.** There are eight different allotment sites with plots available to rent including two large sites, one at either end of Great Hollands and other, smaller, sites listed here. 38% are full plots.

4 As waiting list figures have remained at two to three years for a number of years, there's a need for new allotments.

5 The allotment waiting list in January 2017 for Bracknell Town residents is 76. Some residents will wait longer for a specific site to become available.

6 Each quarter of a year, on average, 10 new residents join the waiting list. Allotments are becoming more popular as more people want to enjoy the benefits of growing fresh fruit and vegetables.

7 Due to the hard work of the Bracknell Town Allotment Administrator, the allotments given out are now of a more manageable size. The new allotment holders are helped to understand what they are taking on and are also introduced to others nearby for help and advice, should they want it. Next to some of the allotments are small community areas for the allotment holders to sit and have a cup of tea together in.

Policy Intent

8 To protect the existing allotment provision in Bracknell Town and this kind of active open space of public value.

Policy Justification

9 Core Strategy DPD February 2008 CS8: Recreation and Culture. Bracknell Forest Borough Local Plan January 2002 Saved Policies R4, Provision of open space of public value 7.23 allotments and R5, Publicly usable open space for small sites. Page 123: Recreation in context 7.1 states: For the purposes of this local plan recreation refers to sports, leisure and tourism provision. Examples of such provision include sports pitches, country parks, amenity open space, recreational footpaths and cycleways, bridleways, sports centres, golf courses, **allotments**, childrens' play areas, visitor centres, restaurants, public houses, theatres, cinemas, hotels and camping and caravan sites. The BTC waiting list is evidence of demand for allotments in Bracknell Town.

**Policy EV 6
Allotments**

Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space is provided.

Alternative allotment provision will be required to meet the following criteria:

1 The scale of the alternative site must be equivalent scale to the existing allotment provision lost and

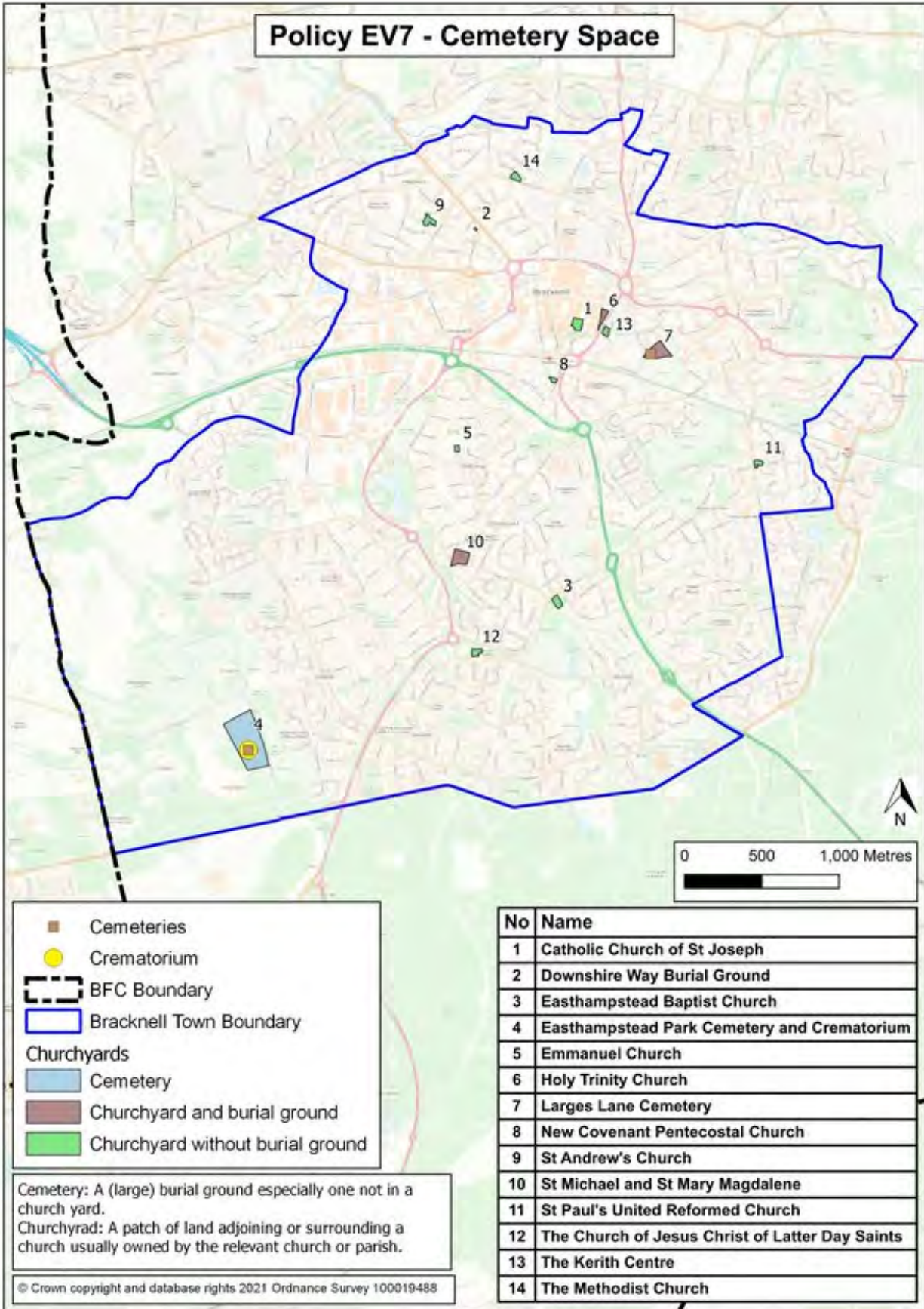
2 the quality of the alternative site must be of equivalent standard in terms of layout and soil character to the existing allotment provision and

3 the location of the alternative provision must be generally accessible by foot and within or adjacent to the defined settlement area of Bracknell Town as shown on the policy map.

Where there is sufficient existing provision contributions, will be sought towards their improvement.

Proposals to provide new allotment space as part of development will be strongly encouraged, subject to it being provided in an appropriate location which is generally accessible on foot.

Policy EV7 - Cemetery Space



Policy EV 7 Cemetery Space



Illustration 13 The 19th Century Larges Lane Cemetery Chapel, built of local bricks from the Thomas Lawrence Brickworks. Its “Living Churchyard” is wildlife friendly.

Policy Context

1 Bracknell Forest Council own and manage the **Easthampstead Park Cemetery and Crematorium** facility at RG40 3DN. At the time of writing, it had sufficient space to receive up to 140 new burials.

2 According to the Bracknell Forest Infrastructure Delivery Plan 2012, “approximately 1,600 cremations and 80

burials are carried out annually. The crematorium is to be extended to cater for an estimated 20 year period using BFBC capital projects’ funding.”

3 The cemetery in Larges Lane (1.16 ha) is managed by Bracknell Town Council. When possible or practicable, land should be allocated for its expansion. Both Easthampstead Park Crematorium (6.56 ha) in South Road and the closed churchyard of St Michael and St Mary Magdalene (0.84 ha), another “Living Churchyard”, are managed by Bracknell Forest Council. Holy Trinity’s churchyard (0.92 ha) is also closed.

4 Cemeteries and churchyards in Bracknell are listed and shown in the map in Appendix 5.6.

Policy Intent

5 To ensure that there is sufficient cemetery space as part of its community facilities’ infrastructure and that there is also specific land allocated in Bracknell

Town in the draft Bracknell Forest Council Local Plan for the growing population of Bracknell Town .

Policy Justification

6 Core Strategy DPD February 2008 CS6.

The Larges Lane cemetery is now only available for the interment of ashes. St Michael and St Mary Magdalene’s and St Joseph’s churchyards are now “closed”.

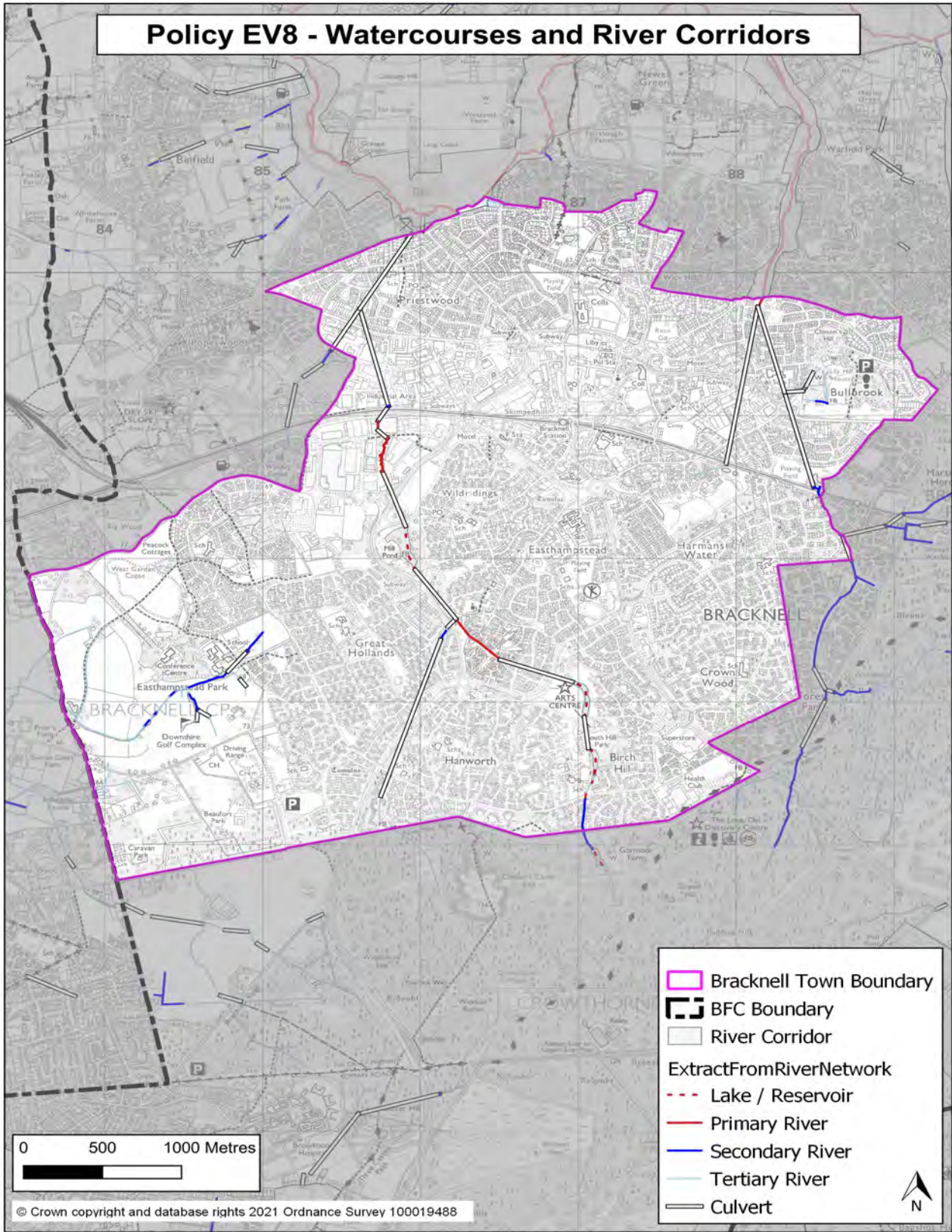
The population in Bracknell Town increased from 1951 to 2011 by 35% from 1971 to 2011, see Introduction.

Policy EV 7 Cemetery Space

The provision of further cemetery space to serve the needs of the population of Bracknell Town will be strongly supported.

This page is left intentionally blank.

Policy EV8 - Watercourses and River Corridors



Policy EV 8

Watercourses and River Corridors

Policy Background

1 Green infrastructure can also include streams, canals and other water bodies and features such as green roofs and walls.

Policy Context

2 See Appendix 5.7.

According to the Bracknell Forest Borough Local Development Framework Pack 2nd edition, September 2006, p 30 4.9, the Environment Agency monitors the following watercourses every year: The Cut [23km total length] and the Bullbrook, its southern tributary, rising in Whitmoor Bog.

3 The Cut is a watercourse that runs east-west from the artificially landscaped private lake at Ascot Place, forms part of the boundary between Bracknell Town and Warfield, south of Garth Meadows and then runs north via the artificially landscaped private lake at Binfield Manor. The Bullbrook runs south-north, with a section of its course forming part of the boundary between Bracknell Town and Winkfield, west of The Warren and continuing via the artificially landscaped private lake at Warfield House.

4 A watercourse is defined as any channel through which water flows. Watercourses can be natural or man made, open on the surface or enclosed underground (as in a culvert). There are culverts, piping and open streams on the watercourse and river corridors map.

5 Actions of agencies and other bodies such as Bracknell Town Council should be co-ordinated to maintain and enhance the multi-functional importance of watercourses for wildlife, landscape and townscape, recreation and managing flood risk.

6 Some of the Bracknell local watercourses were diverted underground in the 20th century. BTC leases Mill Park from BFBC where Thames Water managed the Mill Pond, originally the site of a mill, now a balancing pond. In 2005, partnership working between Bracknell Town Council, Thames Water and the Environment Agency, led to planting to establish new reed beds and fishing platforms to improve the management of Mill Pond.

7 The watercourses are already a valuable recreational asset to Bracknell residents but they could be better used.

8-In particular the Gormoor Brook which used to run through much of Bracknell could be better used.

It starts in Swinley Forest, flows via the South Hill Park lakes and reed beds, through to Mill Pond and then to Jocks Copse, before joining The Cut near the Cut Countryside Corridor.

There are footpaths along parts of the watercourse.

The fact that fishing, a popular recreational activity, already takes place on it further justifies why it should be protected.

Fishing on the Watercourses

9 More generally, fishing is a popular local activity. At Mill Pond and North Lake

Bracknell Town Council works with Bracknell Herons Angling Club who manage these facilities so that residents can fish there.

Annual memberships to the Braybrooke Nature and Fishing Club can be bought from Bracknell Town Council for Jean's Pond at Braybrooke Recreation Ground.

Policy Intent

10 To enhance the character and the function of the watercourses and to improve public access

To open the watercourses up further as recreation routes for walking and cycling.

Policy Justification

11 NPPF definition of Open Space in Annex 2 refer.

NPPF Paragraph 75.

BFBLP January 2002 Saved Policy EN14 River Corridors.

Core Strategy DPD February 2008 CS1 and CS7.

This would promote biodiversity, enhance local visual amenity and improve public access along the watercourse.

See BFC River Basin Management Plan : Water Framework Directive on p 5, p7, p58, River Basin Management Plan on p7, Watercourse (purpose of strategy) on p1 in BFC Local Flood risk Management Strategy 2017-2020

<https://www.bracknell-forest.gov.uk/sites/default/files/documents/local-flood-risk-management-strategy.pdf>

See

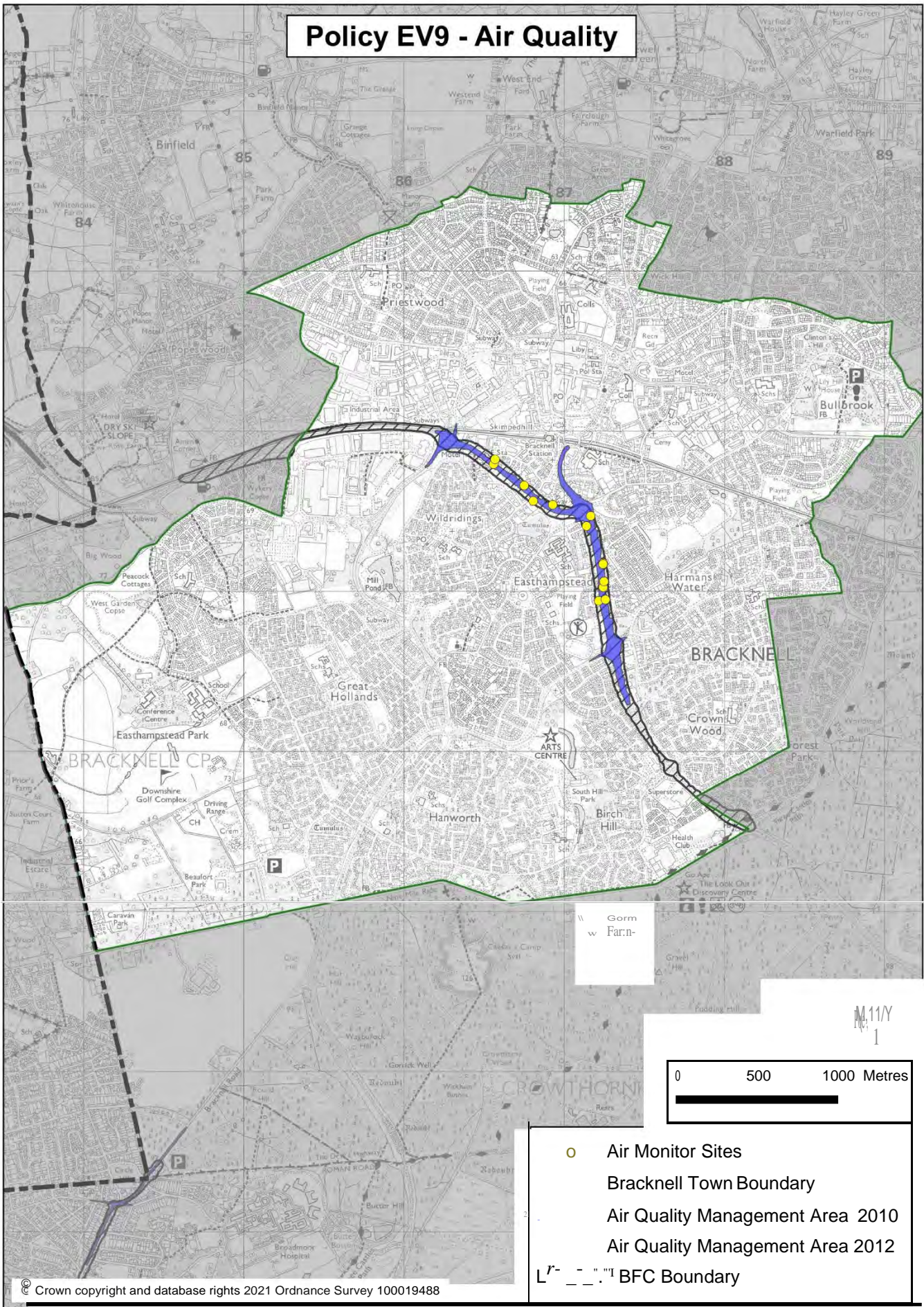
https://www.ciria.org/Memberships/The_SuDs_Manual_C753_Chapters.aspx

Policy EV 8

Watercourses and River Corridors

Development proposals that provide improved public access to watercourses and river corridors will be supported where they maintain and enhance the quality of the environment.

Policy EV9 - Air Quality



- Air Monitor Sites
- Bracknell Town Boundary
- Air Quality Management Area 2010
- Air Quality Management Area 2012
- BFC Boundary

Policy EV 9 Air Quality

Policy Background

1 Air pollution is becoming one of the main health threats facing the UK. Specifically it comprises greenhouse gases (such as carbon dioxide (CO₂) and ozone (O₃) and local air pollution. The most important regulated gas for legal purposes in ambient air is NO₂. One of the main causes is vehicles and congestion which means engines idle and air pollution becomes concentrated in those locations.

Policy Context

2 The Neighbourhood Plan area is bisected by the Bagshot Road where there are 54,000 traffic movements per day.

3 Bracknell Town, although an urban environment, has a high proportion of **trees** per square kilometre. Even though they were incorporated in the original design and also planted mainly for their amenity value, now, they contribute to the environment for their **anti-pollution function**. Those tree species better equipped to thrive and survive in more polluted areas include the London plane tree.

4 The BTNP notes the existence of a development of habitable accommodation along the A322 Bagshot Rd permitted under prior approval legislation.

5 In accordance with statutory requirements, Air Quality has been monitored in the Bracknell Forest Council area since 1999 and a Bracknell Town AQMA, (Air Quality Management Area), was declared in 2010 along the Bagshot Road and Downshire Way. This is monitored in the Updating and Screening Assessment for Bracknell Forest Council.

A map of the AQMA in Bracknell Town is shown in Appendix 5.8. See Appendices 5.17 & 5.17.1

Policy Intent

6 To limit and mitigate any adverse effects on air quality and any ensuing harm to human health ie that of residents, from air pollution, whose main cause is vehicular traffic, in future development in Bracknell Town.

Policy Justification

7 NPPF paragraphs 109, 120 and 124. Bracknell Forest Borough Local Plan January 2002 Saved Policy EN25 Noise and other pollution.

Core Strategy DPD February 2008 CS1 Sustainable Development Principles, Protect & Enhances: vii. the quality of natural resources including water, air, land and biodiversity.

Bracknell Forest Council *2018 Air Quality Annual Status Report (ASR)*
<https://www.bracknell-forest.gov.uk/sites/default/files/documents/2018-air-quality-annual-status-report.pdf>

p2 *“...the main contribution of emission from vehicles is from queuing traffic on the A322.”*

p4 *“the areas of concern continue to be Bracknell AQMA Downshire Way and Bagshot Road (A322)”*

Bracknell Forest *Parks and Open Spaces Strategy (2012*

P8 Priorities 1.4 nos 3, 6 & 7

<https://www.bracknell-forest.gov.uk/sites/default/files/documents/parks-and-open-spaces-strategy.pdf>

p8 Priorities 1.4

7. Identify opportunities to increase the positive role that parks and open spaces can contribute to climate change mitigation (e.g. tree planting as part of carbon sequestration).

Policy EV 9

Air Quality

Development proposals which introduce new sensitive receptors, (for example new dwellings), within and adjacent to Air Quality Management Area(s) will be expected to demonstrate that UK legislative limits for human health can be met within the development.

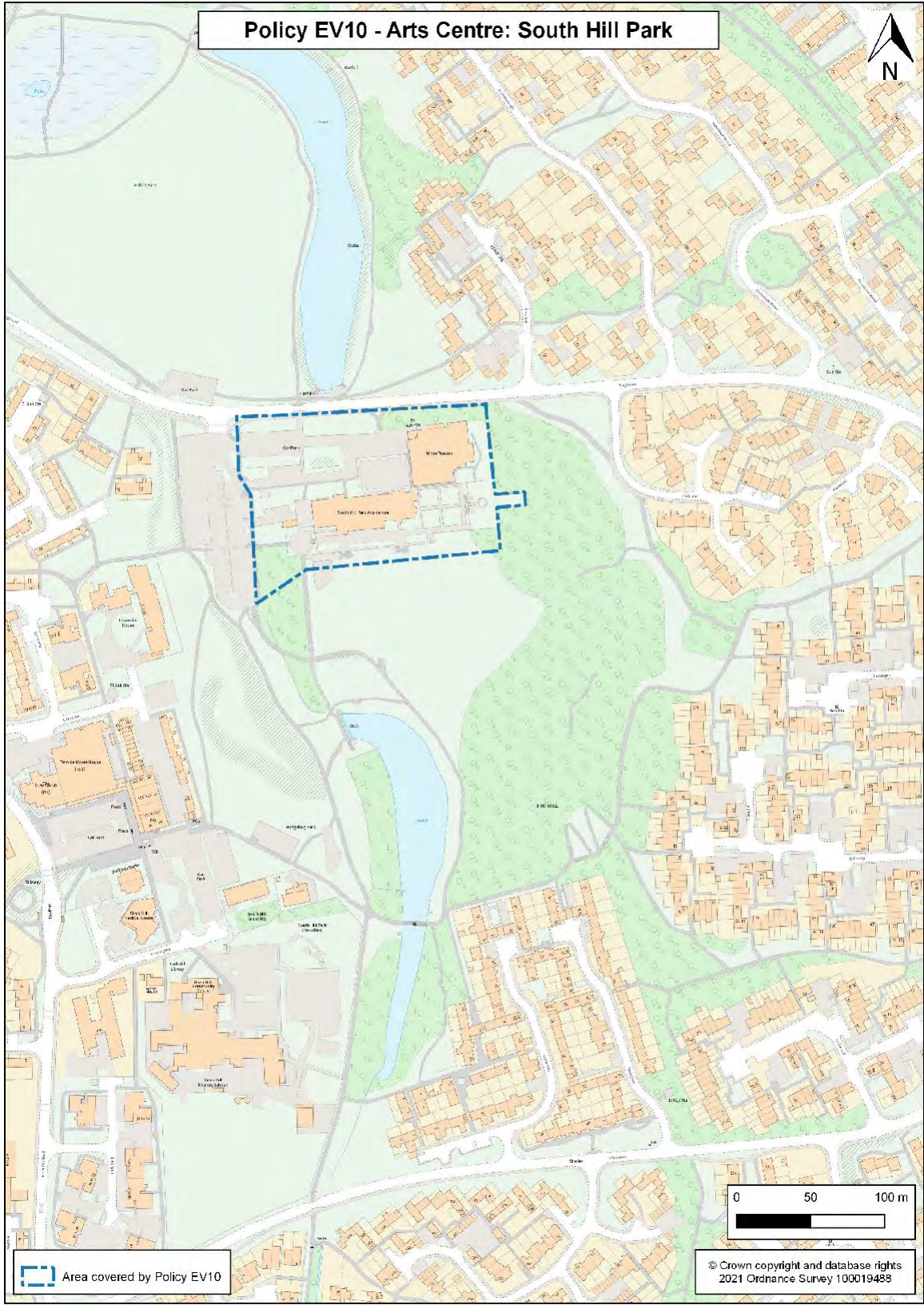
This page left intentionally blank.

04/05/2021

5053

Community in Bracknell Town

Key Objective 1: Improve social, community and leisure facilities



Policy EV10 Arts Centre: South Hill Park

Welcome to Bracknell's flourishing Arts Centre: South Hill Park.



Illustration 14 Photo of SHP by Jeff Lawrence. Bracknell Camera Club



Arts Centre: South Hill Park

Policy Context

1 South Hill Park Trust Limited is registered charity no 265656.

Activities are: Performances, courses and workshops across all art forms.

It operates in Bracknell Forest, Hampshire, Surrey, Windsor and Maidenhead and in Wokingham, see <https://www.gov.uk/government/organisation/s/charity-commission>.

South Hill Park Trust Limited is registered as company number 01104422 and the nature of its business is Performing arts, type 90010, see <https://www.gov.uk/government/organisation/s/companies-house>

SHP has been the primary arts provider for the people of Bracknell and beyond for over 40 years.

2 Some of the arts competition in Berkshire is from the Norden Arts Centre in Maidenhead and The Corn Exchange Theatre in Newbury.

3 In the 2017 Residents Survey, 23% of respondents reported that they or their family "On average, how often would you say that you or members of your immediate family used South Hill Park arts facility?" At-least monthly was 23%, according to question 5.4.1 in the Bracknell Forest Residents' Survey

2017 Report by: Qa Research (Frequency of using Council-provided services p28) " Amongst those who gave a satisfaction rating, the services that the highest proportion of respondents were satisfied with were parks and open spaces (96%) and South Hill Park arts facility (86%). "

(Use of & Satisfaction with Council Services p5) see :<https://www.bracknell-forest.gov.uk/sites/default/files/documents/bf-c-residents-survey-2017.pdf>

4 SHP's income streams were Bracknell Forest Council, (BFC), Bracknell Town Council, (BTC), and ticket sales. After a devastating funding cut by Arts Council England, (ACE), in 2011, the SHP Trust has grown income from commercial activity such as catering and room hire for arts events and for functions like weddings. The Arts Centre still receives some project funding from ACE.

5 It now has to fundraise for income alongside what it receives from grants, box office and commercial activity. Although the purpose of fundraising is to generate income, it can have additional benefits such as developing key relationships and partnerships with local businesses and individuals which can open up a range of new opportunities and networks both locally, in Bracknell,

and regionally, in Berkshire, and also beyond.

6 “SHP'S programme of crafts and workshops is a key to community creative learning,” says the August 2016, South Hill Park report. Annually, it puts on 300+ shows, films and events as well as 250+ courses/workshops.

7 As already noted in this plan, South Hill Park, BK256982 for policy EV10, is registered as UD1581 and no 1000591 on the National Heritage List for England which means that it is operating both out of a listed building and of the purpose built -1982- Wilde Theatre.

See **Appendix 5.9**

8 Policy Intent

To support SHP's 3 priorities:

- Providing increasingly high quality arts for and with the local community,
- continuing to grow commercial activities,
- building a sustainable operation

Policy Justification

9 NPPF paragraph 70.

BFBLP January 2002 EN12, EN14

Core Strategy DPD February 2008 CS8.

See **Appendix 7 EV12 Memo**

HBrewster BFC 12 Feb 2018

BK25698212 South Hill Park.

The Arts Centre known as SHP is the subject of a 99yr lease dated 31st March 1974 signed by now landlords BFC (80%) & BTC (20%) In para xi, it says “the term Arts Centre .. shall mean ...the promotion and fostering of the development maintenance and improvement of artistic knowledge understanding and appreciation of the arts.”

The Mansion at South Hill Park has been used as an Arts Centre since its designation in 1973 and plays an important part in the cultural life of the Bracknell community and so continued use of the whole site, including the National Lottery refurbished park, owned by BFC, for this purpose, is strongly supported.

Policy EV 10

Arts Centre: South Hill Park

Development proposals that will help to retain the use of South Hill Park, as shown on Policy Map EV10, as an arts centre/theatre by continuing to provide high quality, accessible, cultural, community resources will be strongly supported.



Policy EV 11 Colocation of Community Facilities

Illustration 15 Neighbourhood Community Centres Easthampstead & Wildridings & Priestwood



Policy EV 11 Colocation of Community Facilities

Policy Context

1 The neighbourhood community centres in Bracknell Town are owned by Bracknell Forest Council and run by voluntary community associations which are registered charities. They should continue to be maintained and run by and for their local communities. They are:

Birch Hill,
Bullbrook,
Crown Wood,
Easthampstead and Wildridings,
Great Hollands,
Hanworth,
Jennett's Park,
Priestwood,
The Parks.

2 Neighbourhood community centre locations in Bracknell are **mapped in Appendix 5.10** and listed in **Appendix 6**. Easthampstead and Wildridings Community Centre has a police point on site available to the general public.

3 The running of the registered charities whose volunteer residents administer the community centres is currently supported by Bracknell Forest Council who provide advice and guidance to their trustees.

4 The policy supports reviewing - where applicable - the current single use of neighbourhood community buildings and considering their mixed use where appropriate.

5 It also supports exploring future possible multi uses of current single use D1 use class neighbourhood community centres and the land around them for the benefit of Bracknell Town residents. This applies both to those owned by Bracknell Forest Council and to the others.

6 Finally, this policy refers to meeting places as defined in use classes D1, (Non- residential institutions), including **libraries**, & D2(Assembly & Leisure), & aims to rethink the best use of current community facilities and also to try out new configurations for the future in any new areas of development outside the existing classic New Town Neighbourhoods. This means considering for instance juxtaposing use classes A1 to A3 with D1 & D2 in new developments.

Policy Intent

7 To maximise the benefits of current community centres for Bracknell Town To deliver the social, recreational and cultural facilities and services the Bracknell Town Community needs.

To improve the efficiency of the land use of existing community facilities such as community centres and/or to create new multi-storey and/or multi-functional community hubs, where and if appropriate, on the same sites to incorporate suitable, additional, new community facilities on them.

To sustain the overall provision of social infrastructure and its social, recreational and cultural benefits.

“Co-location” is defined as the placement of different entities in a single location.

Policy Justification

8 NPPF paragraphs 69.

NPPF paragraph 70 & bullet point 3.

BFBC Core Strategies CS2 Locational principles and CS8 Recreation and

Culture policy

Bracknell Forest Borough Local Plan

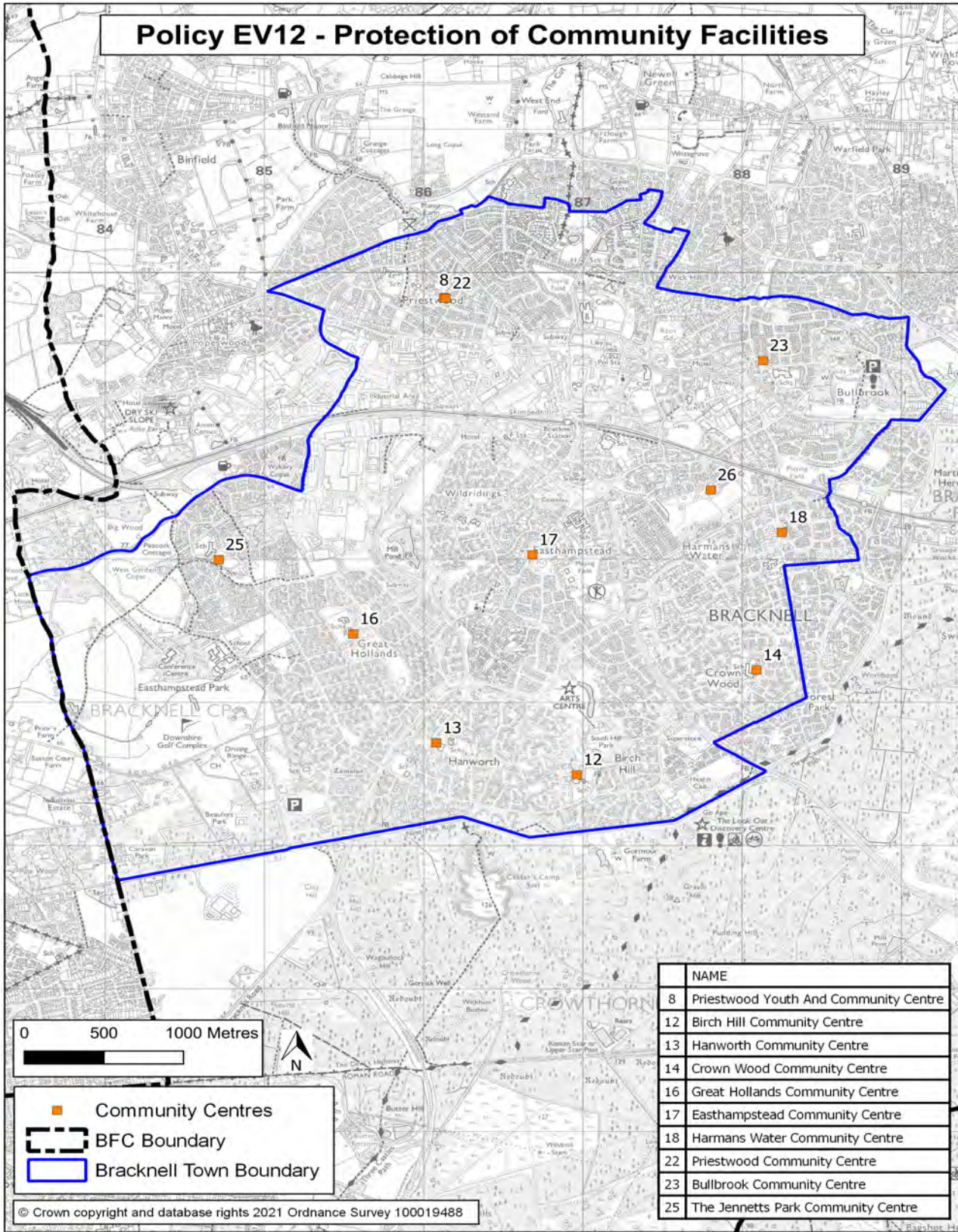
January 2002 Saved Policy SC3 No

reduction in existing community facilities.

Policy EV 11**Colocation of Community Facilities**

Development that will allow for the introduction of a mix of complementary uses alongside both present and future neighbourhood community facilities, which maintain and enhance their primary community support function, will be strongly supported.

Policy EV12 - Protection of Community Facilities



Policy EV12 Protection of Community Facilities

Policy Context

1 Bracknell Forest Council owns the sites of community assets such as those schools not yet sold with their playing fields, community centres and libraries.

2 See **Appendix 5.10** and **Appendix 6** for a map and a list with details of community centres in Bracknell Town.

Policy Intent

3 To ensure that Bracknell residents continue to enjoy the maximum social, recreational and cultural benefits from their community buildings owned by their local district authority and, while doing this, to help third sector, (charity & voluntary), and faith sectors to support Bracknell Town's community activities. To enhance the community use of these assets and to help secure their continuing viability

To support partnership working with and between these local, non- profit, organisations, especially Involve, by enabling the formation of an integrated, informed community engagement programme to identify the future needs of Bracknell Town's residents using its community buildings and facilities.

Policy Justification

4 NPPF paragraphs 69 and 70.
Core Strategy DPD February 2008 CS1 Sustainable development principles and CS8 Recreation and culture.
Bracknell Forest Borough Local Plan January 2002 Saved Policy SC3 No reduction in existing community facilities.

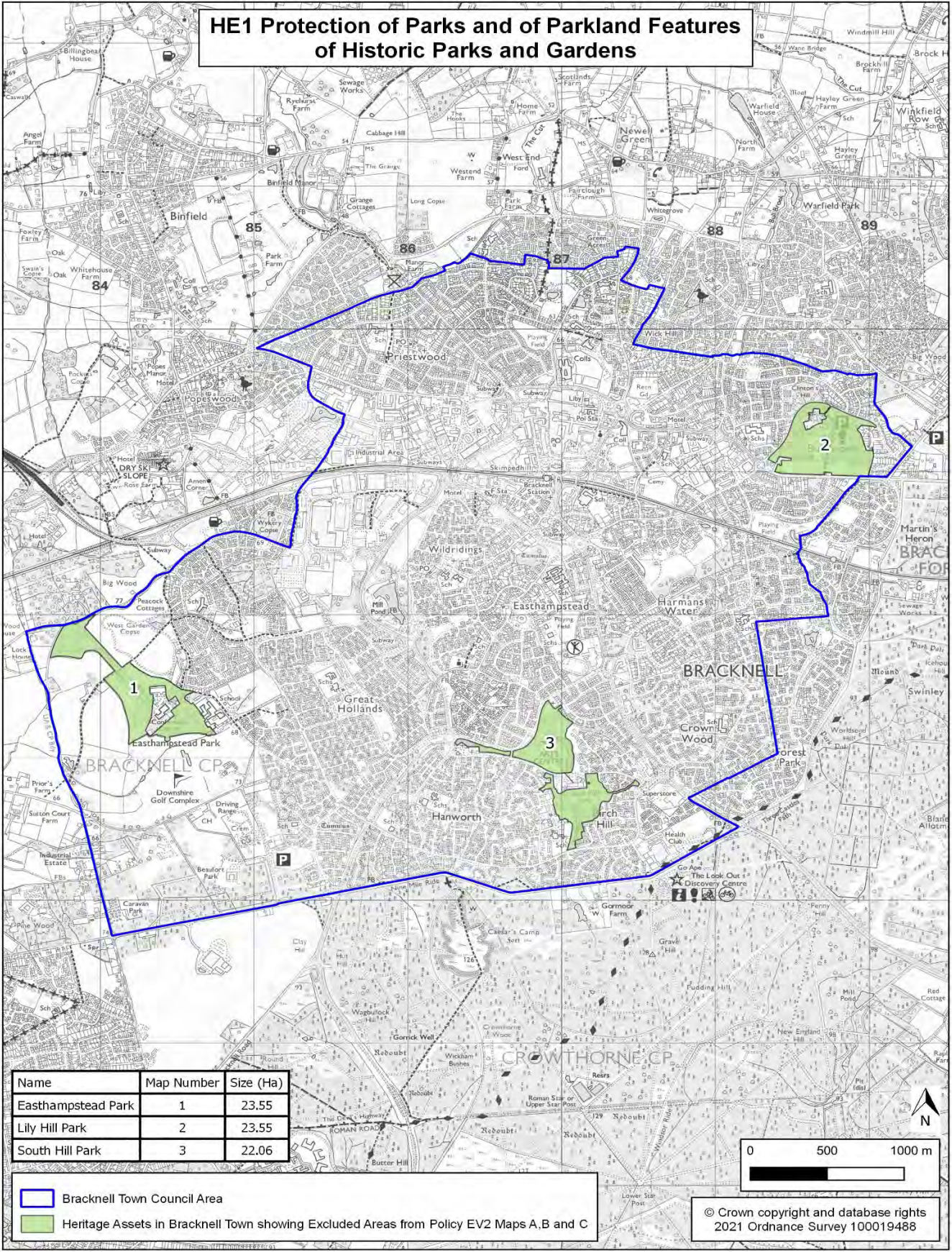
Policy EV 12 Protection of Community Facilities

Proposals that retain, improve and enhance existing community facilities will be strongly supported.

04/05/2021

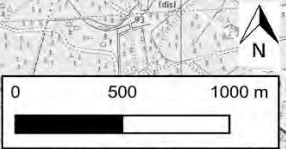
1345

HE1 Protection of Parks and of Parkland Features of Historic Parks and Gardens



Name	Map Number	Size (Ha)
Easthampstead Park	1	23.55
Lily Hill Park	2	23.55
South Hill Park	3	22.06

- Bracknell Town Council Area
- Heritage Assets in Bracknell Town showing Excluded Areas from Policy EV2 Maps A.B and C



© Crown copyright and database rights
2021 Ordnance Survey 100019488

4. Heritage in Bracknell Town

Key Objective 1A

To sustain the significance of Listed Buildings and other Heritage assets and their settings

Foreword

1 Bracknell Town has a wide range of heritage assets, both in terms of buildings and its parkland. These are vital assets which enhance the quality of the space and celebrate its development and evolution as a New Town.

Policies:

HE 1 Protection of Parks and of Parkland Features of Historic Parks and Gardens

HE 2 Protection of the Settings of Heritage Assets

HE 3 Protection of Heritage Assets

Policies Background

2 These policies are included to take the opportunity to highlight the importance of the legacy of the sites and buildings of local designated (and non designated), historic value within Bracknell Town which are its historic environment and so contribute to its character. They were compulsorily purchased and integrated in the masterplanning of the New Town with its creation of "neighbourhoods" and of connections between "places", (some historic), and "open spaces" (some historic, including some parks). Their character is juxtaposed to and part of that of the modern town which encompasses them and the importance of their historic value has increased. Of those buildings, ensuring that Easthampstead Park continues to have a viable use which is both consistent with its conservation and that of its is needed. The quality of this historic environment can be observed by taking a walk from Jennett's Park school via the "country park" to the avenue of trees leading to Easthampstead Park.

3 Note that the BTNP includes both the green space around EP & SHP in Policy EV2 & in its NP Green Space Justification documents and that both historic buildings are also described in the Character of Bracknell Town Neighbourhoods: Character Area Assessment.

Policy Background

**Illustration 1 View along Avenue of Trees leading to Easthampstead Park,
Peacock Lane, Great Hollands North.**



Policy HE 1 Protection of Parks and of Parkland Features of Historic Parks and Gardens

Policy Background

1 New and historic parks in Bracknell New Town include: Mill Park, The Elms Park, Easthampstead Park Conference Centre, Lily Hill Park and South Hill Park. Mill Park and South Hill Park are the more open of the five parks in Bracknell Town. They really are its green lungs, are certainly an asset to the environment and need to be preserved.

Policy Context

2 See Appendix 5.11 & Appendix 5.12.

3 Policy EN12 Historic Parks and Gardens of the Bracknell Forest Borough Local Plan, January 2002, states 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.

4 There is a view that the Bracknell Development Corporation used the outer historic parkland round existing buildings for residential development but kept the “pleasure ground” designed round the buildings as their settings within the rest of the development.

Easthampstead Park

5 This was historically part of a large manorial estate dating back to the early medieval period. The parkland landscape has scenic quality, beauty and rarity.

6 At Easthampstead Park.

The land between Bracknell and Wokingham is divided into two by an area of linked woodlands running approximately from north to south. These include Big Wood, the double avenue to Easthampstead Park and the dense tree cover of its grounds. Open land exists to either side subdivided by hedges and copses. Together these three landscape elements combine to create visual separation between the two towns. The building at Easthampstead Park is now used as a conference centre.

7 The recently built neighbouring Jennett’s Park development is separated from it by Peacock Meadows (Jennett’s Park). This provides a home for the area’s wildlife and wildlife corridors and links areas of open space such as Tarman’s Copse and Jennett’s Hill. The wildlife corridors conserve existing habitats and provide a natural boundary to the housing area. Residents from Great Hollands North now have a new, readily accessible, park right on their doorstep.

8 The existing historic buildings, surroundings and other historic features of Easthampstead Park such as the avenue of trees, the parkland and the lake adjoin the newly created country park and complement it. If both areas are treated comprehensively they would make a unique addition to Bracknell Town’s green spaces by creating a new public park and increasing the area of public open space for residents

Lily Hill Park

9 This is a 23-hectare public open space, located to the north east of Bracknell. Bracknell Development Corporation purchased the estate in 1955. The house and its immediate garden were subsequently sold, while the park was transferred to the ownership of Bracknell Forest Borough Council in 1983. The house has been restored and is currently in private commercial ownership.

Lily Hill Park has:

- historic parkland - an original yew walk, traditional orchard and mighty wellingtonia at Forester's Hill
- woodland - fine stands of beech trees and oaks to the east and a rare collection of hardy hybrid rhododendrons and azaleas in Starch Copse to the west
- formal gardens..an Edwardian water garden, a pond and a 'ha ha', sunken fence, lie to the west
- England's longest picnic bench (carved from a single piece of wood

South Hill Park (SHP)

10 This is a large, attractive, historic park located south of Bracknell town centre. It is a listed building. The grounds of South Hill Park have been restored back to their former glory thanks to a £2.3 million grant from the Heritage Lottery Fund and Big Lottery Fund. They are open to the public and include landscaped gardens, lakes and woodland, all of which surround a Grade II listed building which is now used as an arts centre known as South Hill Park.

The facilities and key features of the grounds at South Hill Park are:

- an Italian Garden restored to the original designs of architect Temple Moore
- four waymarked trails to guide your way around the historic grounds
- two balancing ponds popular for fishing and home to an array of wildlife
- new paths and improved access points
- an amphitheatre which is popular for outdoor performances
- a small rose garden which leads onto a yew walk, with a rose strewn arcade
- sculptures including the Rings of Pachamama by Lucy Strachan
- toddler garden including natural play features
- café at the South Hill Park Arts Centre
- woodlands of birch, lime, oak and sweet chestnut
- art galleries, a dance studio, cinema and theatre in the mansion



Illustration 2 SHP Postcard, c1900 Bracknell Forest Council Parks & Countryside

**Policy HE 1
Protection of Parks and of
Parkland Features of Historic
Parks and Gardens**

Policy Intent

1 To protect Bracknell Town's historic parks and gardens

2 This policy encourages "place shaping" by preserving for the future specific parkland features at Easthampstead Park which are not currently specifically adequately protected.

Policy Justification

3 NPPF para 12 Conserving and enhancing the historic environment and para 132 on the impact of a proposed development on

the significance of a designated heritage asset.

Core Strategy DPD February 2008 CS1 Sustainable Development Principles and CS7 Design.

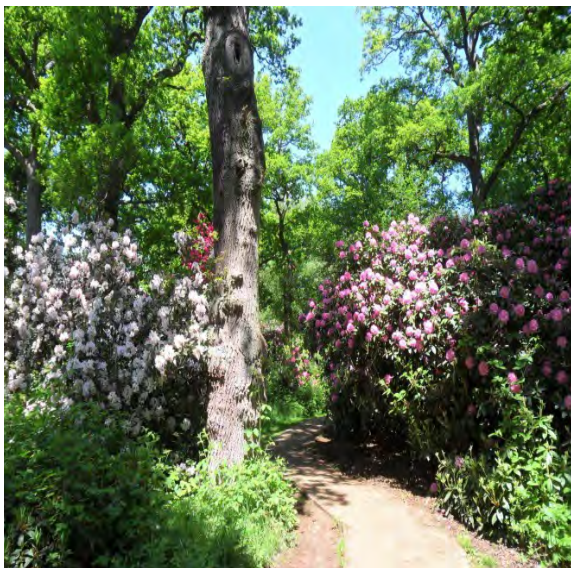
It is worth noting that the **policy map** relating to policies in the Core Strategy DPD February 2008, Bracknell Forest Borough Local Plan January 2002 and Site Allocations Local Plan (July 2013) lists the following policies for the area including Easthampstead Park: CS9 Development on land outside settlements, Saved Policies EN8 Development on land outside settlements, EN9 Changes of use and adaptation of existing non-residential buildings outside settlements outside the Green Belt, H5 New dwellings outside settlements, H6 Development involving existing dwellings in the countryside outside

the Green Belt, M10 Parking for countryside recreation, R7 Countryside recreation, were as it lists two other Saved Policies for South Hill Park: EN12 Historic Parks and Gardens and EN14 River Corridors.

Historic house and landscape within Bracknell NP area – Easthampstead Park (Bracknell Forest Landscape Evidence Base September 2015 section 3: Table 3-8: p 34-35 LCA G1 Easthampstead Wooded Estates)

This document is part of the current work on the emerging Bracknell Forest Local Plan for the period up to 2034.

Bracknell Forest Council Landscape Character Assessment September 2015 p 75 & 79, Available at <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/draft-bracknell-forest-local-plan/evidence-base>



**Policy HE 1
Protection of Parks and of Parkland
Features of Historic Parks and
Gardens**

Proposals that contribute positively to the conservation and enhancement of Bracknell Town's historic parks, Easthampstead Park, Lily Hill Park and South Hill Park, as shown on Map HE1 will be supported.

Where development proposals will affect the parks or their settings, they will be required to provide analysis of the potential impact of proposals on the significance of these parks as heritage assets, including effects on the value of access by the community.

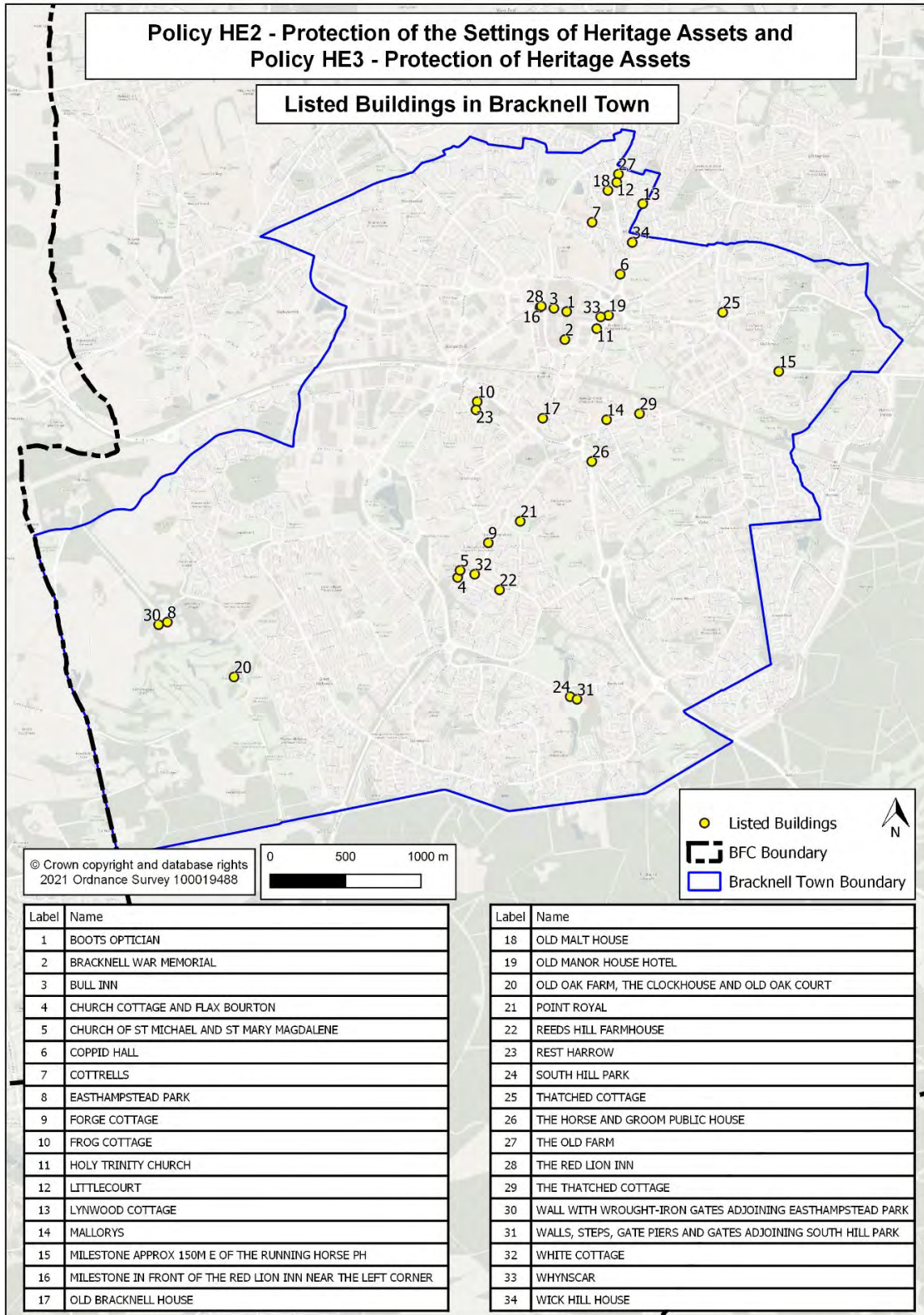
Proposals in these areas will be expected to demonstrate that they have sought to avoid or minimise conflict between the conservation of these heritage assets and any aspect of the proposals.

Great weight will be given to the conservation of Easthampstead Park, Lily Hill Park and South Hill Park to be considered alongside other potential benefits of development.

Proposals that would harm the significance of any of these heritage assets will only be permitted where it can be robustly justified, on the basis of the need to provide public benefits that outweigh the harm and cannot otherwise be delivered in a less harmful way.

**Policy HE2 - Protection of the Settings of Heritage Assets and
Policy HE3 - Protection of Heritage Assets**

Listed Buildings in Bracknell Town



Label	Name
1	BOOTS OPTICIAN
2	BRACKNELL WAR MEMORIAL
3	BULL INN
4	CHURCH COTTAGE AND FLAX BOURTON
5	CHURCH OF ST MICHAEL AND ST MARY MAGDALENE
6	COPPID HALL
7	COTTRELLS
8	EASTHAMPSTEAD PARK
9	FORGE COTTAGE
10	FROG COTTAGE
11	HOLY TRINITY CHURCH
12	LITTLECOURT
13	LYNWOOD COTTAGE
14	MALLORYS
15	MILESTONE APPROX 150M E OF THE RUNNING HORSE PH
16	MILESTONE IN FRONT OF THE RED LION INN NEAR THE LEFT CORNER
17	OLD BRACKNELL HOUSE

Label	Name
18	OLD MALT HOUSE
19	OLD MANOR HOUSE HOTEL
20	OLD OAK FARM, THE CLOCKHOUSE AND OLD OAK COURT
21	POINT ROYAL
22	REEDS HILL FARMHOUSE
23	REST HARROW
24	SOUTH HILL PARK
25	THATCHED COTTAGE
26	THE HORSE AND GROOM PUBLIC HOUSE
27	THE OLD FARM
28	THE RED LION INN
29	THE THATCHED COTTAGE
30	WALL WITH WROUGHT-IRON GATES ADJOINING EASTHAMPSTEAD PARK
31	WALLS, STEPS, GATE PIERS AND GATES ADJOINING SOUTH HILL PARK
32	WHITE COTTAGE
33	WHYNSCAR
34	WICK HILL HOUSE

Policies

HE 2 Protection of the Settings of Heritage Assets

HE 3 Protection of Heritage Assets

Policies Background

1 According to Pevsner's Buildings of England p181, "As designated in 1948, the new Bracknell was to have been unusually small for a New Town, with just 25,000 people on 1,860 acres... Work began in 1950, the first Town Plan was approved in 1954 and.. by the end of 1959 17,500 were living here. But in 1961 a new target of 60,000 was declared after all, and over 1,400 extra acres were annexed to the E. and S. A revised Town Plan followed in 1963... The volte face of 1961 entailed drastic changes to the Town Centre. The 1954 plan provided a supplementary shopping thoroughfare and civic enclave just N of the old town. But the expanded town needed bigger shops, office blocks to attract clerical employment, and multi-storey parking. These could only be got by levelling most of the old town, which, as at other new Towns, was meant to be kept as a kind of character area. More was to follow. This plan's photo, at the front of the BTNP's Economy and Employment section shows the current urban regeneration, the Lexicon, taking shape.

2 It is in the environment, left after these three major changes, and its surroundings that policies HE2 & HE3 are designed to be applied. Placed as it is in the dynamic South East of England, Bracknell continues to evolve.

Policies Context

3 See Appendix 5.11 & Appendix 9 for a list of Listed Buildings.

See Appendix 8 for information on Scheduled Monuments in Bracknell Town.

4 These two policies are included because this plan wants to enhance and conserve what it can of the historic environment and of its buildings in Bracknell Town ie its heritage assets.

5 First among these stand the listed buildings in Bracknell Town numbering 34 of which 4 are pubs. These are The Bull, The Red Lion Inn and, at the other end of the High Street, The Old Manor & The Horse & Groom further south. Rest Harrow in Frog Lane has a house middle part dating from c 1500 & The Old Farm is from the late C16. Both are grade II listed. The newest building is the 17 storey Point Royal built in 1960-63 by Arup Associates. All the others are listed in Appendix 9.

6 The Bracknell Forest (civic) Society began a series of walks including one in the town Centre in the summer of 2019 which demonstrates how the listed building survive in their modern surroundings with some startling juxtapositions of scale and style

7 It is also to the credit of the BFS that it was they who were instrumental on continuing to lobby Bracknell Forest Council until they designated some other buildings as locally listed buildings which this plan refers to below. It is this which inspector

John Slater commented on in his report of 24 April 2020 also referred to below where he mentions the comments which English Heritage took the trouble to make on this plan. Martin Small in his letter of 17Aug 2018 said , “*the preparation of the Neighbourhood Plan offers the opportunity to harness a community’s interest in the historic environment*”

8 Where other buildings are concerned and Easthampstead Park is a very important one, this plan notes that here is no specific Bracknell Forest Council policy on the preservation of the heritage of Easthampstead Park either in the Bracknell Forest Borough Local Plan January 2002 or in the Core Strategy DPD February 2008.

9 With regard to other heritage assets in Bracknell Town, on 22 October 2019, Bracknell Forest Council’s Executive approved item 8, the Local List of Buildings & Structures of Local Architectural or Historic Interest so designated the following buildings within the plan area as locally listed buildings:

*Larges Lane Cemetery,
Bracknell RG12 9AL
Downshire Arms, Downshire Way,
Bracknell RG12 7AA
Lily Hill House, Lily Hill Road,
Bracknell RG12 2SJ
Market Inn, Station Road,
Bracknell, RG12 1HY
Ranelagh School, Ranelagh Drive,
Bracknell, RG12 9DA
Spring Lanes House, 10 Holly Spring Lane,
Bracknell, RG12 2JL
The Boot, Park Road,
Bracknell, RG12 2LU
The Royal Oak, London Road,
Bracknell, RG12 2NN
The Green Man, Crowthorne Road,
Bracknell, RG12 7DL*

Policies Intent

10 To preserve Bracknell Town’s heritage assets, their settings and buildings

11 To clearly identify & maintain the settings of its listed buildings with the advice of a Conservation Officer.

12 To clearly identify & maintain the settings of its listed buildings with the advice of a Conservation Officer.

Policies Justification

13 NPPF paras 132, Historic Environment 169 & 170

Bracknell Forest Borough Local Plan January 2002, POLICY EN12 POLICY Historic parks and gardens 2.88
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

Core Strategy DPD February 2008 CS1 Sustainable Development Principles, Development will be permitted which protects and enhances: viii. the character and quality of local landscapes and the wider countryside and ix. The historic and cultural features of acknowledged importance and CS9 Land outside defined settlement.

Bracknell Forest Landscape Evidence Base, Draft Report, June 2015, Table 3.8: LCA G1: Easthampstead Wooded Estates,

<http://democratic.bracknell-forest.gov.uk/documents/s130424/Local%20List%20Draft%20Report%208.1.2019%20KF%20Update%201012019%20Environment%20Portfolio%20Review%20Group.pdf>

EXECUTIVE 12 FEBRUARY 2019 ADOPTION OF A LOCAL LIST OF BUILDINGS AND STRUCTURES OF LOCAL ARCHITECTURAL OR HISTORIC

INTEREST Director of Place, Planning and
Regeneration 1 PURPOSE OF REPORT.

See glossary for definitions of *local
designation of heritage assets* & of *local
heritage assets*.

Policy HE 2 Protection of the Settings of Heritage Assets

Development proposals which cause substantial harm to the setting of a designated heritage asset will not be supported unless substantial public benefits outweigh that harm. Where proposals will cause less than substantial harm, that harm must be weighed against the public benefits arising from the development.

Development affecting the setting of a locally listed building will be assessed having regard to the scale of any harm against the significance of the non designated heritage asset.

Development proposals which affect the setting of a listed building will be expected to enhance that setting, including that of any historic parks and gardens, through careful consideration of building heights, layout and materials, appropriate use of landscape buffers and the placement of open space.

Policy HE 3 Protection of Heritage Assets

Development affecting designated heritage assets within Bracknell Town must pay special regard to the need to conserve and enhance them, taking into account their significance and the contribution they make to their environment, their settings and any special architectural or historical features of significance.

Developments affecting non-designated heritage assets will be expected to balance the scale of any loss or harm and the significance of the building.

04/05/2021
2682

5. Housing and Character in Bracknell Town



From left to right: 1: Alexandra Walk, Old Bracknell, 2: Miller's Thumb, Freeborn Way, Bullbrook, 3: Osprey Avenue, Jennett's Park

Key Objective 2: Ensure the range of available housing is appropriate for local residents and for growth

Key Objective 2A Decrease the carbon footprint of new buildings in their design

Key Objective 2B To preserve and enhance character but to allow for development

Foreword

Bracknell was built using functional city planning, land planning based on function based zones, living, working, recreation and circulation

The Town was designed as an architectural whole including the town centre.

The **original new town neighbourhoods** included in the design are now well-established communities in Bracknell.

Policy HO 1 Infill and Backland Development

Policy Context

1 The original Bracknell Development Corporation gardens varied in size all over the Town. There are marked contrasts within some individual streets where the house sizes and layouts are similar at the front but the garden sizes and layouts are dissimilar at the back

Policy Intent

2 To ensure the best possible design in new housing development, whether allocated or windfall, where infill, redevelopment or backland development is concerned, to respect the rhythm of streets established by plot width and building setback.

Policy Justification

3 NPPF design of housing para 58.
Bracknell Forest Borough Local Plan January 2002
EN20 Design considerations in new development.
Core Strategy DPD February 2008 CS7 Design, CS1: Sustainable Development Principles, "Development will be permitted which
: i. makes efficient use of land, buildings and infrastructure."

For the purposes of this plan, the following definitions are used:

Backland - land behind an area which is built on or otherwise developed.

Infill – building on undeveloped, single plots of land for residential purposes which closes existing small gaps in an otherwise built up frontage.

Redevelopment - demolition of existing buildings and comprehensive redevelopment of the site.

Windfall site - site which has not been specifically identified as available in the Local Plan process. A previously developed site that has unexpectedly become available.

Policy HO 1 Infill and Backland Development

All infill and backland development and redevelopment will not unacceptably, adversely, impact on the amenity of neighbours and will reflect the scale, mass, height and form of neighbouring properties.

It will have a similar form of development to properties in the immediate surrounding area. This is particularly important for applications for two or more dwellings on a site currently or previously occupied by a single property.

Policy HO 2

Houses in Multiple Occupation (HMO)

Policy Context

1 There are 23 registered, official, HMOs in the neighbourhood plan area

2 According to BFC, there are concentrations of HMOs in Bullbrook, Great Hollands and in Wildridings

3 Issues from the alteration of any property for use as an HMO include installing specific fire safety measures. Precautions to ensure adequate heating and ventilation measures are needed to avoid problems with condensation, Increased numbers of residents put pressure on local amenities such as parking and extra refuse is generated

4 In the opinion of the BTNP, when BFC approve HMO applications in areas of concentration in wards such as Bullbrook especially in the streets with town house style terraces, in Great Hollands & in Wildridings in those streets built in small courtyards, in parts of Birch Hill and Hanworth and in some streets in Harmans Water, this stops existing residents enjoying their surroundings as they had done so previously and is unsustainable especially in cases where landlords then let out say each of six bedrooms to two people. Taking the occupancy of one dwelling from say 3 people to a maximum of 12 has a detrimental effect on the neighbourhood.

5 The New Town planners were not asked in these locations to design houses for 6 – usually adults in the case of HMOs - people upwards. Maintaining that inserting, in a few instances, such higher density occupancy in the areas described will have no effect and is ludicrous especially as there is currently little co-working between licensing and planning

and data available from which to take an informed view. Asking planning enforcement to inspect an HMO is bolting the stable door after the horse has left.

6 Using an Article 4 Direction would be a proactive measure supported by the BTNP. BFC has not designated such an Article 4 Direction which removes the permitted development rights for the change of use from Use Class C3 to Use Class C4.

Policy Intent

7 To be unambiguously specific about local planning HMO policy. To ensure there is no imbalance between the number of HMOs and other forms of residential property in any one street and so to prevent the character of any one area changing by undermining the maintenance of a balanced and mixed community.

Policy Justification

8 NPPF 58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. ... will function well and to the overall quality of the area, not just for the short term but over the lifetime of the development..

Bracknell Forest Local Plan January 2002 Saved Policies EN20 Design considerations in new development, H3: Residential subdivisions and houses in multiple occupation and M9: Vehicle and cycle parking.
Core Strategy DPD February 2008 Policy CS7 Design.

**Policy HO 2
Houses in Multiple Occupation (HMO)**

Applications submitted for changes of use to houses in multiple occupation (HMO) will be supported if

- **the design, layout and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities and**
- **internal and external amenity space, refuse storage and car and bicycle parking would be provided at an appropriate quantity and would be of a high standard so as not to harm visual amenity.**

Policy HO 3 Driveways and Hardstandings on Front Gardens



Illustration 4 Bracknell Front Gardens 1/3



Illustration 5 Bracknell Front Gardens 2/3



Illustration 6 Bracknell Front Gardens 3/3

Policy HO 3 Driveways and Hardstandings on Front Gardens

Policy Context

1 This policy covering parts of the network of water in the urban infrastructure is the BTNP's contribution to improving Bracknell Town's blue infrastructure. It is about storm water management and climate adaptation.

2 The original parts of Bracknell New Town were designed as a whole to include building and planting to blend together in a green landscape.

3 Front gardens provide an important physical boundary between residents' dwellings and the "public realm". They can enhance the privacy of people's homes as well as filter out the noise and air pollutants from motorised traffic.

4 Front gardens with perimeter walls, hedges or fences can offer safer spaces in which children can play and they often contribute to the natural habitat of wildlife.

5 The most common applications to existing development in Bracknell included the addition of porches, conservatories, extensions and the installation of parking and surfaces and crossovers

6 Whilst many works in front gardens are permitted development, there are some circumstances that this plan wants to address in this policy, particularly in existing and in significant new development.

7 In Bracknell there are several Town Centre wards including residential access roads with more traffic than the cul de sac roads accessed off them. These are : Moordale Avenue (Priestwood), Bullbrook

Drive (Bullbrook), Reed's Hill (Old Bracknell), Uffington Drive (Harmans Water) and Tebbit Close (Bullbrook). They were originally built with front gardens and here residents want to park on the spaces originally designed to be their front garden.

8 Paving over the front gardens and installing crossovers mean altering that design in random places, according to who has decided to reconfigure the area at the front of a particular dwelling. This provides for actual parking needs but breaks up the street view of buildings and planting.

9 While planning permissions for extensions conscientiously include conditions on building materials, there is no policy on maintaining original planting and layout or of adapting it for use during climate change.

Policy Intent

10 To maintain a balance between hard and soft landscaping and to contribute positively to the streetscene.

11 To create an environment physically accessible to all users ie people and vehicles.

12 To preserve the trees and grass verges which are an important feature of many streets and can provide an important habitat for wildlife.

13 To mitigate the effect of increased rainfall

Policy Justification

14 NPPF 99. Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures,

103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment²⁰ following the Sequential Test, and if required the Exception Test, it can be demonstrated that ...development gives priority to the use of sustainable drainage systems.

The General Permitted Development Order 2008 requires any work done to front gardens under permitted development to be subject to the following conditions:

Where the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed five square metres:

Either the hard surface shall be made of porous materials

Or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house

Or the work would require a planning application

Bracknell Forest Borough Local Plan Community Facilities Issues and Approach P135 8.3 In planning new development and in determining planning applications, the Borough Council will treat the adequacy of land drainage, surface water drainage, the water supply and sewerage infrastructure to serve proposed development as material considerations.

Policy HO 3 Driveways and Hardstandings on Front Gardens

Where proposed work to a front garden of an existing dwelling requires a planning application, this should demonstrate that it will:

A preserve the local character of and be in keeping with the existing planting in the streetscape,

B provide level access, where appropriate, ensuring safety and

C where possible, use a permeable surface to drain rainwater

D be of sufficient size to accommodate the proposed number of vehicles without resulting in the near or total loss of the existing garden features.

Policy H0 4 Managing the Streetscape

Policy Context

1 This policy aims at including useful and beneficial ecological features in the design and layout of the streetscape, including the spaces within it.

2 Many of the streets in Bracknell Town were built before recycling collections started yet existing properties have had to be adapted to make space for up to 3 wheelie bins.

3 **Waste and recycling** should ideally be kept out of the streetscene, as per BFC guidance; provision of ease of access to aim to take all bins to the rear of properties in house development should be considered.

4 **Bin and cycle stores** for apartment blocks should not be in a visually dominant location in the streetscene but either be integral to the design of the block or set back and screened from view within the streetscene.

5 While blocks of new flats in new developments such as Cardew Court have had bicycle storage included in the design, it is still a challenge to store a bicycle in a terraced house in an existing development. This policy avoids future residents in future developments having to do what some current residents of the flats in Kelvin Gate are doing which is store their bicycles on their balconies.

6 Although "Streetscape", as defined below, clearly includes trees and open spaces and this policy is not aimed to focus on addressing planting and gardens, it still notes that it is assuming that any planting strategy will depend on the

character being created on the site or will be responding to existing character...see Bracknell Town Character section.

Policy Intent

7 To enable residents to recycle waste and manage environmentally responsible parking outside and adjacent to their homes.

Policy Justification

8 Bracknell Forest Borough Local Plan January 2002 EN20 Design considerations in new development, M9 Vehicle and cycling parking. Core Strategy DPD 2008 CS7 Design. Note: Streetscape means the visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc. that combine to form the street's character.

Policy HO 4 Managing the Streetscape

New residential development proposals will be expected to provide well designed, integrated external amenity space and waste and recycling storage and car and bicycle parking, as required by the Bracknell Forest Council Parking Standards Supplementary Planning Document or any successor document, to ensure a high quality and well managed, co-ordinated, streetscape.

This page left intentionally blank...

Policy HO 5

Private Gardens: Green space biodiversity corridors

Policy Background

1 The Bracknell Forest Council biodiversity Action Plan 2018-2023 on page 39, says “the largest urban area of the borough is Bracknell Town” and then says, “*the following are just some of the many places that can be valuable for biodiversity*” and lists 7 of which “**private gardens**” are no 3. It then lists 62 “*threats*” to these places of which no 5 is “*isolation and fragmentation of habitats.*”

Policy Context

2 Gardens are an important characteristic in Bracknell and add to the biodiversity, forming an extensive network of habitats and wildlife corridors throughout Bracknell and their importance to the diversity and richness of urban landscapes is often overlooked. Gardens provide good sources of food for insects and for birds. Moderate to large gardens may include nesting sites for birds, habitats for frogs, toads, slow-worms and hedgehogs etc. and also ponds, attracting dragonflies and other aquatic and semi-aquatic insects. Bracknell’s gardens are essential to help its society to adapt to the effects of climate change. They can also allow for the growing of local food for its residents. They’re therefore a resource to be protected for now and for the future.

3 The Bracknell New Town layout already includes many variations of green spaces among groups of houses which are sections of streets. Trying to connect the way different buildings and the green spaces are juxtaposed in the space around them - including both gardens and

public green space in new development – infill and additional - is what this policy is about.

4 In implementing this policy, applicants should have regard to the distribution and proximity of green spaces around the site by reference to site surveys and to aerial photographs.

Policy Intent

5 To plan for integrated green spaces and encourage conserving and enhancing their biodiversity in the layout of future and existing development especially private gardens, (micro green infrastructures). and their connections to other green spaces in the Town’s green infrastructure.

Policy Justification

6 Bracknell Forest Borough Local Plan January 2002 Saved Policy EN20 Design considerations in new development

(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;

Core Strategy DPD February 2008 CS1 Protects and enhances vii. the quality of natural resources including water, air, land and biodiversity and CS7 Design BFC Biodiversity Action Plan 2018-2023 page 40 Objectives for Urban Themes: D Create Corridor Opportunities E Increase area of private greenspace, allotments and gardens managed for wildlife.

<https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-action-plan-2018-2023.pdf>

This policy will contribute to the town's green infrastructure by demonstrating that new landscaping can enhance the biodiversity of the area.

Bracknell Forest Council (January 2018) *Draft Bracknell Forest Local Plan*

<https://democratic.bracknell-forest.gov.uk/documents/s117177/Appendix%20A%-20%Draft%20Bracknell%20Forest%Local%Plan.pdf>

Policy LP18 – Design

iii. Retain and, where reasonable, enhance existing trees, important open areas, gaps in frontages, hedgerows, walls, fences, banks and other site features of landscape, ecological, heritage or amenity value..

Policy LP38 - Green Infrastructure

The borough's green infrastructure network will be protected and enhanced.

Policy HO 5

Private Gardens: Green infrastructure and biodiversity networks

On all future residential development, including any infill development, the configuration of private gardens and their means of enclosure should provide a degree of connectivity to enable wildlife such as hedgehogs to travel between gardens and onto any adjacent areas of green space.

Policy HO 6 Buildings Energy Efficiency and Generation

Policy Background



Illustration 7 The pioneering Green Roof on top of Waitrose supermarket: July 2012.

1 Working Towards a Low Carbon Environment.

The Neighbourhood Plan has already discussed the contribution made by the woodland adjacent to Bracknell Town to reducing the levels of carbon dioxide in the atmosphere. This section is about the contribution residents' buildings could make to the town itself.

2 The priorities for energy-are renewables, efficiency, demand reduction.

3 The innovative BedZED project in the London Borough of Sutton is a good example of how to plan communities to help residents live sustainable lifestyles in new buildings designed to have decreased carbon footprints compared to older ones. This includes using sustainable materials and transport and aiming at zero waste and zero carbon use.

4 The community recognises the importance design features such as green roofs and rainwater harvesting can have on the carbon emissions of buildings. The BedZED project already includes these and other technological innovations, not yet widely enough used, such as passive ventilation with heat recovery using wind cowls. Bedzed generates electricity using solar panels, (photovoltaic panels), and processes the waste water from the buildings on-site

Policy HO6 Buildings: Energy Efficiency and Generation

Policy Context

5 A green approach should be followed in sustainable building design, maintenance, and management.

This is a “passive improvement” to a dwelling and helps to insulate it.

6 This policy conserves the use of resources including water and energy through a reduction in their use.

This is an “active improvement” to a dwelling. Harvesting rainwater helps to conserve water. There was a drought in Berkshire in 2003 when residents were told not to water their gardens as there was a hosepipe ban. There was another hosepipe ban in Spring 2012. Since then the population has increased.

7 More buildings should have sedum roofs and rainwater should be collected in water butts [Y12/13, 2015].

8 Designing layouts which reduce wind chill and provide maximum daylight conserve energy.

Policy Intent

9 To encourage designing new housing to incorporate low energy features.

10 To start to implement central government’s zero carbon building policy.

11 To encourage designing new housing to incorporate water saving measures.

Policy Justification

12 NPPF para 95.

Core Strategy DPD February 2008 CS1: Sustainable Development Principles, CS7 Design vii. provide innovative architecture and CS10 Sustainable Resources.

BFC Climate Change Action Plan 2013, A3 “increased promotion of green gardening and water conservation techniques” supports this.

The benefits of green roofs are not restricted to biodiversity. (See wildlife habitats and biodiversity section in the Environment and Community part of this plan.) They can also reduce storm water runoff, reduce heat loss from the building, provide an aesthetically pleasing surface, remove CO2 and absorb pollutants from the air.

From: Bracknell Forest Council (2008) Sustainable Resource Management, Supplementary Planning Document, section 3.7 Biodiversity, Green roofs, p 44.

This policy aims to use innovation to achieve low carbon sustainable design.

Policy HO 6 Buildings: Energy Efficiency and Generation

Development proposals are encouraged to demonstrate best practice in energy efficiency and generation, the use of sustainable materials and the design of recycling facilities for its users. In particular, the inclusion of low energy features in the design and construction of new buildings will be strongly supported, incorporating, in particular, design features such as green roofs, rainwater harvesting and heat recovery wind cowls.

CHARACTER in BRACKNELL TOWN

Key Objective 2 B: To preserve character but to allow for development

Bracknell is a New Town. Its character is arguably one of its defining features. The Character of Bracknell Town Neighbourhoods : Character Area Assessment section seeks to highlight the features that define this character for each of its individual neighbourhoods. It follows after policies HO7 & HO8

Policies:

HO 7 Buildings: Local Character

HO 8 Good Quality Design

Policies Context

1 Bracknell was designated a New Town in 1949 and has continued to expand since. The character of Bracknell is influenced by traditional use of brick, cladding and pitched roofs in most housing areas, and more adventurous use of materials and features in some others and in shopping areas. There is extensive green space. Some local areas are covered by BFBC's Character Area Assessment SPD. There is one conservation area in Easthampstead.

2 Street layouts vary from traditional layouts, where all properties face the highway, to higher density schemes where housing is in groups, with some accessed by footpaths. Some streets are built on the Radburn principle, where houses face onto pavements and green areas, and back onto the highway. Others are built around small pedestrianised squares. Later designs include the convergence of streets and pavements as shared surfaces or "active frontages" such as part of Vulcan Way in The Parks, Harmans Water.

3 Street names are many and varied, (Vulcan Way is built on the old RAF Staff College site). They're listed in **Appendix 10, Street Names in Bracknell Town.**

4 Use of materials is mainly traditional, but some areas such as Birch Hill and The Parks have a more adventurous use of materials and features, such as asymmetric pitched roofs.

4 Cardew Court is not in accordance with the Crowthorne Road, Bracknell character area it is situated in nor is Windermere Gardens. These are clearly examples of development that take no account of their surrounding character areas.

The BTNP expresses the hope that by including a more detailed 8 section Character of Bracknell Town Neighbourhoods Character Area Assessment, this will avoid such recurrences in the future.

5 The Character of Area Assessment records selected buildings & streets. Their variations in layout give Bracknell Town its distinctiveness. It was developed comprehensively as a New Town and completed to make up the 8 areas. This section includes architectural detail of structures where the juxtaposition of the buildings defines the uniqueness of the spaces between the buildings ie classic New Town Bracknell.

6 The streets described were carefully designed in relation to each other within the unusually green landscaped public realm. Within Birch Hill for instance, you have only to walk from Herondale to Birch Hill Rd & detour into the streets in between to see a fully laid out architectural case study in modern 20th century urban/suburban design. If you were to take someone blindfold to the urban extensions of The Parks and to Jennett's Park, more uniform experiments in 21st century architecture, the distinctiveness of each area would be immediately obvious to them once you had removed their blindfold

Policies Intent

7 To harmonise all existing developments' character and design with all new developments' character and design.

These are the 2010 Bracknell Forest Character Area Assessments Supplementary Planning Document Bracknell Areas (A-J):

A: Church Road / Larges Lane, Bracknell
 B: Broad Lane, Bracknell
 C: Ridgeway, Bracknell
 D: Martins Lane, Bracknell
 E: Rectory Lane, Easthampstead
 F: Crowthorne Road, Bracknell
 G: Wokingham Road, Bracknell
 H: Park Road, Bracknell
 I: London Road, Bullbrook
 J: Warfield Road / Gough's Lane, Bracknell

the section of J: Warfield Road/Priory Rd & Gough's Lane Bracknell in the Bracknell NP designated area (the Bullbrook ward boundary and hence the Bracknell Town NP boundary bisects both Gough's Land & Priory Lane. The sections of Gough's Land & Priory Lane within Bulbrook & the NP are just one side of each road.) and Character of Bracknell Town Neighbourhoods (1-8):

- 1 Bullbrook (BB)
- 2 Crown Wood (CW)
- 3 Great Hollands including Jennett's Park (GH)
- 4 Hanworth and Birch Hill (HN)
- 5 Harmans Water including The Parks (HW)
- 6 Old Bracknell (Easthampstead) (OB)
- 7 Priestwood and Garth (PW)
- 8 Wildridings and Town Centre (WR)

referred to in Policy HO8.

As Supplementary Planning documents can be updated or superseded within the lifetime of the plan, it should be noted here that, in such circumstances, a successor document should be used.

8 To go further and to require that the design of proposed further new development will contribute positively to the features of the respective existing character areas as described in Bracknell Forest Council (2010) Bracknell Forest

Character Area Assessment Supplementary Planning Document, chapter 5 Bracknell study area and as described in the Bracknell Town Neighbourhood Plan Character of Bracknell Town Neighbourhoods section.

Policies Justification

9 Residents in new developments were very satisfied with the external appearance of their homes and agreed that the amount of living space was enough. Quiet and freedom from traffic are valued, as are open and green spaces ie layout according to page 35 of the New Developments Residents' Survey 2014 by QA Research on behalf of BFC.

The Character of Bracknell Town Neighbourhoods : Character Area Assessment section of this Plan details:

Character of Bracknell Town Neighbourhoods, mean the same areas as tabulated in the 2 page table entitled BFBC, BTC, OS, SPD & NP Areas Table, the Bracknell Forest Council Wards, except for Crown Wood & Forest Park : see cross references to Parish wards.

NPPF para 58

Core Strategy DPD February 2008 CS1: Sustainable Development Principles. Protects and enhances: viii the character and quality of local landscapes and the wider countryside and CS7 Design

Bracknell Forest Borough Local Plan January 2002 Saved Policy EN20 Design considerations in new development (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.

Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document, Chapter 5 Bracknell study area. Easthampstead Conservation Area.

10 Definitions: included here where relevant especially for the residents reading this community plan :

Bulk: the composition & shape of a building's massing.

Character : term relating to the appearance of any place in terms of its landscape or the layout of streets and open spaces, giving it a distinct identity

Design: the plan of a building.

Footprint : the area on a project site that is used by the building structure and is defined by the perimeter of the building plan. Parking lots, landscapes and other non building facilities are not included in the building footprint.

Landscape Character Assessment: a process of identifying and describing variations in the character of the landscape. It seeks to identify & explain why an area is distinctive.

Scale: the relative dimensions of a building.

Separation: the space between buildings

Townscape : the planning and building of structures in a town or city.

To define “grain of development, see This hierarchy of definitions:

Layout = urban structure, urban grain, urban density and mix.

Scale : density & mix, height & massing, building type, façade & interface.

Appearance : building type, façade & interface.

Public Realm : façade & interface, details & materials, streetscape & landscape

<https://www.designcouncil.org.uk/sites/default/files/asset/document/councillors-guide-to-urban-design.pdf> refers and see

Urban grain : The nature and extent of the subdivision of the area into smaller development parcels showing: • The pattern and scale of streets, blocks and plots • The rhythm of building frontages along the street as a reflection of the plot subdivision

11 Policy HO7 is in agreement with the recommendations in the Bracknell Forest Character Area Assessments Supplementary Planning Document 2010.

The Character of Bracknell Town Neighbourhoods of the Bracknell Town NP has 8 sections whose content is designed to supply supplementary detail about the streets in the Bracknell Forest Character Area Assessments Supplementary Planning Document 2010 Bracknell Areas A-J and also about other streets in each section. The subheadings in each of the 8 sections refer to streets. The 2 page table refers to this.

Policy HO 7

Buildings: Local Character

Development proposals within the Bracknell Town neighbourhoods are expected to demonstrate that they are in keeping with the footprint, separation, scale and bulk of the buildings to the grain of development, footprint, separation, scale and bulk of buildings in the particular neighbourhoods, including neighbouring properties in particular, unless it can be demonstrated that the proposed development would not harm local character.

Policy HO 8

Buildings: Good Quality Design

The design of new development will have regard to local character.

New development proposals will be expected to demonstrate that they

- achieve high quality design that respects the established appearance, scale and character of the design of the particular neighbourhood in which they are being proposed,
- demonstrate distinctive design in prominent buildings,
- take account of what is in place locally, particularly with regard to the existing layouts,
- Respect the form of properties in the immediate surrounding area
- relate to established plot widths within streets particularly where they establish a rhythm to architecture in a street,
- use high quality boundary treatments that are in keeping with the local area
- use locally appropriate building materials.

This is the end of the Housing and Character section

The Character of Bracknell Town Neighbourhoods : Character Area Assessment now follows.

04/05/2021

4766



Illustration I CW9: Ralps Ride, at crossing with Farningham
Urban woodland and green corridor

6. Character of Bracknell Town Neighbourhoods

Character Area Assessment :

Introduction:

The Design Supplementary Planning Document for Bracknell Forest Council June 2016, 1.1 Achieving Good Design through the Planning System, 2.25 states: *To demonstrate understanding of the existing character, designers should carry out an appraisal of the townscape and landscape character of the site and its local context.* The descriptions in this section are written to make sense to the residents who will recognize the areas individually but also to explain them to a reader who doesn't know them so well. They capture what is important in each "neighbourhood." These were originally artificial divisions of the planned New Town all of which had their own characteristics. (The Bracknell Town Neighbourhood Plan, (BTNP), definitely doesn't claim to be a thesis on New Town architecture and layouts.) The planners sliced the circle of the town into pieces as you would cut up a pie. A description of what has grown up in the last 50 years by the evolution of the relationship of the original buildings and the spaces round them, as well as by modifications and additions to them, is shown here in the **Character Area Assessment** which follows in this section and which should be used to meet the requirements of Policy H08.

The Character Area Assessment seeks to describe, among other characteristics, Bracknell Town's inheritance of distinctively homogenous, individual neighbourhood areas.

Bracknell is a town, not a village, and the parish ie the Bracknell Town Council area is the one designated as the BTNP area. This is 1,677 hectares = 15.27 % of the Bracknell Forest Council area. The BTNP uses the neighbourhoods presented, in alphabetical order, to navigate round the town and introduce it to the reader.

Whereas the majority of other Neighbourhood Plans cover much smaller areas, (Bracknell Town Council is one of the largest parishes in the UK), and some feature the characteristics of maybe just 1 character area, the challenge here is to try to define the differences within each part of the town. Writing this section is stretching the terms under which Neighbourhood Plans are being written because it is trying to apply the same formula to a fully- fledged town as to a chick without feathers ie a much smaller place. None of the other New Towns of the same generation are also parishes nor have they written neighbourhood plans for the whole of their area. In this one, Bracknell Town is on its own and this section is a one off as it presents a Character Area Assessment..

Buildings in Bracknell

The town was built in distinct neighbourhoods, and these strongly influence character today, as does the generous amount of planned green space. The size of the new town was initially restricted due to concerns that too much agricultural land would be taken.

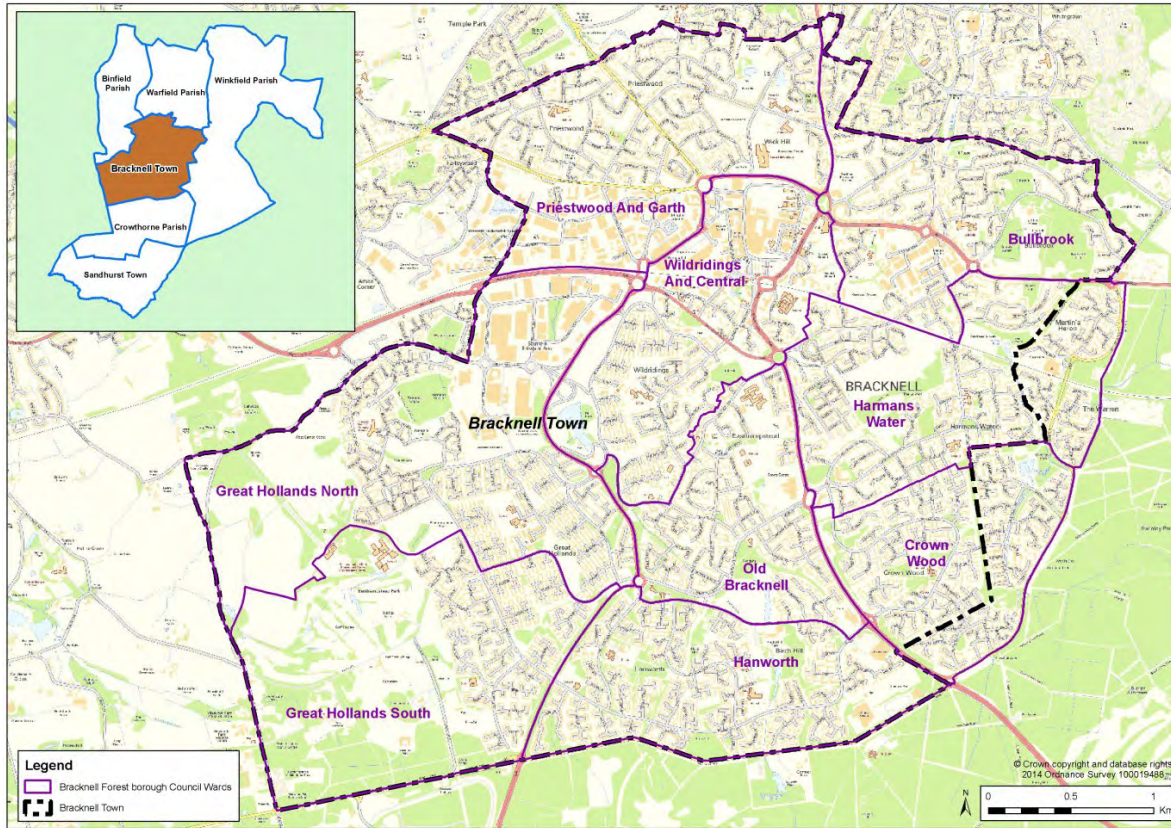
There are 33 listed buildings in Bracknell town. 18th and 19th century buildings were predominantly of locally-produced brick, but older buildings, of which a number exist around the town, are of timber-framed construction.

Bracknell's only tower block, Point Royal, was built by Arup Associates in 1962.

Pevsner, N., Tyack, G., Bradley, S. (2010) The Buildings of England, Berkshire. Yale University Press [Pevsner, 2010] notes that the building style of the new town in Bracknell was more traditional than the other mid-20th century new towns, such as Basildon, Stevenage or Harlow; the first chairman of the Bracknell Development Corporation, Sir Lancelot Keay, was an advocate of brick construction and tiled pitched roofs. There are influences from other towns of the period: some Bracknell housing was designed by Louis de Soissons and Partners, architects of many buildings in Welwyn Garden City. In some public areas and the industrial areas, the built form and the materials used have been more adventurous, with mixed results.

“Early districts – Priestwood and Bullbrook to the N, Harmans Water and Easthampstead to the S – have houses facing the road in the ordinary way, with extra parking provided in small courts. Densities [are] low, about twelve dwellings per acre [30 per hectare], with a few three-storey flats. New districts added after 1963 adopted the Radburn system of separate pedestrian and vehicle access. Wildridings and Great Hollands show this at its most rigorous: distributor roads around the perimeter, cul-de-sac housing interconnected by footpaths within. One constant was the provision of a local centre with shops, variously combined with the community centre, school, church, library, pub etc. Some districts have sub-centres, with two or three such attractions. Other differences derive from the dowry of well-wooded rolling acres: deciduous in some parts, almost Nordically coniferous in others, relatively bare and featureless only towards the SW. Landscaping has been handled exceptionally well.As manufacturing has declined, the three industrial areas have been rebuilt with office pavilions and distribution warehouses.....” Pevsner, 2010

Illustration 2 Bracknell Forest Council Wards



3 Bracknell Forest Council (BFC) Bracknell Town Council.(BTC), Ordnance Survey (OS), SPD & Neighbourhood Plan (NP) Areas Table

Bracknell Forest Council Ward	Cllrs	Bracknell Town Council Ward	Cllrs	Winkfield Parish Council Ward	Cllrs	Ordnance Survey Map & Bracknell Neighbourhood Plan Designated Area Map	SPD :Bracknell Forest Council Character Area Assessment 2010 chapter 5 Areas A-I http://www.bracknell-forest.gov.uk/chapter-5-bracknell-study-area.pdf	Bracknell Town NP: Character of Bracknell Town Neighbourhoods Section
Bullbrook	2	Bullbrook	3			Bullbrook	H Park Rd, Bracknell I London Rd, Bullbrook J: Warfield Road / Gough's Lane, Bracknell (see note)	Bullbrook BB
Crown Wood	3	Crown Wood	2			Crown Wood		Crown Wood CW
				Forest Park	5	Forest Park		
Great Hollands North	2	Great Hollands North	2			Great Hollands	IIII	Great Hollands including Jennett's Park GH
Great Hollands South,	2	Great Hollands South	3					“
Hanworth,	3	Hanworth	2			Hanworth		Hanworth & Birch Hill HN
		Birch Hill	2			Birch Hill		

Bracknell Forest Council Ward	Cllrs	Bracknell Town Council Ward	Cllrs	Winkfield Parish Council Ward	Cllrs	Ordnance Survey Map & Bracknell Neighbourhood Plan Designated Area Map	Bracknell Forest Council Character Area Assessment 2010 chapter 5 Areas A-I http://www.bracknell-forest.gov.uk/chapter-5-bracknell-study-area.pdf	Bracknell Town NP: Character of Bracknell Town Neighbourhoods Section
Harmans Water	3	Harmans Water	3			Harmans Water	B Broad Lane, Bracknell D Martin's Lane, Bracknell	Harmans Water including The Parks HW
				Martin's Heron & The Warren	2	Martin's Heron		
Old Bracknell,	2	Old Bracknell	3					Old Bracknell (Easthampstead) OB
				See history		<i>Easthampstead</i>	E Rectory Lane, Easthampstead	
Priestwood & Garth,	3	Priestwood	2			Priestwood	G Wokingham Rd, Bracknell	Priestwood & Garth PW
		Garth	2					
Wildridings & Central,	2	Wildridings	2			Wildridings	F Crowthorne Rd, Bracknell	Wildridings & Town Centre WR
		Town Centre	1				A Church Rd, Larges Lane, Bracknell C Ridgeway, Bracknell	

Note that the full name of **Illustration 3 (above)** is Bracknell Forest Council (BFC) Bracknell Town Council (BTC), Ordnance Survey (OS) Supplementary Planning Document (SPD) & Bracknell Town Neighbourhood Plan(NP) Areas Table

History: Domesday Book (1086): **Easthampstead**, Warfield & Winkfield were 3 of 8 places listed in the Ripplesmere Hundred.
There were 9 places listed in the Binfield Hundred

Binfield, Easthampstead, Warfield and Winkfield Civic Parish Councils created 1894

Easthampstead Rural District Council created 1894 included parishes of Binfield, Crowthorne, Easthampstead, Sandhurst, Winkfield & Warfield

Bracknell New Town Designated 1949

Bracknell Town Council created 1955

Bracknell District Council created 1974 (ERDC abolished 1972 Local Government Act)

Berkshire County Council abolished 1998 by the Berkshire (Structural Change) order 1996 1st April 1998

All properties held by Berkshire County Council statutorily transferred to the Berkshire district in question eg Easthampstead Park.

Bracknell Forest Borough Council: 1 of 6 Berkshire Unitary Authorities created 1998 when BDC abolished :

includes parishes of Binfield, Bracknell Town, Crowthorne, Sandhurst, Winkfield & Warfield

Bracknell Forest Council is the name used in 2018.

Note: the section of 0J Warfield Road/Priory Rd & Gough's Lane Bracknell in the Bracknell NP designated area” (the Bullbrook ward boundary and hence the Bracknell Town NP boundary bisects both Gough's Land & Priory Lane. The sections of Gough's Land & Priory Lane within Bulbrook & the NP are just one side of each road.)

This table predates the Local Government Boundary Commission for England Electoral Review of Bracknell Forest & its Final Recommendation for ward boundaries in the borough of Bracknell Forest Dec 2020 see [http://s3-eu-west-](http://s3-eu-west-2.amazonaws.com/lgbce/Reviews/South%20East/Berkshire/Bracknell%20Forest/Final/BracknellForest_F_V1.pdf)

[2.amazonaws.com/lgbce/Reviews/South%20East/Berkshire/Bracknell%20Forest/Final/BracknellForest_F_V1.pdf](http://s3-eu-west-2.amazonaws.com/lgbce/Reviews/South%20East/Berkshire/Bracknell%20Forest/Final/BracknellForest_F_V1.pdf)

In the introduction to the Bracknell Forest Character Area Assessments Supplementary Planning Document, there is a reference to Bracknell and its **New Town Heritage**.

The Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document: looks at:

- landscape setting
- townscape and built form
- vegetation and hard landscaping
- boundary treatments and general streetscenes
- and give recommendations to inform future change and maintain and enhance character within the 9 specific areas.

Chapter 5 Bracknell study area says:

*“The **overall character of Bracknell is diverse**, including pockets of Victorian development, housing estates of varying age including those developed as part of the new town and office developments. The areas highlighted in this report are predominantly areas that include remnants of older settlements. However buildings within these areas have been redeveloped over time leading to a loss of coherence. For this reason the character of each study area is predominantly formed by landscape, boundary treatments and streetscape. Mostly these areas are in contrast to the surrounding new town character.”*

The 8 sections of the Character of Bracknell Town Neighbourhoods try to illustrate its diversity.

The Bracknell Town neighbourhood plan notes the following...interesting in the context of the 4000 dwellings allocated to Bracknell

Area A recommends development in the form of **blocks of flats** due to the location

Area C recommends retaining the **gateway** effect on Hazel Hill

Area F recommends future development should be in the form of **small blocks of flats**

Area G recommends retention as a **gateway** development

Area H talks of the landscape transition (from low residential to larger buildings and higher storey heights)

and talks of restoring the treed **gateway** at the southern end of Park Rd

Area I London Rd recommends the redevelopment of single plots in the form of **blocks of flats**

Area J recommends **avoiding the piecemeal erosion of the townscape setting** as it may lead to a loss of character.

Comment following from the recommendations:

These piecemeal recommendations to build flats in areas surrounded by a mainly suburban landscape (to go to a vertical building from a horizontal one) without referring to any overall strategic plan to do so could mean breaking up the mostly homogenous landscape inherited from the New Town design & that of the succeeding neighbourhoods. Referring in the 2016 West Berkshire Spatial Planning Framework to “opportunities” for building higher in the town centre itself – now already including more, actual, higher buildings than the previous

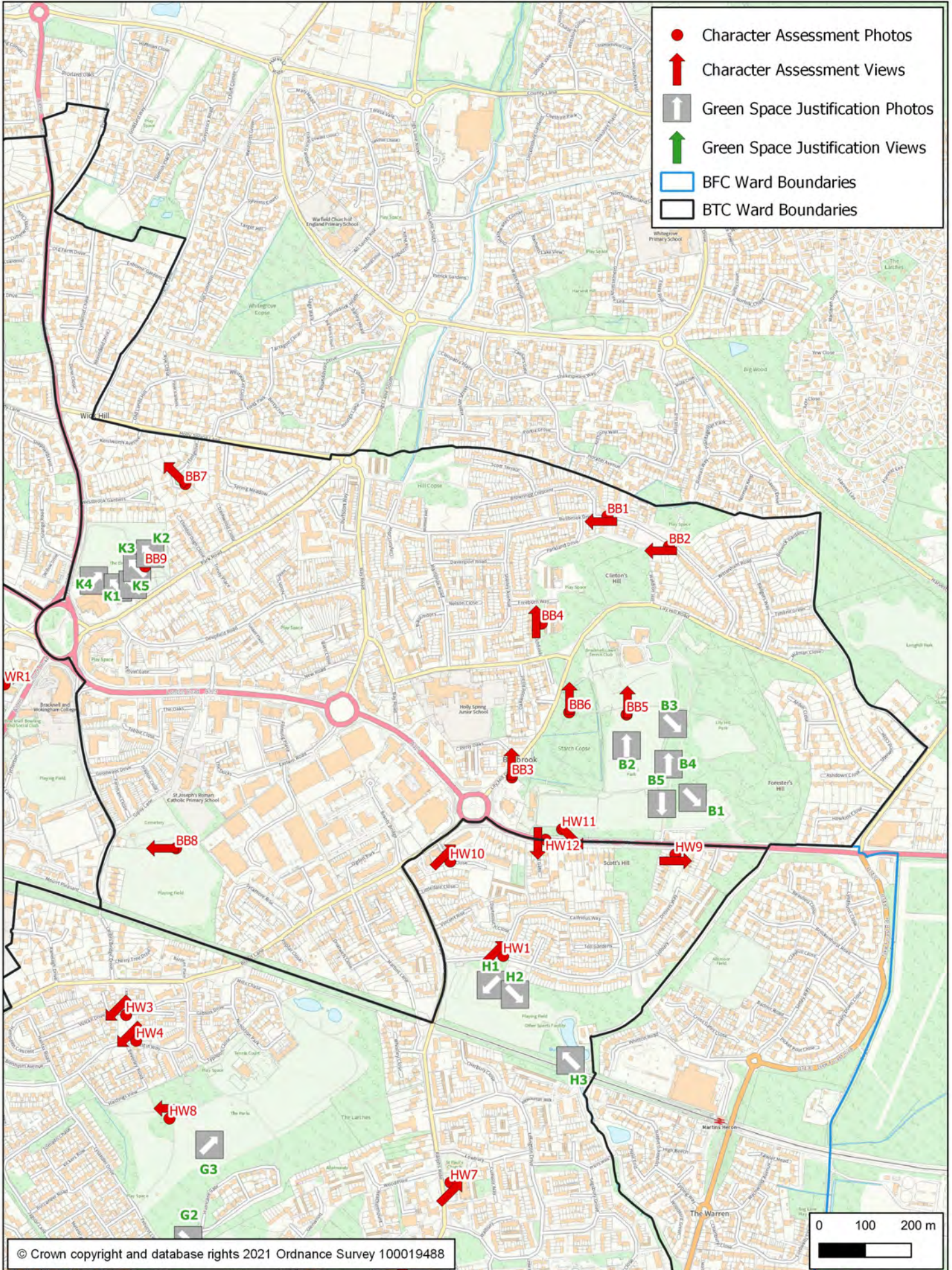
one, with very few landmark buildings in the (ex) 2 storey 1960s town centre is unconvincingly vague. Is it Bracknell Forest Borough Council's plan to build higher in the town centre, in the middle of the "urban area" (relative to the surrounding parishes), of Bracknell Town and also in areas around it (A-J here)? If so what comprehensive planning brief document states this now ? Meanwhile, residents continue to watch individual (higher, replacement & infill) buildings going up as the result of individual planning applications.

Street names: many of the Bracknell New Town street names are one word eg Glenwood, Octavia or Pickering.

Street names are listed in Appendix 10 which details the groups of names used in Bracknell Town.

Many of the **street layouts are alphabetic** for easy orientation.

BB Bullbrook: Character of Bracknell Town Neighbourhoods : Character Area Assessment Bracknell Town Neighbourhood Plan 2016-2036



Bullbrook (BB)

Listed Buildings: Thatched Cottage, Bay Road c17. (26, Neighbourhood Plan Appendix3.7 - map and Appendix 5).

Lily Hill House 1849-52

Character Areas: includes Area A Church Road/Larges Lane, Bracknell; Area D Martins Lane, Bracknell; Area H Park Road, Bracknell; Area J Warfield Road/Goughs Lane, Bracknell, Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document, Chapter 5 Bracknell study area. Available at: <http://www.bracknell-forest.gov.uk/chapter-5-bracknell-study-area.pdf>

Main green spaces: The Elms, Bullbrook Drive play area, Waldron Hill (BB2), Lily Hill Park, Larges Lane Cemetery

Areas:

Bullbrook Drive (BB1, BB2)

Characteristics: Predominantly 1950s housing, traditional style to 3 storeys, smaller plots. Brick, weatherboarding, separate garage blocks. Millers Thumb flats (BB4) 2000s. Bay House flats, 6 storeys, 1961

Deepfield Road

Characteristics: 1950s housing predominates, but also some 1930s housing, mix of styles to 3 storeys, Kelvin Gate flats 2007, to 8 storeys

London Road

Characteristics: Office blocks and flats to 5+storeys. Dual carriageway section bordered by office blocks and Kelvin Gate, flats to 8 storeys. The taller buildings are in the W part of this section.

Boundary treatments: offices close to road with paved and landscaped fronts.

Single carriageway section bordered to N by Lily Hill Park. Trees and hedgerows allow glimpses into the park. Historic wooded link from Drovers Way and the former Martin's Heron residence to the south. Also to the S, detached houses in long narrow plots, and Rufford Gate, higher density 3 storey houses built onto the street.

Martins Lane

Characteristics: mix of Victorian, 1930s, 1950s and 1960s housing, mix of styles and materials.

Quadrant Court, 1980s Tree-lined street scene to the old railway bridge.

Holly Spring Lane

Characteristics: Traditional style houses, mainly 1950s to 1980s, in larger plots. Wick Hill House, 1835 "five bays the aedicules etc., crowding together, a sign of the turn from Regency to early Victorian". Pevsner, N., Tyack, G., Bradley, S. (2010) *The Buildings of England, Berkshire*. Yale University Press p189

Lynwood Chase

Characteristics: Traditional style 1970s brick-built houses, in larger plots

Flint Grove (BB7), Westbrook Gardens, Ellenborough Close, Dashwood Close

Characteristics: Traditional style houses 1957-8, in larger plots, Louis de Soissons neo-Georgian architecture. Brick, low roofs, doorcases.

Park Road

Characteristics: Traditional detached houses, mainly brick-built. Mix of ages, sizes and styles from Victorian, in larger plots. Some set back considerably from the road. Mixed residential development

dominates the area despite its proximity to the town centre. Views over the Elms Recreation Ground (BB9) to the north, accessible by vehicular & pedestrian access from Park Road.

Goughs Lane, Priory Lane: the section in the Bracknell Town NP Designated Area

Characteristics: Historic lanes of rural character, with some Victorian development. Mainly detached houses, with newer development in smaller plots. Mix of ages, building materials and styles.

Character links with rural hinterland less than 100m to the north.

Lily Hill Road

Characteristics: Traditional houses, mix of ages and styles, bungalow (BB3) to 3 storey, in larger plots, many opposite Lily Hill Park (BB5, BB6). Lily Hill House 1849-52, London stock brick, gables and bays, set in parkland including rhododendrons and conifers. Lodge, 1843, on London Road

Eastern Road

Characteristics: Office and other commercial buildings, from 1950s. Some land here is allocated for housing in the SALP 2013.

Larges Lane

Characteristics: Mix of houses, various ages and styles, some in larger plots, but 1970s higher density including town houses, to E. Sports facilities dominate W side – Bracknell Football Club, Bracknell Cricket Club, Bracknell Bowls Club. Development at S end more domestic in scale. Hedges feature in street scene. *“The character area sits on the cusp of the transition from the large scale built form of the town centre to the W and the residential areas to the SE Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document, Chapter 5 Bracknell study area. Available at: <http://www.bracknell-forest.gov.uk/chapter-5-bracknell-study-area.pdf>, page 72.*

Visual links with developments round the Met Office roundabout, and views of Holy Trinity Church. Bracknell and Wokingham College, 2010. There are also visual links to Larges Lane cemetery. The Victorian cemetery with chapel, 1880s, contributes to the street scene (BB8). At the S end, leads to large-scale flats at Mount Pleasant, 1977. Linked design with brick, weatherboarding, low-pitched roofs. Marchmont Place, 2000s, more traditional design featuring brick and pitched roofs. Canterville Place, 2000s, angular design with stucco and glass features.



BB1 Bullbrook Drive



BB2: Bullbrook Drive



BB3: Perry Oaks



BB4: Millers Thumb flats, Freeborn Way



BB5 Lily Hill Park, Lily Hill Road



BB6: Lily Hill Park, Lily Hill Road



BB7: Flint Grove

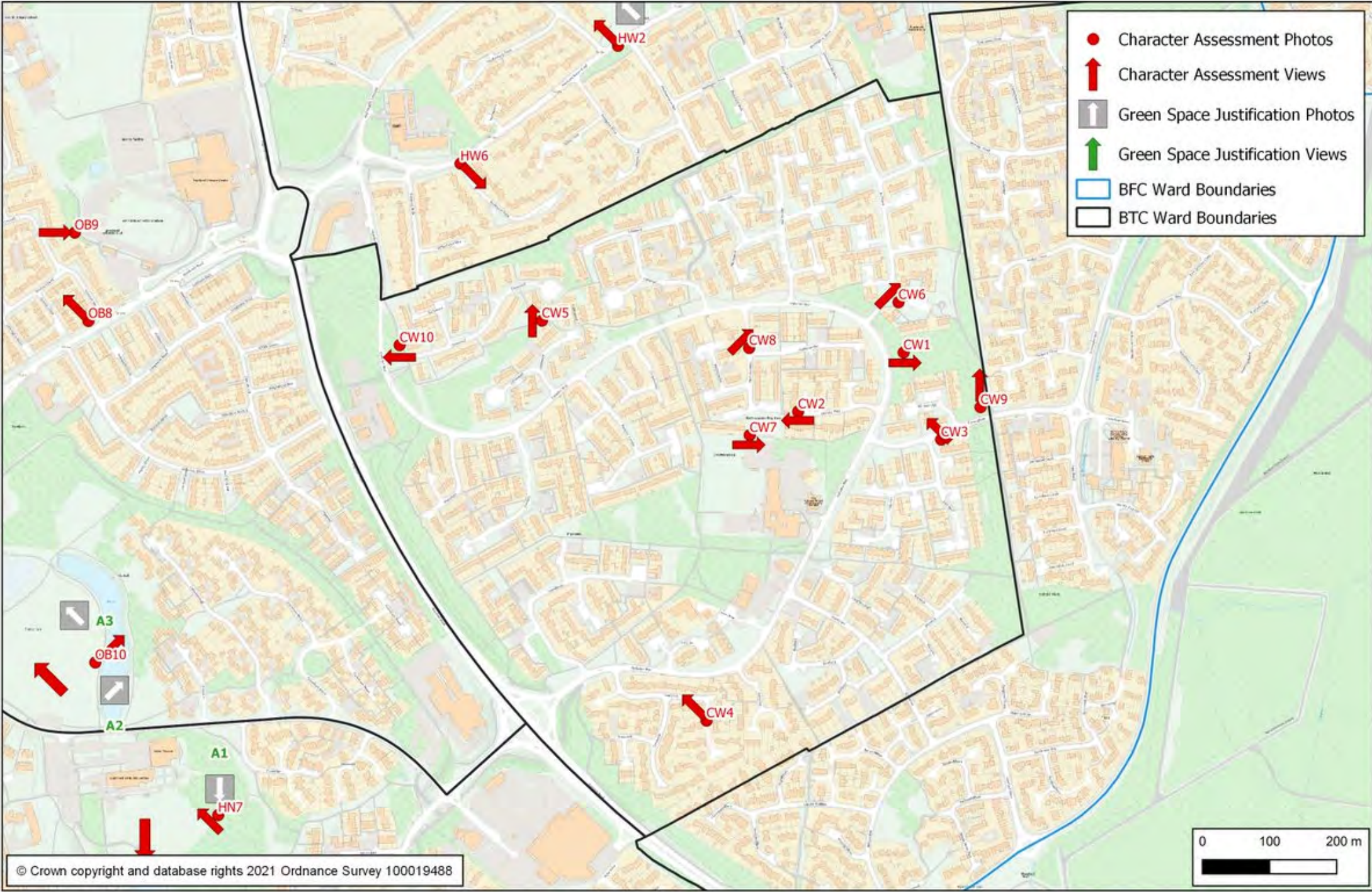


BB8: Larges Lane Cemetery Chapel



BB9. The Elms Recreation Ground, Park Road: Swing, Skate and Star, by Lydia Karpinska, 2009

CW Crown Wood: Character of Bracknell Town Neighbourhoods : Character Area Assessment
Bracknell Town Neighbourhood Plan 2016-2036



Crown Wood (CW)

Part of Crown Wood Bracknell Forest Council Ward (The Forest Park ward of Winkfield Parish Council), is not in the Bracknell NP designated area, so is not covered here.

Listed Buildings: None

Green Space: Nuthurst Play area (CW1); Play area behind shops, Ralphs Ride (CW9). Ralphs Ride was originally a ride in Windsor Forest.

Crown Wood built 1970s-1980s: the last area to be developed by Bracknell Development Corporation.

Crown Wood (CW3-CW8) (streets off Opladen Way except those listed below)

Characteristics: Mix of houses, bungalows and flats in brickwork and weatherboarding. Some traditional design with low-pitched roofs, other designs more angular, with split-pitch or asymmetrically pitched roofs. Mainly terraced or linked, some in small courtyards. Mainly separate parking in bays: few garages. Houses and streets surrounded by generous landscaping dominated by pine trees (CW1). Boundary treatments: mix of hedges, walls, fencing and open. Almost all streets are off the Opladen Way spine road. Some paths pass under it. Shops, surgery, community centre, school and pub at centre, green area to rear of shops, and W of school playing field. School also at centre: extended 2014: weatherboarded design.

Keepers Coombe, Leicester and Queen's Pine (CW2)

Characteristics: Smaller houses and some bungalows in offset terraces with some brick detailing. Low-pitch roofs. Own off-street parking at front. Open boundary treatment at front.

Redditch and roads off (CW4)

Characteristics: Mock Tudor 3- and 4-bedroom houses, variety of brick, traditional designs with pitched roofs. Some garages within plots. Also smaller red-brick 2-bedroom houses. Mixed boundary treatment, some open, some hedges.

Bagshot Road

Characteristics: Garage and workshop off road, and Cadence offices, 1990, (CW10) off Sports Centre roundabout.



CW1: Nuthurst play area, Nuthurst



CW2: Queen's Pine



CW3: Kimmeridge



CW4: Redditch



CW5: Garswood



CW6: Nuthurst



CW7: Nettlecombe play area, Nettlecombe



CW8. Nettlecombe

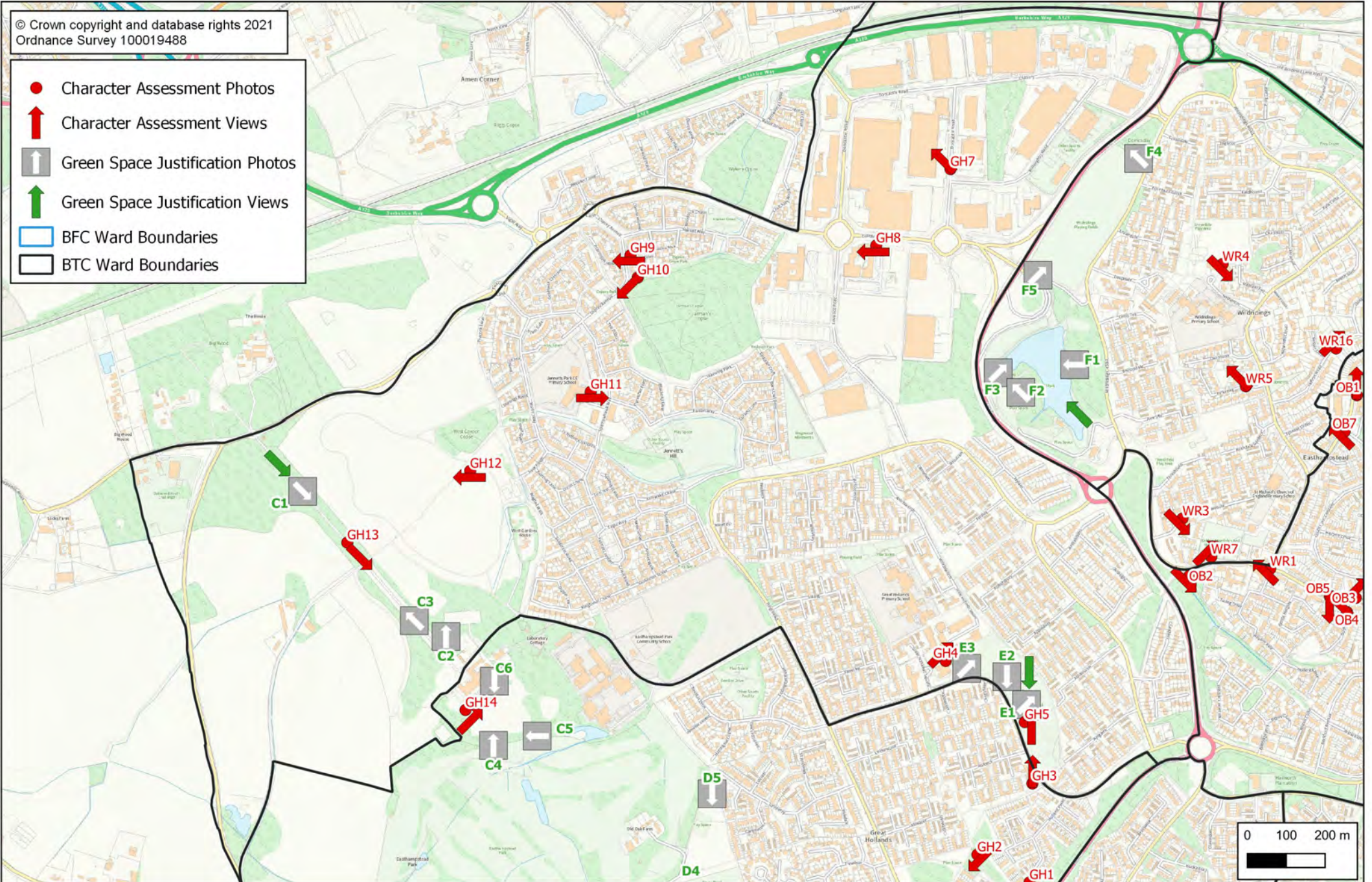


*CW9: Ralphs Ride, at crossing with Farningham
Urban woodland and green corridor*

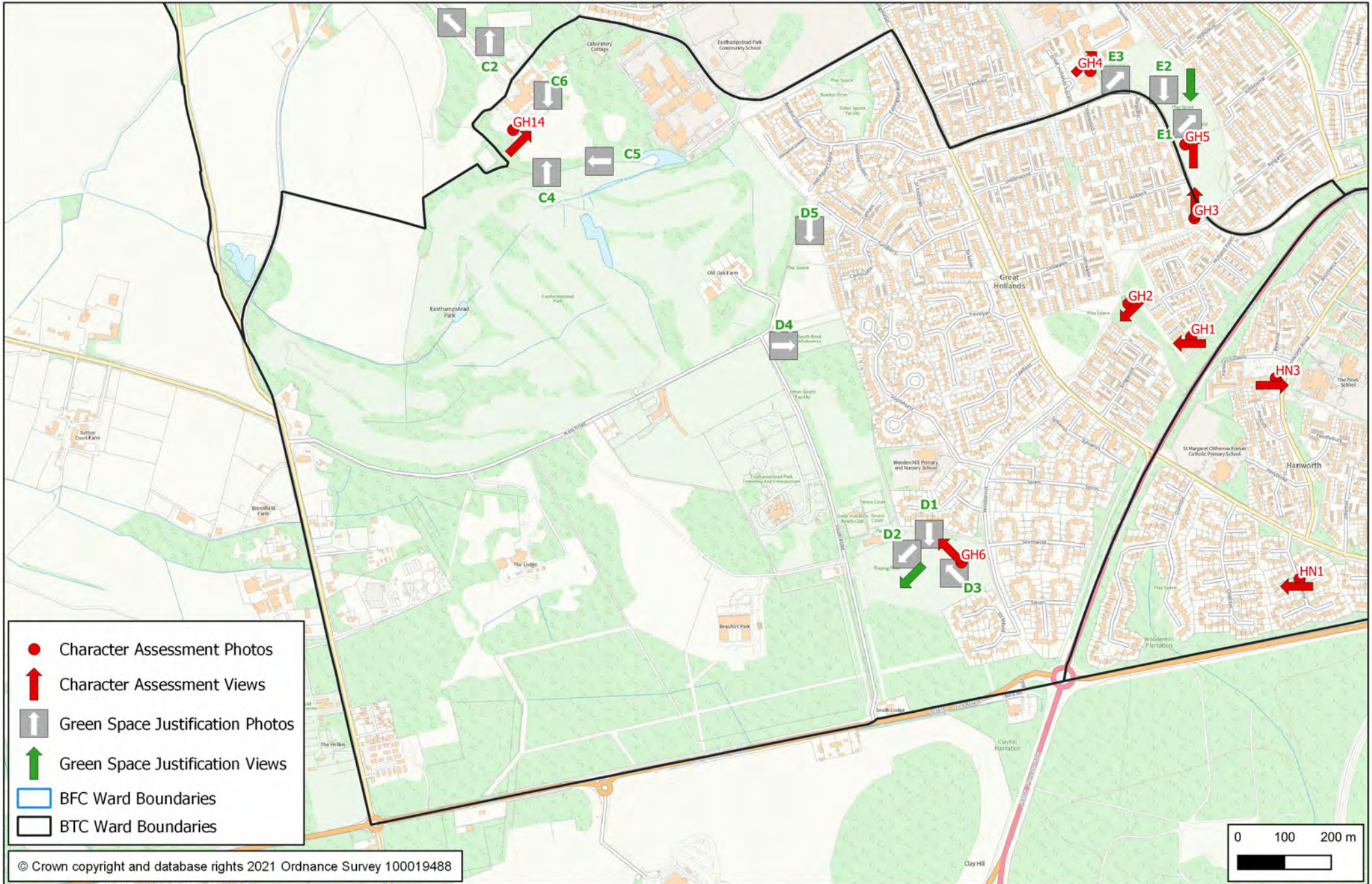


CW10: L'Avenir, Opladen Way

GH Great Hollands Including Jennett's Park (1 of 2): Character of Bracknell Town Neighbourhoods : Character Area Assessment Bracknell Town Neighbourhood Plan 2016-2036



GH Great Hollands Including Jennett's Park (2 of 2): Character of Bracknell Town Neighbourhoods : Character Area Assessment Bracknell Town Neighbourhood Plan 2016-2036



Great Hollands including Jennett's Park (GH)

Listed Buildings: Easthampstead Park: UID: 1390331 - EASTHAMPSTEAD PARK COLLEGE AND ATTACHED TERRACE WITH RETAINING WALL AND STEPS, Grade: II and UID: 1390332 - SECTION OF WALL WITH WROUGHT-IRON GATES ADJOINING EASTHAMPSTEAD PARK COLLEGE ON SW CORNER, Grade: II(6 and 24, Neighbourhood Plan Appendix 3.7 - map and Appendix 5).

Green Space: Great Hollands Park, Jurassic Park, Carnoustie Play Area, South Road Allotments, Winscombe Play area, Jennett's Park Country Park, Tarmans Copse, Easthampstead Park. Generous green space throughout Great Hollands and Jennett's Park estates.

Great Hollands South

Great Hollands built 1960s – 1970s. Areas:

Central Great Hollands (GH1-GH6) (streets of Ringmead and Great Hollands Road except those listed below)

Characteristics: Houses and bridge flats built in a design of squares and courtyards. Brick, weatherboarding and low-pitched roofs. Separate circulation, on the Radburn principle. Garages and parking in courts. In Staplehurst, houses are ringed round four roundabouts. Shopping centre, medical centre, library, and pub at centre.

Roman Wood, Wooden Hill and streets off

Characteristics: 3- and 4- bedroom houses offset terraces, lower density. Brick, low-pitched roofs, more extensive use of weatherboarding. Wide views of Great Hollands Recreation Ground west from Wooden Hill.

Home Farm (Turnberry and streets off)

Characteristics: Mix of 1980s detached houses and flats. Traditional designs with pitched roofs. Brick, weatherboarding.

Pinewood Road and Nine Mile Ride

Characteristics: Housing in a very varied range of designs, ages and sizes. Some park homes and caravans. Set back from the road. Extensive woodland and parkland area, including Great Hollands Park, Easthampstead Park Cemetery and Crematorium, 1972, Downshire Golf Complex, South Road Allotments

Easthampstead Park (GH13, GH14)

Characteristics: Neo-Jacobean house in parkland, 1860-4, approached by an avenue of half a mile. "The house is of red brick with stone dressings, three storeys high and planned as an H. Symmetrical main elevations, with shaped gables over centre and wings, and pierced balustrades. Flat roofs behind the gables, replacing pitched ones destroyed in a fire in the 1940s. On the S (garden) front, the wings are linked by an arcade of ten arches on stumpy, square, tapering pillars. In front, a balustraded terrace,At the centre of the N (entrance) front a broad porch articulated by Doric columns. Projecting from the E wing is the stable courtyard, with an octagonal ogee-topped pavilion – the most exuberant external feature – at the corner.

The shorter W façade, with three projecting bay windows, overlooks a lawn enclosed by a wall with an c18 iron gate.” Pevsner, 2010, p194. Easthampstead Park spans both Great Hollands South and North.

Great Hollands North

Southern Industrial Area (GH7, GH8)

Characteristics: Office and commercial accommodation 1960s to 2010s in a wide range of scales and styles. Extensive use of glass and cladding. Mainly to 3 storeys except Fujitsu, 1969, 13 storeys. Landmark with Point Royal when viewed from the north west at Amen Corner south. Wide roads, some landscaping, and grassed verges. Dominated by Waitrose distribution centre, 1960s to 2000s. Dry goods warehouse has 32 docks in a row. Also Daler Rowney, 1967, and Boehringer Ingelheim, 1960s.

Great Hollands North: Jennett's Park

Central Jennett's Park (GH9-GH11) (Sparrowhawk Way and streets off)

Characteristics: Wide mix of different houses and flats in varying styles. Brick, weatherboarding and pitched roofs: traditional designs. Community centre, 2011, attractive design, deep pitched roof, glass at one end and school, 2011, at centre. School more angular design with dominant roof. Taller buildings (3-storey) at key locations. Building started 2007.

Swift Fields and streets off

Characteristics: Low density larger detached houses. Brick, stucco, weatherboarding, pitched roofs. Bordering Peacock Meadow (Jennett's Park) (GH12). Peacock Farm Lodges are older development from early c20. Brick, stucco, pitched roofs.



GH1: Holland Pines



GH2: Ullswater Play Area, Ullswater



GH3: Holland Pines



GH4: Great Hollands Neighbourhood Shops, Great Hollands Road



GH5: Jurassic Park (East Lodge play area), Great Hollands Road



GH6: Great Hollands Recreation Ground Pavilion, South Road (being replaced in 2018)



GH7: Waitrose lorries, Regional Distribution Centre, Doncastle Road



GH8 : Boehringer Ingelheim UK HQ, Ellesfield Avenue



GH9: Osprey Avenue



GH10: Ptarmigan Heights



GH11: Sparrowhawk Way



GH12: Peacock Meadows (Jennett's Park)



GH13 Avenue of trees leading to Easthampstead Park, Peacock Lane

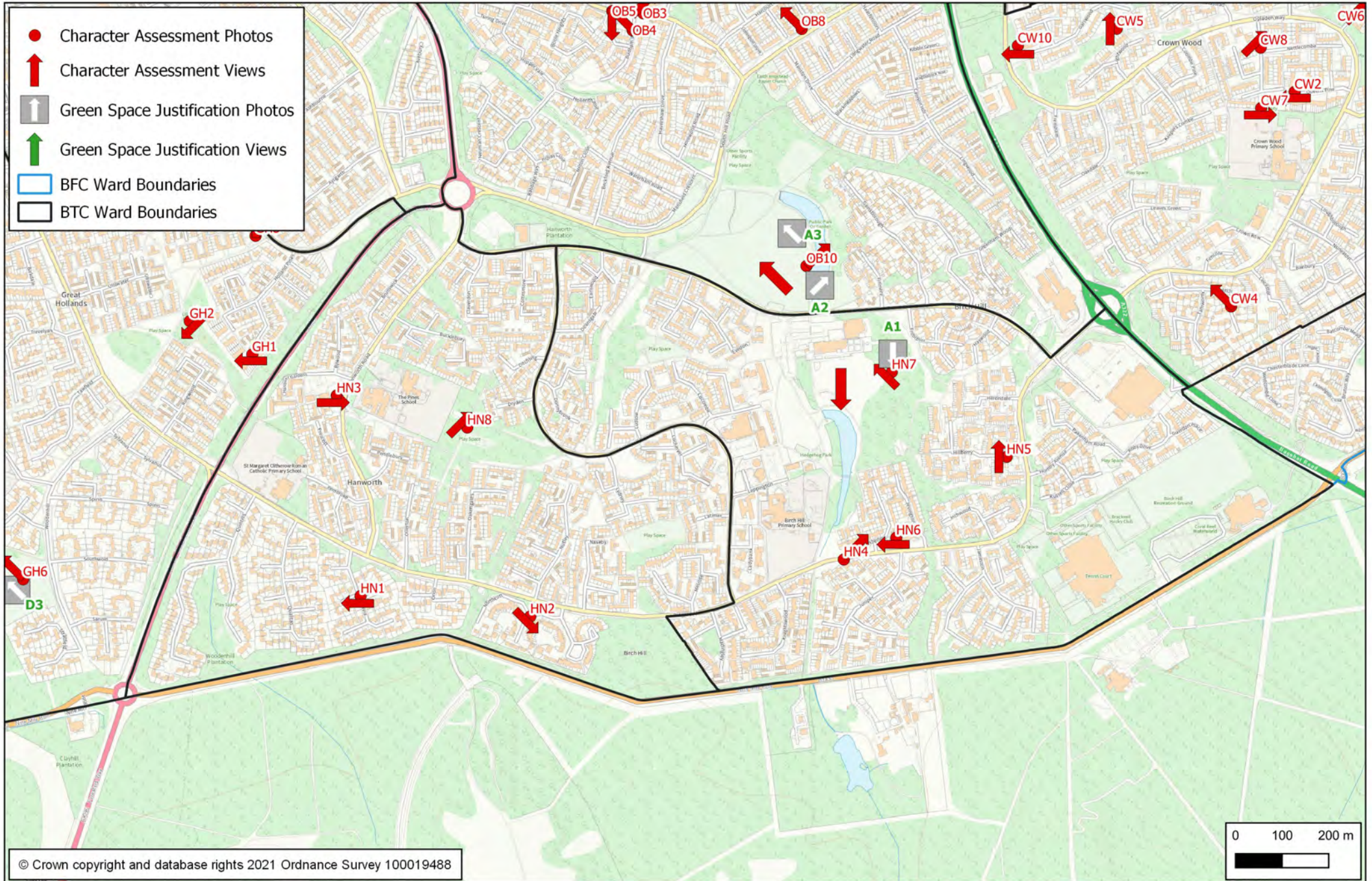


GH 14 : Easthampstead Park, Peacock Lane

HN Hanworth and Birch Hill: Character of Bracknell Town Neighbourhoods : Character Area Assessment Bracknell Town Neighbourhood Plan 2016-2036



- Character Assessment Photos
- ↑ Character Assessment Views
- ↑ Green Space Justification Photos
- ↑ Green Space Justification Views
- BFC Ward Boundaries
- BTC Ward Boundaries



Hanworth and Birch Hill (HN)

Listed Buildings: South Hill Park (also a registered historic park and garden) UID1581 and no. 1000591 on the National Heritage List for England ((25, Neighbourhood Plan Appendix 3.7 - map and Appendix 5).

Main green spaces: South Hill Park, Dryden Woods, Latimer/Lydney play area, Hockey Pitch at Birch Hill Recreation Ground.

Mainly built 1970s - Areas:

Hanworth (HN3)

Characteristics: Mix of houses and flats in clusters: angular designs with asymmetrically pitched roofs, brick and weatherboarding. “Segregated circulation here.. contours and carefully exploited woodland” Pevsner, 2010, p195.

Quintilis, Qualitas, Octavia and Orion (Roman Hill) (HN1)

Characteristics: 3 and 4 bedroom detached houses in offset terraces. Dark brick, shallow pitched roofs, garages.

Northcott (HN2)

Characteristics: 3 storey town houses, 1972-3. “Black weatherboarding on the upper parts, wedge-shaped cross-sections..... Lighting of the top by openings in the roof slope, rather than the upright that connects the two split pitches. The upper-level dwellings are reached by bridges spanning between the sections of each crescent.” Pevsner, 2010, p195. Distinctively arranged in an attractive setting of trees.

Birch Hill (HN5, HN6, HN8)

Characteristics: Mix of houses and flats in clusters: angular design designs with asymmetrically pitched roofs, brick and weatherboarding. Largely separated parking, but some integral garages. Dryden play area is next to semi-urban woodland. Most of Birch Hill was built in what was originally the parkland around South Hill Park, and includes former landscape specimen trees, notably cedars. Undulations increase further away from the South Hill Park mansion.

South Hill Park (HN7)

Characteristics: Dating from c18, Italianate refacing, 1891-3 in Lawrence’s red brick with Bath stone facings, by Temple Moore. Hipped roof and four-storey tower. S side incorporates a loggia of Doric columns. Terraced garden to the E of the house, and the Wilde Theatre, 1983-4, to the NE. Brick, with a stepped pyramidal roof.

Jevington/Kimberley (HN4)

Characteristics: Houses and maisonettes in brick, abutting parkland of South Hill Park. “Tightly planned closes of 1974-8..... continuous rows, constantly varied in level and treatment, all in [distinctive] brick with pantiled roofs. Garaging brought close, or integrated below. Pedestrian paths run across and between, using steps where the slopes are steepest.” Pevsner, 2010, p195. Some of the most interestingly designed streets in Bracknell with their courtyards and linked steps on the hillside; kitchens leading into gardens at first floor level. A prototype deserving of imitation.

Russell Close, Hornby Drive, Pakenham Road, Roby Drive

Characteristics: 3- and 4- bedroom detached houses, built 1990s. Pitched roofs, brick, traditional styles. Garaging and on-plot parking.

Sainsbury’s, Bagshot Road/Ringmead

Characteristics: Retail superstore, built early 1990s. Generous pitched roof, and brickwork walls, both detailed. Car park particularly well integrated in the landscape via its level and planting. Connects well with the superstore building to form a southern gateway to the Town.



HN1: Octavia



HN2: Northcott



HN3: Bucklebury



HN4: Kimberley



HN5 Hillberry



HN6 Kimberley

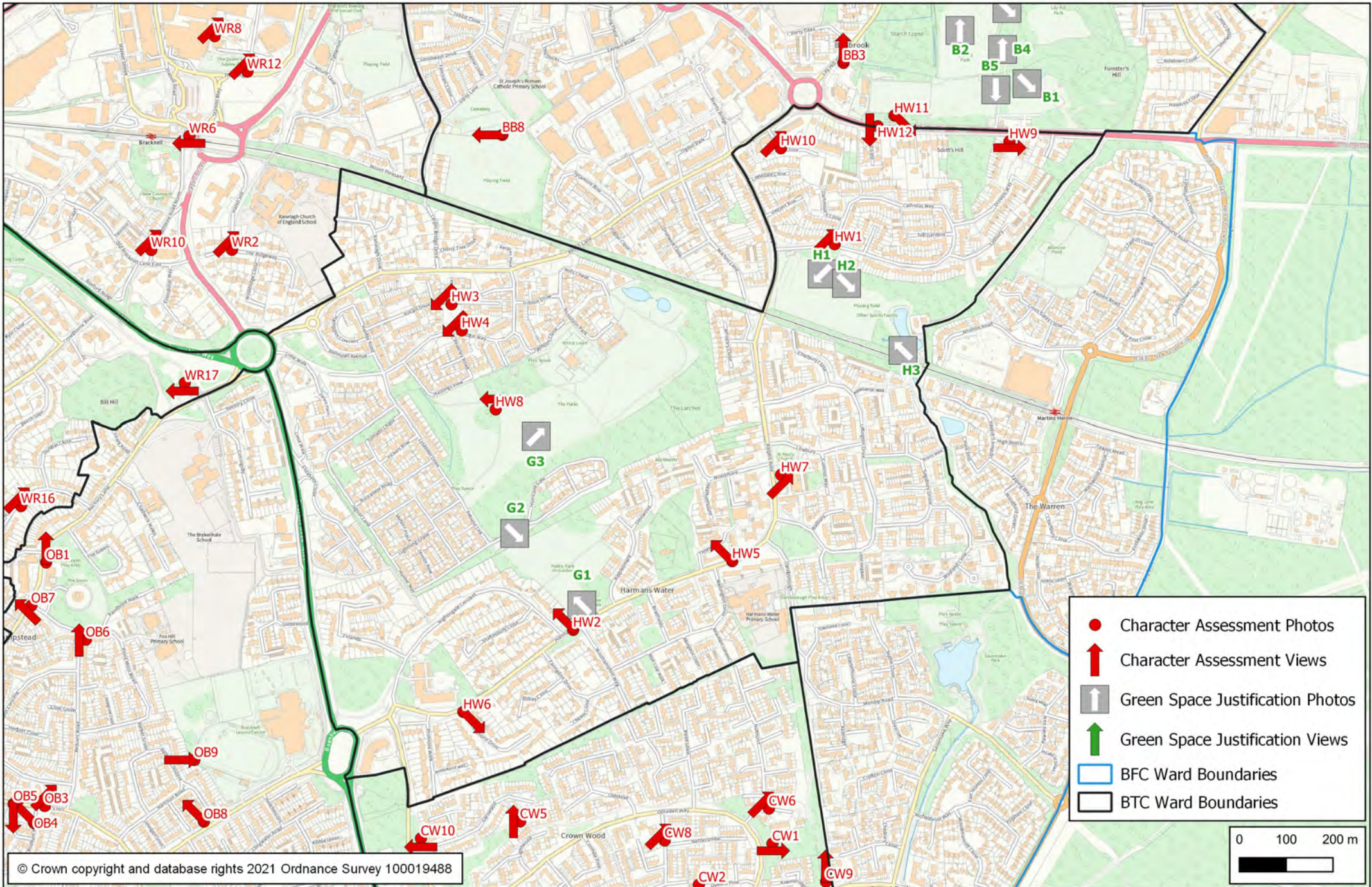


HN7: South Hill Park, Ringmead

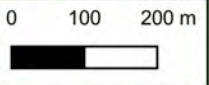


HN8: Dryden Play Area, Dryden

HW Harmans Water including The Parks: Character of Bracknell Town Neighbourhoods : Character Area Assessment
 Bracknell Town Neighbourhood Plan 2016-2036



- Character Assessment Photos
- Character Assessment Views
- Green Space Justification Photos
- Green Space Justification Views
- BFC Ward Boundaries
- BTC Ward Boundaries



© Crown copyright and database rights 2021 Ordnance Survey 100019488

Harmans Water including The Parks (HW)

Part of Harmans Water Bracknell Forest Council Ward (The Martin's Heron and The Warren Ward of Winkfield Parish Council), is not in the Bracknell NP designated area, so is not covered here.

Listed Buildings: Horse & Groom, PH; Mallorys, The Thatched Cottage, (27, 13 and 30 Neighbourhood Plan Appendix 3.7 - map and Appendix 5)

Character area: includes Area B, Broad Lane, Bracknell, Area I, London Road, Bullbrook. Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document, Chapter 5 Bracknell study area. Available at: <http://www.bracknell-forest.gov.uk/chapter-5-bracknell-study-area.pdf>

Green Space: The Parks Recreation Area; Harmans Water Recreation Area(HW2); Calfridus Way Playing Fields; Oareborough Play Area; Cumnor Way Play Area; The Mound, Ripplesmere

Areas:

Broad Lane, Ranelagh Drive, Larges Bridge Drive

Characteristics: Established road, narrow pavements, varied age and style of housing incl 2 listed buildings to 3 storeys, housing in more spacious plots, some flats. The Ranelagh School building, 1908, features in a vista from the school gates. Surrounding residential character in Ranelagh Drive is low-density with trees and vegetation significant on the street scene. The roadway is a shared surface in Ranelagh Drive and Larges Bridge Drive.

The Parks (HW3, HW4)

Characteristics: Estate built 2007-present, calmed roads, housing to 3 storeys: varied bricks and stucco, some weatherboarding. Many buildings close to the street with small front gardens; many gables parallel to street, some asymmetrically pitched roofs, smaller plots. Boundary treatments: mainly open, but some small hedges. Large green space to S, linking to Harmans Water playing fields. Sports pavilion and community centre, 2015 (HW7)

Harmans Water (Harmans Water Road, Ralphs Ride and streets off)

Characteristics: Nearly all housing built early 1960s as part of new town, isolated older housing, with more older housing on the W side of Ralphs Ride, and later 1970s blocks at Wayland Close and Elizabeth Close. W of Ralphs Ride to 3 storeys, E to 4 storeys, higher density to the east, lower density to W (HW6). Varied boundary treatments: hedges, walls, some open-plan. Small blocks of flats, generally six in 2 storeys, and bungalows (HW5) incorporated with housing, shopping centre and church, main green space Harmans Water Road recreation ground (HW2). Some separate garage blocks.

“The last neighbourhood built under the 1954 town plan, dominated by pine trees. The centre is of 1963-65, with harder outlines than the 1950s centres. A paved court, with on the E side maisonettes above shops, on the S side a community block, on the N side St Paul’s Church 1969-70 (HW8). Boxy, of brick. dalle-de-verre glazing . . . The Newtown Pippin pub to the S: Canted forms, alternating brick and weatherboarded sections. . . facing the centre from the W, a flat-roofed system-built example (Hambleton Court and Hurley Court) rare in Bracknell. [Generally] prevailing pitched roofs and brick walls..... Wayland Close, four-storey cluster blocks . . .spaciously arrayed amid the pines. . . 56-58 Harmans Water Road, Merlewood, Abbey

Close etc: buff brick, asymetrically pitched roofs . . . Iveagh Court, four-storey stepped-section structure.”
Pevsner, 2010 p190.

Calfridus Way (HW1), roads off, including Drovers Way (HW9)

Characteristics: Mainly terraced housing built 1950s to 2 storey, smaller plots, The Wayz youth clubs, building 1966. Also small 2 storey blocks of six flats. Generous green space to S bordering railway. Woodland along Allsmoor Lane links this to Lily Hill Park. Boundary treatments: Hedging mixed with low walls and open. Street parking plus garage blocks. More green space in Drovers Way.

London Road (HW11, HW12)

Pre-1949 housing, detached, various styles to 3 storey, set well back from the road. Long, narrow plots. Boundary treatments: walls and hedges. Rufford Gate, 2000s, has higher density housing jarring with its surroundings, fronting the street. Rowley Close (HW10), 1979, *“Dutch bungalow terraces on generous staggered alignments, with split pitch roofs.”* Pevsner, 2010 p 190. Boundary treatment: open. Separate parking.



HW1: Calfridus Way



HW2: Harmans Water Recreation Ground, Harmans Water Road



HW3: Vulcan Drive



HW4: Austin Way



HW5: Thornhill



HW6: Pankhurst Drive



HW7: St Paul's URC Church, The Square



*HW8: The Parks Community Centre,
Nicholson Park*



HW9: Drovers Way



HW10: Rowley Close



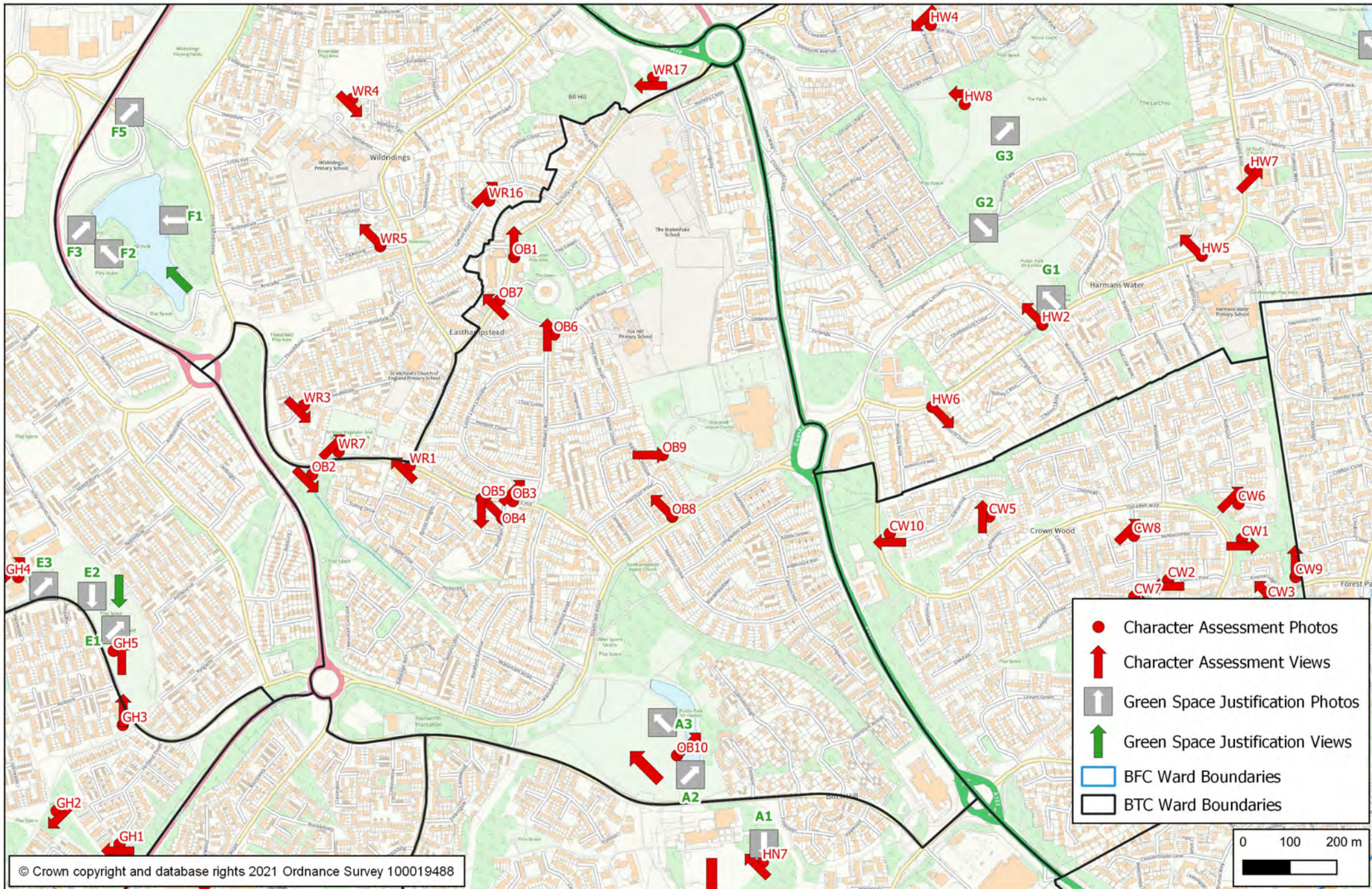
HW11: London Road, opposite Lily Hill Park



HW12: Rufford Gate

OB Old Bracknell: Character of Bracknell Town Neighbourhoods : Character Area Assessment

Bracknell Town Neighbourhood Plan 2016-2036



Old Bracknell (Easthampstead) (OB)

Listed Buildings: Point Royal, Church Cottage and Flax Bourton, Reeds Hill Farmhouse (20, 2 and 22 Neighbourhood Plan Appendix 3.7 - map and Appendix 5).

Conservation Area: Easthampstead Conservation Area: Point Royal and surrounding streets, designated by the local planning authority, Bracknell Forest Council in 1996

Character Assessment Area: Area 5E, Rectory Lane, Easthampstead, Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document, Chapter 5 Bracknell study area. Available at: <http://www.bracknell-forest.gov.uk/chapter-5-bracknell-study-area.pdf>

Green Spaces: The Green, Rectory Lane, South Hill Park (also an historic park and garden)

Areas:

Easthampstead Conservation Area

Characteristics: Larger 1960s houses in The Green, crescent of town houses nos 42-62 Rectory Lane (OB1). Shops (OB7), community centre of white brick, 1962, at the centre.

Point Royal, 1960-3 (OB6). By Sir Philip Dowson of Arup Associates: *“Bracknell’s outstanding post-war building. It is an 18-storey point block, housing 102 flats . . . the reinforced concrete structure shows Dowson’s and Arups’ interest in expressive external framing, in this case a cage set outside of, and detached from, the glazing of the flats..... The tower thus looks transparent at the edges. As cannot be avoided in a hexagon, the rooms are oddly shaped, but the planning allows each unit a dual aspect. Access is by lift within the central service cluster (partly exposed below), and by staircase at the NW. This NW facet is convex and slightly wider, and to make up for this the answering side of the hexagon is concave. The whole sits on a hollow mound with parking below and a shallow concrete bowl above, surrounded by fine trees from the former rectory gardens. The slightly upcurved rim lets daylight into the car area and also acts as a ha-ha for the block. Dowson’s original raw finish has been painted over, and in 1992 the balconies were replaced to a different design. Saplings now line the ha-ha, making the block seem less like a sculptural object on a plinth.”* Pevsner, 2010 p192

Crowthorne Road and streets off to east

Characteristics: Mix of Victorian houses, flats and 1950s housing. Reeds Hill Farmhouse, Reeds Hill, (OB5) is timber-framed and much older. Some newer houses of 2000s behind (OB5). Boundary treatment: Fences and hedges. Houses all mainly brick with pitched roofs.

Redvers Road, Manston Drive and streets off

Characteristics: 1950s housing – mix of detached and terraced (OB4). Brick and weatherboarding with pitched roofs. Street parking, and garage blocks. Some larger blocks of flats (OB3) – eg Lancaster House and Tudor House. Also Reeds Hill and Reeds Hill farmhouse, c17. Half-hipped roof and central chimney. Boundary treatment: mainly hedges.

South Hill Road (OB8)

Characteristics: Mix of 1960s houses and bungalows. Traditional form with pitched roofs, brick and weatherboarding. Also Golden Farmer PH and South Hill Road Baptist church, 1970. The road runs round the northern part of South Hill Park, with views across the parkland to the house. Bracknell Leisure Centre, 1963-6, with sports pitches, athletics track (OB9), and school playing field to W. Pedestrian route from here through South Hill Park to North Lake (OB10).

Greenham Wood, Gainsborough, Finmere (Northlake)

Characteristics: 1970s houses and flats of a variety of sizes. Red brick with dark wood weatherboarding. Informal layout making use of the sloping site overlooking North Field, South Hill Park (OB10). Higher-density housing near Bagshot Road

Church Hill House and Sovereign Fields (Boole Heights, Babbage Way and streets off)

Characteristics: Church Hill House, former almshouses built 1826 and extended 1834. Two storeys, plain style, red brick, timber cupola. Sovereign Fields built 2000s. Mix of terraced and town housing, with 3-storey blocks of flats fronting Crowthorne Road and South Hill Road. The site slopes steeply for Bracknell, and a walkway feature accommodates one change in levels. Another, (OB2) is an urban woodland and green corridor.



OB1: Crescent of town houses, 42-62 Rectory Lane



OB2: Crowthorne Road entrance to Church Hill Park. Urban woodland and green corridor



OB3: Tudor House, Reeds Hill



OB4: Alexandra Walk



OB5: Reeds Hill Farmhouse, Reeds Hill



OB6: Point Royal, Rectory Lane



OB7: Rectory Row Neighbourhood shops, Rectory Lane



OB8: South Hill Road



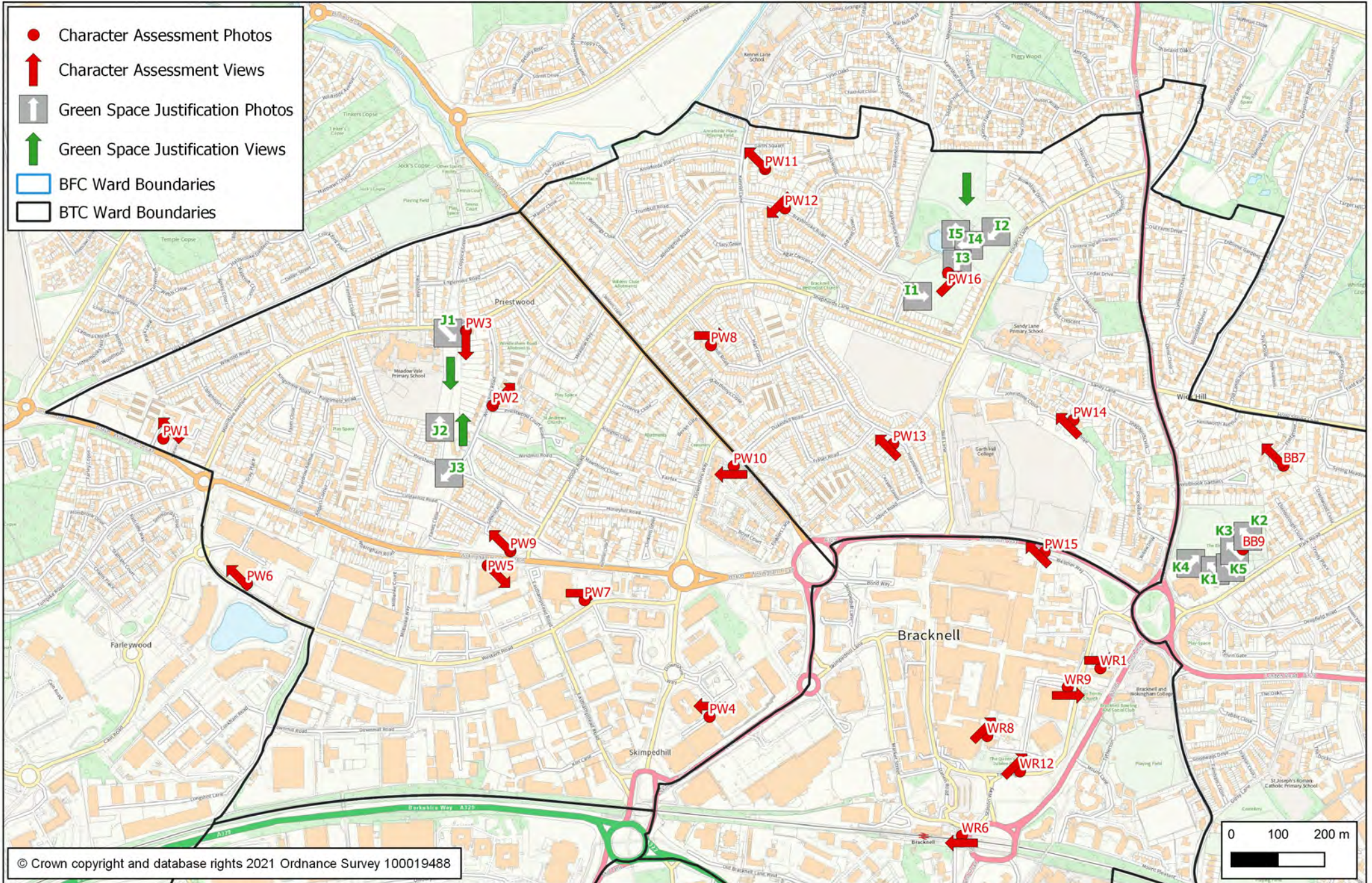
OB9: Bracknell Sports and Leisure Centre, Bagshot Road



OB10: North Lake, South Hill Park, Ringmead

PW Priestwood and Garth: Character of Bracknell Town Neighbourhoods : Character Area Assessment

Bracknell Town Neighbourhood Plan 2016-2036



Priestwood and Garth (PW)

Green Space: Queensway (PW3), Brook Green, Braybrooke Park (PW16), Bull Lane field

Character Assessment Area: Area 5G Wokingham Road, [BFC Character, 2010].

Areas:

Priestwood (Priestwood 1) (PW2): (Moordale Avenue, Priestwood Avenue and streets off)

Characteristics: Traditional brick-built 1950s houses with limited street parking, and separate garages in blocks (PW8), the largest block sizes containing 60-70 garages. Larger gardens than many later-built parts of the new town. Generous landscaping of grass and trees e.g. Queensway (PW3) and Brook Green “*forma a happily preserved dell like a linear village green*” Pevsner, 2010 p188. Some flats in taller blocks e.g. Stuart House and York House. Shops, St Andrew’s church near The Admiral Cunningham PH, in gardens integrated with the community centre, car park and surroundings, at centre.

Campion House (PW1) and Bryony House

Characteristics: 1960s 4- and 6-storey blocks with limited parking but generous landscaping

Binfield Road

Characteristics: Some 19th century terraced cottages at the Bracknell end. Red brick, some brick detailing, tiled pitched roofs. Then 1950s housing. Also Boyd Court (PW10), 1980, a 3-storey scheme of 192 flats, in dark brick round internal courts with stepped balconies outside and internal access brick stairways.

Wokingham Road

Characteristics: Some 19th century terraced cottages and larger pre-1949 houses at the Bracknell end, then 1950s and later housing, mixed with flats, 2000s, up to 4 storeys. Some office buildings from the Western Industrial Area face onto this road.

Meadow Way, Stoney Road

Characteristics: Mix of houses and bungalows from 1930s and earlier, and 1950s. Traditional styling, pitched roofs, red brick.

Western Industrial Area (PW4-PW7)

Characteristics: Office pavilions and other commercial accommodation in various contemporary styles from 1980s to 2010s, including views of Waterside Park very attractively sited, built round a lake [not in Bracknell Town Neighbourhood Plan area]. Also OTV House (PW5), 2002, two buildings joined by a circular butterfly canopy. Extensive use of glass and cladding, but some brickwork. Grassed verges. Mainly service industries and offices, but increasing out-of-town retail. Also small industrial units, and the recycling centre and tip at Longshot Lane.

Garth (Priestwood 2) (Shepherds Lane and streets off) (PW12, PW13)

Characteristics: A variety of sizes and styles of housing of 1950s, 1960s and later. More variety to the E of the area. Traditional pitched roofs, brick, some weatherboarding, some hung tiles. More spacious plots in Folders Lane, Brownlow Drive, Sherring Close, and along the W side of Warfield Road. Large green space at Braybrooke (PW16), with fishing pond, play areas, public and school playing fields. Views into this from surrounding roads, particularly Folders Lane and Braybrooke Road. To the N of the area, remaining buildings of the Garth Hunt Kennels are commercial units.

Paths link green space at Anneforde Place (PW11) to Garth Meadows and the Cut Countryside corridor to the N in Warfield.

Lakeside

Characteristics: 1970s and later detached houses built round a lake, some backing onto it. Low-pitched roofs, brick with some stucco or hung tile infilling.

Garth College, Sixth form and Clement House (PW15, PW16)

Characteristics: Garth Hill College, 2010, stucco with banded windows, built round a 2-storey inner link. Sixth form block, 2016: Classrooms and communal areas in building faced with glass and some glazed black brick. Clement House, 2015 (PW14), older people's accommodation with communal areas. External balconies, 4 storeys. Brick and stucco finish.



PW1: Champion House, Jocks Lane



PW2: Priestwood Neighbourhood Shops, Windlesham Road



PW3: Queensway, Moordale Avenue to Priestwood Avenue



PW4: Arlington Square, off Downshire Way



PW5: OTV House, Wokingham Road



PW6: Maxis Building, Western Road



PW7: Origin Building, Western Road



PW8: Clearance at garage block, off Merryhill Road



PW9: Spencer Road



PW10: Boyd Court, Downshire Way



PW11: Playing Field, Anneforde Place



PW12: Agar Crescent



PW13: Horsneile Lane



PW14: Clement House, Sandy Lane



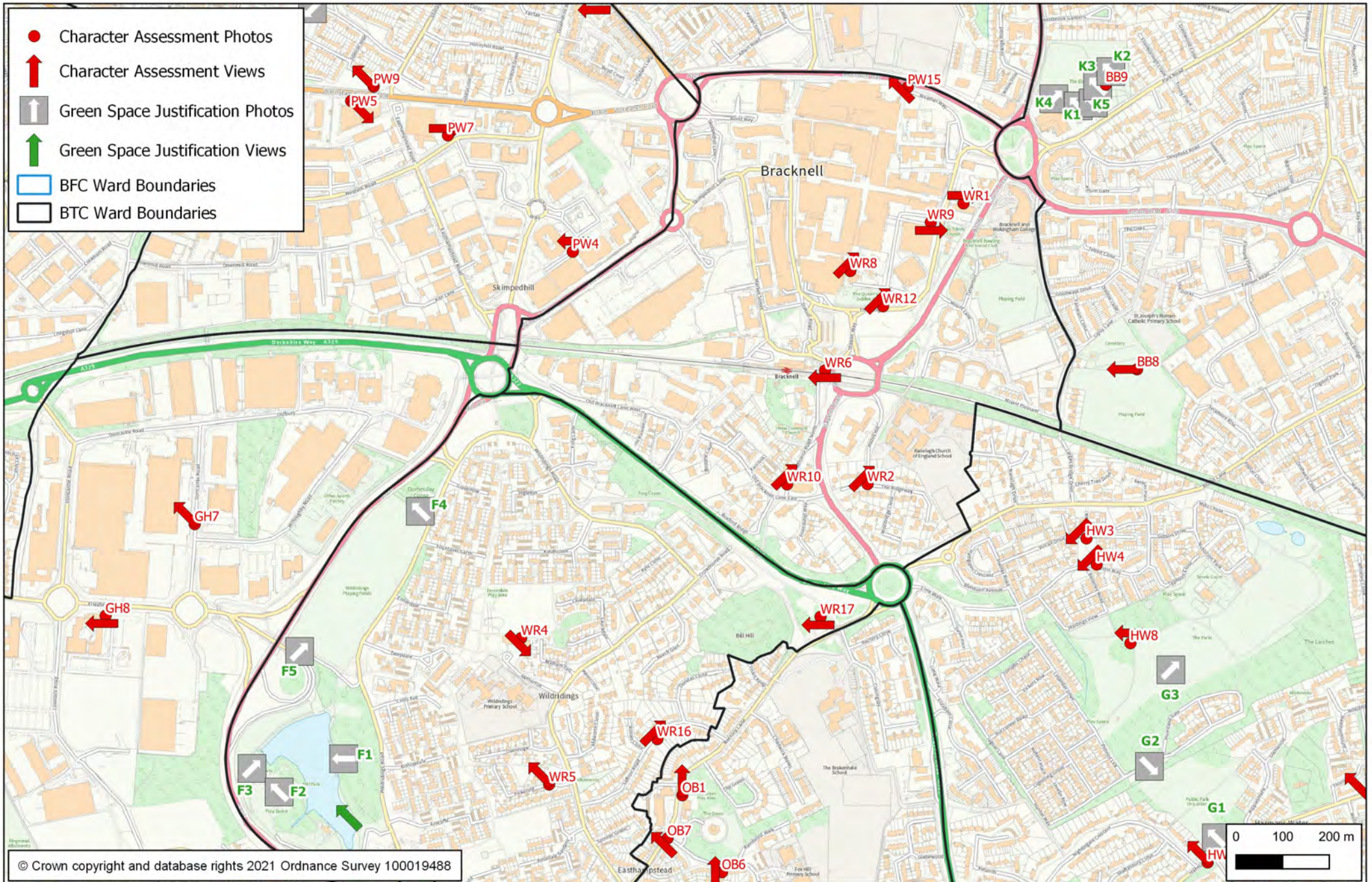
PW15: Garth Hill College, Bull Lane



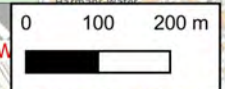
PW16: Play area, Braybrooke Recreation Ground, Braybrooke Road

WR Wildridings and Town Centre Map 1 of 2: Character of Bracknell Town Neighbourhoods : Character Area Assessment

Bracknell Town Neighbourhood Plan 2016-2036

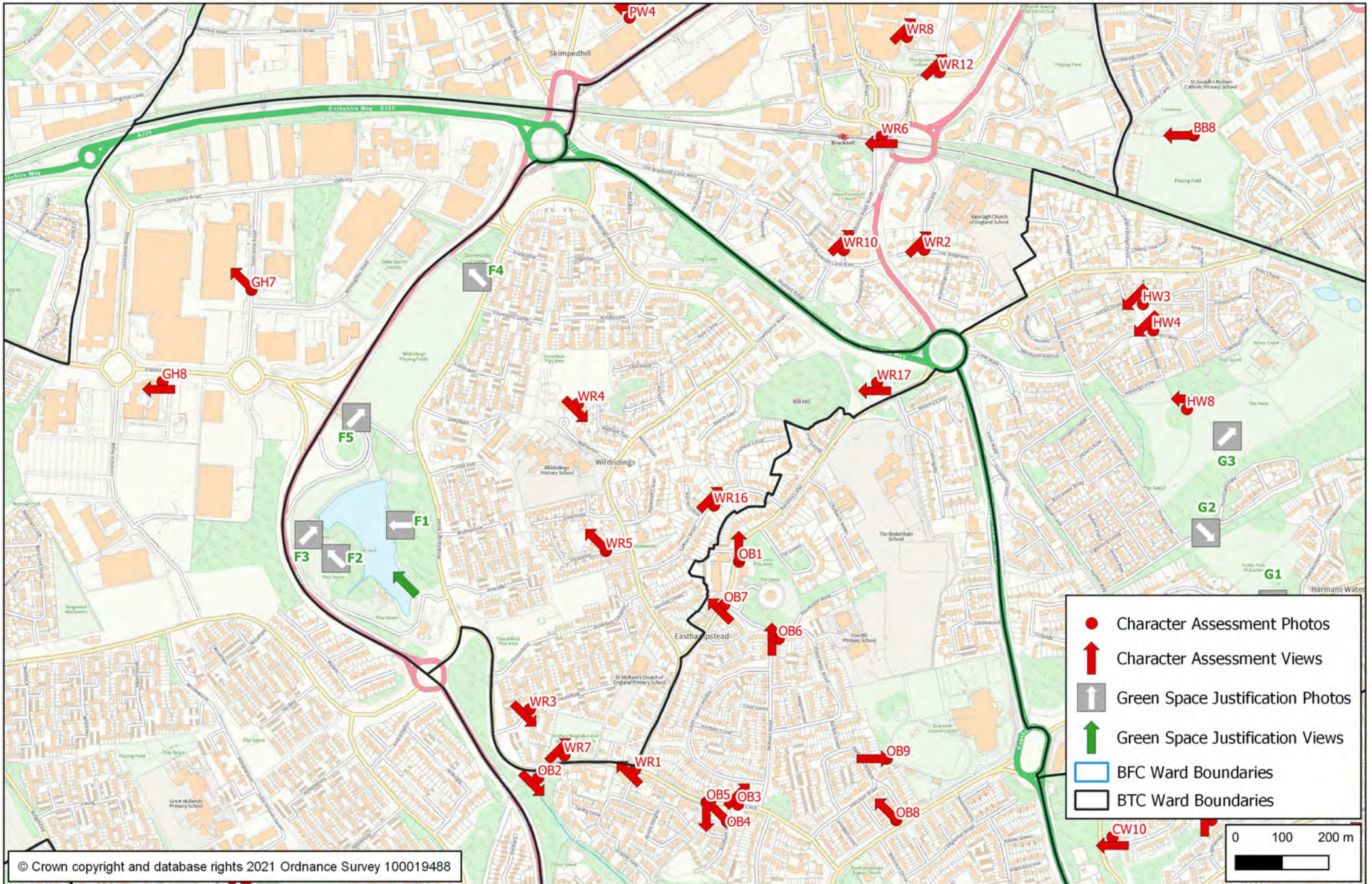


- Character Assessment Photos
- ↑ Character Assessment Views
- ↑ Green Space Justification Photos
- ↑ Green Space Justification Views
- BFC Ward Boundaries
- BTC Ward Boundaries



WR Wildridings and Town Centre Map 2 of 2: Character of Bracknell Town Neighbourhoods : Character Area Assessment

Bracknell Town Neighbourhood Plan 2016-2036



Wildridings and Town Centre (WR)

Listed Buildings: Wildridings: White Cottage (WR1), St Michael and St Mary Magdalene Church (WR7), Rest Harrow

Town Centre: Old Bracknell House, Bull Inn PH, Old Manor PH(WR9), the Smokehouse [formerly The Red Lion Inn PH], Prospect Estate Agents at 36 High Street (31, 3, 23, 16, 1, 18, 29 and 21 Neighbourhood Plan Appendices 3.7 - map and 5)

Other notable Buildings: Holy Trinity Church, (10 Neighbourhood Plan Appendices 3.7 - map and 5), St Joseph's Church (WR8), the Kerith Centre, Ranelagh School

Character Areas: includes Area A: Church Road / Larges Lane, Area C: The Ridgeway: Area F: Crowthorne Road, [BFC Character, 2010]

Green Space: Wildridings Playing Fields, Threshfields Field, Ennerdale Field.

Areas:

Wildridings (Streets off Wildridings Road: Arncliffe – Threshfields)

Characteristics: late 1960's housing built on Radburn principle, higher density traditional design (WR2) round courtyards (WR3), lower density contemporary design (WR4). St Michael and St Mary Magdalene Church 1856-7 (WR7): Imposing brick with stone dressings, stained glass includes a number of Burne-Jones designs made specially for the church.

Woodridge and The Ridgeway

Characteristics: Traditional style comprehensively developed 1960s housing (WR2), predominantly larger houses, some catslide roofs, open frontages and large plots with some 2000s additions. Area C The Ridgeway [BFC Character, 2010. Also Jubilee Court, four-storey flats: orange brick with white weatherboarded sections.

Frog Lane

Characteristics: Mix of 1990s houses and flats, some older housing, including Rest Harrow, “a multi-phase house. Middle part c1500, the ground floor very low, suggesting a floored-across hall. The r. addition perhaps late c17, the l. c18 with later oriels etc”. Pevsner, 2010, p187

Crowthorne Road

Characteristics: Mix of large detached houses of various ages From Victorian, and a variety of materials, mainly brick, and 1980s flats. Sandwiched between a number of housing estates. Housing area to the north very distinctive. Bill Hill, Scheduled Monument (Historic England List entry Number: 101292, see appendix 8, Scheduled Monuments in Bracknell Town), with its tree cover, dominates the northern part of the area. Low density well treed housing continues to the SE. The White Cottage (WR1) dates to the 17th century, as does Blacksmith's Cottage (Forge Cottage). Off Crowthorne Road is Saffron Road (WR16) with 1950s houses in various styles, including that of Louis de Soissons. Aldworth Close, Wyvern Close and Beech Glen are 1970s and 1980s developments. All mainly brick with pitched roofs.

Bill Hill (WR17), an ancient wooded hill and site of a Bronze Age barrow. Pathways upgraded 2016, to encourage more walkers (see appendix 8. Scheduled Monuments in Bracknell Town).

N of Downshire Way; W of Bagshot Road (Old Bracknell Lane and streets off)

Characteristics: Mix of housing of various ages, with some offices, the fire station and BFC depot. Mix of pre-1949 housing and 1950s houses and flats, and larger 1980s flats in blocks. Old Bracknell House (WR10): “the core early c18, five bays and two storeys. . . semi-circular Adamish porch. . . Old

English wing of 1879” The Buildings of England: Berkshire, 2010 p187 Leverkusen Road/Friendship Way: 1990s detached houses and flats

The Town Centre (Lexicon Way – formerly The Ring – and streets off)

Characteristics: A few listed buildings (see above), but predominantly 1960s to 1980s retail development. Currently, a large part of this is undergoing redevelopment, with completion scheduled for spring 2017.

Public art: for the 1960s town centre, the Bracknell Development Corporation commissioned a mural (WR13) and 2 stone reliefs (WR14 and WR15). On demolition of the buildings, these were taken down and stored, pending future relocation.

Main buildings: Holy Trinity Church, 1850-1, with SW chapel added 1888: flint with S transept and NE tower with shingled broach spire (WR9). St Joseph, 1961-2 (WR8): “The dominant feature the steep roof, 100ft (30.5 metres) long. The structure is an A-frame . . . of steel. It appears as a triangle in the façade, with the lower part open as a porch . . . so the roof seems to be a canopy . . . Big bronze relief of the saint on the gable . . . Holy Family in dalle-de-verre.” Pevsner, 2010 p 183. Kerith centre 1988-9: Yellow brick and dark glass, three segments of an octagon. Ranelagh School, “with a neo-Wren block of 1908” Pevsner page 183 and newer blocks, 1950s to 2000s. Ocean House, 1973-4: aggregate-faced slab. The Bull c17. Abbey House, 1982-3, red brick, incorporating the Fielden clock, salvaged from an hotel that once stood nearby. Whynscar c18. The Old Manor, c16 with a c17 brick front (WR11). Two non-matching gables, their storey heights also non-matching. Civic quarter comprising Easthampstead House 1970-1, library, police station 1963, magistrates courts. Atrium Court, 1988 (WR12): “a bronze-finished rectangle, one corner broken away as if big cubes had been subtracted.” Pevsner, 2010 p188. Bracknell and Wokingham College, 2010: White-clad building with curved, oversailing design (WR11).



WR1: The White Cottage, Crowthorne Road



WR2: The Ridgeway



WR3: Swaledale



WR4: Malham Fell

WR3, WR4, WR5: Radburn principle – greens and paths to front: road access and garages to rear



WR5: Pickering



WR6: Station House: office to residential



WR7: St Michael and St Mary Magdalene Church, Crowthorne Road



WR8: St Joseph's Catholic Church and Town War Memorial, Braccan Walk (formerly Stanley Walk)



WR9: Holy Trinity Church, The Ring



WR10: Old Bracknell House, Crowthorne Rd North



WR11: The Old Manor PH, with Bracknell & Wokingham College

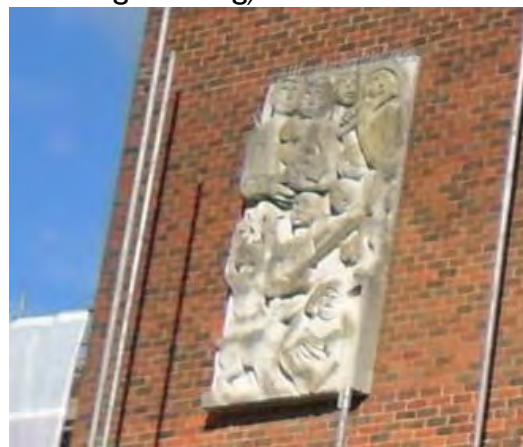


WR12: Atrium Court, Lexicon Way

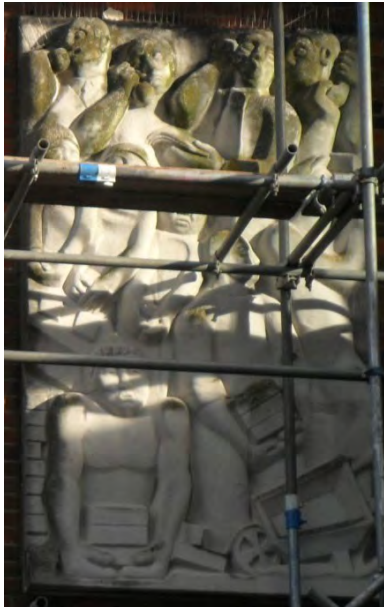
Town Centre public art (currently in storage awaiting re-siting)



WR13: William Mitchell mural, 1974 (detail)



WR14: Crossway, 1959 (West panel)



WR15: Crossway, 1959 (East panel)



WR16: Saffron Road



WR17: Bill Hill scheduled ancient monument, Crowthorne Road

7. Economy and Employment in Bracknell Town:



Illustration 1 Bracknell's new town centre retail regeneration takes shape, view from Ocean House, September 2015

7. Economy and Employment in Bracknell Town



From left to right : 2 : **Boehringer Ingelheim HQ, Ellesfield Avenue,, Great Hollands North,**
3: **Waitrose RDC, Doncastle Road, Great Hollands North,**
4: **Arlington Square, Wildridings & Central**

Key Objective 3 To continue to: Improve the economic vibrancy of the town centre, and the attractiveness of the town as a whole

Key Objective 4: To strengthen the local employment base and attract a wide variety of businesses to Bracknell

Foreword: Bracknell New Town's Economy

It is worth noting that Bracknell's economy has, in recent times, relied on manufacturing for the defence industry through its location in the south east and then on the service IT industry through its location between the M3 and M4 and its proximity to Heathrow.

Historically, Bracknell has had a thriving **economy** and virtually full **employment**.

It is an important business centre in the Thames Valley

Berkshire FEMA para 2.18 Economic Context describes Bracknell's strengths when it says: "**Bracknell**, in striking distance of the **M4** motorway..... **a corridor of tech clusters** from Reading and Wokingham in Berkshire to Hounslow in West London, with Slough and Bracknell Forest in between. This footprint of tech businesses concentrated within the Thames Valley and beyond includes both major multi-nationals and smaller tech companies in the Thames Valley."

Most industries in Bracknell are in similar proportions to the national average. Bracknell has the **highest proportion of non-UK-owned HQ businesses** in the country. However, the manufacturing industry is smaller, while the information and communication industry is significantly larger in Bracknell Forest.

The Ministry of Housing, Communities & Local Government Council Tax data for local precepting authorities 2020-21 shows Bracknell as no 16 after Weymouth, Chippenham, Salisbury City Council, Weston Super Mare, Dunstable, Central Swindon South, Leighton Linlade, Falmouth, Trowbridge, Banbury, Truro, Sutton Coldfield, Lowestoft, St Neots & Newquay.

Policy

EC 1 Employment & Enterprise: Small Business and Retail Units

Policy Context

1 **Bracknell Forest Business births** per 10,000 adults by local authority or unitary 2009 are shown in the Illustration map A2 p33 as 540-609 – the second highest rankings (out of five) in the south east. The ONS map clearly shows Bracknell Forest and Wokingham to the west between an area of even higher annual business births and the same to the south. (Reference: ONS regional trends no 43 portrait of the south east 2011).

See: https://secouncils.gov.uk/wp-content/uploads/pdfs/publications/3_rt43_portrait_se.pdf

2 **Local business** is largely satisfied with premises in Bracknell. Those businesses contemplating a move want similar or larger premises in the Bracknell area. It is key for economic growth that a good range of sizes and types of business premises is available (BFBC Business Survey 2014 (infrastructure) 17 April 2015 by Qa Research, business premises 4.7 p42).

3 **Expanding local businesses** need to be able to move to larger premises. This Plan seeks to support local businesses, encourage new businesses, home working and social enterprises that benefit the community and help to move Bracknell towards sustainable growth, including a low carbon economy, by encouraging local jobs and enterprise.

4 All the town community centres, run by voluntary committees, take bookings from small businesses including playgroups, exercise classes etc. so contribute to the health and recreation of residents but also indirectly provide temporary small business space.

5 Bracknell Town needs to plan for dedicated small business space as well as what's available at the community centres and in residents' spare rooms. The Core Strategy DPD February 2008 on page 36 says :” 213 *Small business units (500m2 or less Gross External Area (GEA) and non office floorspace such as industry and warehousing perform a vital role in providing a range of types of jobs and accommodation for a variety of users. Sites for these smaller business are under pressure for redevelopment for higher value office and residential uses. The Council will apply policies that safeguard this type of floorspace to maintain the diversity of the local economy .”*

Policy Intent

6 To encourage the sustainable growth - including the opportunity to work locally - of permanent small scale social enterprises and other businesses and to assist in making a broader economic base by encouraging the provision of appropriate buildings.

Policy Justification

7 Bracknell Forest Borough Local Plan
January 2002 E4 Small businesses
BFBLP January 2002 E5 Hierarchy of
shopping centres
Core Strategy DPD February 2008 CS1
Sustainable Development Principles 55
Development will be permitted which :
v. supports the economic wellbeing of the
population and CS19 Location of
Employment Development

The economic aim of the New Town was
to develop housing and industry side by
side so as to create a self-contained
community.

Policy EC 1 Employment and Enterprise : Small Businesses

**Proposals that support the
development of small businesses
that directly meet the needs of the
community such as the creation of
work units, in current business
space in the Southern and Western
Employment Areas, the Eastern
Road Employment Area and the
Town Centre especially in Market
Street will be strongly supported
provided that :**

**A They do not involve the loss of
dwellings and**

**B they protect residential amenity
and**

**C they contribute to the character
and vitality of the town and**

**D they do not adversely impact road
safety**

Policy EC 2 Micro and Small Businesses

Policy Context

1 Bracknell Town is the most urban of the six parishes in Bracknell Forest. The town has been losing small business units in the B1a office use category and this is forecast to continue, as a result of land values favouring redevelopment to higher value uses and through the change in permitted development rights (prior approval consent).

Policy Intent

2 To maintain a similar rate of business births per 10,000 resident adults aged 16 and over per year by providing a good variety of suitable business premises for small and micro businesses. To promote employment and economic enterprise in Bracknell Town by making available suitable business premises

Policy Justification

3 NPPF 17 bullet point 3 & para 20
Bracknell Forest Borough Local Plan January 2002 Saved Policy E4 Small businesses
Core Strategy DPD February 2008 CS1
Sustainable Development Principles 55
Development will be permitted which v. supports the economic wellbeing of the population and
CS19 Location of Employment Development.

Under prior approval consent, allowing the change of use from offices to residential, a number of office blocks have been converted to Use Class C3 premises.

4 The lack of suitable floor space for small businesses and loss of employment floor space are issues in Bracknell Town.

5 **Definition:** A micro-enterprise (or microenterprise) is generally defined as a small business employing nine people or fewer, and having a balance sheet or turnover less than a certain amount (e.g. 2,000,000 euros). The terms microenterprise and microbusiness have the same meaning.

Policy EC 2 Micro and Small Businesses

Development proposals to provide B1 class floor space, (either new provision or change of use), including serviced offices, that is suitable for micro businesses will be strongly supported, subject to demonstrating that appropriate parking provision is available to serve the development.

Policy EC3 Neighbourhood Shopping Centres : Day to Day Requirements

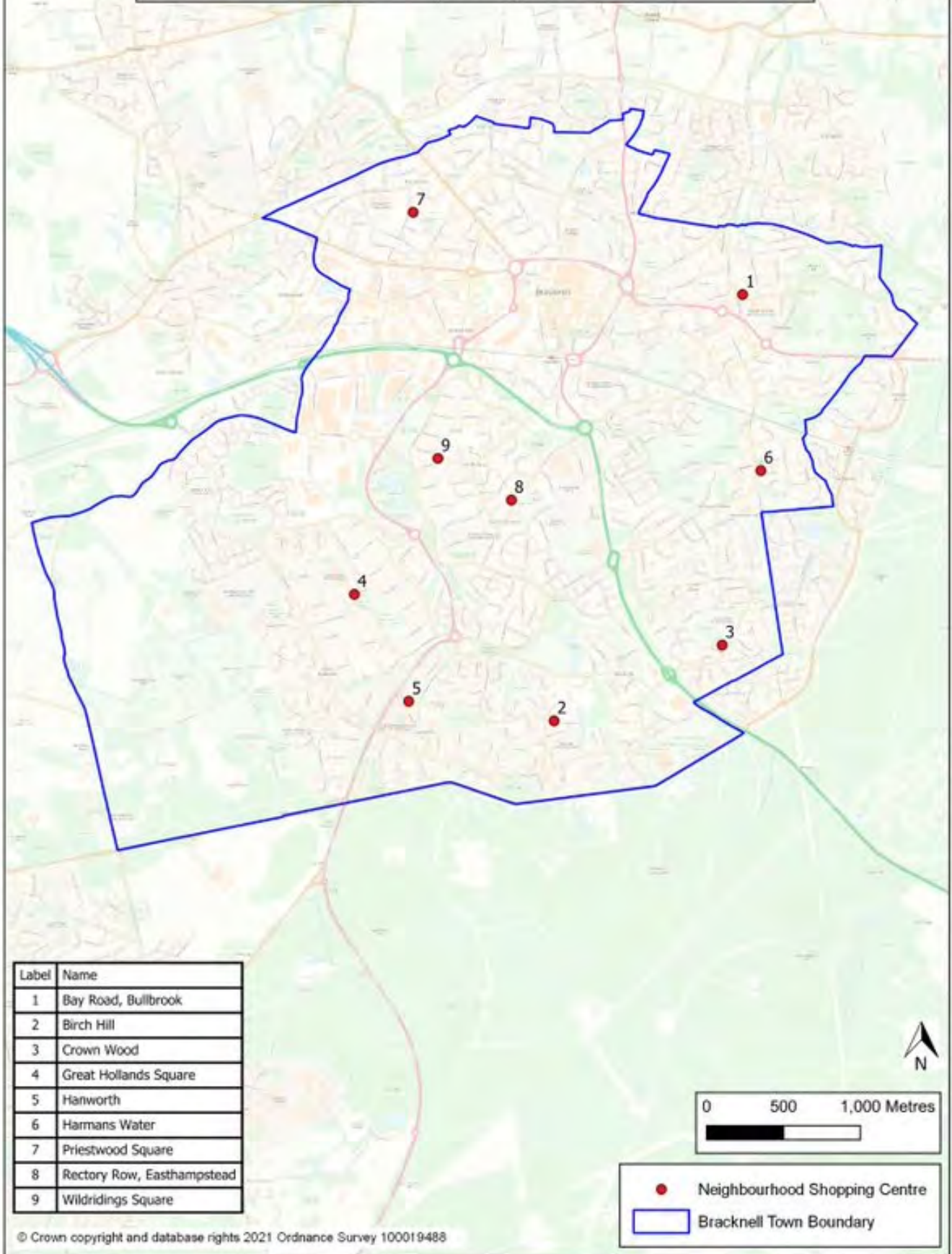




Illustration 5 Neighbourhood Shopping Centre at Rectory Row, Old Bracknell

Policy Context

1 Historically, developments have provided retail units within residential neighbourhoods, as each was built with its own shopping parade.

2 Neighbourhood shopping centres came through the 2008-14 recession with high unit occupancy and continue to be well supported with access to general stores, takeaway food and retail outlets and to uses such as hairdressers, estate agents, dry cleaners. BTC is keen to support all these, and to see them thrive. See **Appendix 5.13 & Appendix 5.17 POLICY OVERVIEW MAP EC3 EC4 EC5 EV2 EV3 EV6 & Appendix 17.1.**

3 Hanworth is the one original neighbourhood without an integrated neighbourhood shopping centre of retail, housing and community facilities as there is the *Cannie Man* pub and a shop on one site and the school and community centre on a different site. Jennett's Park has been added to the New Town with a school and community centre and, after prolonged negotiations, now have a food shop and an estate agent's office opposite the school.

Policy Intent

- 4 To maintain the place of neighbourhood shopping centres in the hierarchy of Borough shopping centres
- 5 To continue to promote neighbourhood economic development

Policy Justification

6 Bracknell Forest Borough Local Plan January 2002 Saved policy
E5 Hierarchy of shopping centres.

Bracknell Forest Borough Council (2008) Core DPD February 2008 People – Places, Vision to 2026, paragraph 29 : “The...neighbourhood centres will be maintained and enhanced to play a valuable role in providing local services and reducing the need for local people to travel for their day to day requirements...”

Policy EC 3

Neighbourhood Shopping Centres: Day to Day Requirements

Development proposals that maintain and enhance the successful New Town configuration of neighbourhood shopping centre retail, small business and residential units in existing development will be strongly supported.

Policy EC 4 Bracknell and Wokingham College and Bracknell Open Learning Centre

Policy Background

1 The Issue of Educational - Academy - Sites is very relevant to Bracknell Town.

2 The Brakenhale School formally became an academy with the Greenshaw Learning Trust on 1st April 2016. The school has now been rebuilt.

3 The Governing Body of Crown Wood Primary School in Bracknell, Berkshire, is proposing that the school should become an academy and join the Greenshaw Learning Trust (8th November 2016).

4 The Governing Body of Wildridings Primary School in Bracknell, Berkshire, was proposing that the school should become an academy and join the Greenshaw Learning Trust (6th December 2016).

5 These changes highlight the issue of the future of Bracknell Town's educational community assets.

Policy Context

6 As the Bracknell Town centre retail regeneration, according to Bracknell Regeneration Partnership (BRP), will mean recruiting for 4,500 jobs, there will be a need for more skills training. There should be more opportunities for young people and the range of skills and labour should be improved. A greater variety of employment should be encouraged, not only focussing on IT. (Ranelagh School consultation with Y12/13, 11 November 2015)

7 Bracknell and Wokingham College of Further Education (one of 330 in the UK) provides vocational training and contributes to the **skills base** in Bracknell Town. It provides 18 "A" level and 21 vocational courses as well as 50 types of apprenticeships and 500 community courses. See **Appendix 5.17 POLICY OVERVIEW MAP EC3 EC4 EC5 EV2 EV3 EV6 7 Appendix 5.17.1.**

Policy Intent

8 To work for Bracknell Town's economic prosperity by developing vocational and lifelong learning community skills training to the highest standard for its residents.

9 To provide the best possible opportunities for vocational and lifelong learning community skills training.

Policy Justification

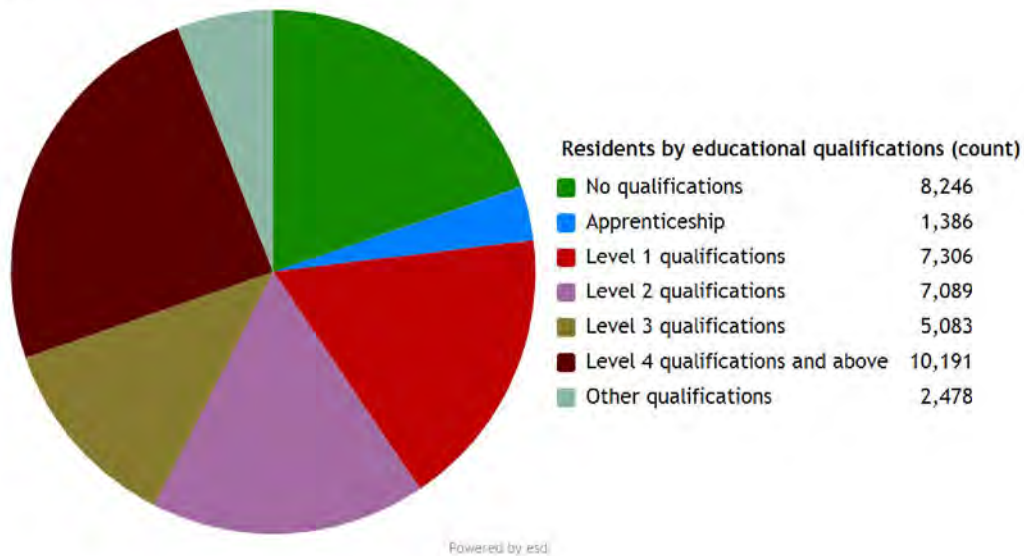
10 Core Strategy DPD February 2008 CS1: Sustainable Development Principles Development will be permitted which Protects and enhances :vi. the health, education and safety of the local population.

11 Core Strategy DPD February 2008 on page 15 para 52 says " a well trained and locally resident workforce will provide a good quality pool of labour for existing and new businesses, thereby contributing to a sustainable pattern of development where businesses can recruit people locally and reduce commuting distances."

This page left intentionally blank

Policy Justification cont...

Education



24.39% of Bracknell's residents have achieved level 4 qualifications and above compared to 30.30% in Bracknell Forest as a whole and 19.74% of Bracknell's residents have no qualifications compared to 16.30% in Bracknell Forest .

Illustration 6 from Local Government Association. Basic facts about Bracknell Neighbourhood plan area. page 5

Report generated by Local Government Association's LG inform Plus service using data from Office for National Statistics : Census 2011

Higher education is critical to economic growth. Improving the educational qualification (level 4 qualifications and above) will help economic growth.

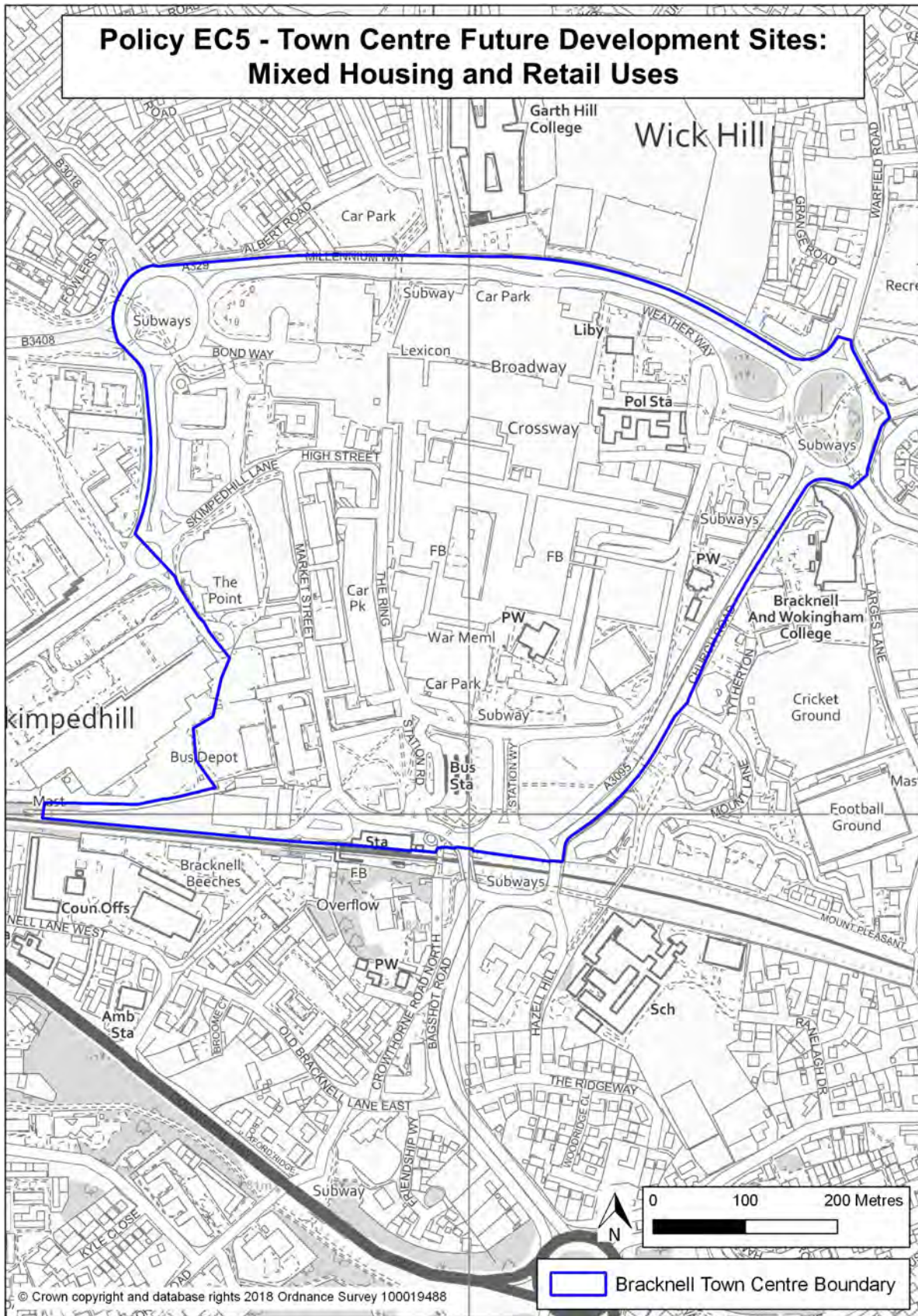
The pie chart shows that more Bracknell residents could aim to equal the standard of level 4 qualifications and above in Bracknell Forest as a whole and to lower the % with no qualifications, now nearly 20 %. As education is a key to economic prosperity, raising its standards locally can only benefit Bracknell's economy & its residents, especially by making full use of Bracknell & Wokingham College's recently modernised, state of the art, facilities.

Policy EC 4

Bracknell and Wokingham College and Bracknell Open Learning Centre

Development proposals that ensure the retention of and the continued use of both the centrally located Bracknell & Wokingham College site and the Bracknell Open Learning Centre site for lifelong learning will be strongly supported

Policy EC5 - Town Centre Future Development Sites: Mixed Housing and Retail Uses



Policy EC 5 Town Centre Future Development Sites: Mixed Housing and Retail Uses

Policy Background

Regeneration of the wider town centre has started. The central town centre retail regeneration will result in the provision of 93 shops



Illustration 7 Bracknell Market by Jeff Lawrence, Bracknell Camera Club

Policy EC 5 Town Centre Future Development Sites: Mixed Housing and Retail Uses

Policy Context

**1 See Appendix 5.14 & Appendix 5.17
POLICY OVERVIEW MAP EC3 EC4 EC5 EV2
EV3 EV & Appendix 5.17.1.**

2 The part of the 1960s town centre with retail below and offices and small businesses above used to close down at night unlike the busier - remaining - part which is Bracknell High Street. This already has mixed use with retail on the ground floors and some office and residential uses above and includes the MI Flats development on all floors and more development around and near it will increase activity.

3 This policy is suggesting that adding more sites of mixed, complementary uses into the town centre will improve the type of environment the new residents of high density dwellings will be living in - all day - every day. Countryside Properties plc has 392 Bracknell plots in its landbank, according to its latest set of accounts p36.

Policy Intent

4 To plan for Bracknell Town's 21st century sustainable future in line with other New Towns around London by combining use class sites (especially housing) in multi-use developments.

Policy Justification

5 Core Strategy DPD February 2008 CS3, Site allocations Local Plan (SALP) Policy SA11.

NPPF Core planning principles 17 bullet point 9: promote mixed use developments and encourage multiple benefits from the use of land in urban and (rural) areas

Core Strategy DPD 2008 Policy CS3 Bracknell Town Centre page 51, note Objective H: to deliver accessible development meeting the needs of the Borough with monitoring indicator : CO1 3b : Amount of new development within 30 minutes' public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre.

Site Allocations Local Plan (SALP), Policy SA11 Bracknell Town Centre. Land in Bracknell Town Centre as shown on the Policies Map (40) is allocated for a mixed use development including retail, business, residential, leisure and other ancillary development.

See the view from Ocean House at the beginning of this section.

Urban regeneration:

"BFC in its response to comment 104 on the Pre-Consultation Draft stated:" The Council (BFC) would like to see mixed development in Bracknell Town Centre, in accordance with the *definition* of 'main town centre uses set out in Annex 2 of the revised NPPF 09 August 2018 AH email..

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Policy EC 5

Town Centre Future Development Sites: Mixed Housing and Retail Uses

Development proposals in the town centre, as shown on the Plan Overview Map, that incorporate a mix of uses such as housing, leisure, offices and retail will be strongly supported.

Policy EC 6 Broadband

Policy Context

1 It is important that homes and businesses have good access to good broadband connections at good speeds. This is now crucial to the effectiveness of businesses. Currently, there is still room for improvement in broadband speeds and connectivity in such areas as The Parks and Priestwood. New development should ensure connection to superfast broadband.

Policy Intent

2 To reach 100% coverage for broadband speeds in existing and new developments.
3 To further maximise productivity by providing the best possible broadband infrastructure ie fibre optic.

Policy Justification:

4 NPPF 17 Core Planning Principles bullet point 3: proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs and delivering sustainable development 1. Building a strong, competitive economy para 20 :
To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

NPPF Supporting high quality communications infrastructure paras 42 & 43.

Bracknell Forest Borough Local Plan
January 2002 Saved Policy SC4

Telecommunications provision : “ 8.29

Major telecommunications development is normally undertaken by network operators who are licensed under the Telecommunications Act 1984.

Telecommunications development can include a variety of forms of apparatus e.g. masts, satellite dishes, antennas and aerials. Such development is a common feature of modern society and its benefits to the resident population and the business community are recognised.

Broadband : the definition of UK Superfast Next Generation Broadband. OFCOM have defined NGA as in OFCOM's March 2010 Review of the wholesale local access market by saying : “ Super-fast broadband is generally taken to mean broadband products that provide a maximum download speed that is greater than 24Mbit/s .This threshold is commonly considered to be the maximum speed that can be supported on current generation (copper-based) networks.”

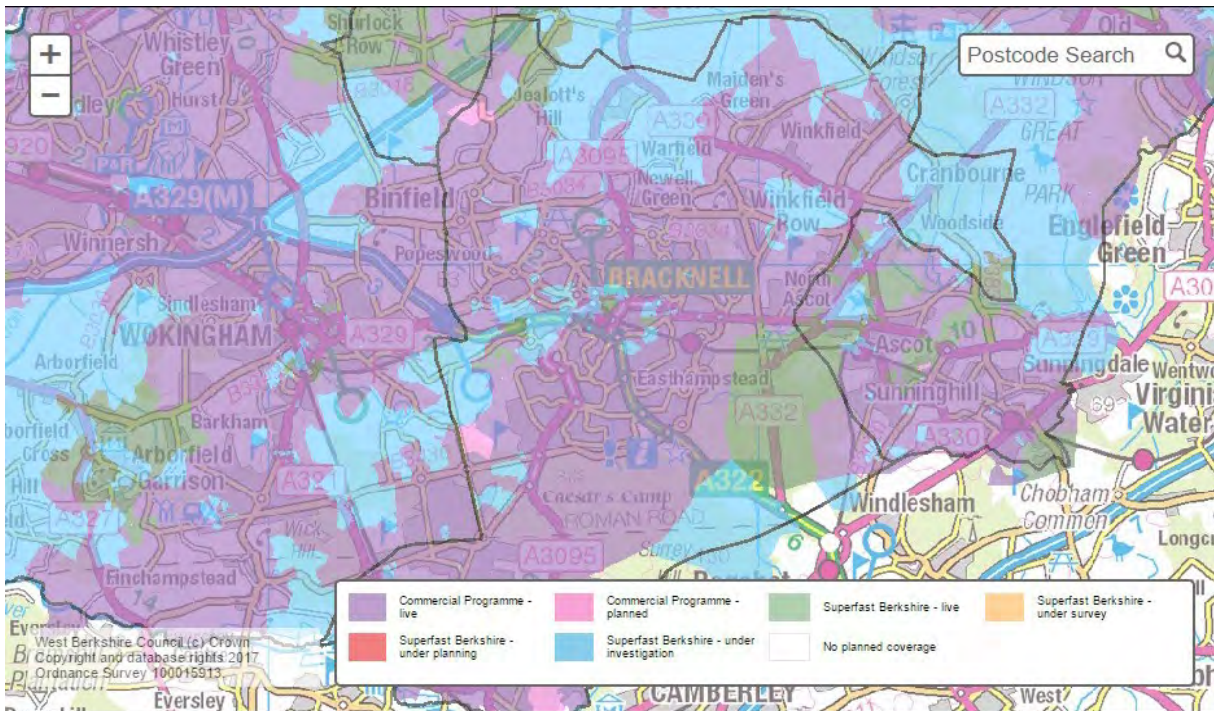


Illustration 8 Interactive map showing Superfast Broadband Deployment Plans in Berkshire to 2017

Map from Superfast Broadband Berkshire see www.superfastberkshire.org.uk/

The Superfast Berkshire programme started in 2011, as part of the government's subsidized national programme to improve broadband coverage in areas not deemed commercially viable by the private sector. The programme is backed by all six Berkshire unitary councils and the Thames Valley Local Enterprise Partnership (TVB LEP).

Policy EC 6 Broadband

All new residential, commercial and community properties within the Neighbourhood Plan area should be capable of being served by a superfast broadband (fibre optic) connection. Sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation, at a future date, on an open access basis

04/05/2021 3021

This page left intentionally blank.

8. Transport & Infrastructure in Bracknell Town



From left to right: 1 : Queensway, Priestwood,

2: Station Square, Wildridings & Central,

3: Pedestrian Bridge over Mill Lane

Key Objective 5: Strengthen the local transport infrastructure to ensure that the growth of Bracknell is sustainable

Foreword

Transport Infrastructure

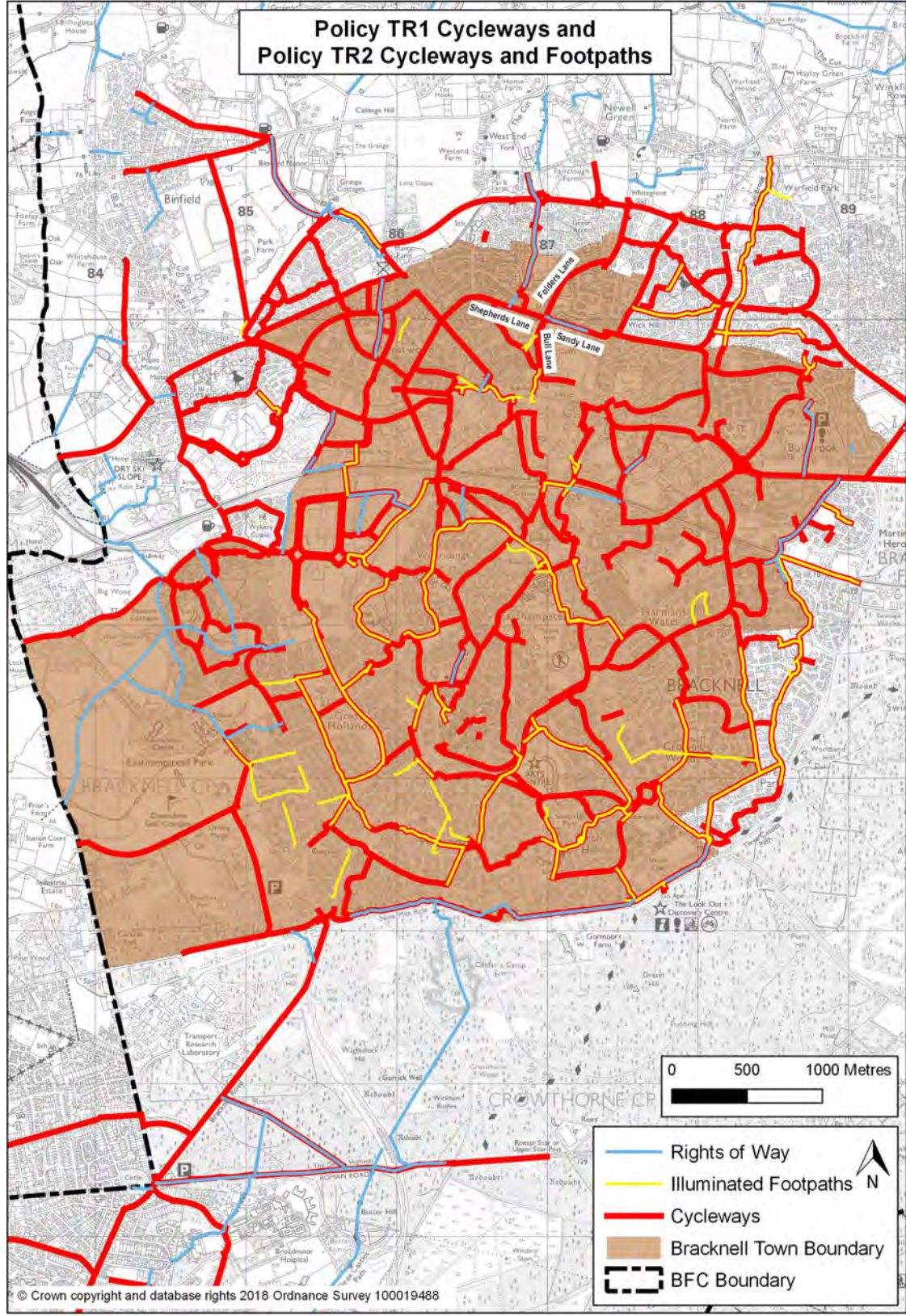
Key aims for Berkshire and for Bracknell Town are Transport, especially **undertaking long-term and co-ordinated planning** of transport, reducing the need to travel, co-ordinating land use and transport planning.

Bracknell's strategic location in the surrounding transport infrastructure has been the key to its success.

Rights of Way

Because Bracknell is a **New Town** the **layout** of highways and rights of way and the scope described above is not a "traditional" urban one, however the network is generally good see Appendix 5.15 and <https://www.bracknell-forest.gov.uk/parks-and-countryside/public-rights-way>

**Policy TR1 Cycleways and
Policy TR2 Cycleways and Footpaths**



© Crown copyright and database rights 2018 Ordnance Survey 100019488



Illustration 4 Cycleway junction in the middle of the Twin Bridges Roundabout.

Many of the roundabouts in Bracknell route road traffic over bridges spanning the cycleways.

Policies

TR 1 Cycleways

TR 2 Cycleways & Footpaths

TR 3 Cycle Racks

Policies Context

1 As far as modes of Travel in Bracknell Town are concerned, when surveyed in 2014 by QA Research for Bracknell Forest Council, it was found that residents made most of their journeys by car or van but a number undertook local journeys on foot. Buses, trains and bicycles were also used. See Figure 31. Modes of transport used by household, Bracknell Forest Council (2014) *New Developments Residents' Survey Report* by: Qa Research, at: <https://www.bracknell-forest.gov.uk/sites/default/files/documents/new-developements-residents-report.pdf>

2 Many commuters walk to the station, some for health reasons according to the BTNP Commuter Survey in 2015.

3 The provision of parking for local businesses and how it is done is a current issue.

4 The provision of measures to encourage the use of alternatives to cars, (modal shift), by residents and commuters to Bracknell Town is also a local issue.

5 Adding more cycle racks outside Bracknell Station, (only 20), would prove that Bracknell Town is serious about modal shift.

6 A good network of completely segregated **footpaths and cycleways** runs through Bracknell, as identified in

Appendix 5.15: Cycleways and Footpaths.

This distinguishes between cycleways, cycleways and footpaths, illuminated cycleways and footpaths and rights of way.

7 New Town planning means many of these are separated from roads. There are lit, airy, safe underpasses beneath the 27 Bracknell Town roundabouts (2017). There are also direct, convenient and attractive cycle routes which are not designed by car-centric town planners

Policies Intent

8 To continue to provide good quality, integrated and well-lit cycleways and footpaths, clear of vegetation.

9 To improve and extend the network of cycleways and pedestrian links in and around the town and to also support proposals to fully link them to the surrounding parishes of Binfield, Crowthorne, Winkfield and Warfield.

10 There is no cycleway through - route crossing the town centre which is needed.

11 The station needs more cycle racks to enable actual transport modal shift.

Policies Justification

12 NPPF para 35

NPPF & Core Planning Principles bullet point 12

Core Strategy DPD February 2008, Policies CS1: Sustainable Development Principles 55 Development will be permitted which ii. is located so as to reduce the need to travel and CS23: Transport.

Bracknell Forest Borough Local Plan January 2002 M6 Cycling and walking. and M4 Highway measures expected in association with new development Bracknell Forest Council (April 2011) *Bracknell Local Transport Plan (LTP) 3 Core Strategy and Implementation Plan 2011-2026*

<https://www.bracknell-forest.gov.uk/sites/default/files/documents/ltp3-core-strategy-and-implementation-plan.pdf>

p22 17.2 Policy TP8 Walking and Cycling infrastructure: Improving where feasible, walking and cycling infrastructure.

See Appendix 11 BFC Cycle Network Improvements Bracknell Town Council 13 Nov 2018 S & F for a list of updated suggested improvements.

Policy TR 1 Cycleways

To strengthen north south cycle links to the Town Centre and to make better provision for cyclists, proposals to link routes within the existing cycleway network, including specifically at Bull Lane/ Folders Lane, Sandy Lane and Shepherds Lane will be strongly supported.

Policy TR 2 Cycleways and Footpaths

Development proposals are expected to retain and, where possible, enhance, improve and complete, unfinished, existing, cycleways and footpaths to Bracknell Town Centre, schools and between them and residential neighbourhoods.

Policy TR 3 Cycle Racks

The provision of cycle racks in the following locations in particular: Bracknell Town Centre at the bus station and elsewhere, at all the Neighbourhood Shopping Centres, on the Western and Southern Employment Areas and at Braybrooke, Great Hollands and Mill Park Recreation Grounds will be strongly supported.

This page is left intentionally blank...



From left to right: 5 : Garages 39 & 40 , Crossfell, Wildridings, 6: Fly tipping, Bracknell 7: Garages 5 & 6, Wildridings Square, Wildridings see policy text below.

Policy TR 4 Garage Block Areas: Configuration and Use

Policy Context

1 Parking

This extract from *The Changing Face of Bracknell Forest : Key Facts from the Census 2001 to 2011* on page 18 2.4 Car and van availability says :

“Car ownership in the (Bracknell Forest) borough is high, with 86 per cent of households owning one or more cars: this is 12 per cent higher than the national average of 74 per cent.”

2 Many properties were built with garages of their own, but garages are also provided in separate blocks. Many garages are used for storage and other purposes, and not for keeping cars in, according to the BFC 2014 New Developments Residents Survey by Qa Research.

3 Some are too small for some modern cars. The configuration of garage blocks makes it very difficult to manoeuvre larger cars in and out. Some blocks are underused due to poor surveillance or are at a distance from housing. The poor surveillance leads to vandalism and anti-social behaviour in some blocks. Garages should be built to an appropriate size, incorporating storage space. The conversion of some garages in blocks to parking spaces is encouraged, as is building of housing on parts of some larger garage block areas, where the mix of public and private housing allows.

4 The policy which follows is about the garage blocks in the town.

5 It is worth noting that in the Hanworth & Birch Hill and Crown Wood wards, built later than the ones listed above, that garage blocks with flats above garages (FOG) were incorporated. This has in fact also been done since in The Parks, built between 2007 & 2017, within Harmans Water ward. The FOG is a design definitely worth considering for re-use in any future redevelopment. This could be designed to be in keeping with NP policies HO7 & HO8 and to integrate with the existing neighbourhood character areas. The Parks (new) development includes FOGs designed to blend in with the surrounding houses.

6 It is more secure than the original design (see photos above the heading: "Garage Block Areas: Configuration and Use") and contributes more to the built environment around by being a variation on the surroundings rather than a blot in an otherwise well designed New Town landscape. It is a real part of the surroundings and makes better use of the land which, in some wards, has changed in value due to its proximity to the retail regeneration of the town centre. To significant land owners such as Silva, Homes, (Bracknell Forest Homes), re-assessing the value of underused garage blocks, albeit of mixed ownership, which means spending money to disentangle the multiple configurations of ownership, has to be a priority.

7 The Changing Face of Bracknell Forest Key Facts From the Census 2001 to 2011 Ward Level on p16 shows:the table entitled **Average no of Cars/vans in**

household (2011) where the average no of cars/vans in a household ranges from 1.1 per household in Wildridings & Central to 1.5 per household in Great Hollands South.

8 The table below it entitled **No of households with no cars/vans (2011)** shows that Priestwood & Garth has the highest number of households with no cars or vans while Great Hollands South has the lowest.

9 This indicates that there are a greater number of households with no cars or vans in the central Bracknell (Bracknell Forest Council) wards around the town centre and within reasonable walking distance of it.

10 Bracknell is a town with an extensive built in network of cycle lanes.

11 **Parking policies** from central government in the 2000s have contributed to parking being a major issue across the town. However, there can be a conflict between the need for parking facilities and the preservation of the green space which is the town's most valued characteristic.

12 The promotion of better on-street parking facilities while respecting the integrity of green space is encouraged. Where verges are being damaged frequently by parking, consideration should be given to converting these areas into additional parking spaces where practicable.

Illustration 8 Excerpts from Parking Standards Supplementary Planning Document (SPD), BFC, March 2016, at: <https://www.bracknell-forest.gov.uk/sites/default/files/documents/parking-standards-consultation-statement.pdf>

As noted in the Bracknell Forest Parking Standards SPD 2016, 2.2 “Since many of the neighbourhoods and estates in the Borough have been built there has been a significant increase in car ownership. This has resulted in many streets not having sufficient parking for current needs. A lack of adequate parking has resulted in local tensions, neighbour disputes and unsatisfactory parking on verges and open spaces This can erode the quality of life and cause inconvenience for residents. In some neighbourhoods the problems are exacerbated where garage blocks are no longer used for parking and garage owners park elsewhere. The original parking is therefore not used and is no longer fit for purpose.”

Annex A.1.8 Garage Blocks and Parking Courts includes Figure A6 Example of Poor garage block parking.



Policy Intent

13 To encourage the efficient use of land and to improve the character of existing neighbourhoods surrounding them.

Policy Justification

14 NPPF para 111

Core Strategy DPD February 2008 CS1 Sustainable Development Principles
Bracknell Forest Council Parking Standards Supplementary Planning Document (March 2016): Regulation 12 (a), Statement of Consultation, page 7. Ref. 03 point 4. (existing garage blocks) <https://www.bracknell-forest.gov.uk/sites/default/files/documents/parking-standards-consultation-statement.pdf> “The Council will respond pro-actively on any proposals to reconfigure or redevelop garage courts,(referred to in this policy as “garage blocks”), taking account of parking requirements in the area. Each application would be considered on its own merits taking into account the local parking situation which may not be a problem. In this circumstance, new residential development may be acceptable provided existing parking problems are not exacerbated or new problems result.”



Illustration 9 Clearance at garage block, off Merryhill Road

Policy TR 4

Garage Block Areas: Configuration and Use

Development proposals that improve the streetscene of garage block areas will be supported. This includes the replacement of garages with parking spaces within parking courts.

Policy TR 5 School Drop-off and Pick-Up Areas

Policy Context

1 Each neighbourhood in the New Town layout includes a school. The aim in some of the New Town layouts was not to have to cross a main road on the way to school. In the neighbourhoods, the access road to the neighbourhood is also the main road. If the school is on one side of the main road, the pupils will have to cross it to get to school if they are going on foot. So, although the neighbourhoods were designed for all facilities to be within walking distance quite a lot of pupils are taken to school by car. This may be because the person taking the child to school is making an onward journey and does not have time to walk the child to school, drop them off, walk back home and pick up their car to drive to work.

2 Some of the original New Town schools are built in cul-de-sacs off the neighbourhood feeder roads with no original, dedicated, drop-off and pick-up area. This can result in traffic congestion in the cul-de-sac and in connected roads, especially where no in/out traffic system has been designed into the layout.

3 This is really needed when there are different parts of a school on one site to one of which pupils need to be accompanied to the classroom door and to another of which pupils can walk onto the school site by themselves. Accompanying a pupil to the classroom door could mean parking first.

4 There have been several attempts to have “walking buses” to help pupils to walk to school together under supervision.

5 However, this policy is trying to target the current layouts in existing schools, whether extended and modified or not, and to prevent congestion in schools yet to be built.

6 The provision of drop-off and pick-up areas in schools must achieve a balance of providing for car trips whilst not encouraging them. It is noted that the management of school drop-off and pick-up areas can only be achieved with the cooperation of the school and that equal consideration should be given to the promotion of sustainable transport modes and to the implementation of School Travel Plans.

7 The context here is a change in the movement of people and vehicles between home and school.

Policy Intent

8 To improve the management of school drop-off and pick-up areas in Bracknell Town.

Policy Justification

9 Core Strategy DPD February 2008, Policies: CS1: Sustainable Development Principles, CS23: Transport and CS24: Transport. New Development Parking Standards Supplementary Planning Document (SPD), BFC, March 2016:

3.6 Inappropriate parking during school pick up and drop off periods can cause friction with affected residents. Different circumstances will apply to each school in the Borough which makes a specific standard difficult to establish. . . . Adequate provision for drop-off and pick-up will be required for new school developments

This policy aims to improve the incoming and outgoing movement of people and vehicles to and from local schools.

Policy TR 5 School Drop Off and Pick Up Areas

The provision of drop off and of pick up areas in new educational establishments will be expected to be incorporated in their design. Any proposals to extend existing educational establishments will be supported where they incorporate the extension of existing drop off and pick up areas or the provision of new drop off and pick up areas

Policy TR 6 Public Toilets in Bracknell Town Centre

Policy Context

1 Opposite Bracknell railway station, Bracknell bus station provides an enhanced interchange and gateway to the town centre. It has public toilets.

2 South Western Railway installed toilets in 2018 at Bracknell railway station and, considering, the amount of commuting taking place from there, this was long overdue.

3 Bracknell Forest Council owns and operates three multi-storey town centre car parks, two of which, one in the High Street and the other in The Avenue, have public toilets. Princess Square car park also has public toilets.

Policy Intent

4 To continue to provide and improve public toilets in Bracknell Town Centre.

Policy Justification

5 Core Strategy DPD February 2008, Policy CS1: Sustainable Development Principles 55 Development will be permitted which 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....

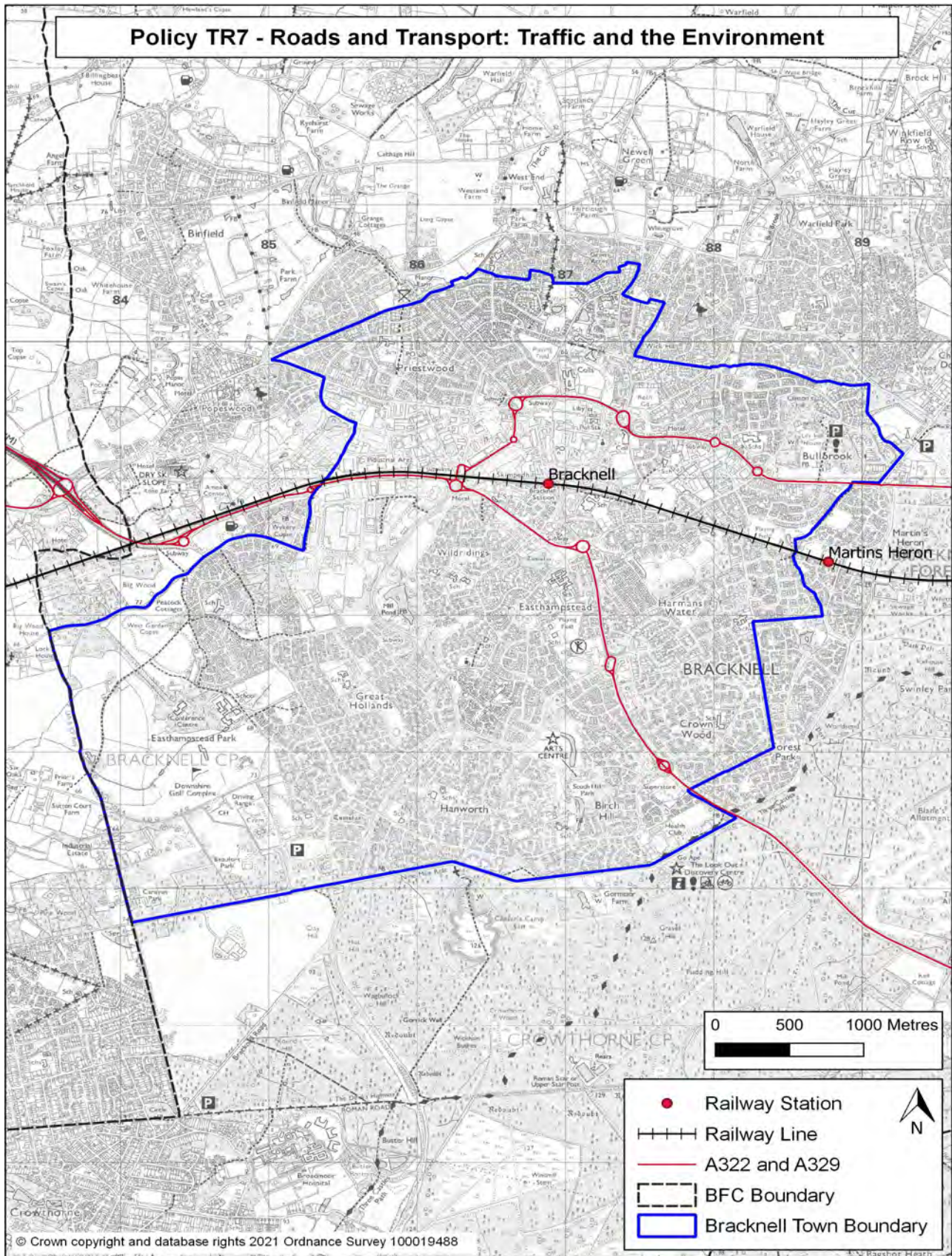
There are two set of public toilets directly accessible at ground level in the town.

These are at Bracknell bus station (managed by Bracknell Forest Council) close to the town centre and at The Avenue (also managed by BFC)

Policy TR 6 Public Toilets in Bracknell Town Centre

Development proposals to increase the provision of public toilets in Bracknell Town Centre will be strongly supported.

Policy TR7 - Roads and Transport: Traffic and the Environment



Policy TR7 Roads and Transport: Traffic and the Environment

Policy Background

1 Whether or not any resident can hear traffic noise from their dwelling in any road in Bracknell is a strong reason for choosing whether or not to choose to live there in the first place, (if they have the choice.). Within the lifetime of the New Town, some roads, which were originally built away from the A322, now adjoin it after it was made into a dual carriageway. One example is the stretch between Sainsbury's and the Horse and Groom roundabout.

Policy Context

2 See **Appendix 5.16**.

3 The objective of this policy is to reduce traffic impact on the local community and its environment. There is a considerable level of future development planned for London, Berkshire and Bracknell Forest so major road infrastructure investment, specifically in low noise road surfaces and purpose built barriers (eg in Downshire Way next to old people's housing at Alice Gough Homes), is needed to control the effect of the ensuing growth of traffic through the town.

4 This applies in particular to limiting any future exacerbation of the severance effect of the A322 on the town communities to its west and east, (Bagshot Road), and to implementing measures -such as restricting the type of traffic, (eg heavy goods vehicles), that can use certain roads at certain times of day- and so reducing the impact of such

vehicles on the A322, (Bagshot Road and Downshire Way), and on local roads.

5 The A329 running from Twin Bridges roundabout west to the Jennett's Park roundabout, (the edge of this Neighbourhood Plan area), then continues west from there. Once development has taken place at Amen Corner South, on the north side, and, on the south side, adjoining the Peacock Farm PH, the issue of the severance effect now seen on the A322 (Bagshot Road and Downshire Way) in this Neighbourhood Plan area could then also start to impact local residents' quality of life either side of the A329.

6 This policy is related to preventing inappropriate new development proposals that would impact on residential amenity e.g. lead to pollution.

Core Strategy DPD February 2008 p25 states: *Sustainability Statement*.

Developers will be required to submit a sustainability statement demonstrating how their proposals meet current best practice standards. ..Bullet point 9 : Minimise the emission of pollutants into the wider environment, including light, noise, air, soil and water pollution....

Policy Intent

7 To mitigate the various effects of any development where the assessed traffic impacts within the town have a material adverse effect on the roads and on residential amenity, particularly safety, noise, and air quality.

Policy Justification

8 NPPF 11. Conserving and enhancing the natural environment, 109. The planning system should contribute to and enhance the natural and local environment by (bullet point 4) preventing both new and existing development from contributing to

or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution...

Bracknell Forest Borough.Core Strategy
DPD February 2008 paras 127

Development must be carried out in a more sustainable waythat generates less pollution and 128, bullet point 9: To reduce traffic impact from development on the local community and its local environment.

Policy TR 8

Road and Transport: Traffic and the Environment

Where a Transport Assessment or Transport Statement identifies that the proposed development will have a severe residual cumulative impact on the highway network, the developer will be expected to carry out or contribute to such highway improvements or such traffic management measures as are necessary to address the extent to which their development will exacerbate any existing issues, including those due to lack of capacity or congestion, in particular, on the A322 and A329.

This page left intentionally blank
04/05/2021
2882

9BTNP Bracknell Town Neighbourhood Plan Implementation & Monitoring

see Bracknell Town Council Strategy & Finance 13 Nov 2018 agenda item 2431 & BTC Full Council 4 Dec 2018 agenda item 6

The Bracknell Town Neighbourhood Plan Steering Group will not be the body that undertakes Implementation and Monitoring of the BTNP. Its role is limited by legislation to producing the plan, with no on-going role.

Here is its Implementation & Monitoring suggestion:

See **Neighbourhood planning** Guidance. The guidance explains the neighbourhood planning system introduced by the Localism Act, including key stages and considerations required. <https://www.gov.uk/guidance/neighbourhood-planning--2#what-is-neighbourhood-planning>

See **STATUTORY INSTRUMENTS 2012 No. 637 TOWN AND COUNTRY PLANNING, ENGLAND** The Neighbourhood Planning (General) Regulations 2012 http://www.legislation.gov.uk/uksi/2012/637/pdfs/uksi_20120637_en.pdf

Monitoring : Data Indicator			Implementation :		
<p><u>No of Planning Applications</u> granted under BFC officer delegated powers</p>	<p><u>No of Planning Applications</u> granted following referral to BFC Planning Committee</p>	<p><u>No of Planning Appeals</u> appealed and then granted</p>	<p>Train BTC Cllrs as Post election induction training and Train BTC Town Clerk & I officer on :</p> <ul style="list-style-type: none"> • Planning Use Classes, • LPA ie BFC Local Development Plan to 2034, • BTNP 2016-2036 & • How to make a planning application (applicant), object to one (residents) and how to comment on one (BTC Planning Committee). 	<p>June 2019, June 2024, June 2024, June 2023</p>	<p>Table at BTC Strategy & Finance annually in April :</p> <ul style="list-style-type: none"> • 1 : BFC Annual Monitoring Report (AMR) Housing or BFC Annual Service Report with new indicators, • 2 : BTC Annual CIL Return & • 3 : BFC Annual CIL Report. • 4 : Annual BTNP monitoring report = 1+2+3 • Hold 1 annual meeting to review BTNP for which 4 is Agenda item 1. • Agree composition of and constitute BTNP Review committee from Cllrs & residents annually at BTC Annual Meeting in May.

9BTNP Bracknell Town Neighbourhood Plan Implementation & Monitoring

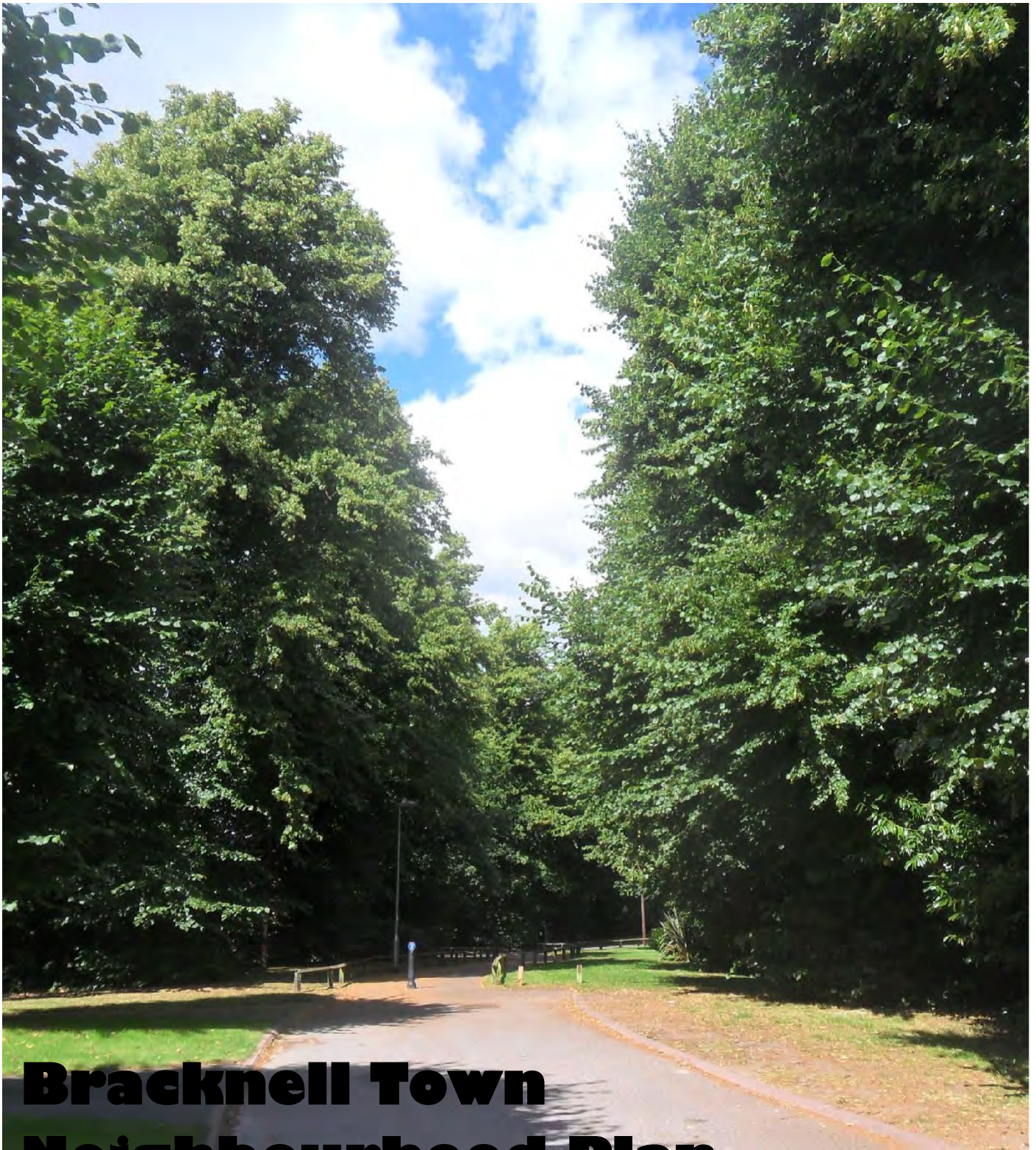
see Bracknell Town Council Strategy & Finance 13 Nov 2018 agenda item 2431 & BTC Full Council 4 Dec 2018 agenda item 6

			Trainer : Select from Navigus Planning, BFC Chief Officer Planning & Town & Country Planning Association.		
No of Planning Applications granted under BFC officer delegated powers citing total <u>no of individual BTNP policy references.</u>	No of Planning Applications granted following referral to BFC Planning Committee citing total <u>no of individual BTNP policy references.</u>	No of Planning Appeals appealed and then granted citing total <u>no of individual BTNP policy references.</u>			
Monitoring : Data Indicator Document Source :	Data Indicator Document Source	Data Indicator Document Source	Data Indicator Document Source		
BFC Decision notice and or BFC planning application monitoring sheet-modified.	BFC Planning Committee Report and or BFC planning application monitoring sheet modified.	Appeal Decision.	BFC Annual Monitoring Report (AMR) Housing or BFC Annual Service Report with new indicators added.		5/4/2021 405



Bracknell & Wokingham College, Church Road, Bullbrook

By Jeff Lawrence, Bracknell Camera Club



Bracknell Town Neighbourhood Plan 2016 - 2036