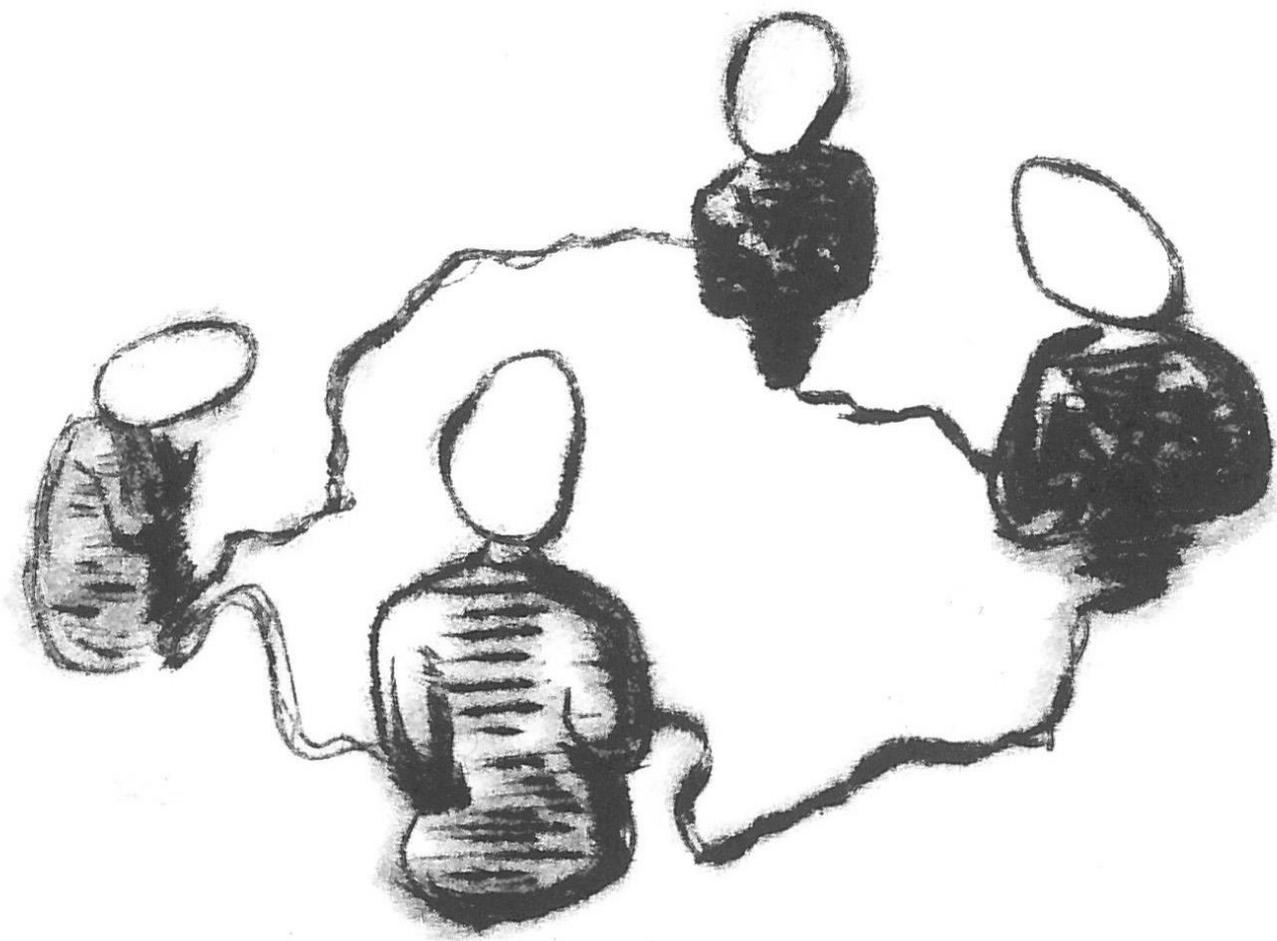


Bracknell Town Neighbourhood Plan 2016 - 2036



I. Artist Unknown

Courtesy of South Hill Park



2 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



Bracknell & Wokingham College, Church Road, Bullbrook

By Jeff Lawrence, Bracknell Camera Club



Lime Walk, Harmans Water

Bracknell Town Neighbourhood Plan 2016 - 2036

Bracknell Town Neighbourhood Plan 2016-2036 : Pre-Submission Consultation version

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THANK YOU :

Special thanks are due to Chris Atkins, BFBC for all his maps, Cllr Sarah Peacey BFBC for her sympathetic advice, Anne Mackay for her grasp of statistics, to Chris Bowden for his rigorous planning knowledge and to everyone who helped with explanations, information and by giving their time. Outside Bracknell, the work of the Exeter St James, Great Aycliffe and Frome Neighbourhood Plans set a high standard to follow.

WRITING the Plan :

It was Russell Reeve, then BTC Town Clerk, who focussed 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) practically usable by planners in deciding individual permissions...

We hope this plan has solved it.



Illustration 1

2. INTRODUCTION Bracknell Town Neighbourhood Plan

Key issues, vision and objectives

LEFT HAND PAGE

Neighbourhood Planning Regulations.

Neighbourhood Planning Regulations 2.3 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 www.bracknell-forest.gov.uk/planningpolicy, 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, then the Council 'makes' the plan/order. It will then form part of the Development Plan and be taken into account when making decisions on planning applications in the area.

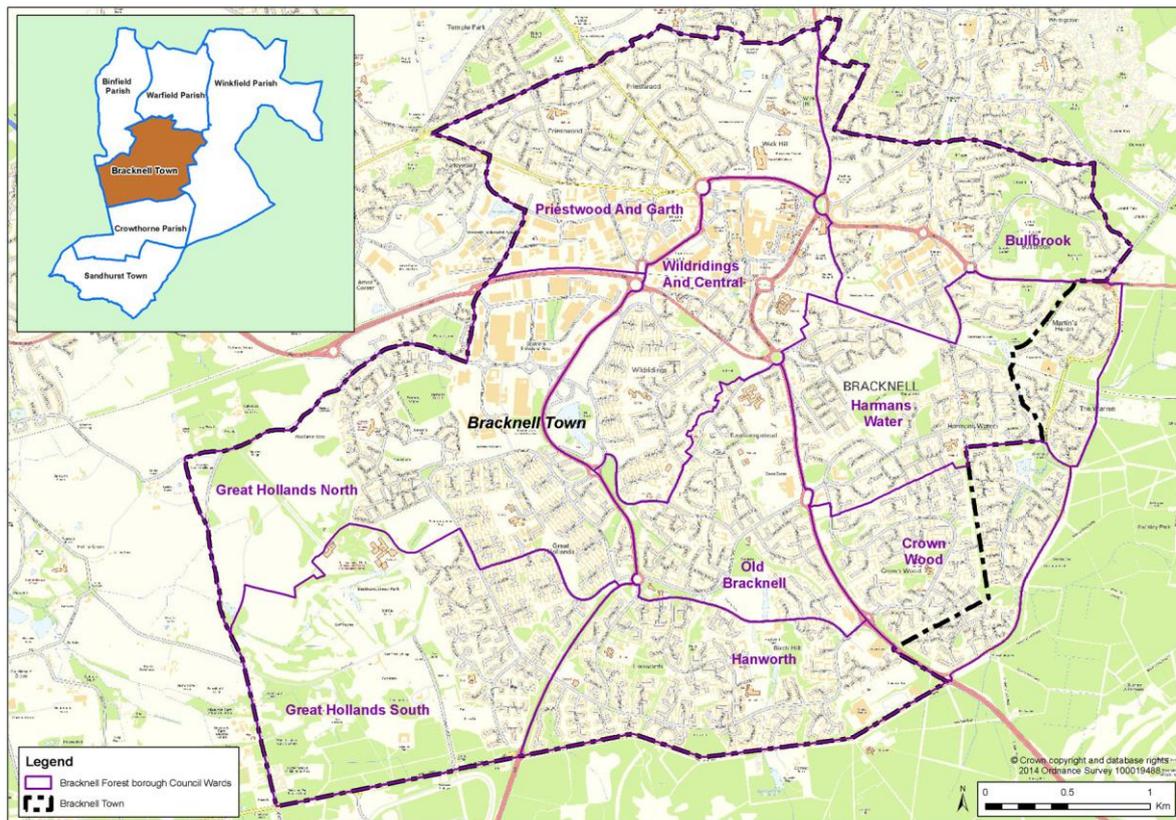
Local Development Scheme 2016-2019 BFBC page 2

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.

Local Development Scheme 2016-2019 BFBC page 21 <http://www.bracknell-forest.gov.uk/local-development-scheme-2016-to-2019.pdf>

Illustration 2 Table 1: The Bracknell Town Neighbourhood Plan Designated Area

Note: This is coterminous with the Bracknell Town Council boundary but not coterminous with the Bracknell Forest Borough Council boundary.

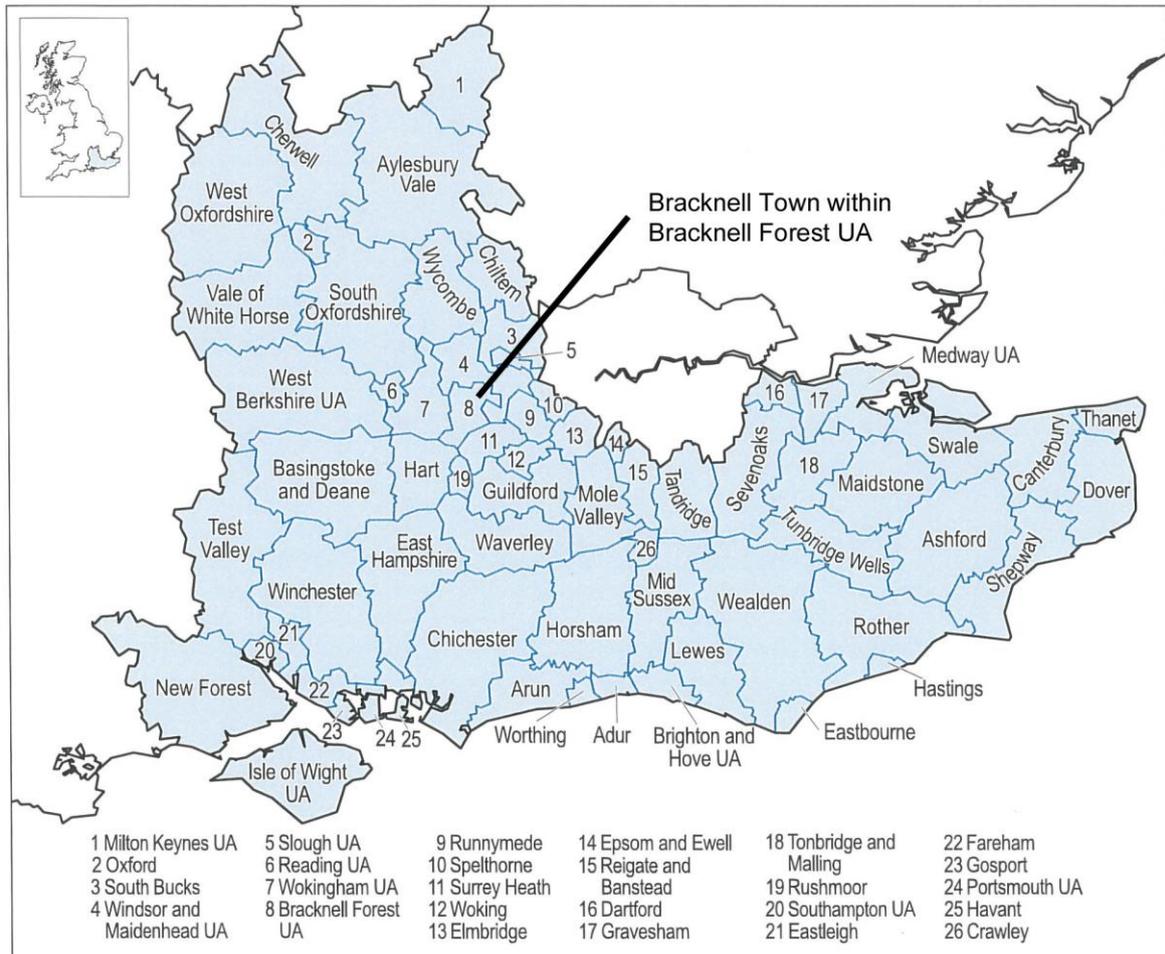


How the Neighbourhood Plan fits into the Planning System

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 local policy, in particular the adopted Bracknell Forest Local Plan 2002 and Core Strategy Development Plan, 2008. The Neighbourhood Plan process including its context, basic conditions and how it fits in with national, district and local planning policy is explained here:

<http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/key-stages-in-neighbourhood-planning/>

Map A3 Local authority districts and unitary authorities, April 2009



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Illustration 3.

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

Bracknell Town is one of the six parishes forming Bracknell Forest Borough Council, in turn one of the six Unitary Authorities which replaced Berkshire County Council in 1998. Bracknell Town's population is 52,696, the sixth largest in England and Wales behind Weston-Super-Mare, Shrewsbury, Aylesbury, Keighley and Hereford (Office for National Statistics, Census 2011, *Key Statistics, Table: KS101EW – Usual Resident Population*. Available at: http://www.nomisweb.co.uk/census/2011/ks101ew_Type_of_area_english_parishes/welsh_communities)

Illustration 4 Bracknell Forest Borough 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's six parishes, according to the Bracknell Forest Local Development Framework pack, September 2006, p7.

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).”

The reference here is to: Affinity Sutton, *Building on our Heritage*, www.affinitysutton.com. Available at:

<http://www.affinitysutton.com/media/826179/building-on-our-heritage-pdf.pdf>, page 5.

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”.

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.



**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, both settlements now within the Bracknell Town 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.

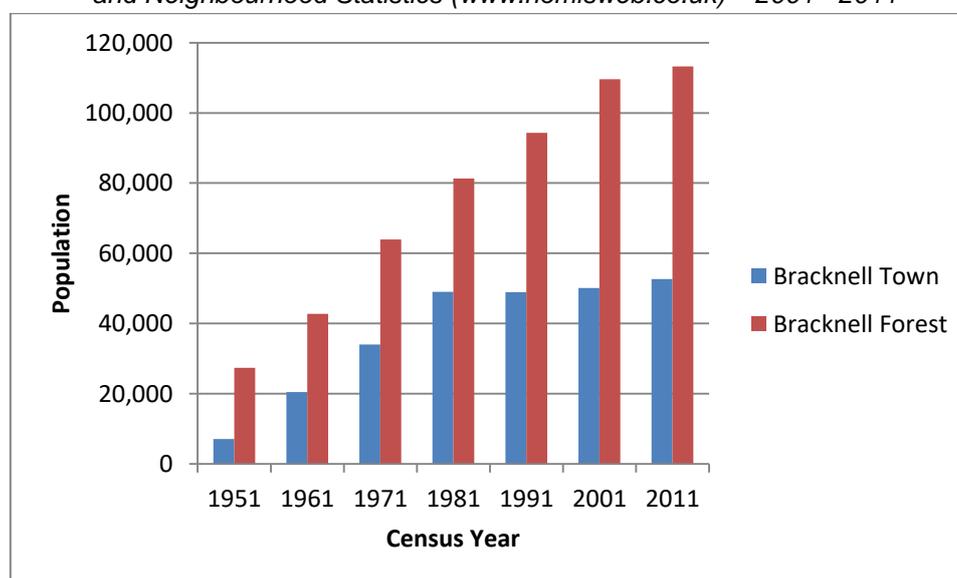
According to the Census 2011 [Nomis], the population was 52,696 on 1,300.11 hectares, (6.1 per hectare) - 46.5% of Bracknell Forest. In 2016, the population is over 55,000. More is planned in current policy documents: the SALP adopted in 2013, see page 8 table 2, plans for over 4000 more houses in Bracknell by 2026.

Illustration 6 Population in Bracknell Forest Borough 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.

The boundary of the Bracknell Town Neighbourhood Plan Designated Area is coterminous with the settlement boundaries.

According to the Office of National Statistics (ONS), the **Greater London Urban Area** which Bracknell is part of had 8,278,251 people in the 2001 census. It describes it as dwarfing the other 25 most populous areas in the UK and then says that urban areas appear to consist of a main body with arms shooting outward for example Greater London Urban Area.

See the map on page 5 at

file:///C:/Users/Consultant/Downloads/03fopmurbanareas_tcm77-251920.pdf

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
- Ensure the new town centre thrives, and 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 larger and a 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 2 :To preserve character but to allow for development.

Key Objective 3:To continue to Improve the 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.

- maintain air quality and acceptable levels of air pollution.

3. Environment and Community in Bracknell Town



Left to right : 8 Olympic Legacy Play Area, Mill Pond, Wildridings
9 Harmans Water Playing Field, Harmans Water Road , 10 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 in annex 2, glossary p52, 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'.

The West of Berkshire Spatial Planning Framework - delivering sustainable new communities to 2036 - of 13 Dec 2016 on p17 cites a green infrastructure for Public Parks figure of 5 ha per 1000 population.

This neighbourhood plan starts with this town's "green spaces" and describes its Active Open Space of Public Value (OSPv)...As a neighbourhood plan this document is meant both for residents (so includes jargon busting definitions in the text) and for planners to use as a development plan. The policies are presented in their own sections clearly separated from the others.

Policies

Community Leisure Provision

Active OSPV (Open Space of Public Value)

Policy Context

1 Bracknell Forest is 82,211.66 m² that's 0.49% of South East England
Bracknell's distinctively

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 which is Bracknell Town. They also contribute to the wellbeing of residents and their communities as everyone has the luxury of easy access to public green space. The green spaces have been described as pockets within the urban area of Bracknell Town. 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.

John Reeds of Smart Growth UK recently expressed the, (contrary,) view that a key garden city concept was vast acres of pointless roadside landscape (wildlife corridors), ecologically worthless and highly wasteful of scarce building land.

Great Aycliffe Town Council, in their Neighbourhood Plan on Newton Aycliffe,

describe their parish as having “large, green open spaces, with groupings of mature trees or tree lined avenues and **excellent access**

to public open space.” This also describes the green “public realm” in Bracknell. (- Public Realm & Parks definitions
The public realm includes all exterior places, linkages and built form elements that are physically and/or visually accessible regardless of ownership. ... Parks: Public open spaces within a community for recreational use...)

16 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).

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).

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

The Bracknell Forest Borough Council (2008) Core Strategy Development Plan 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).

The retention of Open Spaces is an important priority for all local residents. The assumption that Open Spaces provide important socialisation and recreation opportunities guided the layout of the green spaces between the houses when Bracknell New Town was originally built. It provided in-built easy access to community leisure provision within easy walking distance of everyone's home.

It is important they are within easy access of housing in the areas they serve, and that their positions lend themselves to effective surveillance. The play areas include Local Areas of Play (LAPs) for small, accompanied children and Local Equipped Areas of Play (LEAPs) for older children.

Policy Intent

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

To maintain its character and use the standard based on that which was used in the development of Bracknell as a New Town to create residential areas of high environmental quality.

Policy Justification

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

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

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

Illustration 11 Figure 22. (extract) Use of Council-provided services by Bracknell Town Ward

Services appearing in the top three most frequently used (activities done at least monthly)								
Ward	Recycling facilities		Parks and open spaces		Sport/leisure facilities		Longshot Lane household recycling centre	
	Pos. 1-3	%	Pos. 1-3	%	Pos. 1-3	%	Pos. 1-3	%
	Bullbrook	1	87%	2	84%	3	53%	
Crown Wood	1	87%	2	76%	3	56%		
Great Hollands North	1	85%	2	82%	3	50%		
Great Hollands South	1	86%	2	86%	3	60%		
Birch Hill & Hanworth	1	88%	2	82%	3	53%		
Harmans Water	1	90%	2	83%	3	53%		
Old Bracknell	1	88%	2	78%	3	54%		
Priestwood & Garth	1	88%	2	75%			3	51%
Widridings & Town Centre	1	87%	2	80%	3	58%		

From Bracknell Forest Council (5 December 2014), Bracknell Forest Residents' Survey 2014 Report by: Qa Research, page 32. Available at: <http://www.bracknell-forest.gov.uk/residents-survey-results-2014.pdf>

Illustration 12 Map 13 BFBC POSS Study 2016

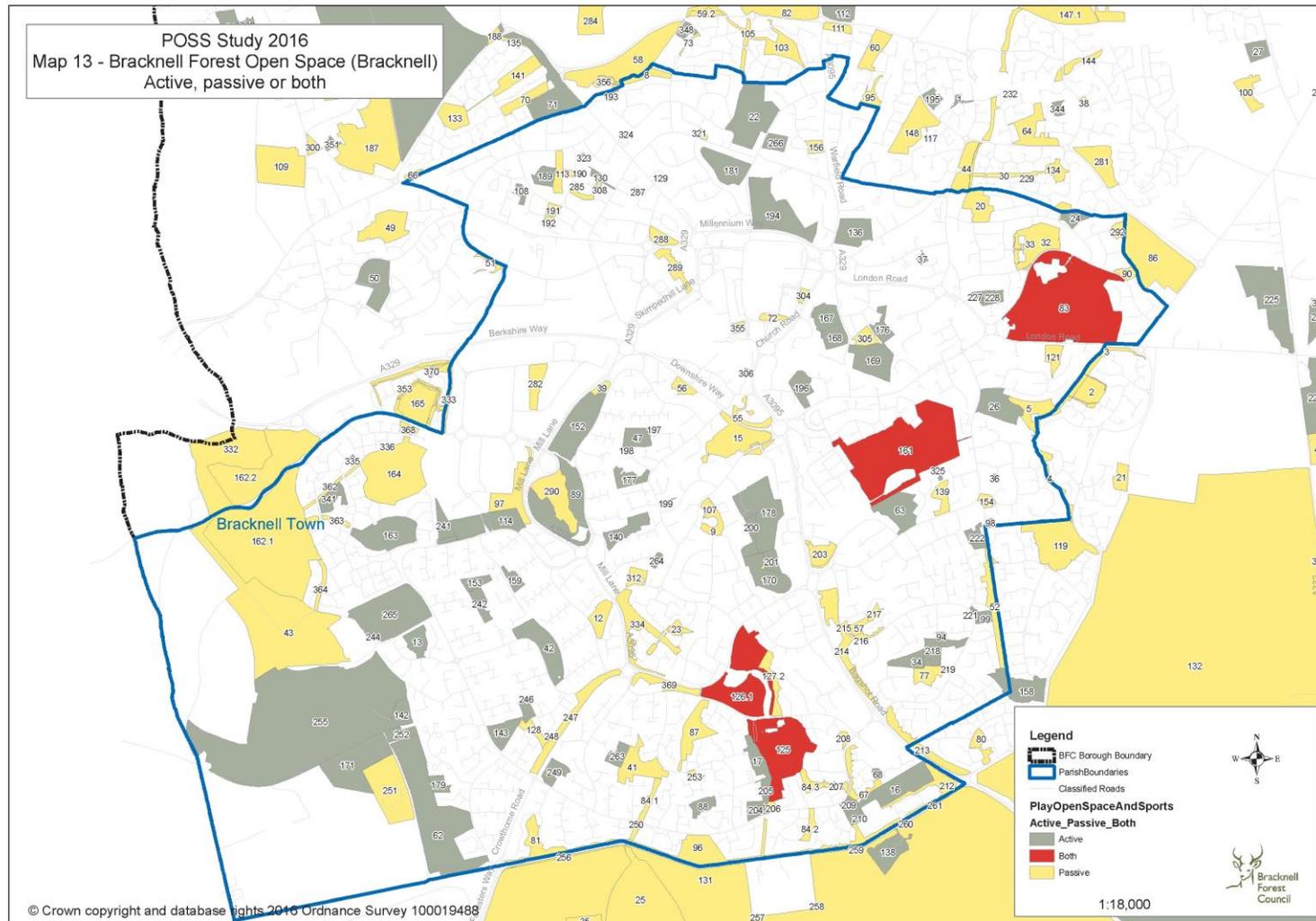


Illustration 13 POSS Typology

POSS Typology	New description (POSS)
A	Parks and Gardens
B	Natural and semi-natural (includes urban woodlands)
C	Green corridors
D	Children and people (children's play)
E	Outdoor sports facilities
F	School facilities
G	Allotments
H	Civic spaces
I	Cemeteries and churchyards
J	Amenity greenspace / landscape buffer / incidental verge
K	Drainage / SUDS / ponds
L	N/A

Illustration 14 Active OSPV

POSS Ref No	Site Name	Active, or both	Area (ha)	Typology 1	Typology 2	Typology 3
83	Lily Hill Park	Both	23.25	A	B	
126.1	South Hill Road Play Area / North Lake	Both	9.08	A	D	
125	South Hill Park (south lake)	Both	9.00	A	D	K
136	The Elms	Active	2.68	A	E	D
161	The Parks (RAF Staff College)	Both	19.36	B	E	D
89	Mill Park	Active	6.20	D	K	B
143	Ullswater	Active	2.43	D	B	
140	Threshfield Play Area	Active	1.92	D		
17	Hedgehog Park	Active	1.55	D	B	
13	Beedon Drive	Active	1.52	D	A	
142	Helicopter Park	Active	1.45	D		
24	Bullbrook Drive	Both	1.36	D	B	
34	Crown Wood Play Area	Active	1.29	D	B	

88	Latimer/Lydney Play Area	Active	0.98	D	B	
153	Winscombe Play Area	Active	0.87	D		
159	Yardley Play Area	Active	0.80	D		
209 (see 16)	Jameston Play Area	Active	0.52	D		
99 (see 221)	Opladen Way Play Area	Active	0.47	D	B	
108	Pollardrow Avenue	Active	0.45	D		
130	Stoney Road Play Area	Active	0.44	D		
68	Hornby Avenue (incl Barry Square Play Area)	Active	0.26	D		
37	Deepfield Road	Active	0.23	D		
221 (see 99)	Opladen way Play Area.	Active	0.22	D		
94	Nettlecombe Play Area	Active	0.22	D		
335	Osprey Avenue	Active	0.21	D		
198	Off Ennerdale	Active	0.17	D		
98	Oareborough Play Area	Active	0.13	D		
36	Cumnor Way Play Area	Active	0.12	D		
33	Freeborn Way (part of Clintons Hill)	Active	0.07	D		
81	Land off Nine Mile Ride (Quinitilis)	Active	0.05	D		
129	St Anthony's Close Play Area	Active	0.04	D		
337	Woodpecker Place	Active	0.03	D		
336	Pigeon Grove	Active	0.02	D		
107	The Green Play Area	Active	0.02	D		
255	Downshire Golf Course	Active	49.02	E	B	
62	Great Hollands Recreation Ground	Active	14.88	E	B	D
171	Downshire Golf Course driving range	Active	6.64	E		
22	Braybrooke Recreation Ground	Active	6.30	E	D	K
71	Jock's Lane Recreation Ground	Active	5.49	E	D	B
152	Wildridings Playing Field	Active	5.43	E		
163	Jennett's Hill (Jennett's Park)	Active	4.82	E	D	
16	Birch Hill Recreation Ground	Active	4.77	E	D	
114	Ringmead Playing Field	Active	4.40	E		
42	Jurassic Park	Active	3.89	E	D	
63	Harmanswater Playing Field	Active	3.30	E	D	B
26	Calfridus Way Recreation Ground	Active	3.24	E	D	
170	Bracknell Sports & Leisure Centre	Both	2.97	E	B	
167	Bracknell & District Cricket Club	Active	1.86	E		
47	Ennerdale (playing field)	Active	1.56	E	D	
168	Bracknell Football Club	Active	1.40	E		
201	Bracknell Sports & Leisure Centre	Active	0.90	E		
210	Tennis courts (Racquets)	Active	0.26	E		
250	Ringmead - Near Nine Mile Ride	Active	0.11	E		
265	Easthampstead Park Community School	Active	8.49	F		
194	Garth Hill College playing fields	Active	6.36	F		

178	The Brakenhale School	Active	6.14	F		
169	Ranelagh C of E School playing fields (Larges Lane field)	Active	3.68	F		
181	Garth Hill College	Active	3.14	F		
218	Crown Wood Primary School	Active	1.98	F		
196	Ranelagh C of E School playing fields	Active	1.63	F		
341	Jennett's Park CE Primary School	Active	1.39	F		
177	Wildridings Primary School	Active	1.35	F		
249	St Margaret Clitherow Catholic Primary School	Active	1.25	F		
200 (see 349)	Fox Hill Primary School playing fields	Active	1.22	F		
176	St Joseph's RC Primary School	Active	1.16	F		
242	Great Hollands Primary School	Active	1.13	F		
222	Harmans Water Primary School	Active	1.08	F		
189	Meadow Vale Primary School (fields)	Active	1.07	F		
266	Sandy Lane Primary School	Active	1.03	F		
263	The Pines Primary School / Hanworth Community Centre	Active	1.01	F		
204	Birch Hill Primary School	Active	0.87	F		
179	Woodenhill Primary and Nursery School	Active	0.82	F		
228	Holly Spring Junior School	Active	0.82	F		
205	Birch Hill Primary School	Active	0.66	F		
175	Sandy Lane Primary School	Active	0.41	F		
264	St Michael's Easthampstead School	Active	0.31	F		
227	Holly Spring Infant & Nursery School	Active	0.27	F		
349	The Rowans Children Centre (See ref. 200)	Active	0.00	F		
241	Ringmead Allotments	Active	1.16	G		
252	South Road Allotments	Active	1.02	G		
193	Anneforde Place Allotments	Active	0.37	G		
199	Crowthorne Road Allotments	Active	0.15	G		
325	Glenwood Allotments	Active	0.15	G		
323	Windlesham Road Allotments	Active	0.12	G		
287	Limerick Close Allotments	Active	0.09	G		
324	Wilders Close Allotments	Active	0.07	G		

Policy EV 1

Community Leisure Provision

Active OSPV (Open Space of Public Value)

Development proposals are expected to retain all existing provision, of existing parks, play areas and sports pitches in Bracknell Town.

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

Proposals that would result in the loss of public open space will only be supported when alternative and equivalent public open space is provided.

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 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**
- **the location of the alternative provision must be generally accessible by foot and within or adjacent to the existing settlement boundary of Bracknell Town.**

Community Leisure Provision

Passive OSPV

Policy Context

Passive OSPV (e.g. natural and semi-natural open space, green corridors, country parks, and urban woodlands). Bracknell Forest Borough Council has no Green Infrastructure Supplementary Planning Document (SPD) and no Green Infrastructure Policy. Unlike Great Aycliffe Neighbourhood Plan which refers to the County Durham Green Infrastructure Strategy, this plan has no such context.

Policy Intent

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

To maintain its character and use the standard based on that which was used in the development of Bracknell as a New Town to create residential areas of high environmental quality.

Policy Justification

Illustration 15 Passive OSPV

POSS Ref No	Site Name	Passive or both	Area (ha)	Typology 1	Typology 2	Typology 3
83	Lily Hill Park	Both	23.25	A	B	
126.1	South Hill Road Play Area / North Lake	Both	9.08	A	D	
125	South Hill Park (south lake)	Both	9.00	A	D	K
127.2	South Hill Park (North Lake Estate)	Passive	1.35	A		
368	Harrier Green	Passive	0.52	A		
72	Jubilee Gardens	Passive	0.47	A		
355	Station Green	Passive	0.34	A		
365	Swinley Forest	Passive	104.88	B		
162.1	Peacock Meadows (Jennett's Park)	Passive	25.41	B		
161	The Parks (RAF Staff College)	Both	19.36	B	E	D
43.1	Easthampstead Park	Passive	14.68	B	A	
164	Tarmans Copse (Jennett's Park)	Passive	9.68	B		
43.2	Easthampstead Park	Passive	8.16	B	A	
15	Bill Hill	Passive	4.87	B	C	
32	Clinton's Hill	Passive	3.90	B	D	
334	Church Hill House	Passive	3.58	B	D	C
97	Northerams Wood	Passive	3.16	B		
41	Dryden Play Area	Passive	3.07	B	D	
87	Ludlow Play Area	Passive	2.83	B	D	C
213	Bagshot Road (Woodland off Chesterblade Lane)	Passive	2.36	B	C	
20	Bluebell Hill	Passive	2.11	B		
212	Coral Reef - area around	Passive	2.06	B		
282	Wildridings Copse	Passive	1.64	B		
203	Woodland south of Firlands (Nightingale Crescent)	Passive	1.58	B		
12	Avebury	Passive	1.50	B		
369	Land to the west of South Hill Park	Passive	1.47	B		
121	Scotts Hill (Drovers Way)	Passive	1.10	B		
139	The Mound	Passive	1.09	B		
8	Anneforde Place playing field	Passive	0.91	B	D	
55	Friendship Way	Passive	0.90	B	J	
56	Frog Copse	Passive	0.77	B		
156	Wick Hill Woodland	Passive	0.60	B		
292	Beswick Gardens	Passive	0.54	B		
57	Garswood	Passive	0.53	B		
90	Milman Close	Passive	0.53	B	J	
154	Woodland by Oareborough	Passive	0.53	B		
285	Windmill Road Copse	Passive	0.51	B		
39	Domesday Copse	Passive	0.40	B		
217	Garswood	Passive	0.37	B		
208	Spaces nr South Hill Park	Passive	0.34	B		
216	Opladen Way, Garswood	Passive	0.28	B		
215	Garswood, Bagshot Road	Passive	0.22	B		
96	Nine Mile Ride	Passive	8.99	C	B	
214	Bagshot Road	Passive	3.32	C	C	
52	Farningham Ride	Passive	3.21	C	B	
247	Crowthorne Road	Passive	2.88	C		
113	Queensway	Passive	1.00	C		
84.3	Linear space between Jevington and Hillberry	Passive	0.75	C		
84.1	Linear Space between Oakengates and Nutley	Passive	0.68	C		
364	Queens Wood Wildlife Corridor	Passive	0.62	C		

84.2	Linear space between Juniper and Jameston	Passive	0.61	C		
333	Bracknell Footpath 5	Passive	0.60	C		
363	Jennett's Hill Wildlife Corridor	Passive	0.60	C		
362	Tarmans Copse Wildlife Corridor	Passive	0.53	C		
190	Off Queensway	Passive	0.18	C		
248	Crowthorne Road	Passive	0.02	C		
24	Bullbrook Drive	Both	1.36	D	B	
170	Bracknell Sports & Leisure Centre	Both	2.97	E	B	
251	Easthampstead Park Cemetary & Crematorium	Passive	6.29	I		
305	Larges Lane Cemetery	Passive	0.92	I		
312	St Michael and St Mary Magdalene Church	Passive	0.84	I		
307	St Andrew's Church (Priestwood)	Passive	0.51	I		
304	Holy Trinity Church (Bracknell)	Passive	0.27	I		
321	Bracknell Methodist Church	Passive	0.18	I		
306	New Covenant Church Bracknell	Passive	0.07	I		
77	Land north & west of Crown Row shops	Passive	1.30	J		
9	Area around Point Royal	Passive	1.30	J		
289	Arlington Square	Passive	1.29	J		
67	Hornby Avenue	Passive	1.20	J		
288	Boyd Court	Passive	0.94	J		
128	South of Ullswater	Passive	0.81	J		
191	Priestwood Avenue	Passive	0.41	J		
207	Linear spaces nr South Hill Park	Passive	0.37	J		
253	Lydney	Passive	0.34	J		
206	Below South Hill Park	Passive	0.28	J		
192	Priestwood Avenue	Passive	0.27	J		
219	Land near Crown Row shops	Passive	0.14	J		
197	Off Ennerdale	Passive	0.08	J		
246	Near Ullswater	Passive	0.05	J		
126.3	South Hill Park South Hill Road Play Area / North Lake (balancing pond)	Passive	TBC	K		
290	Mill Pond balancing pond	Passive	3.87	K		
5	Allsmoor Pond	Passive	1.98	K	B	
254	Downshire Golf Course (balancing pond)	Passive	0.10	K		

Policy Justification

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

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

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

The BFBC Play Open Space and Sports (POSS) study provides an evidence base for new comprehensive local plan policies and replaces the previous PPG17 study carried out in 2016.

Policy EV 2

Community Leisure Provision

Passive OSPV (Open Space of Public Value)

Development proposals are expected to retain all existing provision of existing OSPV.

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

Proposals that would result in the loss of public open space will only be supported when alternative and equivalent public open space is provided.

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 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**
- the location of the alternative provision must be generally accessible by foot and within or adjacent to the existing settlement boundary of Bracknell Town.**

Protection and Maintenance of Local Green Spaces

Policy Background

Around Bracknell Town's boundaries

Here are some distinct areas of recreational land use and movement of people in and out of Bracknell Town and its neighbouring parishes, (clockwise), Binfield, Warfield, Winkfield, Crowthorne and Wokingham Without.

Future movement into the Bracknell Town area from adjacent parishes outside the Bracknell Town Neighbourhood Plan designated boundary should be financially supported by **CIL (Community Infrastructure Levy)**, contributions from developers whether or not the development takes place in Bracknell Town.

This could also apply to CIL calculations where Bracknell Town Council is concerned and to negotiating contributions to Jock's Lane Recreation Ground for instance which is owned & managed by Bracknell Town Council but situated in Binfield Parish, (whose CIL revenue is from a different charging zone), outside the Bracknell Town Neighbourhood Plan Area.

Community Infrastructure Levy Charging Schedule details at <http://www.bracknell-forest.gov.uk/cil-charging-schedule.pdf>

Binfield

Bracknell has commented in its response to the Binfield Neighbourhood Plan on the importance of having cycle

lane links & pedestrian routes as alternatives to roads especially to Bracknell Station.

Warfield

Bracknell residents walk to Warfield Parish via Jock's Lane recreation area (in Binfield Parish) with its tennis courts, cricket pitch, splash pool, cafe etc to the west of Binfield Rd or via Garth Meadow and the Cut River Corridor to the east of Binfield Rd.

Warfield residents and those from its new developments will, in turn, have access to Jock's Lane Recreation Ground, (managed by Bracknell Town Council at their expense) or to the walk along the Cut, north to Binfield.(in Binfield Parish)...

Winkfield

Bracknell residents use Allsmoor Field or Savernake Park in Winkfield Parish or walk further into Swinley Forest.

The Cut runs through Winkfield Parish on its way to Bracknell. The crossing into Bracknell is over the bridge between Upshire Gardens and Letcombe Square in Harmans Water.

Crowthorne

The Look Out, is directly accessible to all residents in Birch Hill via the crossing south of Jameston. Both Swinley Forest and the woodland behind the Look Out is also open as a recreation area in which both residents and visitors to cycle, orienteer, join the Santa Run, walk the dog, build dens, visit the Iron

Age Fort called Caesar's Camp, the coffee shop at the Look Out or try its 90

hands on science and nature activities and use its award winning toilets. The Bracknell Forest Local Countryside Access Forum's work here to promote open air recreation and enjoyment of the area through a rights of way network open to is a success

The TRL site under development is right next to the Bracknell Town boundary so future residents will use be able to use its recreation facilities especially at Great Hollands .This site lies to the south of the Bracknell Town Neighbourhood Plan area and, following planned development, there will be increased movements into the BTNP area both to use Great Hollands Recreation Ground and to go to and

from Easthamsptead Park Community secondary school nearby.

Wokingham Without

In Wokingham Without Parish at Pinewood, with its boxing club, scout facilities, judo club, model railway club, theatre etc, Bracknell residents have access to a very special recreation facility.

Cross boundary co-operation between parishes is vital to plan for the future needs of residents and calculate the capacities of the places described so in writing this plan we ask the neighbouring parishes for their comments.

Protection and Maintenance of Local Green Spaces

Policy Context

Inside Bracknell's Town's boundaries

To protect and maintain local green spaces, the Bracknell Town Neighbourhood Plan's policies support sustainable development and its economic, social and environmental benefits.

In The Guardian of 13 August 2016 “**Out to grass: is your local park under threat ?**” Keiron Pim refers to “the broader issue of how government cuts and councils’ finances are affecting Britain’s 27,000 public parks.”

He states that “Our parks have long been political spaces, a managed approximation of the rural in the midst of our towns and cities, and as such, prey to conflicting intentions.”

Later on in the article he says: “The chair of the National Federation of Parks and Green Spaces (Dave Morris)...cites a Heritage Lottery Fund report from 2014..... 45% of local authorities were looking at selling their parks and **green** spaces or outsourcing their management....Selling off parkland, transferring the management to corporate interests, ‘inappropriate development’ and commercialisation – these are all strategies Dave Morris tells me he has seen authorities deploy.”

Note that in the list below, A to C are historic parks pre-dating the new town while D to J are new parks with balancing ponds etc.

Policy Intent

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

NPPF 77

BFC Core Strategy 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.

Each A-K composite area’s breakdown of Land Registry BK title numbers, freeholders & leaseholders cross referenced to the BFBC POSS study areas is recorded on a spreadsheet which is **Appendix 17: NP Designation Spreadsheet.**

This is the reference document for **Appendix 2: Protection and Maintenance of Local Green Spaces Designation Justification.**

Policy EV 3

Protection and Maintenance of Local Green Spaces

The following areas 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 Fields

H: Calfridus Way Playing Fields

I: Braybrooke Recreation Ground

J: Queensway and Brook Green

K: The Elms Park

Proposals for built development on these Local Green Spaces must be consistent with policy for Green Belts and will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space.

Trees in Bracknell Town



Left to right :16 Cedar at Hedgehog Park , Birch Hill,17 Lucombe Oak (Quercus Hispanica), Hedgehog Park, Birch Hill and 18 Yew at St Michael and St Mary Magdalene's Church, Wildridings

Tree Heritage : Avenues of Trees

Policy Background

The Bluesky National Tree Map: <http://www.bluesky-world.com/bluesky-completes-national-tree-map> shows tree coverage nationally.

Bracknell Forest 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*" <http://www.bracknell-forest.gov.uk/town-and-country-winter-2016.pdf>

Bracknell Town was built on land which historically was part of Windsor Forest which includes some of the oldest trees in Europe .So, because of Bracknell Town's unique character, trees should be carefully considered in the integration of any development.

In Bracknell Forest District, Bracknell Town has two distinct types of soil: clay

north of the railway line and sand south of it. Planting those species which are overall more suited to their environment is advisable.

At a meeting of the Bracknell Town Neighbourhood Plan Steering group, when talking about the maintenance of both parks and landscaping in the town, Andrew Radgick of The Bracknell Forest Society asked for it to be noted that "planting trees needs aftercare e.g. watering." So, in a town with a lot of trees, it is essential to budget not only for buying the, (new), trees and planting them but also for watering them. In some cases residents have agreed to do the watering themselves. Reporting dead trees to local authorities is expensive and so is replacing them.

According to Charles Arnold-Baker's Local Council Administration 25.3, Dust and carbon dioxide pollution especially from motor vehicles...is absorbed in huge quantities by trees. Tree planting is thus an adjunct to public health and amenity.



Illustration 19 View from Point Royal courtesy of Bracknell Forest Homes

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.

In more recent years the park has seen the restoration of some of the key Victorian features of Lily Hill Park thanks to a grant received from the Heritage Lottery Fund in 2001 . See <http://www.bracknell-forest.gov.uk/lilyhillpark> of £1.077m <http://gotlottery.uk/heritage-lottery-fund->

[bracknell-forest-borough-council-10-90128](http://gotlottery.uk/heritage-lottery-fund-bracknell-forest-borough-council-10-90128) and of £0.994m in 2005 according to <http://gotlottery.uk/heritage-lottery-fund-bracknell-forest-borough-council-10-213197>

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. See <http://www.bracknell-forest.gov.uk/southhillpark>

Tree Heritage : Avenues of Trees

Policy Context



Left to right: 20 Avenue of limes on highway land along Mill Lane 21., 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 22, Avenue of sycamores between road and pavement in Sycamore Rise, Bullbrook.

Avenues of trees are significant landscape features.

There are several distinct avenues of trees in Bracknell Town. These are the avenue of 90 limes along Mill Lane planted for The Queen Mother's 90th birthday in 1990, 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. All the avenues are definitely worth preserving. They're incorporated in the New Town landscape design.

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.

Bracknell Forest Council Parks and Countryside aim to add planting schemes which involve a smooth transition from newer, urban, residential areas to existing, (and some inherited), natural wild areas in their design.

Policy Intent

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

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.

The BFBC Development and Adoptions Manager's caveats that "The highway verges can – sometimes – provide access to sewers so it may not be

possible to have tree planting on all sites and that trees need to be planted far enough back from the highway to avoid impacting visibility splays.”, apply.

Policy Justification

BFBC Core Strategy 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 (2002) Saved Policies EN1 and 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.

In *Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document, Chapter 5 Bracknell study area B*, available at:

<http://www.bracknell-forest.gov.uk/chapter-5-bracknell-study-area.pdf>, the landscape feature of the

avenue planting on Ranelagh Drive forming the historic approach to Ranelagh is described as distinctive.



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

Policy EV 4

Tree Heritage: Avenues of Trees

To recognise the heritage value of avenues of trees in Bracknell (as identified in the policies map) development will be required to recognise the heritage value of existing avenues of trees by incorporating them within landscape design and/or to create new avenues of trees where possible in new developments over one hectare and/or to create tree lined corridors for roads, footpaths and cycleways.

Note:

Bracknell Forest Council defines sites as follows:

- Large Housing Sites (1ha or more)
- Medium Housing Sites (less than 1ha with 10 + dwellings)
- Small Housing Sites (less than 10 dwellings)

See <http://www.bracknell-forest.gov.uk/planning-commitments-for-housing.pdf>

Tree Landscape Character

Policy Background

Trees in the parks and elsewhere in Bracknell Town can be protected by Tree Preservation Orders (TPOs), where they are of significant amenity value. The trees covered by a TPO are listed in individual, group and woodland site categories. Online TPO data for Bracknell Town in the Bracknell Forest Borough Council tree records, uses Geographic Information System, (GIS) mapping.

Elsewhere, authorities such as Bromley Council (“with the largest tree stock of any borough in the capital”) has imposed TPOs on trees growing on Network Rail land who have identified sweet chestnut, poplar, lime and horse chestnut as “problematic” so targeted these for removal as part of their “enhanced clearance from 1 April 2019. In Bracknell Town, a wooded railway cutting is part of the Waterloo/ Reading line.

The tables below detail the wide variety of types of trees found and preserved in Bracknell Town.

Tree Landscape Character

Policy Context

The Town’s tree landscape character is very varied as listed in the TPO tables below and is the jewel in the crown of Bracknell. 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). 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.

Policy Intent

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

Policy Justification

BFC Core Strategy 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 (2002) Saved Policy EN1 Protecting Tree and Hedgerow Cover and Saved Policy EN20 Design Considerations in New Development.

These Bracknell Forest Council Parks and Countryside tables of tree data are dated 7th September 2016 and show all the trees currently contributing to the tree landscape character of Bracknell Town.

A Tree Preservation Order (TPO): is defined as a mechanism for securing the preservation of individual trees or groups of trees of acknowledged amenity value. A preserved tree may not normally be topped, lopped or felled without the consent of the local planning authority.

24 Individual Trees with a Tree Preservation Order

Tree Species	Number of trees	Tree Species	Number of trees
ACER PLATANOIDES 'CRIMSON KING'	1	LONDON PLANE	6
ALDER	7	MAGNOLIA CONSPICUA	1
ASH	31	MAGNOLIA GRANDIFLORA	2
ATLAS BLUE CEDAR	3	MAGNOLIA SOULANGIANA	1
BEECH	35	MALUS	1
BIRCH	27	MAPLE	24
BIRCH (TWIN STEM)	1	NORWAY MAPLE	5
BLACK WALNUT	1	NORWAY SPRUCE	1
CATALPA	1	NORWEGIAN MAPLE	1
CEDAR	9	OAK	303
CEDAR ATLANTICA	1	OAK (TWIN STEMMED)	1
CEDAR OF LEBANON	1	PEAR	2
CHERRY	38	PINE	60
CHERRY PLUM	1	PINE (TWIN STEM)	1
CHESTNUT	7	PLANE	1
COPPER BEECH	5	PORTUGUESE LAUREL	2
COTONEASTER	1	PRUNUS	6
CRAB APPLE	4	PURPLE PLUM	3
CUPRESSUS	7	PYRUS	1
CYPRESS	2	QUERCUS RUBRA	1
DAMSON	2	RED OAK	1
DEODAR CEDAR	1	REDWOOD	2
EUCALYPTUS	1	ROBINIA	7
FALSE ACACIA	1	ROWAN	12
FASTIGATE HORNBEAM	3	SCOTS PINE	11
FIELD MAPLE	2	SEQUOIA GIGANTA	2
FIR	1	SILVER BIRCH	37
GLEDITSIA	1	SILVER MAPLE	3
GOLDEN ELDER	1	SNOWY MESPIL	5
GOLDEN FALSE ACACIA	1	SPRUCE	2
GREENGAGE PLUM	1	SWEET CHESTNUT	18
HAWTHORN	6	SWEET GUM	3
HAZEL	2	SYCAMORE	46
HEMLOCK	1	THUJA PLICATA	2
HOLLY	17	TULIP TREE	2
HOP HORNBEAM	1	VARIEGATED MAPLE	1
HORNBEAM	17	WALNUT	1
HORSE CHESTNUT	17	WEeping BIRCH	1
IRISH YEW	1	WEeping WILLOW	1
JUDAS TREE	1	WELLINGTONIA	1
LABURNUM	3	WHITEBEAM	11
LARCH	1	WILD SERVICE	1
LAWSON CYPRUSS	2	WILLOW	7
LIME	62	YEW	7
LIQUIDAMBAR or (SWEETGUM))	5	YOUNGS WEeping BIRCH	1
		Total individual trees with a tree preservation order	609

25 Groups of Trees with a Tree Preservation Order

Tree Species	Number of Groups
BEECH	3
CYPRESS	2
HOLLY	2
HORNBEAM	3
LIME	13
PINE	36
SYCAMORE	6
Mixed Tree Species	7
Not stated	40
Total groups of trees with a tree preservation order	112

26 Woodlands with a Woodland Preservation Order

Tree Species	Number of Woodlands
SCOTS PINE	1
Mixed Tree Species	14
Total woodlands with a woodland preservation order	15

Policy EV 5

Tree Landscape Character

Development proposals must demonstrate how they will maintain and enhance the current unique tree landscape character of Bracknell New Town as evident in the density and variety of its planting.

Where new tree planting is provided, it must support the existing natural wooded character of Bracknell Borough and favour native species unless alternatives are shown to be beneficial for instance for disease tolerance or for specific landscape design.

Tree Heritage Protection and Trees as a Visual Amenity

Policies Context

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.

A heartfelt community plea follows:

Don't Save The Trees

In Bracknell, we don't like trees.
We don't like the oak, elder and ashes.
Things with no profit here don't please,
Their leaves untidy, people slip, cause crashes.
Cut them down, grub them up and clear them out !
Chip and burn the scented lime, the red berried holly,
Like a witch finder general, eager to rout out an evil folly !
Wise burghers of Bracknell deem themselves beneficial, honest
To denude a borough of native trees, that calls itself a forest.
Only hard bricks, glass, concrete and black tarmac will be seen.
Heavens forbid, never let Bracknell Forest ever again be green.

Anonymous poem
found pasted on the hoardings in
Bracknell High Street on April 2016
during retail regeneration building work

Policies Intent

To further enrich the tree heritage of Bracknell Town.

Policies Justification

NPPF para 118.

BFC Core Strategy CS7 Design, page 21.

Bracknell Forest Borough Local Plan (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

These policies support identifying, protecting, retaining and enhancing Bracknell Town's tree heritage and preserve the individual Bracknell New Town characteristic environment for its future residents.

The three trees illustrated at the beginning of this section under the heading Trees in Bracknell Town, that is the Cedar, the Lucombe Oak and the ancient Yew tree, clearly show examples of the retention of ancient trees of arboricultural and amenity value.

On page 82 of the Buildings of England, see NP introduction page 5, Pevsner describes the landscaping of Bracknell as “having been handled exceptionally well”.

Policy EV 6 Tree Heritage Protection

Development proposals in Bracknell Town must not damage or result in the loss of ancient trees or trees of good arboricultural and amenity value. Proposals should be designed to retain ancient trees or trees of arboricultural and amenity value. In such circumstances, proposals, should be accompanied by an arboricultural survey that establishes the health and longevity of any affected trees.

Policy EV 7 Trees as a Visual Amenity

Development proposals in Bracknell Town will be expected to retain all trees making a significant contribution to the visual amenity of the area. The significance of any mature trees should be established through an arboricultural survey.

Proposed developments in Bracknell Town that:

plant new trees in highly visible locations except where these would have a detrimental impact on views or light and use tree species that have sufficient potential size and longevity (eg to enable them to provide a significant contribution to the visual amenity of the area which will constitute a legacy for local residents) will be supported.



27 Crowthorne Road Allotments next to Bracknell Care Home

Allotments

Policy Background

A Community in a Sea of Biodiversity ?

- The question Franklin Medhurst asks in “A Quiet Catastrophe, The Teesside Job”, 2nd Edition page 162, is whether we are no longer a community in a sea of biodiversity. He says that when people began to build communities they were gathered in villages, towns and small cities placed in a countryside that was a continuous web of biodiversity disrupted only locally where

communities were built.

(Could Bracknell Town become an urban environment surrounded by more urban environment in the next twenty years ?)

- He then asks on page 146, “**Have we reached the stage where towns and cities do not rely on their surrounding farms for their food supplies ?** These are brought from all parts of the country and from abroad.”

(Indeed, Bracknell, to the west of London, in the south east of England is strategically placed in a national food distribution network. Since 1972, Bracknell has been the location of the head office of Waitrose. One of its four regional distribution centres, (RDCs), and its warehouse is also there. Its national distribution centre, (NDC), in Milton Keynes handles 25,000 grocery and home department lines.)

- Mr Medhurst then asks whether to keep a much expanded new town sustainable we should start to use open spaces, parks and school grounds for growing food.

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. In Britain, there are still 300,000 council plots.

Are Bracknell Town residents growing their own food ?
Bracknell in Bloom through the Bracknell Town : Your Gardens, annual gardening competition has an allotment category so its community is being encouraged to grow some of its own food.

Growing in the community

The government's single action resulting from the parliamentary enquiry on allotments in 1998 was to sponsor a guide to best practice, Growing in the Community (2001). This forward-looking handbook encouraged councils to promote allotments and advocated that

local authorities communicate with each other to foster a shared appreciation of how allotments could help to deliver “a diverse range of agendas, such as help, biodiversity and social inclusion.”

Landshare, launched in 2009, has helped by putting thousands of people that want to grow together with people that have land to spare.

Jealott's Hill Community Landshare

Jealott's Hill Community Landshare (JHCL) is a 2.43 hectare community garden in neighbouring Warfield Parish, in the Green Belt whose purpose was simple : to prevent cities spreading).. “In June 1927, Nitram Ltd bought the adjoining farms of Jealott's Hill, Hawthorndale and Nupton, together some 433 acres, near Bracknell in Berkshire, to serve as a centre for agricultural research and demonstration.” According to page 2 of Jealott's Hill, Fifty years of Agricultural Research, 1928-1978, ISBN 0 901747017, published by ICI..

The Landshare is managed by volunteers and is an innovative partnership between private, voluntary and public sectors and is funded by Bracknell Forest Homes, Bracknell Town Council and Warfield Parish Council. The current owner, Syngenta, whose worldwide research centre is based at Jealott's Hill has leased the land to Bracknell Forest Homes. It is open 365 days per year and includes an orchard, a small vineyard a sensory

garden. This site includes disabled toilets....

www.jealottshilllandshare.org.uk

Around Bracknell Town, Binfield Parish has 51 allotment plots on 1 site at Red Rose, Winkfield Parish Council has 116 plots ,(mostly half plots), on 2 sites at Cranborne Allotments and at Winkfield Row, Crowthorne Parish Council has no allotments, Warfield Parish Council is planning to start some at New Quelm Lane and Sandhurst Town Council has :

1 allotment site at the Memorial Park which is outsourced.

Allotments

Policy Context

Bracknell Town Council manages all 241 allotments. Their locations in Bracknell Town are listed in appendix 3.2. 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.

<u>28 : Bracknell Town Allotment Sites</u>	Number of Plots
Anneforde Place	21
Crowthorne Road	13
Glenwood	12
Limerick Close	7
Ringmead	96
South Road	74
Wilders Close	7
Windlesham Road	11
Total	241

38% are full plots.

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

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.

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.

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. Some of the allotments have small community areas next to them for the allotment holders to sit and have a cup of tea together in.

Policy Context (cont.)

Proposals for sites for new allotments and also for community growing space areas would be welcome. Sites need to be easily accessible on foot, i.e. no more than a 1,200m walk. (This is the preferred maximum walking distance for such facilities, as recommended by the Institute of Highways and Transportation [2000] Guidelines for providing for Journeys on Foot).

An allotment garden is a plot not exceeding 1,210 square yards which is wholly or mainly cultivated by the occupier to produce vegetables or fruit for consumption by himself and his family according to Arnold Baker on Local Government Administration tenth edition on page 9.

In 29.4, Obligation to provide allotment gardens., it says ; “ A local council must formally consider any written request by six or more electors to operate the Allotments Acts and, in addition, if it is of the opinion that there is a demand it is bound to provide allotments”.

The continued provision of allotments or in some cases, where appropriate, community growing spaces in agreement with their respective landowners, will be strongly supported. A good example of a community growing project is Bracknell's own Jealott's Hill Community Landshare, already described.

In the current Local Plan there is no Bracknell Forest policy giving a suggested ratio of allotments to dwellings for developments so there is

no common ratio being used. In Warfield, an ad hoc allocation is being negotiated, not a standard one, which could, in future, apply to all 6 parishes including Bracknell Town. Considering how much development is now scheduled for Bracknell, ensuring a borough wide standard proportion of allotments to new dwellings would be worth doing.

A **map** of Bracknell Town Allotments is shown in **appendix 3.2 Allotments**.

Policy Intent

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

Any alternative allotment site offered will be of similar size and quality, within reasonable walking distance from existing plottolders' houses and will be given statutory protection. says Caroline Foley in her book *Of Cabbages and Kings, The History of Allotments by Caroline Foley, Frances Lincoln, 4 Sept. 2014. The quotes in italics in this section are from pages 189, 203, 205 and 206.*

To ensure the provision of allotments in new developments in Bracknell Town.

Policy Justification

BFC Core Strategy CS8: Recreation and Culture.

Bracknell Forest Borough Local Plan 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 8 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 of an equivalent scale to the existing allotment provision 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 Proposals Map.

Where there is sufficient existing provision contributions will be sought towards their improvement. New allotment provision should be located in locations generally accessible on foot.

Cemetery Space



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

Policy Context

The councils of districts, parishes and communities are burial and cremation authorities according to 33.6, page 337, Arnold-Baker, C. (2009) Eight Edition *Local Council Administration*. London: Reed Elsevier (UK) Ltd.

Bracknell Forest Council own and manage the **Easthampstead Park Cemetery and Crematorium** facility at RG40 3DN. It has sufficient space to receive up to 140 new burials.

“Approximately 1,600 cremations and 80 burials are carried out annually. Around 66% of cremations are from outside the Borough. The crematorium is to be extended to cater for an estimated 20 year period using BFBC capital projects’ funding. If pressures on land availability emerge, it might be necessary to restrict custom from beyond the Borough and there is potential to extend onto adjacent pitch and putt (BFBC) and allotments (BTC) land subject to agreement.”

says the Bracknell Forest Council, Infrastructure Delivery Plan – Post Submission Site Allocations Development Plan Document, SAL106, October 2012 on p 106 at: <http://www.bracknell-forest.gov.uk/sal105-infrastructure-delivery-plan-post-submission-sadpd.pdf>

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 Borough Council. Holy Trinity’s churchyard (0.92 ha) is also closed. **Cemeteries and churchyards** in Bracknell are listed and shown in the **map in appendix 3.4**.

At the 18th January 2017, Bracknell Town NP Steering Group meeting, Cllr, McCracken said that the issue of where to find new land or different land for burial needed to be addressed by Bracknell Forest Borough Council sooner rather than later.

Beaufort Park, Nine Mile Ride, adjoining the crematorium was put forward as a site for development and is listed in the work for the emerging Local Plan by Bracknell Forest Borough Council as SHELAA site BRA4.

Policy Intent

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 emerging BFBC Comprehensive Local Plan for the growing population of Bracknell Town perhaps via contributions to the expense from its burial authority.

Funds to be requested from CIL, (Community Infrastructure Levy,) contributions.

Policy Justification

BFC Core Strategy CS6.

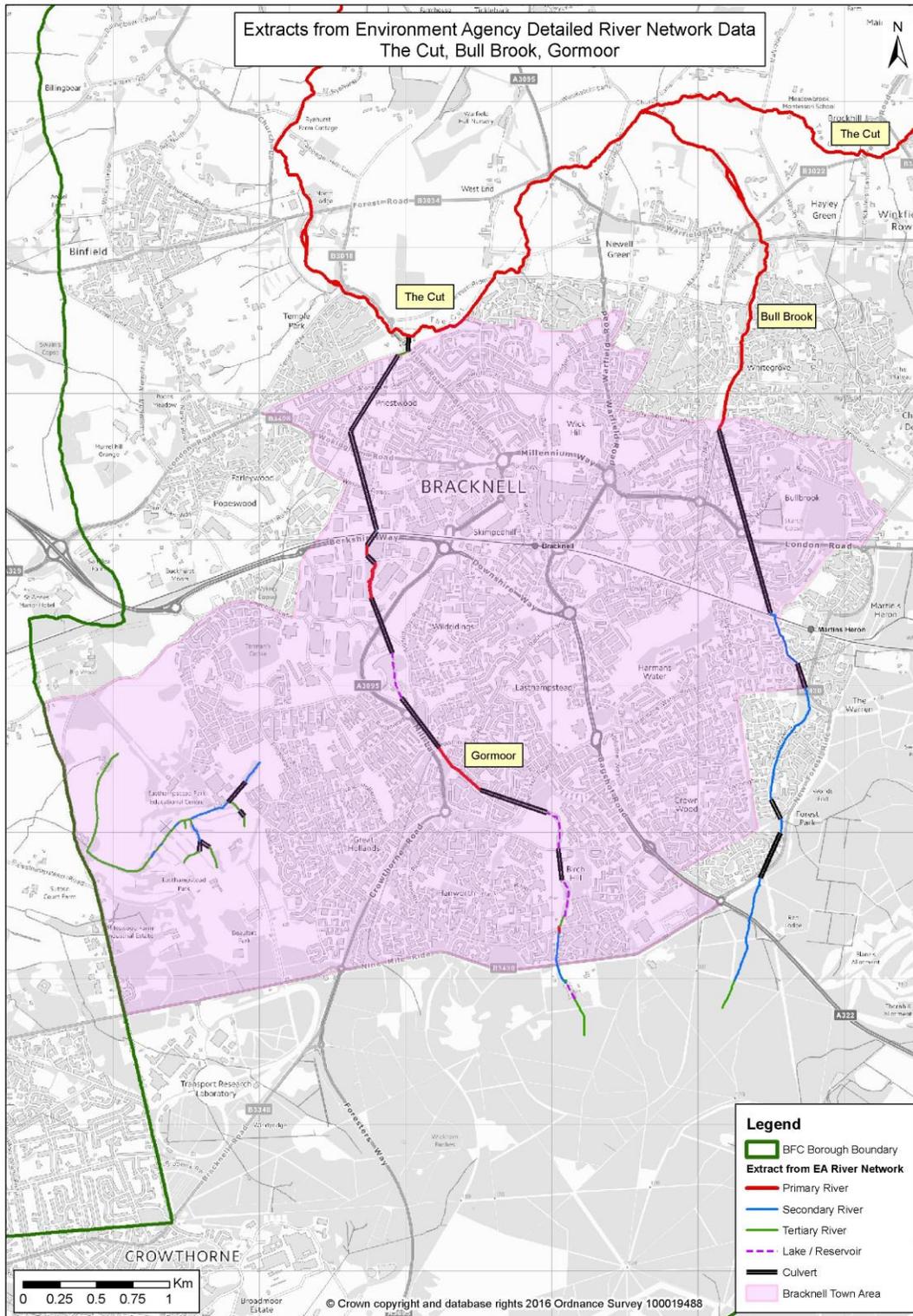
The Larges Lane cemetery is now only available for the interment of ashes. St Michael and St Mary Magdalene’s and St Joseph’s churchyards are now “closed”.

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

Policy EV 9 Cemetery Space

The provision of further cemetery space to serve the needs of the population of Bracknell Town will be strongly supported. This applies specifically to land adjacent to Larges Lane Cemetery but does not exclude future proposals for land elsewhere.

29 Watercourses and River Corridors



Watercourses and River Corridors

Policy Context

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. The Cut 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.

Water quality measurement is an important environmental measure.

Ian Marsh of the Bracknell Forest Society drew up a map :“The Lost River of Bracknell” in 2015. This illustrates the link via both BFBC paths and BTC open areas, from Swinley Forest to The Cut before it flows into the Thames at Bray. It describes the character and function of this Bracknell Town watercourse leading to The Cut river corridor & Warfield.

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.

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.

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.

Neighbouring Reading’s City Plan at <http://livingreading.co.uk/reading-2050> suggests on p 25, “ the re-establishment of hidden rivers in Reading Town Centre” and on p 27, that “ it makes more of the rivers and landscape.” On p20, it says that “Reading could make better use of retail/ leisure and allied uses (including green infrastructure) in the riverside areas..”, So Reading is aiming for more recreational space along its watercourses for its expanding population.

The watercourse Ian Marsh depicts is already a valuable recreational asset to Bracknell residents which could be better used. This is part of what was

previously the Gormoor Brook which used to run through much of Bracknell 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

At Mill Pond and North Lake both on the Bracknell Town watercourse and both pictured on “The Lost River of Bracknell” map , North Lake equals South Hill Park Lakes), Bracknell Town Council works

with Bracknell Herons Angling Club who manage these facilities so residents can fish there.

Annual memberships to the Braybrooke Nature and Fishing Club can be bought from Bracknell Town Council for Jean’s Pond, Braybrooke Recreation Ground. The Angling Trust has helped set up this new club.

These are the freshwater fish found in three places in Bracknell Town:

In Jean’s Pond, part of Braybrooke Recreation Ground, there are now common, crucian and koi carp, perch, roach, rudd and tench.

Mill Pond has bream, common carp, perch, roach and tench .

At North Lake there are predominantly common carp along with gudgeon, perch, roach and rudd.



30 A Bracknell Brick and Tile Stamp

Jean’s Pond was previously a clay pit for the nearby brickworks. There are two ponds on either side of Folders Lane, Jean’s Pond and Lakeside. “There were large brick and tileworks on either side of the lane, opened and abandoned sometime between 1870 and 1898. The Bracknell Pottery Brick and Tile Company was active in 1883 and 1895”.according to p 20 of Brickmaking in Bracknell – Bracknell and District Historical Society (1990), *Brickmaking: A Local History*.

Bracknell Town's Watercourses and River Corridors

Policy Context (cont)

What are Sustainable Drainage systems ? (SuDS)

Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution) and amenity issues are collectively referred to as Sustainable Drainage Systems (SuDS). SuDS mimic nature and typically manage rainfall close to where it falls. SuDS can be designed to slow water down (attenuate) before it enters streams, rivers and other watercourses.

Here is a link to the CIRIA susdrain project

Sustainable Drainage ; Ever wondered where the water goes ?

See link <https://www.hillingdon.gov.uk/article/12578/Sustainable-drainage-requirements-for-planning-applications>

According to the London Borough of Hillingdon, Sustainable drainage systems (SUDS) are now a material planning consideration for major developments (ie developments of 10 dwellings or more and equivalent non residential schemes) , and decisions on planning applications from this date will be expected to make sure that SUDS are in place to ensure surface water is controlled on site..

The Watercourses map shown above and the Lost River of Bracknell map which follows although drawn for leisure purposes by Ian Marsh of the Bracknell Forest Society which is interested in history shows the Bracknell Town south –north SuDS . They are both also particularly relevant in this environment section of the NP as shown in the following quote about **green infrastructure**.

West Berkshire's Core Strategy 5.124 For the purposes of this Core Strategy, green infrastructure is defined as :

Parks and public gardens, including parks, country parks and formal gardens

Natural and semi-natural green spaces- including woodlands, urban forestry, scrub, common land, grasslands, wetlands, open and running water, wastelands and derelict open land rock areas

*Green corridors- including **river** and canal **banks**, cycleways and rights of way*

<http://info.westberks.gov.uk/CHttpHandler.ashx?id=36374&p=0>

31 The Lost River of Bracknell Map by Ian Marsh, Bracknell Forest Society.

The Lost River of Bracknell

Gormoor (or Haw) Brook used to run above ground. Nowadays the river is mostly underground or diverted. Here is a 1816 map and some history along its path

The river ran into the Cut and on to the Thames

Manor Farm
Manor Farm, now demolished, was just to the east of the wood. The farm should not be confused with the other Manor Farm (& Manor House) situated where the river meets the cut. Also on the river was Brook House located where the river meets the Wokingham Road.

Easthampstead Church
Believed by some to be an Anglo-Saxon site associated with St Birinus. In 1865 the 1159 church was rebuilt. It contains fine examples of 'Art & Craft movement' stained glass windows. Several older church features were also retained. The nearby workhouse (now Churchill House) was developed from 1826 almshouses. Much of the grounds of Churchill House have been developed into the Churchill Housing Estate. At one time Easthampstead sewage works was situated between the house and the river.

Wildridings Wood
Waitrose sponsor care of this wood which once occupied a quarter of the Southern Industrial estate. It provides a green corridor (and flood control) which follows the dried up river bed

Mill Pond
A 1568 will mentions the mill. In 1974 it became a balancing pond and the outflow diverted

For a ¼ mile the river still runs above ground through the Church Hill estate

South Hill Park Reed Bed
A recent addition on the path of the underground river

Swinley Forest
The river starts here. Once heathland, conifers were planted after the enclosure acts and then WWI

Gormoor Pond
This 1701 document leases the pond as a fish pond, which is still its function

South Hill Park Lakes
There have been buildings on the site since the early 1600s. The lakes were created as part of the c1760 building works. Originally the north lake started much closer to the building and part of it is now below the carpark. Over the years the building has had a successive number of owners, including nobility, a prime minister, a wartime hospital, the BBC and now an arts centre.

Policy Intent

To enhance the character and the function of the watercourses and to improve public access including footpaths and their signposting to this important recreational resource for the local community.

To open the watercourses up further as recreation routes for walking and cycling. This policy applies to land where public access has been intermittent, both inside and outside the current settlement boundaries, especially to the west, in the Designated Neighbourhood Plan Area.

To support partnership working to protect and encourage public access to Bracknell's watercourses and river corridors.

To link up the footpaths along Bracknell's watercourses from Gormoor Brook to Jocks Lane and to signpost them so that residents find out that there is a north/south recreational link through the urban environment of the town.

To ensure the green infrastructure associated with the watercourses & river corridors is maintained and enhanced, for the benefit of both people and wildlife.

To improve access in a way compatible with protecting the watercourses & river environment.

To prevent degradation of existing standards of provision and improve

where applicable, if additional usage is likely to increase as a result of a specific development.

To fund by requests from CIL,(Community Infrastructure Levy), contributions,, ie joint funding and also bid partnership working..

Policy Justification

NPPF definition of Open Space in Annex 2 refer.

NPPF Paragraph 75.

BFBC Local Plan (2002) Saved Policy EN14 River Corridors.

BFC Core Strategy CS1 and CS7.

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

Policy EV 10

Watercourses and River Corridors

Development proposals that are closely related to the watercourses and river corridor environment and approaches to them will be supported where they take advantage of opportunities to improve their environment, including access.

Air Quality

Policy Background

“At the beginning of the 21st century, more than 80 per cent of the world’s population lived in cities . . . in the new industrial cities of the 19th centuries, they lacked sewerage, refuse disposal and clean water . . . **new hazards**, like the exhaust fumes of motor vehicles, have replaced smoke from railways and factories, for example.” Says Mark Harrison on p190 of *Disease and the Modern World*, ISBN 7-7456-2810-9 Polity Press, 2004

“In 2008, the south east produced 64,000 kilotonnes of CO₂, the highest of any region or country in the UK. However, this mostly reflects the fact that the south east has the largest population and extensive road networks; in terms of emissions per resident, the region had the joint lowest emissions of 7.6 tonnes per resident.” [ONS regional trends no 43: portrait of the south east 2011, p 28]. In 2008, BFC per capita emissions were 6.2 t. (BBFC climate change action plan, 2013)

“Across the country, the government estimates 23,500 people [a year] die prematurely from NO₂ pollution . . .

London [29 miles to the east of Bracknell] has an acute problem with NO₂, possibly the worst in the world”. Reference: The Guardian, 6 February 2016, *The truth about London's air pollution*, page 7.

The UK’s prevailing wind is southwesterly. Bracknell Town’s prevailing wind is westerly.

“Across the UK, 169 local authorities – 40% - had illegally high NO₂ air pollution in 2015.” According to The Guardian article on 7 January 2017: *Air pollution limit breached five days into 2017*.

Air pollution for human beings means exposure throughout their whole lifecycle thinks Professor Holgate who expressed the view that a new Clean Air Act was overdue. He said: “The smog of the 1950s was due to coal burning in domestic fires and industry. In today’s society the picture is different. The pollution is invisible and is a silent killer. Coal fires are no longer causing us the problem – now tiny toxins and particles are being poured into our air from cars, lorries and buses and we are breathing them in day by day.”

Professor Holgate goes on to say: “We desperately need a **new Clean Air Act** that reflects the problems that today’s society faces, in particular the pollution caused by diesel cars. . . . We need a new way of thinking about transport and how we move about the country, one that encourages people to get out and cycle or walk.” Reference: Professor Stephen Holgate, Medical Research Council Clinical Professor of Immunopharmacology (6 September 2016) It’s about time for a new Clean Air Act. “Available at: <http://www.southampton.ac.uk/news/2016/09/new-clean-air-act-needed.page>

The **woodland** (or hinterland as referred to in the foreword to the Housing

section of this plan), adjacent to Bracknell Town has **carbon dioxide benefits**

The BAP map <http://www.bracknell-forest.gov.uk/biodiversity-action-plan-2012-2017.pdf> on page 11 clearly shows the urban environment of Bracknell Town. To the south and south east of it are the woods south of The Look Out and Swinley Forest. According to Dr Nick Atkinson of The Woodland Trust on page 162 in “What Nature does for Britain” by Tony Juniper in the chapter on “Carbon Country”, “The total contribution of these”, (natural woodland), “systems to our national carbon balance is not massive” but it is “at a very low cost”.

On page 164 of the same book, it says that :“Benefits include encouraging valuable wildlife corridors, boosting pollinator populations, providing a haven for predatory insects that control pests, slowing down water runoff and cutting soil erosion”.

“The woodland adjacent to Bracknell Town NP is in Winkfield Parish Swinley Forest is ancient woodland and in Crowthorne Parish, south of The Look Out, there are Crown Estate commercial conifer plantations. Following the fires affecting 300 hectares in May 2011, they are now being partially restored by re-establishing a mix of native woodland species.”The aim **is progressive conversion to broadleaf forest** by reversing the proportions of conifer to broadleaf planting as being specified on the TRL site in Crowthorne”, says Marlies Boydell, Biodiversity Officer at BFBC. This will contribute to the national expansion of native broadleaf woodland by not spraying with herbicides etc...

SANGs designations are decided and recorded by Bracknell Forest Borough Council.<http://www.bracknell-forest.gov.uk/suitablealternativenaturalgreenspaces>

Winkfield and Crowthorne parishes in their Neighbourhood Plans could consider ensuring that they designate Swinley Forest to remain as native broadleaf woodland and that they ask the Crown Estate to work to reverse the respective proportions of commercial conifer plantation and reconverted native broadleaf woodland south of and around The Look Out and to the south east and designate both areas to remain as woodland.

Residents could then work locally against climate change by reducing greenhouse gases causing climate change coming from changes in the natural world i.e. woodland. This is crucial in a world and in a part of south east England where the population is set to increase further.

Where Bracknell Town is concerned, the tree planting could be described as “**urban forest**”. This has been studied and quantified by looking at the urban forest structure, species compositions, tree cover etc, its hourly emissions contributing to ozone formation, its hourly pollution removal, the effect of trees on building energy and carbon dioxide emissions, the relative ranking of species effects on air quality and the total carbon stored and sequestered annually by urban trees.

Policy Context

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

Bracknell Town although an urban environment has a high proportion of **trees** per square kilometre. Although 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.

In accordance with statutory requirements, Air Quality has been monitored in Bracknell Forest since 1999 and AQMAs, (Air Quality Management Areas), were declared in 2010, one in Crowthorne High Street, the other in Bracknell Town along the Bagshot Road and Downshire Way, and are monitored in the Updating and Screening Assessment for Bracknell Forest Council.

See www.bracknell-forest.gov.uk/2015-updating-and-screening-assessment.pdf
www.bracknell-forest.gov.uk/pollutioncontrolairquality

The yearly AQMA results are published by BFBC.

A map of the AQMA in Bracknell Town is shown in appendix 3.1.

Inclusion of BFBC annual air quality management statistics on BTC environmental services committee agenda is strongly supported.

Policy Intent

To limit and mitigate any adverse effects on air quality and any ensuing harm to residents from air pollution in future development in Bracknell Town.

Policy Justification

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

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

This policy is suggested in the context of the yearly BFC AQMA monitoring and the BFBC policies on air pollution.

Policy EV 11

Air Quality

Any development proposal which is required to be accompanied by an environmental statement will be expected to demonstrate the following :

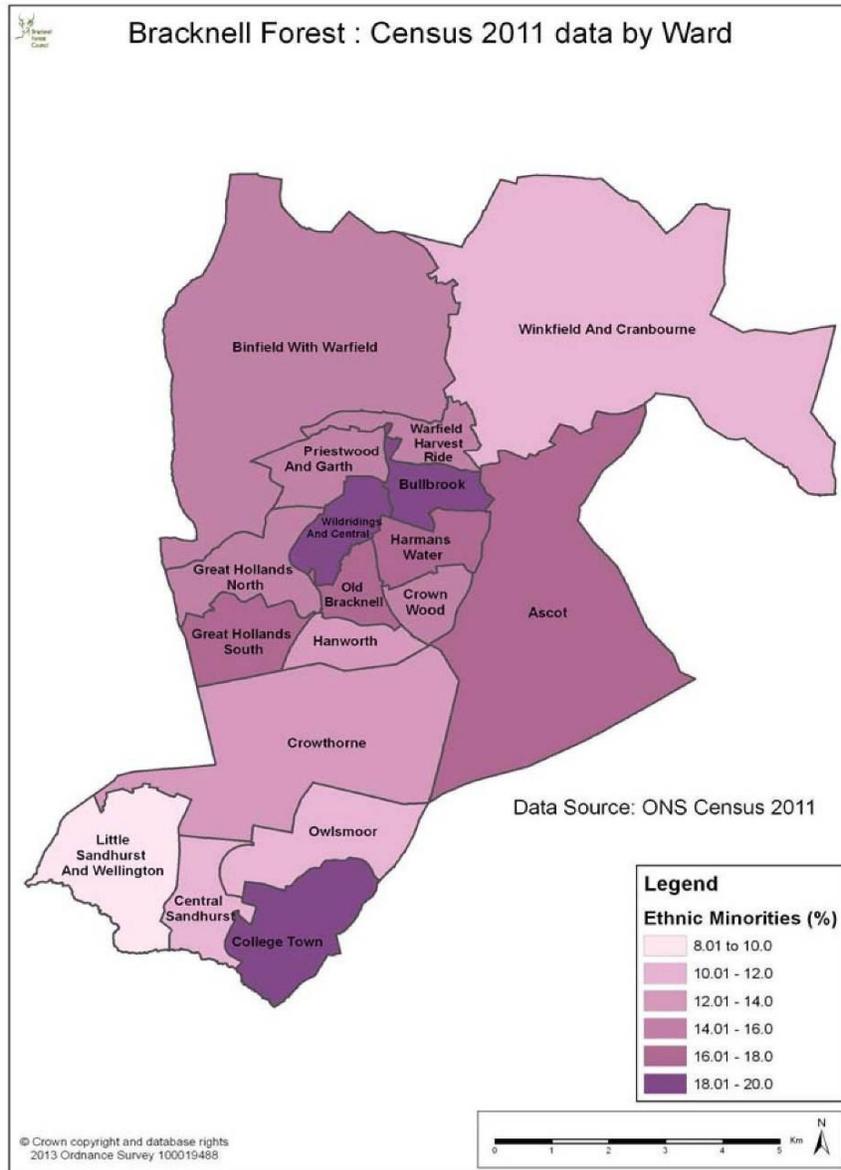
1 It is not likely to result in the breach of European Union limits for air pollution and

2 If such limits are likely to be breached, then measures will be expected to be put in place to adequately mitigate this impact and ensure that air pollution levels are maintained below the limit.

Community in Bracknell Town

Key Objective 1: Improve social, community and leisure facilities

Foreword : Bracknell Town Population



Map showing wards in 2011, colour-coded according to percentage of BME population.

Illustration 32

This **illustration, no 32 Map showing wards in 2011**, is from Bracknell Forest: Key facts from the Census 2001-2011, ward level page 1 : available at <http://www.bracknell-forest.gov.uk/the-changing-face-of-bracknell-forest-key-census-facts-2001-to-2011.pdf> In this map showing the percentages of Black & Minority Ethnic (BME) population, Bracknell Town has a higher proportion of **ethnic minorities** in relation to most of Bracknell Forest. So it is already **culturally diverse** and different from the other five parishes in the borough. The top three languages spoken by children attending Bracknell schools are English then Polish then Nepalese.

Population : Age Structure

This table below, (Crown Copyright 2013 Population Structure Parish Table.doc), shows the population's age structure.

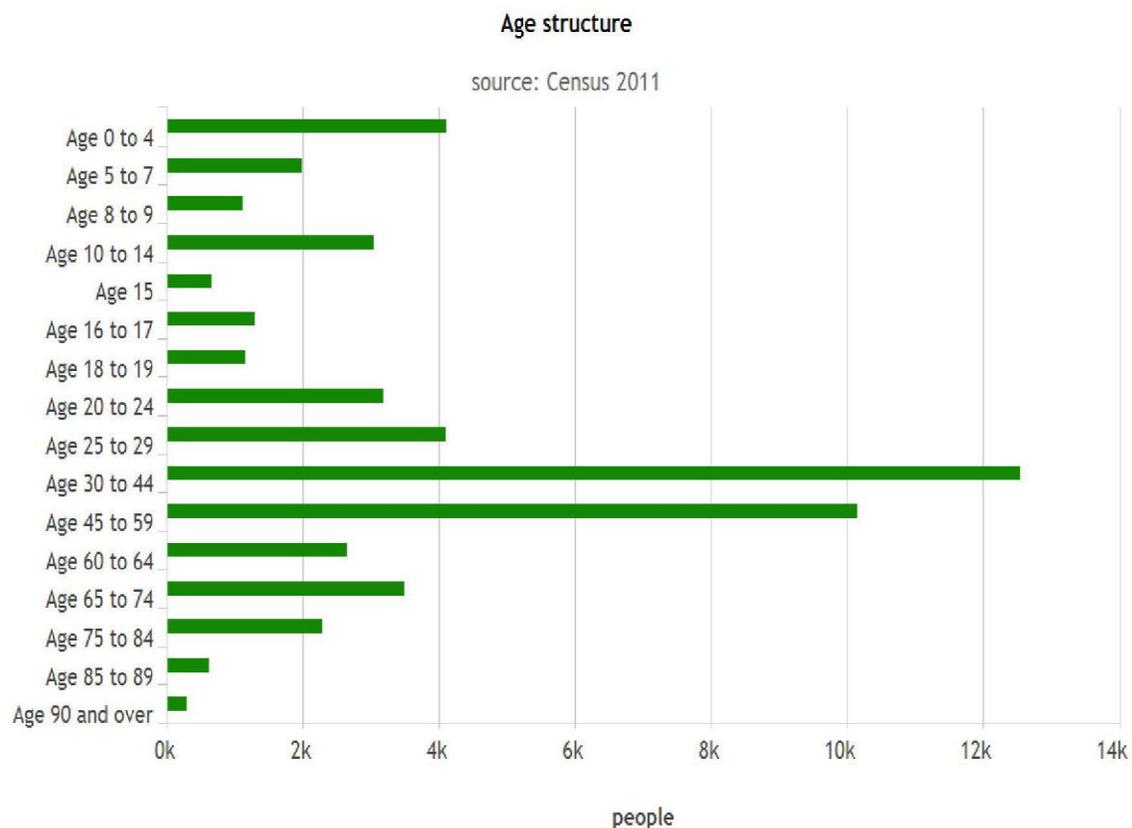


Illustration 6

Bracknell, 2011

Powered by esd

This illustration, no 33 is from Local Government Association, **Basic facts about Bracknell Neighbourhood plan area, page 2** at: <http://reports.esd.org.uk/reports/15?pa=NBHD-188>.

It shows that 39.2% of the population is under 29 years while 43.1% is aged 30 to 59 years. The predominant age band is age 30 to 44 which represents 23.81% of the total Neighbourhood Plan area population.

Population :Post Second World War Expansion

On page 210 of Berkshire A County History by Daphne Phillips, it says :

“...A government agency was entrusted with Sir Patrick Abercrombie’s scheme for the reconstruction of Greater London and his far-reaching plan to re-house some of its population in new towns...these would offer ... *self contained communities*, (NP italics), where work, education, social and leisure amenities would be within reach of everyone, as well as easy access to the countryside.” This encapsulates the original plan for Bracknell and shows that it was based on planned, centralised migration.

Population : Census Data .

BFBC publishes parish level census data for Bracknell Town, broken down to ward level. Using this to calculate current recreation provision and to forecast the use of facilities and assets such as South Hill Park Arts Centre and the community centres would improve planning for the future.

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



34 Photo by Jeff Lawrence, Bracknell Camera Club



Arts Centre: South Hill Park

Policy Context

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/organisations/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/organisations/companies-house>

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

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

“On average, how often would you say that you or members of your immediate family used South Hill Park arts facility ? At least monthly, 22%, less frequently than monthly, 44%, never, 33%, don't

know, 2%.” according to question 5.4 in the Bracknell Forest Residents' Survey 2014 Report by: Qa Research on p 28, figure 20 : Frequency of using Council-provided services ;<http://www.bracknell-forest.gov.uk/residents-survey-results-2014.pdf> The 35-44 age group used SHP the most.- see- table 21 p 30.

SHP's income streams were Bracknell Forest Council, (BFBC), 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 project funding from ACE.

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.

“SHP'S programme of crafts and workshops is a key to community creative learning.” says the August 2016, South Hill Park report.

As already noted in this plan, South Hill Park is registered as UD1581 and no 1000591 on the National Heritage List for England which means that it is not operating out of a purpose built, modern building but is based in a listed building as well as in the theatre built in 1982.

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

NPPF paragraph 70.
BFBC Local Plan 2002 EN12, EN14
BFC Core Strategy CS8.

This is in the context of Bracknell Forest Borough's designation of SHP as an Arts Centre in the lease dated 31st March 1974 in para xi, where 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, for this purpose, is strongly supported.

Policy EV 12

Arts Centre: South Hill Park

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



**Neighbourhood Community
Centres:**



Colocation of Community Facilities

Policy Context

See also the policy context for the protection of community facilities policy.

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.

Neighbourhood community centre locations in Bracknell are **mapped on appendix 3.5** and listed in appendix 4. Easthampstead and Wildridings Community Centre has a police point on site available to the general public.

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

two local authorities, (BFBC and BTC), of elected Councillors as Bracknell Forest Council and Bracknell Town Council representatives at the meetings of Bracknell Town Community Associations and their registered charities.

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

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 Borough Council and to the others.

Finally, this policy refers to meeting places as defined in use classes D1, (Non- residential institutions), & 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

To maximise the benefits of current community centres for Bracknell Town

The policy below strongly supports continued yearly appointments by the

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.

Policy Justification

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 2002 Saved Policy SC3 No reduction in existing community facilities.

Policy EV 13

Colocation of Community Facilities

Development proposals for the colocation of existing and future neighbourhood community facilities in Bracknell Town will be strongly supported.

Protection of Community Facilities

Policy Context

Bracknell Forest Borough Council as the successor authority in some cases to Bracknell Development Corporation, (following Berkshire County Council), now owns the sites of community assets such as schools, community centres and libraries. The Bracknell Development Corporation purchased the land they now stand on for their use by the residents of Bracknell Town.

The new **community right to bid for assets of community value** means communities can ask their council to list certain assets as being of value to the community. If an asset is listed and then comes up for sale, the community that wants it has six months to put together a bid to buy it. This gives it an increased chance to save much loved shops, pubs or other local facilities. The Assets of Community Value (England) Regulations 2012 are available at:

<http://www.legislation.gov.uk/ukxi/2012/2421/contents/made>

This Plan is not suggesting community assets to list but is noting a community's right to do so.

See **appendix 3.5 Neighbourhood Community Centres (map)** and **appendix 4 Neighbourhood Community Centres (table) in Bracknell Town** for details of community facilities in Bracknell Town.

Voluntary, Community and Faith Groups' Future Needs

The "vision" of the registered charity, Bracknell Forest Voluntary Action, known as Involve is:

"To be the best at working with Voluntary, Community and Faith, (VCF,) groups and public sector partners to ensure there is a healthy and fair environment in which VCF groups are prepared for, and can access, opportunities to provide services to local people".

Involve helps coordinate the work of many local charities and is a source of useful data on the future needs of respective residents based on their age and how they relate to Bracknell Town's actual population profile and its trend for the future. Through community partnerships, it works with key stakeholders such as local voluntary, (non-profit), organisations and groups. Bracknell & District CAB is a prominent voluntary group in Bracknell.

Policy Intent

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.

continued on the next page..

Policy Intent cont.

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

NPPF paragraphs 69 and 70.

BFC Core Strategy CS1 Sustainable development principles and CS8 Recreation and culture.

Bracknell Forest Borough Local Plan 2002 Saved Policy SC3 No reduction in existing community facilities.

Policy EV 14

Protection of Community Facilities

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

Actions to take for the future Community Health Provision and Infrastructure:

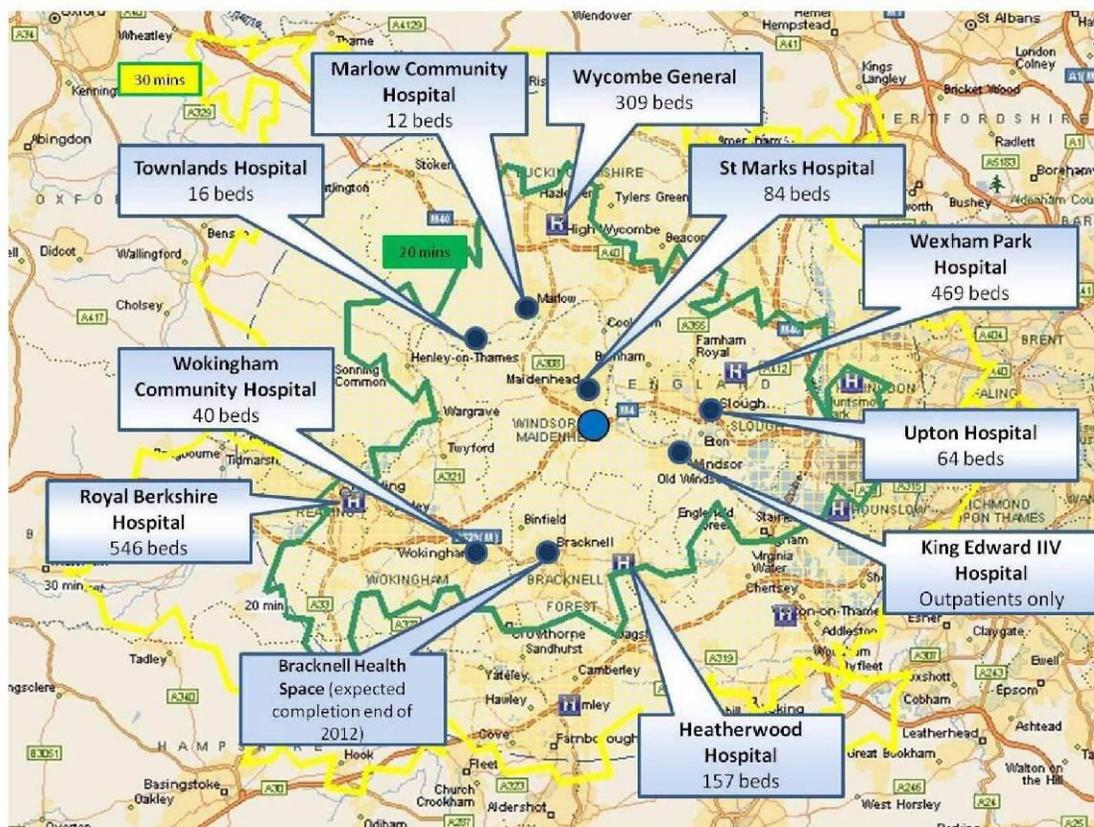
THE ROYAL THAMES VALLEY HOSPITAL

21st Century Patient Care

Local Hospital Provision

The locations of the current acute and community hospital facilities are shown on the map below. These are within a 20mins drive time radius by car from the proposed new hospital location.

Figure 5: Drive time estimations from M4 Junction 8/9



The above map highlights our region's hospital infrastructure, comprising both community and acute hospitals. It is apparent that many small community hospitals and clinics are scattered across the region and larger hospitals are mostly found on the outskirts, hardly within easy reach. Also, linkage between inter-departmental services is made considerably more difficult by this disparity in location. Access to the only 'proper' acute hospital, Wexham Park, is severely restricted by its geographic positioning in the north-east of the region. Hence, access to services is difficult and time consuming.

Illustration 35 is Figure 5 Drive time estimations from M4 junction 8/9 . The map and text above are an extract from: The Royal Thames Valley Hospital, 21st Century Patient Care: Challenges & opportunities, A Vision of a Sustainable Healthcare Plan for the Thames Valley, Dr Phillip Lee, Member of Parliament for Bracknell Constituency, 2012 p23

In the map, the yellow isochron is for 30 minutes' drive time, and the green isochron for 20 minutes' drive time from the proposed new hospital location site.

The map doesn't include Frimley Park Hospital.

"With over 8,000 employees and 1,100 beds across its three principal sites, Frimley Health NHS Foundation Trust provides NHS hospital services for 900,000 people in Berkshire, Hampshire, Surrey and South Buckinghamshire." says the Annual Report and Accounts 2014-2015 for Frimley Park Hospital NHS Foundation Trust (Months 1-6) & Frimley Health NHS Foundation Trust (Months 7-12) on page 6.

The map doesn't include the Fitzwilliam House Outpatient Centre, Skimped Hill Lane, Bracknell or Prospect Park Hospital for mental illness in Reading.

Bracknell Urgent Care Centre, managed by Royal Berkshire Healthcare Trust, is now open 8am to 8pm, 365 days a year.

This plan suggests the following eight actions.

All 8 are strongly supported

Action 1

Urgent Care Centre Opening Hours

Current estimated waiting times at Wexham Park and Frimley Park vary from six to four hours in Accident and Emergency. These waiting times in the South East of England, one of the most prosperous and densely populated areas of the country, are some of the worst in the country. Anecdotal evidence seems to indicate that residents going to A&E could actually be seen at the Urgent Care Centre if it were open for longer hours.

Extend the opening hours of the Bracknell Urgent Care Centre so that they are from 7am to 10pm, 365 days a year.

Action 2

Urgent Care Centre Pharmacy

Highlight to the Clinical Care Commissioning Group that any development proposals to identify a location within Bracknell Urgent Care Centre, or within close proximity, for a pharmacy from which to obtain prescriptions given out at the centre and so avoid a second journey to obtain medication, will be strongly supported.

Action 3

Sustainable Regional and Town Health Infrastructure Planning

Continue to support long term, local, Bracknell Town and regional, Berkshire, sustainable health planning to improve the hospital and healthcare infrastructure for local residents and to adapt its component locations to reflect changing and future settlement patterns in Berkshire.

Action 4

Transport to Hospitals

Geographical constraints exist and methods of transport to hospital vary.

There is little, fast, direct public transport to Frimley Park, Royal Berkshire and Wexham Park hospitals. Note drive times on the map above.

Despite Bracknell Town having 55,000 residents, there is no hospital in the town and the region, (see map above), has 1,697 beds (excluding Frimley Park Hospital).

In 2014, Heatherwood and Wexham Park Healthcare Trust was taken over by Frimley Park Hospital NHS Foundation Trust. In April 2016, plans were announced by them to rebuild Heatherwood Hospital in 2017-19.

Note that emergency transport to hospital is being done by Thames Valley Air Ambulance by flying over the road and rail network by helicopter. This helps with the most acute cases but the issue of the location and deployment of ambulances on local roads for less acute cases is still a very important one in an area where more housing development is planned. Bracknell Voluntary Centre has in the past driven patients to individual appointments.

This plan notes Bracknell Forest Council Core Strategy 2008 Policy CS3 Bracknell Town Centre and, on page 51, 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(s) (CS23, CS24).

Address the needs of non-car owners and their transport to hospital

Action 5

Retention of Current Town Location for Ambulance Services

Support the continued land use of Bracknell Ambulance Station, Old Bracknell Lane West, Bracknell, RG12 7AG, as an Ambulance Station.

Action 6

Retention of Current Town Locations for GP Surgeries.

Bracknell Town has the following: Balfron, Boundary House and Crown Wood Surgeries, Easthampstead Practice, Evergreen, Forest End, Great Hollands, Ringmead: Birch Hill, Ringmead: Great Hollands and Waterfield Surgeries.

Retention of Current Town Locations for GP Surgeries

Support keeping all the current surgeries in their current locations as they form a good working network.

Action 7

Sheltered Housing and Nursing Home Space

Note that **sheltered housing & nursing homes** planned into the original New Town neighbourhoods are becoming more scarce especially after the recent closure of Heathlands in Wildridings.

Note that where community participation in Berkshire and local Bracknell health provision and infrastructure planning are concerned, where they are now and will be in the future are important issues for Bracknell's residents. They can lobby elected Bracknell Town Councillors to continue to voice their concerns and ask them to articulate and publicise them in Bracknell Matters published by Bracknell Town Council, online and on social media to the relevant authorities to ensure maximum community participation in decision-making.

Cllr Isabel Mattick, the BFBC representative on the Berkshire Healthcare NHS Foundation Trust has asked for this plan to note that residents can involve themselves by joining their patient groups or by seeking election as a governor on hospital trusts.

Clement House, Bracknell's flagship extra care scheme is owned by Bracknell Forest Homes which is in merger discussion with Housing Solutions. The building specification included 61 units of which were 51 for rent and 14 for sale.

Strongly support the replanning and reallocation of new, necessary sheltered housing & nursing home space for Bracknell's current and future, expanding, population in appropriate locations in each town neighbourhood and in new developments.

Action 8

Crematorium as a Heat Source

Action Background

In the Redditch Advertiser, 8 February 2011 article entitled "*Councillors approve Redditch crematorium heat scheme,*" it states:

"The scheme will work by using waste heat from the crematorium, which currently escapes through the chimney, and diverting it into the redeveloped leisure centre, which will include a swimming pool.

Installing the necessary equipment, including the laying of insulated pipes to carry the heat away from sensitive burial areas, will cost £39,000 but will result in a saving of £14,560 a year."

On 23rd February 2012, The Daily Telegraph reported that Sir George Young, Leader of the House of Commons had said that the Government was considering whether the plan could be duplicated elsewhere in Britain.

BBC Radio 4's "The Design Dimension "programme featured it on 19th April 2016.

Action Context

Where other authorities are leading could Bracknell Forest Borough Council follow with the crematorium in Bracknell Town ?

Action Intent

To support both Bracknell Forest Borough and Bracknell Town Council as either landowners, leaseholders and/or managers of nearby community leisure and other facilities as well as other landowners nearby to innovate and increase energy efficiency by considering using waste energy from the crematorium as a heat source in redesigning both their current and new buildings.

Action Justification

Bracknell Town Neighbourhood Plan 2016-2036 : Pre-Submission Consultation version
Environment & Community Page 58 of 70

Bracknell Forest Borough is planning to extend the crematorium and Bracknell Town Council is planning to rebuild its leisure pavilion next door, at Great Hollands Recreation Ground as this plan is being written. Exploring the possibility of using the crematorium as a heat source for inclusion in nearby renewable energy systems is supported. This plan notes Bracknell Forest Council (2008) Sustainable Resource Management, Supplementary Planning Document, section 1.3 Development's impact on natural resource use, The need for Sustainable Resource Management which states: "Buildings not only use resources such as energy and raw materials, they also generate waste" refers

Action 8 Crematorium as a Heat Source

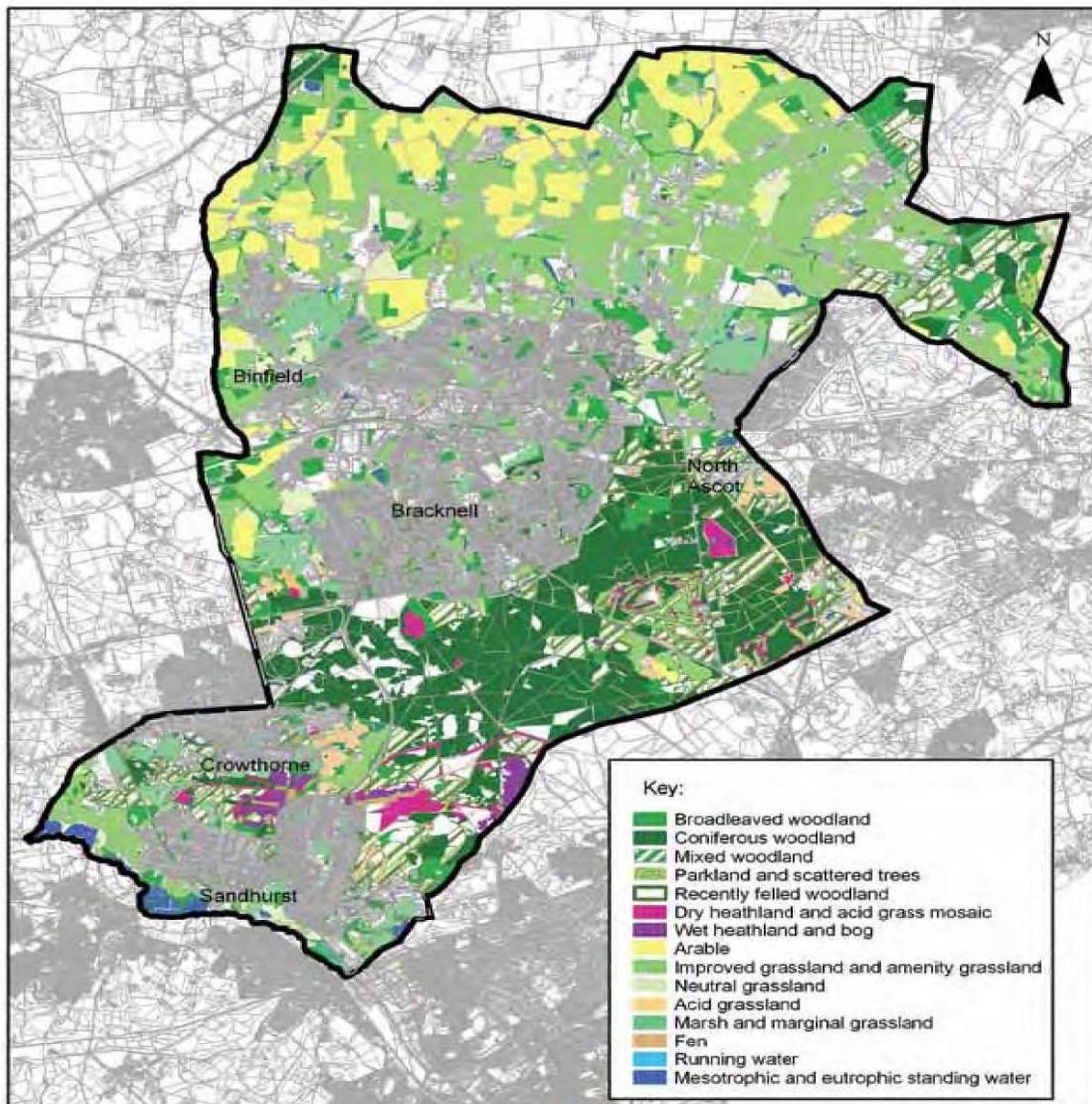
The crematorium is adjacent to the Downshire Golf Complex and across the road from Great Hollands Pavilion; any proposals for the development and implementation of an energy efficient heat system using waste energy from the crematorium for any existing and/or future facilities thereon, at the crematorium itself and nearby will be strongly supported.

Action 9 Wildlife Habitats and Biodiversity

Illustration 36 : Biodiversity Action Plan ,(BAP), 2012-2017 Map from p11 :

BAP Habitats

Thames Valley Environmental Records Centre was commissioned to update the habitat mapping information to provide a baseline for future conservation action. This is based on a range of information sources available (see Appendix A4) and shows the distribution of BAP habitats within the borough using a simplified colour scheme to reflect basic habitat types.



© Crown copyright and database rights. 2012 Ordnance Survey 100019488

The habitat map is from p11 of the Bracknell Forest Biodiversity Action Plan (BAP) 2012-2017.

The largest urban area of the borough is Bracknell Town whilst the town of Sandhurst and villages of Crowthorne, Binfield, Warfield and Winkfield also provide habitats for people and wildlife alike according to p37 Bracknell Forest Biodiversity Action Plan (BAP) 2012-[2017](http://www.bracknell-forest.gov.uk/biodiversity-action-plan-2012-2017.pdf)

Wildlife Habitats and Biodiversity

Action Context

This plan has already referred to the juxtaposition of forest to town.

The current government's clean growth strategy includes establishing a new network of forests in England and funding larger scale woodland and forest creation.

To the east of London, the largest urban area in the UK, only 20 km north east of Mansion House, the headquarters of the Corporation of the City of London, the managers of the forest, lie the 2400 hectares of the distinctive landscape of Epping Forest, the majority of which is designated a Site of Special Scientific Interest. This biodiversity area is larger than the forest near Bracknell but the co-existence of urban and forest landscape area is the same.

The parallels are interesting as they include two areas of forest in private ownership adjoining urban development.

The BAP says that green infrastructure is being recognised as of key importance in establishing a multi-functional network through urban areas for the well-being of people and diversity.

Natural England in its Green Infrastructure Guidance p 7, states that green infrastructure should thread through and surround the built environment and connect an urban area to its wider rural hinterland. It then says that a strategically planned and managed **network of green spaces** and other environmental features, is vital to the sustainability of any urban area, parks and gardens, amenity green space, natural and semi-urban green spaces, green corridors, other.

According to Tony Juniper in his book *What Nature Does for Britain* published by Profile Books 2015, on p 38, there has been a progressive **homogenisation of our environment** and a damaging **loss of habitats** rich in wildflowers some of which are urban, such as parks, gardens and roadside verges, where there has been a decline in the quality of these ecosystems. He quotes Professor Jeff Ollerton, who states that 75 per cent of our native plants require insects as pollinators, as do 60 per cent of our trees.

On p 36, the BAP states that the Urban Habitat Action Plan will “maintain, enhance and increase urban habitat resource in the borough.” (Mostly in Bracknell Town, see above). This means protecting cowslips, hedgehogs and swifts.

Bracknell Forest Objectives

- A Identify and protect existing key areas of urban biodiversity
- B Make some provision for biodiversity within all urban greenspace
- C Make provision for biodiversity within new development
- D Increase public awareness of urban biodiversity
- E Increase area of private greenspace and gardens managed for wildlife

OBJECTIVE	TARGET	ACHIEVE BY	PARTNER ORGANISATIONS
A	i) Plant or replace at least 50 large native urban trees	2016	BFC, WEG, BDUWG, CaTH, BFH, Parish & Town Councils
A	ii) Undertake a public survey to identify the number of garden ponds without fish	2013	BFH, BDUWG, WEG, BFNHS
A	iii) Manage at least 25% of grass verges as roadside nature reserves within Bracknell town	2017	BFC, BTC, BFH, BDUWG
A	iiii) Identify, protect and increase swift nest sites by 30%	2016	BFC, Parish & Town Councils, BTO, RSPB, BDUWG, BRP
B	i) Create or enhance at least 5ha of wildflower areas including cowslips within urban greenspaces	2014	BFC, BFH, Town & Parish Councils, BCV, BDUWG, WEG
B	ii) All churchyards and cemetery management plans to include biodiversity actions	2015	BFC, ELCG, Town & Parish Councils, CNHG, BFNHS
B	iii) All public greenspace management plans to include biodiversity actions	2017	BFC, Town & Parish Councils
C	i) Planning permissions to include requirement for at least 50 new wildlife features (not mitigation)	Every year	BFC
C	ii) Adopt a Biodiversity Action Plan for Bracknell Town regeneration	2013	BRP, BTC

D	i) Restore or enhance at least 6 school wildlife areas for use in lessons	2014	BFC, BBOWT, RHS, WEG, BCV
D	ii) At least two published articles or events to include urban wildlife	Every year	BFC, NFH, BDUWG, Town & Parish Councils
D	iii) Identify and increase number of Bracknell Forest residents and schools taking part in garden wildlife surveys	2015	BFC, BTO, RSPB, WEG, BDUWG
E	i) At least 50 gardens connected as part of Hedgehog Street	2013	BFH, BDUWG, WEG, BFNHS
E	ii) At least 10 private landowners to have management plans including biodiversity	2017	BFP, BTC
E	iii) All golf courses to have identified areas of wildlife value in positive management	2017	BFC

Illustration 37 : Bracknell Forest Objectives from Bracknell Forest Biodiversity Action Plan (BAP) 2012-2017 p38

The Bracknell Forest Nature Partnership with members from the Forestry Commission, Bracknell Forest History Society and Bracknell Horticultural Society, among others, meets twice a year and guides action towards achieving the aims of the Bracknell Forest Biodiversity Plan. BTC is represented on the Bracknell Biodiversity Forum. All are now contributing to the next biodiversity action plan.

Action Intent

To further protect the wildlife habitats and encourage more biodiversity in the urban environment of Bracknell Town as mapped above

Action Justification

This action is suggested in the context of Bracknell Forest Council policy stated on p 16 of the Bracknell Forest Biodiversity Action Plan, (BAP), 2012-17 Urban Habitat Action Plan as the table shown above.

Action 9

Wildlife Habitats and Biodiversity

To sustain the quality of all types of wildlife habitats and to avoid any decline in biodiversity, the continuation of participation in agreed partnership working towards attainment of targets 3, 4, 5, 6, 7, and 9 in the

Bracknell Forest Biodiversity Action Plan 2012-17 Urban Habitat Action Plan, is strongly supported.



38 The Cut Countryside Corridor Signpost

Action 10

Wildlife Corridors and Roadside Nature Reserves

Action Context

Natural habitats need to be protected and enhanced, and allowed to thrive. Wildlife corridors allow movement and migration of wildlife in urban environments. In the Bracknell Forest Borough Council POSS, (Public Open Space Study), study which includes maps of green spaces in Bracknell Town, there are 2 relevant classifications that is: C Green Corridors and J Amenity Greenspace/landscape buffer/incidental verge

Increasing Urban Fox Population

Where wildlife is concerned, there is an increasing number of sightings of urban foxes across Bracknell Town, both in public and in private space, and reports of residents feeding them so data on their numbers, density and locations needs identifying. Indeed they were discussed at Bracknell Town Council's Environmental Services Committee meeting on 26th July 2016 as item 5.12. Advice and information is available in Bracknell

Forest Borough Council's Pest Control Advice Sheet - Foxes <http://www.bracknell-forest.gov.uk/foxes-pest-control-advice-sheet.pdf>. Foxes must be using the wildlife corridors in the town.

Note that in this Plan there is a housing policy on Private Gardens: Green Space Biodiversity Corridors.

Public **roadside nature reserves** are areas of grass, usually on verges or near underpasses, which are managed to allow wild flowers, sometimes rare species, to grow and support insects such as bees and butterflies. The mowing programme promotes biodiversity. Adjusting the grass cutting timings increases the amount of nectar available for pollinator insects each year. A grass cutting management regime to enhance urban biodiversity can counter any threats to it as listed on page 37 of the Bracknell Forest Biodiversity Action Plan 2012 –2017.

Action Intent

To link up and to signpost in the urban environment of Bracknell Town its wildlife corridors.

Action Justification

It is important to sustain wildlife corridors and roadside nature reserves in an urban environment. Bracknell Town's strategic position means that if its own river corridor and wildlife and roadside nature reserves were linked, these could in turn be linked to those of the surrounding parishes of Binfield, Warfield, Winkfield, Crowthorne and Wokingham Without to form a recognisable Borough Green Infrastructure network.

Action 10

Wildlife Corridors and Roadside Nature Reserves

Continued partnership working between Bracknell Town Council and the surrounding parishes and partners like the Bracknell Natural History Society to further identify and protect and preserve the network of Bracknell's wildlife corridors and its roadside nature reserves will be supported.

Projects for a Future - Greener- Utility Infrastructure



39 Vertical planting: This is the Bracknell Waitrose supermarket “Living Wall”.

The following projects are beginning to harness technology in new ways to make a future, greener, -utility infrastructure. They're included in this 20 year Neighbourhood Plan as a challenge for residents to consider when revising this neighbourhood plan.

Living Wall project

New and emerging future green technology projects should be supported. They help towards compliance with international agreements to tackle the challenge of climate change and to reduce local carbon footprint. In Bracknell Town, one practical measure is the “living wall”, above.

See this Neighbourhood Plan Housing section on “Buildings: :Sustainable Design for the Future”.

LED Street Lights project

You cannot stargaze in Bracknell Town as it is clearly an urban area and is lit for much of the night.

To increase energy efficiency, LED street lights are being installed fulfilling BFBC Climate Change Action Plan E1.

This is a current Bracknell Forest Borough Council project. Neighbouring councils such as Slough and Wokingham Borough are doing the same. Whether residents will prefer less light in their streets or a cheaper cost of running them, (once the installation bill has been paid), and a better view of the night sky remains to be seen.

On light pollution and dark skies, see The Campaign to Protect Rural England's light pollution maps at <http://nightblight.cpre.org.uk> CPRE also define "skyglow", "glare" & "light intrusion".

Robots to repair street lights and potholes...project

An even more ambitious city project is described here.

"A university is leading a pioneering £4.2m project to create "self-repairing cities" by developing robots that can fix street lights and potholes....."

"Professor Phil Purnell, leading the research team from the School of Civil Engineering, said:

"We want to make Leeds the first city in the world to have zero disruption from street works...We can support infrastructure which can be entirely maintained by robots and make the disruption caused by the constant digging up of the road in our cities a thing of the past. ""

This is from The Guardian of 16 October 2015, *Robots to replace diggers in plan to turn Leeds into self-repairing city*, see :

<http://www.theguardian.com/uk-news/2015/oct/16/robots-to-replace-diggers-in-plan-to-turn-leeds-into-self-repairing-city>

Where Leeds leads could Bracknell follow ?

Bin Lorry Cameras to Map Potholes...project

Another pioneering project, this time in Thurrock, involves mapping the potholes from cameras on the waste collection vehicles. In what is the first of its kind in the country, the trial – worth £183,000 and funded by the Department for Transport – will revolutionise the way potholes and other road defects are dealt with in Thurrock. Surveying them and identifying them regularly will help plan routine maintenance as will the streetlight project referred to above. Sharing data such as this between District and Parish Councils is one way to the future and to harnessing technology to lead to a completely new way of operating customer services by anticipating the reporting of repairs.

Thames Valley Vision Project



40 SSE ESMU in Saffron Road in 2016

“The Thames Valley Vision (TVV) is a £30 million project established to ensure a high quality and affordable electricity network in the future. Customers in Bracknell and the surrounding area will benefit from this project that will help the UK achieve a low carbon economy.

To meet the Low Carbon Networks Fund, (LCNF), objectives of facilitating low carbon solutions by trialing new technologies and practices, TVV will collect new data and develop sophisticated modeling to allow the operation and planning of networks to avoid costly system reinforcement – essentially to use what we have already got more efficiently !” according to <http://www.thamesvalleyvision.co.uk/our-project/>

“Tier 2 projects in progress

- My Electric Avenue
- Northern Isles New Energy Solutions (NINES)
- Solent Achieving Value from Efficiency (SAVE)
- Thames Valley Vision (TVV)”

The TVV “is one of the largest projects awarded funding under the LCNF Tier 2 scheme. It will provide learning to enable network operators to better anticipate, understand and support customer behaviour change as the UK moves towards a low carbon economy,,according to ”<https://www.ssepd.co.uk/DistributionInnovation/LCNFTier2/>.

In Bracknell Town, 24 energy storage management un, (ESMU), were installed in 2016 which have now been taken out as the trial ended early in 2017.

“The project is deploying Energy and Micro-generator Management Appliances (EMMAs) . . . to learn about how customers with photovoltaic (PV), and other sources of electrical micro-generation can maximise the use of the energy they generate themselves. . .” There are 300 EMMAs installed in Bracknell Town.

according to <http://www.thamesvalleyvision.co.uk/our-trials/supporting/>

TVV is based in Bracknell because the local network is due for major system upgrade before 2020. Government 2050 projects require an 80 percent reduction in CO2 emissions.

See the **Appendix 13 Thames Valley Vision Project Flow Diagrams**.

The aim of Bracknell Forest Council, one of the TVV partners, is to “Support in promoting low carbon solutions with local stakeholders . . . according to :

<http://www.thamesvalleyvision.co.uk/our-project/partners/>

The BFC Infrastructure Delivery Plan - Post Submission Site Allocations Development Plan Document, SAL106, October 2012, pages 50 and 51 at: <http://www.bracknell-forest.gov.uk/sal105-infrastructure-delivery-plan-post-submission-sadpd.pdf> states:

“SSE (formerly Scottish and Southern Energy plc), in partnership with Bracknell Forest Council, has submitted a Low Carbon Network Fund Tier 2 bid submission for a New Thames Valley Vision pilot project that will “revolutionise the way in which Distribution Network Operators (DNOs) utilise their existing networks. This project is a complete solution that will allow us to anticipate, understand and support behaviour change in individuals, small businesses and larger companies to help us manage our networks more effectively as the UK moves towards a low carbon economy” (SSE August 2011).”

All the projects mentioned will change the way residents live.

This is the end of the Environment and Community section.

Ends

Next section is 4. Heritage in Bracknell Town

4. Heritage in Bracknell Town : map

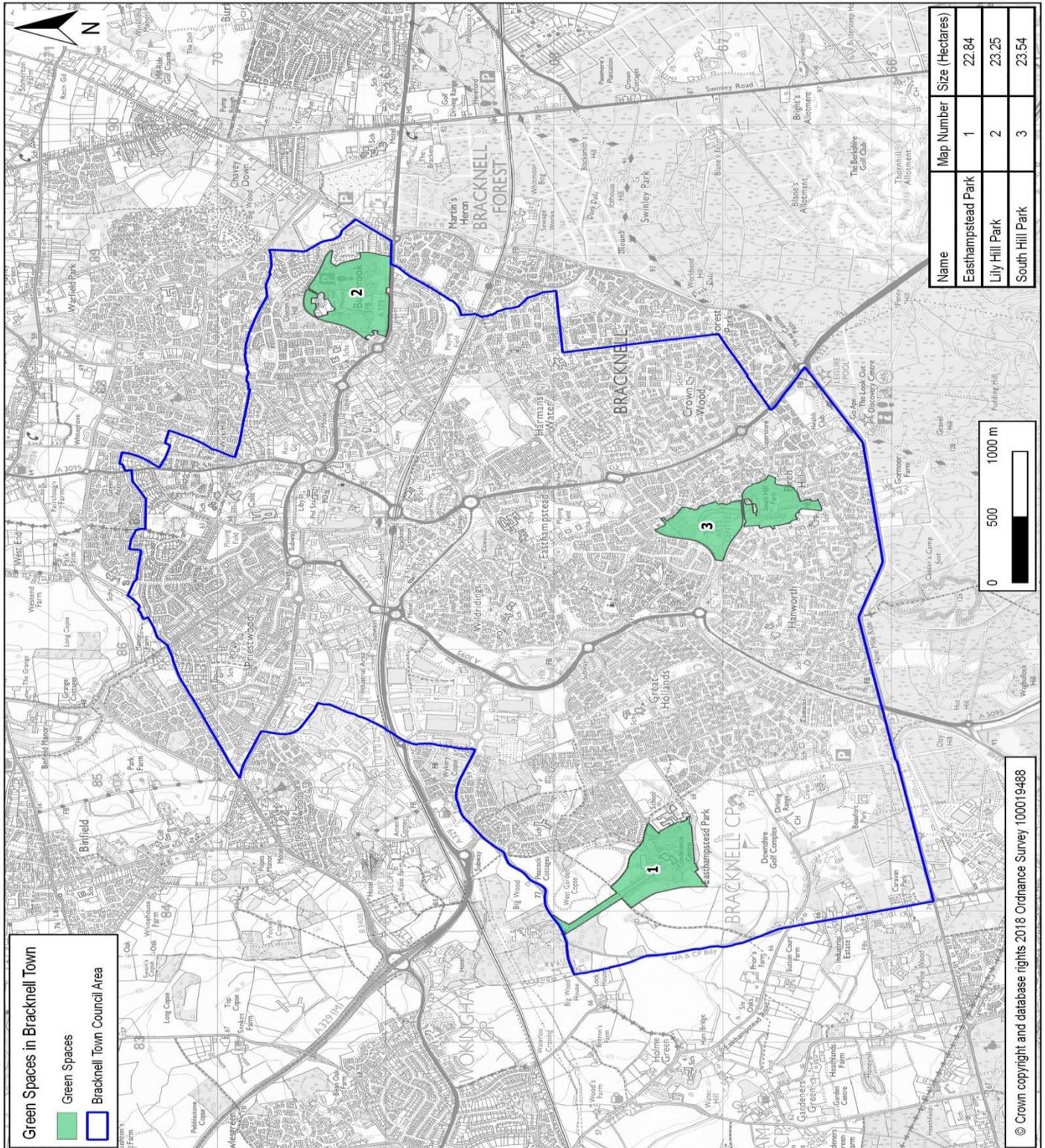


Illustration no 1 : 3 Listed Buildings & their Settings in Bracknell Town right hand page

4. Heritage in Bracknell Town

Key Objective 1A

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

Foreword :

Parks : a view...

- **Are parks important civic spaces ? Definitely.**
- **Do parks help people stay fit and healthy ? Yes.**
- **What is publicly accessible land (especially as designed into the layout of Bracknell New Town) worth to its residents ? It's priceless**
-
- **What precisely is it that makes an area of greenery in a town a proper park, as opposed to a garden or a collection of playing fields or a square or a common ? Here is a recent definition according to a review by William Boyd of "A Walk in the Park: The Life and Times of a People's Institution" by Travis Elborough, The Guardian, 18 June 2016, p8.**

He then goes on to say :

"First the trees must be mature, second, they must be randomly planted, third there must be undulations in the ground, fourth is the question of scale, the park must be large enough so you cannot see all of it at once and not every boundary must be visible from one point, fifth, there must be a gate, or gates. Wall and/or railings are even better- the boundary is defined. There must be must be one or several portals."

"(The) book's structure is roughly chronological, looking at how kings and noblemen fenced off and sequestered areas of land for their hunting pleasure. Hyde Park, for instance, was a royal hunting ground in its first incarnation. Gradually, as modern cities took shape in the 19th century, the philanthropic idea was born that it was worth preserving some areas of greenery in the noisome urban sprawl - and so the first proper parks were born."

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



The “viability of heritage”? (planning speak)

Would the physical regeneration of “heritage” especially at Easthampstead Park- now within walking distance of new housing at Jennett’s Park,- specifically of the (unlisted) parkland around be an opportunity for interaction between new (housing) development and existing heritage using mixed land use policies ? Could it inspire the Bracknell Town community to create a new vision and re adjust its focus on this particular area? The answer has to be yes. The Bracknell Development Corporation bought and. The home of the Downshire family survived the building of the New Town. Now in 2018, the Bracknell Forest Local Plan (policy up to 2034) consultation has just finished. Whilst this Neighbourhood Plan is being written within the context of existing local policy, it cannot ignore emerging policy and this heritage section is a case in point. Meanwhile decision 74 at the meeting of BFC’s executive on 10 April 2018 includes the words: “The sale of Easthampstead Park Conference Centre to a well-established and high quality conference operator will bring much needed investment in a unique heritage facility which will not only protect and secure EPCC’s future as a listed building and local business but will also bring additional employment into the borough. “

Enabling Easthampstead Park to be used as a hotel with access to all citizens willing to pay for a cup of coffee could definitely achieve sustained economic growth and demand for Bracknell Town. The indubitable quality of Easthampstead Park’s buildings, beginning with the double avenue of trees at its entrance does contribute to the townscape’s characteristics, Here is an opportunity to make it “sustainably accessible”.

Protection of Parkland Features of Historic Parks and Gardens

Policy Background

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.

In **Bracknell (New Town)**, the land bought by the Development Corporation, some of which has new and historic parks on it, is now owned by Bracknell Forest Borough Council and/or leased to Bracknell Town Council. Other open space is owned by Bracknell Forest Homes which has now amalgamated with Housing Solutions in Maidenhead. The information about what two other (New) Towns have done with their assets follows.

There are **new & Historic Parks in other New Towns** such as **Great Aycliffe, Milton Keynes & Crawley**. Where, in 1978, many of the commission's assets, such as housing and parks, were surrendered to the council.

Following the winding up of the Development Corporation in **Milton Keynes**, the lavish landscapes of the Grid Roads and of the major parks were transferred to The Milton Keynes Parks Trust, a charity which is independent from the municipal authority and which was intended to resist pressures to build on the parks over time. The Parks Trust is endowed with a portfolio of commercial

properties, the income of which pays for the upkeep of the green spaces.

The **Great Aycliffe** Neighbourhood Plan says that their parks cater for all ages This important point applies to both new and historic parks...

Policy Context

The historic parks and houses are listed in Kelly's Directory and in Pevsner's Guide to Berkshire. They include Easthampstead Park, Lily Hill Park and South Hill Park. The privately owned buildings and grounds existed before the First World War and were later incorporated into the design of the new town. All three parks are accessible to the community and at Lily Hill Park and South Hill Park residents can appreciate the enhanced design and layout funded by two Lottery grants.

Lily Hill Park, South Hill Park and Easthampstead Park are all part of Bracknell Town because the land they stand on and which surrounds them was compulsorily purchased by the Bracknell Development Corporation.

Policy EN12 Historic Parks and Gardens of the Bracknell Forest 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. There is a view that the Bracknell Development Corporation used the 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 is not specifically referred to in this policy.

This Neighbourhood Plan addresses this omission.

It is hereby noted that Bracknell Forest Borough Council does not currently employ a conservation officer. Data on conservation for this plan has had to be obtained from national websites.

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

Easthampstead Park Conference Centre, Wokingham, Berkshire, is based within a Victorian country mansion and set in 60 acres of private grounds/parkland. :

<http://www.bracknellforest.gov.uk/easthampsteadparkconferencecentre>

Easthampstead Park, site BRA2 in the Final Draft Bracknell Forest Strategic Housing and Economic Land Availability Assessment (SHELAA): Part 2 Results (November 2016 v2) describes the site as:

“Site: Large Listed building (mainly 2 storey) approached by tree lined driveway. Formal gardens to south east of main building and parkland landscape beyond. Grassed areas delineated by mature trees.....Distant views of treed horizon.

Access: Undulating tree lined drive from Easthampstead Road.

Levels: Main building built on highest part of site. Land falls to the north west (long views

available across the countryside) and south..... Character: Rural: parkland..... Key Issues/Constraints..... Forms the setting of and contains a grade II listed building.”

Numbered trees, (2 different series of numbers,) in the remains of the parkland included (as seen on 20th May 2018), 3 Blue Atlas Cedars, 2 Blue Douglas Firs, 2 Sweet Chestnut, 3 Western Hemlock & 6 Wellingtonias. To the south of the site, there were several unmarked tall specimen parkland trees.

Lily Hill Park is a 23-hectare public open space, located to the north east of Bracknell.

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 rhododendrons of Starch Copse to the west
- 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

<http://www.bracknell-gov.uk/lilyhillpark>

Andrew Radgick of The Bracknell Forest Society has asked for it to be noted that “the rhododendron collection at Lily Hill is “of national importance (quote: Michael Lear, Lear Associates).”

South Hill Park (SHP) is a large, attractive, historic park located south of Bracknell town centre. It is a listed building. The grounds 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.

The facilities and key features of 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

<http://www.bracknell-forest.gov.uk/southhillpark>

3 SHP Postcard, c1900 Bracknell Forest Council Parks & Countryside.



Home of a Nabob of Berkshire: South Hill Park

On pages 285 and 286 of *The Nabobs of Berkshire*, Clive Williams describes how William Watts, a senior East India Company official who was working with the Nawab of Bengal in 1756, then bought the estate on his retirement from service. He had a new two-floor mansion which he called South Hill Park built in the Italian manner in 1760

He later extended his park by enclosing 30 acres of common land but erected some almshouses as compensation. The mansion and grounds were further extended by George Canning, later Prime Minister. In 2008 a £2.3 million grant was approved by the Heritage Lottery Fund and the Big Lottery Fund to help restore its grounds.

Reference: *Nabobs of Berkshire*, 2011, Clive Williams see **Appendix 6 Nabobs and Houses in Berkshire.**

Policy Intent

To protect Bracknell Town's historic parks and gardens: Easthampstead Park which is registered both as UID1390331 GII and as UID1390332 GII, Lily Hill Park and South Hill Park which is registered both as UID 1390348 GII and as UID 1000591 on the National Heritage List for England see www.historicengland.org.uk.

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

Policy Justification

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.
BFC Core Strategy CS1 Sustainable Development Principles and CS7 Design.

It is worth noting that the **policy map** relating to policies in the Core Strategy Development Plan document (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 Borough Comprehensive Local Plan for the period up to 2036.

Bracknell Forest Council Landscape Character Assessment September 2015 p 75 & 79,
Available at <http://www.bracknell-forest.gov.uk/evidencebaseforcomprehensivelocalplan>

BFBC has no Historic Landscape Characterisation Assessment for Easthampstead Park.

This **Brief History of Easthampstead Park** demonstrates its **historic importance**.

The Domesday book of 1066 recorded the manor of Easthampstead Park as belonging to Westminster Abbey. A royal hunting lodge was built at “Easthampstead Walke” in 1350 for King Edward III. In 1531, Catherine of Aragon received a message from Henry VIII at Easthampstead Park confirming their divorce. Norden's map of Windsor Forest of 1607 shows that the estate included the main park of 265 acres, the lodge and other land. Later, in 1636, King Charles I issued a charter to give Easthampstead Park to the Trumbull family. In 1786, a daughter of the Trumbull family married the 2nd Marquis of Downshire. The house and grounds were sold by

the 7th Marquis for £150,000 after 1944. In 1947, they were bought under a compulsory purchase order by Berkshire County Council. After its dissolution in 1998, ownership passed to Wokingham and Bracknell Forest Unitary Authorities.

On 29 Nov 2017, Cllr Peter Heydon said “The Council is clear that as a listed building surrounded by ancient woodland, there is absolutely no appetite to see it converted into homes.” (Bracknell News).

opening to the distant hills, where no details disturbed the general view.” Williams, R. (1993) *The Country and the City* Hogarth Press ISBN 0701210052, pages 122 to 125.

Policy HE 1

Protection of Parkland Features of Historic Parks and Gardens

Development proposals will be expected to ensure that they do not have a detrimental impact on the parkland features in Bracknell Town’s historic parks and gardens: Easthampstead Park, Lily Hill Park and South Hill Park. In particular this concerns the avenue (especially the entrance from Peacock Lane to Easthampstead Park Conference Centre), lake and woodland at Easthampstead Park Conference Centre adjacent to Jennets Park Country Park.

Protection of Heritage Assets Heritage Assets, Historic Buildings and their Settings

5 Final Draft Bracknell Forest Strategic Housing and Economic Land Availability Assessment (SHELAA): Part 2 Results (November 2016 v2) p 53 Site Ref 2 Easthampstead Park Conference Centre, Old Wokingham Road RG40 3DF map

Site Ref	BRA2	Site Address	Easthampstead Park Conference Centre, Old Wokingham Road
Parish	Bracknell Town	Ward	Great Hollands North



Bracknell Forest Council
Final Draft Strategic Housing and Employment Availability Assessment: Part 2 Results (November 2016 v2) 53

Policies Context

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

Additional Applications to List Local Buildings.

This plan has **Appendix 3.7 - Listed Buildings map and Appendix 5 – Listed Buildings in Bracknell Town**. It does not suggest listing any historic buildings and gardens other than the ones already listed but this certainly does not preclude this being done by other means. So, if residents want additional buildings listed, they should apply through Historic England, <https://historicengland.org.uk/listing/apply-for-listing/>

This also includes the listing of views to and from historic buildings and gardens.

The Scheduled Monuments in Bracknell Town are described in Appendix 8.

This section now focuses on **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.

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.

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 county 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.

As already noted, Bracknell Forest Borough Council has no conservation officer of its own. There is no specific policy on the preservation of the heritage of Easthampstead Park either in the 2002 Local Plan or in the 2008 Core Strategy. The emerging Local Plan is still in progress. This is especially relevant as Easthampstead Park Conference Centre is now site ref BRA2 suggesting 575 C3 use housing units, see pages 53 and 54 of Bracknell Forest SHELAA Part 2 results (Final Draft Nov v2).pdf, available at: http://consult.bracknell-forest.gov.uk/portal/planning/clp/shelaa_2016/strategic_housing_and_economic_land_availability_assessment_final_draft_and_site_selection_methodology_2016

Policies Intent

To preserve Bracknell Town's heritage assets, their settings and buildings.
To clearly identify & maintain the settings of its listed buildings with the advice of a conservation officer.

Policies Justification

PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AND THEIR SETTINGS

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://www.bracknell-forest.gov.uk/draft-report-on-landscape-recommendations-june-2015.pdf> states:

“The **woodlands** which provide a sense of naturalness and contribute to scenic quality are partly protected by group and individual TPOs, Local Wildlife Sites and Ancient Woodland – this applies particularly to Big Wood and West Garden Copse. However, the remnant woodland associated with the park, and park features including the avenue approach to the building, do not have protection.”

Surviving **historic buildings** are protected by their listed status.

The **general character** of the area is rural.

The house is described as “a Grade II listed building “of historic and architectural interest, in Jacobean style with curved

NPPF paras 132, Historic Environment 169 & 170

Bracknell Forest Plan (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, gables, pierced stone parapet and stone frontispiece of naive classicism”

The current use of Easthampstead Park as a hotel and conference centre does not have a detrimental impact on its wider setting and is enhanced by its historic parkland surroundings. It has a viable use consistent with its conservation.

The existing historic building at Easthampstead Park is registered as UID1390331, Easthampstead Park College and attached terrace with retaining wall and steps and as UID 1390332, Section of wall with wrought iron gates adjoining EP on south west corner. These policies ensure its surroundings and historic and other parkland and woodland features, including the avenue of trees and the lake in the listed building setting and around it, are preserved.

<https://historicengland.org.uk/listing/the-list/list-entry/1390331>

Turn over for Policies HE 2 & HE 3

Policy HE 2

Protection of Heritage Assets

Development proposals will demonstrate that negative impacts to the setting of heritage assets have been either avoided or minimised. Where the harm of any residual impacts of a proposed scheme is not justified by the public benefits that would be provided, it will not be supported.

Development proposals will be required to sustain and enhance the setting of heritage assets in their vicinity, including views from historic parks and gardens, through the careful choice of building heights, layout and materials, use of landscape buffers and placement of green open space. These should avoid placing incongruous tall buildings in prominent locations in views that contribute to the significance of these heritage assets.

Policy HE 3

Heritage Assets: Historic Buildings & Their Settings

Development affecting heritage assets within Bracknell Town must pay special regard to the need to conserve and enhance their settings and any special architectural or historical features of significance. Development proposals affecting Easthampstead Park and elsewhere will only be considered subject to the requirements of this policy.

**Next section is 5. Housing and
Character in Bracknell Town**

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

Foreword: Bracknell was built using functional city planning, land planning based on function based zones, living, working, recreation and circulation (as discussed at the CIAM meeting in Zurich in 1931). It was important to reduce commuting times by locating industrial zones close to residential ones and buffering them with wide paths and sports areas (as discussed at the CIAM meeting in Athens in 1933). [CIAM is the Congres International d'Architecture Moderne]

4 Post Second World War New Towns Round London

The Town & Country Planning Association Fact Sheets www.tcpa.org.uk/research-gcnet give the following:

Name	Distance to London N S E W	County	Year designated	Population 2011 Census	Dwellings 2011 Census	Ratio	Planned Growth: Dwellings & Target Year
Stevenage	N 32	Herts	1946	83,957	34,898	2.4	
Crawley	S 28	Sussex	1947	106,597	42,727	2.49	8,100
Hemel Hempstead	NW 26	Herts	1947	85,786	35,675	2.4	8,800
Harlow	NE 30	Essex	1947	81,994	34,620	2.56	
Welwyn Garden City	N 24	Herts	1948	46,619	19,549	2.38	
Hatfield	N 22	Herts	1948	39,088	14,003	2.79	
Basildon	E 32	Essex	1949	110,762	45,558	2.43	11,000 to year 2031
Bracknell Town	W 30	Berkshire	1949	52,696	23,636	2.7	4,000

Name	Distance to London N S E W	County	Year designated	Population 2011 Census	Dwellings 2011 Census	Ratio	Planned Growth: Dwellings & Target Year
Milton Keynes	NW 53	Bucks	1967	211,062	821,75	2.57	

Bracknell's population is no 8 out of the 9 New Towns in the table.

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.

Bracknell is in the **western Berkshire Strategic Housing Market Area** ([SHMA, 2016).

However, it's 29 miles from London, where the current government's aim is to build 50,000 homes a year and where residents, especially first-time buyers, need to balance affordability with transport distance to work, according to the Evening Standard of 24 February 2016, p12: 'I build homes for ordinary Londoners'.

5 Total Number of Dwellings on Valuation List as at 30 November 2015

Council Tax Bands

	A	B	C	D	E	F	G	H	TOTAL
Binfield	43	141	577	855	739	578	431	29	3,393
<i>Binfield % of Total</i>	1%	4%	17%	25%	22%	17%	13%	1%	
Bracknell	530	3,223	12,576	3,592	2,332	1,098	279	6	23,636
<i>Bracknell % of Total</i>	2%	14%	53%	15%	10%	5%	1%	0%	
Crowthorne	27	146	624	564	540	411	252	19	2,583
<i>Crowthorne % of Total</i>	1%	6%	24%	22%	21%	16%	10%	1%	
Sandhurst	142	483	2,138	1,865	1,949	1,003	357	24	7,961
<i>Sandhurst % of Total</i>	2%	6%	27%	23%	24%	13%	4%	0%	
Warfield	567	14	526	822	790	980	491	32	4,222
<i>Warfield % of Total</i>	13%	0%	12%	19%	19%	23%	12%	1%	
Winkfield	368	336	1,359	1,588	1,535	789	458	157	6,590
<i>Winkfield % of Total</i>	6%	5%	21%	24%	23%	12%	7%	2%	
Total	1,677	4,343	17,801	9,287	7,886	4,860	2,268	267	48,385
	3%	9%	37%	19%	16%	10%	5%	1%	

Data from Revenue Services:
Bracknell Forest Council

The valuation bands are based on the amount a property would have been sold for on 1 April 1991. Over half the dwellings in Bracknell Town are in band C. The parish with the next highest concentration of dwellings in any one band is Sandhurst: where band C is at 27%. Bracknell Town's dwellings are 49% of the Borough total.

The stock of housing increased overall between 2001 and 2011. The proportions of flats ,semi-detached, detached and terraced houses are shown on the table on p 15 of <http://www.bracknell-forest.gov.uk/the-changing-face-of-bracknell-forest-key-census-facts-2001-to-2011.pdf>.

The average household size has been decreasing gradually over the last 50 years, see p17 of the same report.

Current site allocations & proposals include:
6: Site Allocations Local Plan - Bracknell Town

SALP Policy	Address	Estimated capacity (net dwellings)
SA1	Adastron House, Crowthorne Road, Bracknell	18
SA1	Garth Hill School, Sandy Lane, Bracknell	100
SA1	The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell	115
SA1	Albert Road Car Park, Bracknell	40
SA1	Lane to the north of Eastern Road, Bracknell	432
SA1	Land at Old Bracknell Lane West, Bracknell	203
SA1	Chiltern House and the Redwood Building, Broad Lane, Bracknell	71
SA1	Downside, Wildridings Road, Bracknell	18
SA2	The Football Ground, Larges Lane, Bracknell	102
SA1 & SA2	TOTAL	1,099

Bracknell Forest Council (2013) *Site Allocations Local Plan* data from pages 12, 13 & 14, <http://www.bracknell-forest.gov.uk/salp-adopted.pdf>

The SALP period runs from 2013 to 2026. Bracknell Town’s estimated capacity (net dwellings) for individual sites in policies SA1 and SA2 is shown as 1099 in the table above. The total for Bracknell Forest is 11,139. As for the population growth, in London (29 miles away), according to the London Plan March 2015 on p15 1.10B, “the Office for National Statistics (ONS) has published projections for . . . the period 2011-21. These suggest London could on average grow by some 117,000 per annum, to 9.37million by 2021”. This is more than double the 2011 population of Bracknell Town each year. www.london.gov.uk.

The **emerging Comprehensive Local Plan** will be allocating further sites for housing development to meet the objective assessment of need up to 2036.

The West of Berkshire Spatial Planning Framework of 13th December 2016 on p5 gives a number of 635 homes per annum for Bracknell Forest to help deliver 65,665 new dwellings up to 2036 in the West of Berkshire Strategic Housing Market Area (SHMA). In para 11 on page 6 it says Bracknell is *“a mix of housing of all types and tenures. The forest hinterland provides access to large wooded areas including the Look Out a national destination for biking and large parts of the Thames Basin Heaths Special Protection Area. Bracknell Forest provides a key link between the M4 and M3 further aiding the connectivity and accessibility of the housing market area.”*

7 Bracknell SHELAA Sites November 2016 (following call for sites January 2016.)

Data from pages 51 to 72: Bracknell Forest Council (November 2016) *Final Draft Bracknell Forest Strategic Housing and Economic Land Availability Assessment (SHELAA): Part 2 Results (November 2016 v2)*

Site no :	Hectares	Name	Current use	Potential capacity	Dwellings per hectare
BRA1	38.38	Land at Parkview Farm, Old Wokingham Rd	Agricultural, including farmhouse & barns, some used for small commercial e.g. car repairs	605 & 6ha open space, 11.2 ha SANG (min) & a primary school	35dph
BRA2	22.79	Easthampstead Park Conference Centre: G II listed building	Adult Educ., Conference Centre (D1) in parkland	114 & a bespoke SANG	25dph
BRA3	22.66	The Hideout, Old Wokingham Rd	Restaurant & leisure in woodland/ heathland setting	204 60 bed care home	30dph
BRA4	34.24	Beaufort Park, Nine Mile Ride	Offices in woodland/ heathland setting	258	30dph
BRA5	0.27	Pyramid House	Gym	33	70dph
BRA6	1.17	Bracknell & Wokingham College, Wick Hill	College & nursery & hard standing parking areas	67 & 0.2 ha of on site open space	70dph
BRA7	1.16	Town Square, Easthampstead House Bracknell Library, Magistrates Court, Police Station	Council offices/parking, library & police station	120 0.36 ha of on site open space	UK space standards 2015 for 1 bed unit
BRA8	0.5	Land East of Old Toll Gate Close	Area with trees & vegetation	0	0
BRA9	0.07	Alston House, Market Street	Cleared site former MOT & car washing	19 & 1,148m ² commercial floor space	UK space standards 2015 for 2 bed unit
BRA10	0.09	Gowring House, Market Street		12 & off site SANG	UK space standards 2015 for 2 bed unit
BRA 11	0.61	Bus Depot, Market Street	Bus Depot	236	386 dph

The Issue of Comprehensive Planning for Emerging Sites

Should both BRA1 and BRA2 be comprehensively planned together as well as BRA3 and BRA4 to help design a completely new area of development within Bracknell Town ?

National/Local Housing Context

House Price Affordability in the South East of England

Box 1 Measuring Housing Affordability

An important indicator of housing affordability is the **ratio of lower quartile house prices to lower quartile incomes**.

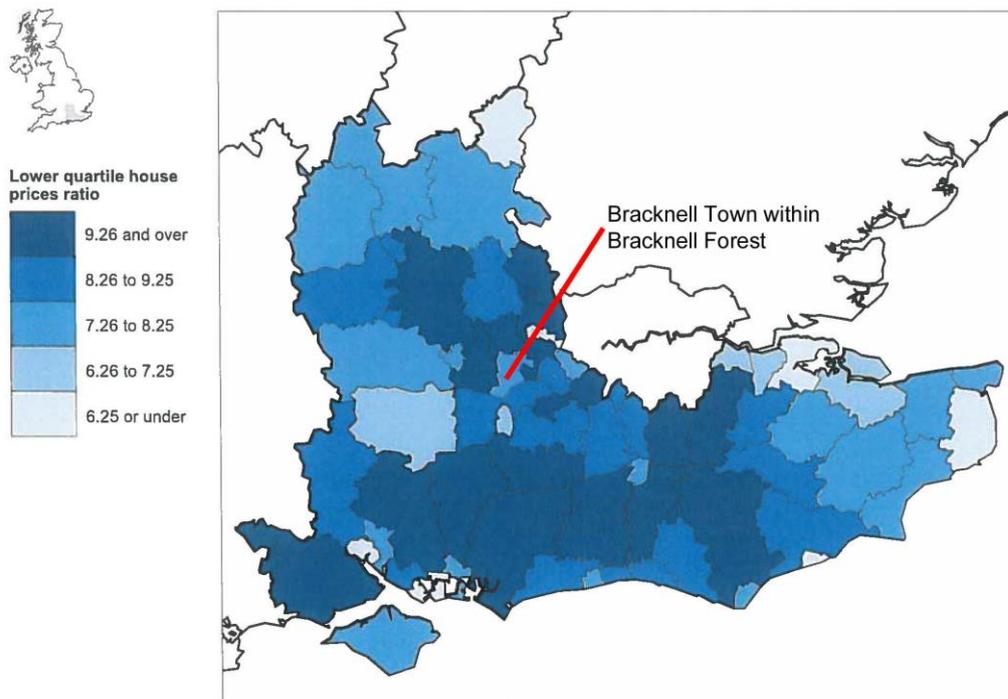
The **lower quartile** value for a particular area is determined by ranking all prices or incomes in ascending order and identifying the value below which 25 per cent fall.

The statistics used for lower quartile income are workplace based annual full-time individual earnings from the **Annual Survey of Hours and Earnings (ASHE)**. The ASHE is based on a 1 per cent sample of employee jobs in April of a given year. It does not cover the self-employed nor does it cover employees not paid during the reference period.

Lower quartile house prices are based on **Land Registry** data for the first two quarters of a given year. Each ratio is calculated by dividing the house price by the income. Data for local authorities in England and Wales can be accessed on the Communities & Local Government (CLG) website:

www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/

Map 10 **Ratio¹ of lower quartile house prices to lower quartile earnings: by local or unitary authority², 2009**



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1 A higher ratio means less affordable house prices. See Box 1 for further details of the ratio.
2 For key to local authorities see Map A3.

Source: Annual Survey of Hours and Earnings (Office for National Statistics); Communities and Local Government; HM Land Registry

9 ONS regional trends no 43 portrait of the south east 2011 map 10 p12

(Note: A lower ratio means more affordable house prices.)

Bracknell Forest's ratio shows that the disparity between house prices and lower quartile income is less than in surrounding areas. This could be due to the injection of what was originally New Town housing in the 1950s.

UK House Prices

According to Unaffordable Housing, pages 23 and 24, at:

<https://www.policyexchange.org.uk/wp-content/uploads/2016/09/unaffordable-housing-jun-05.pdf>, “over the past thirty years, the period for which evidence is available, house prices in Britain have increased faster than in the other EU countries in Western Europe, Japan, Switzerland or the United States.”

UK house prices increased by 9.6% in the year to March 2015, according to the ONS house price index March 2015 Main findings.

<https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/housepriceindex/2015-05-19>

House prices grew by 8.4% in the year to August according to the ONS house price index Summary of August 2016. This was a further rise.

<https://www.gov.uk/government/publications/uk-house-price-index-summary-august-2016/uk-house-price-index-summary-august-2016#headline-statistics>

This national trend has continued in Bracknell but has also been affected locally by the regeneration of the town centre.

Council House Building: a few notes on its Rise and Fall

The 1919 Housing Act was passed requiring councils to provide housing

1930: a new housing act gave grants to councils to clear slums and rehouse the poor, around 700,000 homes were built before the economic depression

Building Societies expanded rapidly financing the first boom in owner-occupation

By 1939, 1.1m council homes had been built.

In November 1942 the Beveridge Report was published (the government committee which wrote it included members from the Ministry of Reconstruction) in which a huge post war council house building programme and rent control in the private sector. According to the Great Aycliffe Neighbourhood Plan, Lord Beveridge adopted the New Town as a flagship of his new welfare state.

In 1951, local authority building hit a peak of 239,580.

In the 2 decades since 1995, 30,000 homes have been built.

1980 saw the introduction of Right to Buy (which changed the ownership of many houses in Bracknell Town.) There is a view that this killed off any residue of the idea that council housing was a public asset available to anyone with the need or desire to live in it and that Right to Buy should only be permitted in areas where social housing can be built at the same rate at which it's sold off

In 1985, the new Housing Act facilitated the large-scale transfer of council-owned properties to Housing Associations.

In 2004, building by councils dropped to an all-time low of just 130 units across the entire country.

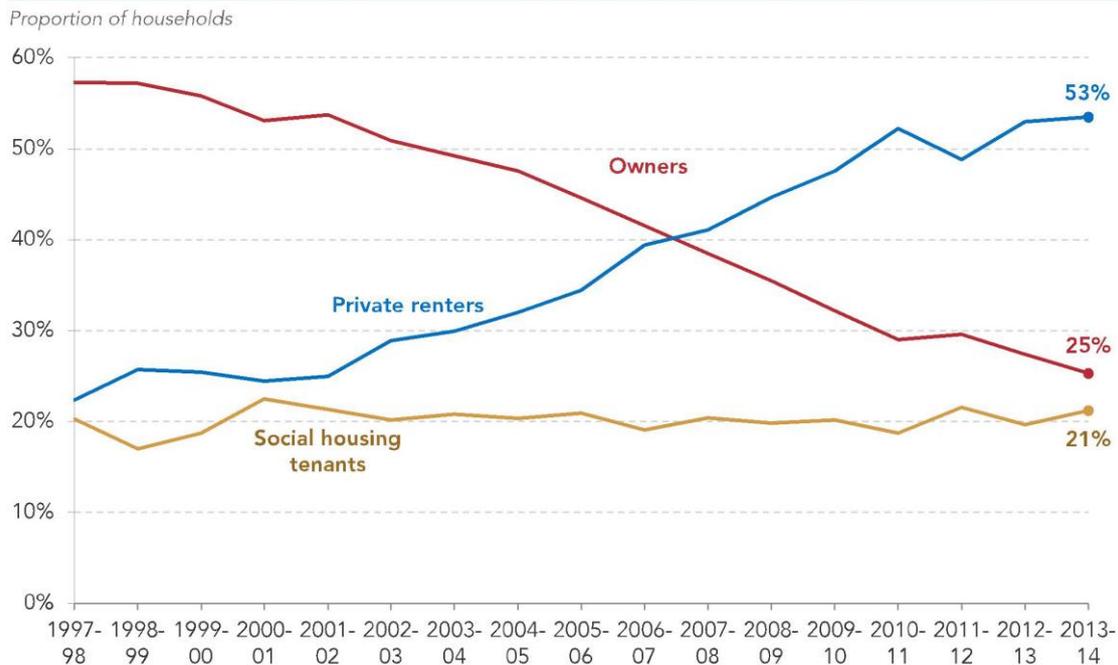
In 2017, it is estimated that demand in the UK is for 250, 000 homes each year...

(with thanks to the Guardian's article of 25th March 2017 p 49, “How one council is beating the housing crisis.”)

Decline in Home Ownership?

The Resolution Foundation published a study in February 2016 using data from the Family Resources survey conducted by the Department for Work and Pensions. It found a general decline in home ownership, and a more than doubling in private renting among young people . . . [Resolution Foundation Report, Living Standards 2016, The experiences of low to middle income households in downturn and recovery, Adam Corlett, Dave Finch & Matthew Whittaker, February 2016, page 37, as reported in *The Guardian*, 13 February 2016]

Figure 25: Change in tenure among low to middle income households aged under-35: UK 1997-98 - 2013-14



Notes: Income groups based on FRS definition: see Annex 2. Change in categorisation of benefits and tax credits in 2000-01 means that the composition of the LMI group changed somewhat in that year, meaning comparisons should be made with caution.

Source: RF analysis of DWP, Family Resources Survey 2013-14

Illustration 10

In the Evening Standard, 24th February 2016, page 6, David Spittles in his article “We will soon be a city of renters” said: “Demand for rental properties (in London) is expected to grow by 1.1 million households during the next five years.”

Because of Bracknell’s proximity to London, trends in the cost of rental in the capital are closely reflected locally.

This marked national trend is having a clear impact in Bracknell Town.

According to Martin Gilbert, co-founder and chief executive of Aberdeen Asset Management, in his article: “The regeneration of urban areas is key to housing needs of tomorrow.”, in the Telegraph of 8th October 2016, “While in the UK pension funds have traditionally invested in offices and shopping centres- attracted by the rental yield available - they have not been typically minded to invest in residential units to any meaningful degree”.

He then goes on to say: It may help if some developments were permanently “for rent” with professional landlords, such as pension funds...”to make up the shortfall in supply.

Ann Pettifor, director of Policy Research in Macroeconomics puts forward the theory that “an economy such as ours- excessively dependent on consumer spending, property speculation and high levels of debt- is vulnerable to shocks..And rising land values dampen productivity..”“Building more homes will not solve our housing crisis.” Guardian Sat 27th Jan 2018)

Leasehold

An all-party parliamentary group on leasehold and commonhold is to be held in November 2016. One MP is calling for a ban on leasehold for estates of houses. 15% of all properties in England and Wales are on leasehold (Housebuilder Taylor Wimpey has set aside £130m to settle disputes with customers who took out leases only to see their ground rents double under a clause in their contract according to Construction News 27th April 2017).

In Bracknell Town, there are 981 leasehold properties.

Self-Build Housing.

Rates are 57% in Germany, 70% in Austria and 7% in the UK according to The Guardian’s 13 May 2017 article “Build Your Grand Design for a Humble Price on p43.

Policies
Matching Housing Supply to Demand
Policy Background

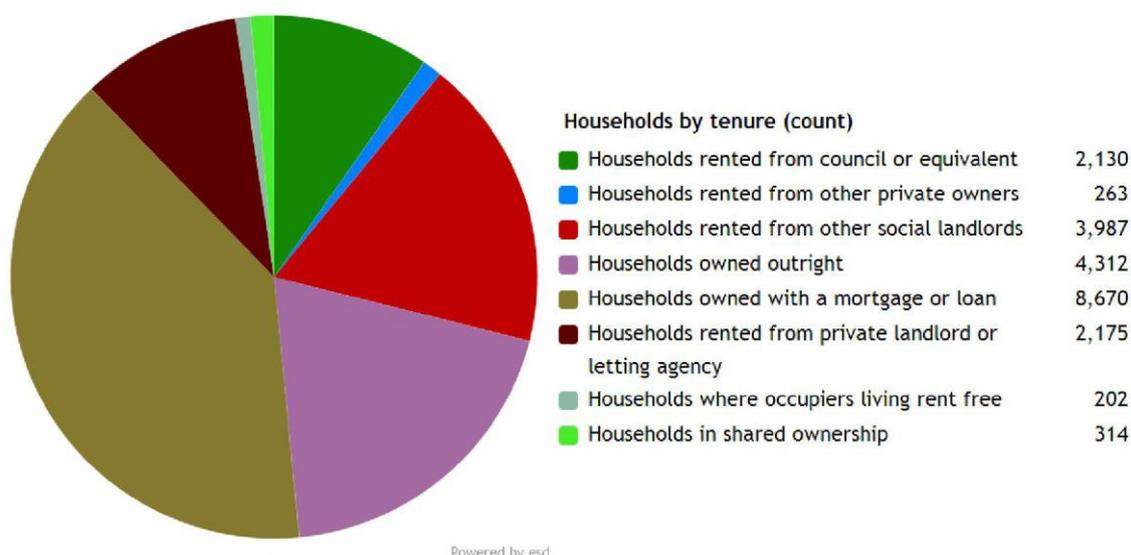
Bracknell Town Household Tenure

Tenure (KS402EW)	Count type	Bracknell Forest Unitary Authority	Bracknell Town
All Households	Households	45878	22053
Owned; Owned Outright	Households	11420	4312
Owned; Owned with a Mortgage or Loan	Households	19999	8670
Shared Ownership (Part Owned and Part Rented)	Households	527	314
Social Rented; Rented from Council (Local Authority)	Households	2600	2130
Social Rented; Other	Households	5078	3987
Private Rented; Private Landlord or Letting Agency	Households	4874	2175
Private Rented; Other	Households	860	263
Living Rent Free	Households	520	202

11 Office for National Statistics, Census 2011, Key Statistics, Table: KS402EW – Tenure

Households

Bracknell Neighbourhood plan area has 22,053 households, which represent 48.07% of Bracknell Forest's 45,878 households. The household split by tenure is shown below.



The largest number of households lives in 'Number of all households - Owned with a mortgage or loan' accommodation with 39.3% of Bracknell households. That compares with 43.6% for Bracknell Forest Unitary as a whole and 33.5% for South East.

The second largest number of households lives in 'Percentage of all households - Owned outright' accommodation with 19.6% of the Neighbourhood plan area's households. That compares with 24.9% for the Unitary as a whole and 31.0% for South East.

Bracknell has 3,216 households with dependent children aged 0 to 4. That represents 14.58% of the Neighbourhood plan area's households.

6,992 households in the Neighbourhood plan area have dependent children of all ages. That represents 31.71% of the Neighbourhood plan area's households.

12 Local Government Association, Basic facts about Bracknell Neighbourhood plan area, pages 3 and 4. Available at: <http://reports.esd.org.uk/reports/15?pa=NBHD-188>

Bracknell Town Supply, Management and Ownership of Housing

In recent years, the supply of housing has not kept up with demand. As well as privately-owned housing, local housing stock is managed by Bracknell Forest Homes to whom Bracknell Forest Council's housing was transferred in 2008. Other registered affordable housing providers are: Affinity Sutton, Hanover, London and Quadrant, Radian, and Thames Valley Housing. Downshire Homes Ltd also own property in Bracknell Town.

Right to Buy has had a dramatic effect on tenure in Bracknell. In 1982, of a total of “13,117 dwellings, 12,235 households were rented and 882 were for sale” according to the BFBC Factsheet 1, 2003, p2. In 2017, 4,869 households are rented from Bracknell Forest Homes.

	1-bed	2-bed	3-bed	4-bed
Market	5-10%	25-30%	40-45%	20-25%
Affordable	30-35%	30-35%	25-30%	5-10%
All dwellings	15%	30%	35%	20%

13 Table 140: Recommended Housing Mix – Western Berkshire SHMA
Berkshire (including South Bucks) Strategic Housing Market Assessment, February 2016

Typical length of waiting times for non-immediate need is 2-3 years, but this depends on how specific the preference criteria are. It is also important for people to have a good saving and credit history to access housing according to an interview with BFBC Chief Housing Officer Simon Hendey on November 4th 2015, see appendix 11.

Affordable Housing Completions

3.27 The housing completion figure includes 118 affordable homes which represents 31% of all completed dwellings for this year. This is slightly lower than in the previous monitoring year of 37%. However, overall, it is higher than more recent monitoring years:

Table 3.4 - Affordable Housing as a percentage of net housing completions

Year	Affordable housing completions (net)	Housing completions (net)	Affordable as a %
2006-07	29	131	22.1
2007-08	192	501	38.3
2008-09	197	467	42.2
2009-10	152	325	46.8
2010-11	113	410	27.6
2011-12	49	264	18.6
2012-13	66	390	16.9
2013-14	115	314	36.6
2014-15	118	376	31.4

14 BFC (October 2015) Authority Monitoring Report, 2014-15: Housing

<http://www.bracknell-forest.gov.uk/housing-amr-2014-to-2015.pdf>

For **affordable housing**, current demand is greatest for 1-bedroom (50%) and 2-bedroom (20%) flats and houses in Bracknell Town. according to BFBC Chief Housing Officer Simon Hendey.

“There should be more **affordable housing**, as housing is difficult to purchase for those on low wages” is the opinion of Year 12 pupils (November 26th 2015, Brakenhale).

The 24th March 2016 BFC Review of Procedures for Planning Applications and Enforcement by a working group of the Environment, Culture and Communities Overview and Scrutiny Panel, states on p10, 4.24 Affordable Housing “Like much of south-east England, there is a **shortage of Affordable Housing** (AH) in Bracknell Forest, and this is likely to worsen as the population is growing and house prices and market rate rents continue to rise.”

In 4.26, they state, “**there is a case for considering whether the requirement for a contribution to new (AH) should not be confined to developments over 14 dwellings, as at present.**” This is clearly a current issue locally.

On page 24, paragraphs 26 and 28 of Berkshire Authorities and Thames Valley Berkshire Economic Partnership *Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA)* (2016) Report by: GL Hearn Ltd. Available at: <http://info.westberks.gov.uk/CHttpHandler.ashx?id=40949&p=0>, it says: “As the PPG sets out, the calculation of affordable need involves ‘adding together the current unmet housing need and the projected future housing need and then subtracting this from the current supply of affordable stock.’ “(Para 26)

“...needs arising from both new households and existing households. Part of the needs included are from households who might require an additional home, such as:

- Newly-forming households
- Those in temporary accommodation
- Concealed households
- Homeless households” (Para 28).

The NPPF definition of Affordable Housing is in the glossary on page 56

Matching Housing Supply to Demand

Policy Context

Quality of older people’s housing is improving: there is a change from bedsits to flats, as people do not want bedsits. There is also more possibility of older people staying in their own homes, due to advances in care technology.in the opinion of BFBC Chief Officer Simon Hendey.

This statement leads to other questions such as why some types of dwellings ie blocks of flats are being built in Bracknell Town without some essential standard facilities such as lifts - useful for all ages and deliveries of equipment like washing machines - (Cllr I. Mattick 17 05 2017), and whether there is a standard size of balcony in new developments, (increasingly important in urban living especially in the town centre), whether they are big enough to be useful, (Juliet balconies are clearly not), and if not, why not, and how and when the proportions of types of dwellings ie bungalows in any development are decided (Cllr D Henfrey 17 05 2017).

Age Structure Data: 30 to 44, 45 to 59. Note that this shows significant proportions: 39.2% and 23.81% within the total population for 2011. This plan has to ask how this trend will develop within the next 20 years when this section of the population ages and their accommodation needs change. See the Community Section of Environment and Community for the Population Age Structure Table of Bracknell Town for these figures.

15 Demand: Housing needs on housing waiting list in Bracknell Town, from the November 4^t 2015 interview with BFBC Chief Housing Officer Simon Hendey are tabulated below.

Bedrooms	Numbers	Percentage
1	673	50%
2	280	21%
3	246	18%
4	107	8%
5	31	2%
6	6	0%
TOTAL	1,343	

Housing types in new developments need to reflect the need for a variety of housing types, to enable new generations of residents to have housing appropriate to their needs in their home town.

Supply

In Bracknell Forest Council (2016) *Planning Commitments for Housing at March 2016* available at: <http://www.bracknell-forest.gov.uk/planning-commitments-for-housing.pdf>, there are three tables:

- Table 10 Detailed Schedule for Large Housing Sites (1ha or more)
- Table 11 Detailed Schedule of Medium Housing Sites (Sites less than 1ha with 10+ dwellings)
- Table 12 Detailed Schedule of Small Housing Sites (less than 10 dwellings)

These are subdivided into parishes: Bracknell Town figures apply here.

Column 10 is the “Affordable housing number of dwellings” and column 15 is the “Description” which in some cases specifies the number of bedrooms but is for the most part incomplete.

Policy Intent

To specifically understand the actual demand for smaller properties in Bracknell and to provide it in future development. To match supply to demand.

Policy Justification

NPPF mix of housing para 49.

Bracknell Forest Borough Local Plan 2002 Saved Policy H8 Affordable Housing.

BFBC Core Strategies CS16 Housing Needs of the Community and CS17 Affordable Housing.

Policy Justification cont.

“Local Indicator: A range of type, size and tenure of housing completions (CS16) No one type, size or tenure to form 100% of completions.” (Core Strategy quote).

The Local Planning Authority’s data on dwelling types and sizes is included here. It shows its pattern of “completions” i.e. the housing supplied in the Borough.

Please note para 3.45, lines 2, 3 and 4 which reflect – for 2014-15 - the pattern of demand referred to in the policy context.

Dwelling types and sizes

3.44 The following graphs show that a mix of house types and sizes were built in the Borough in the monitoring year.

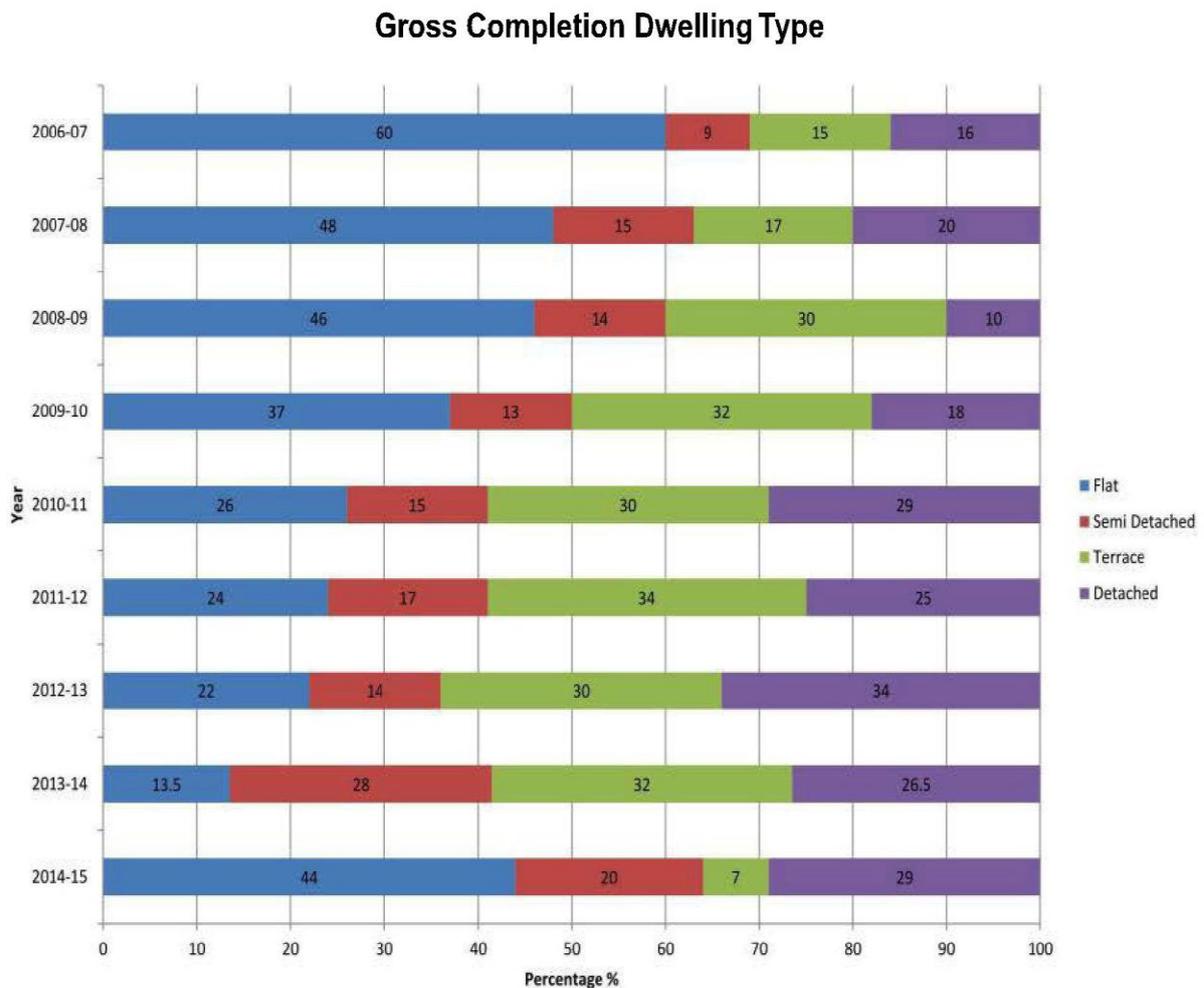
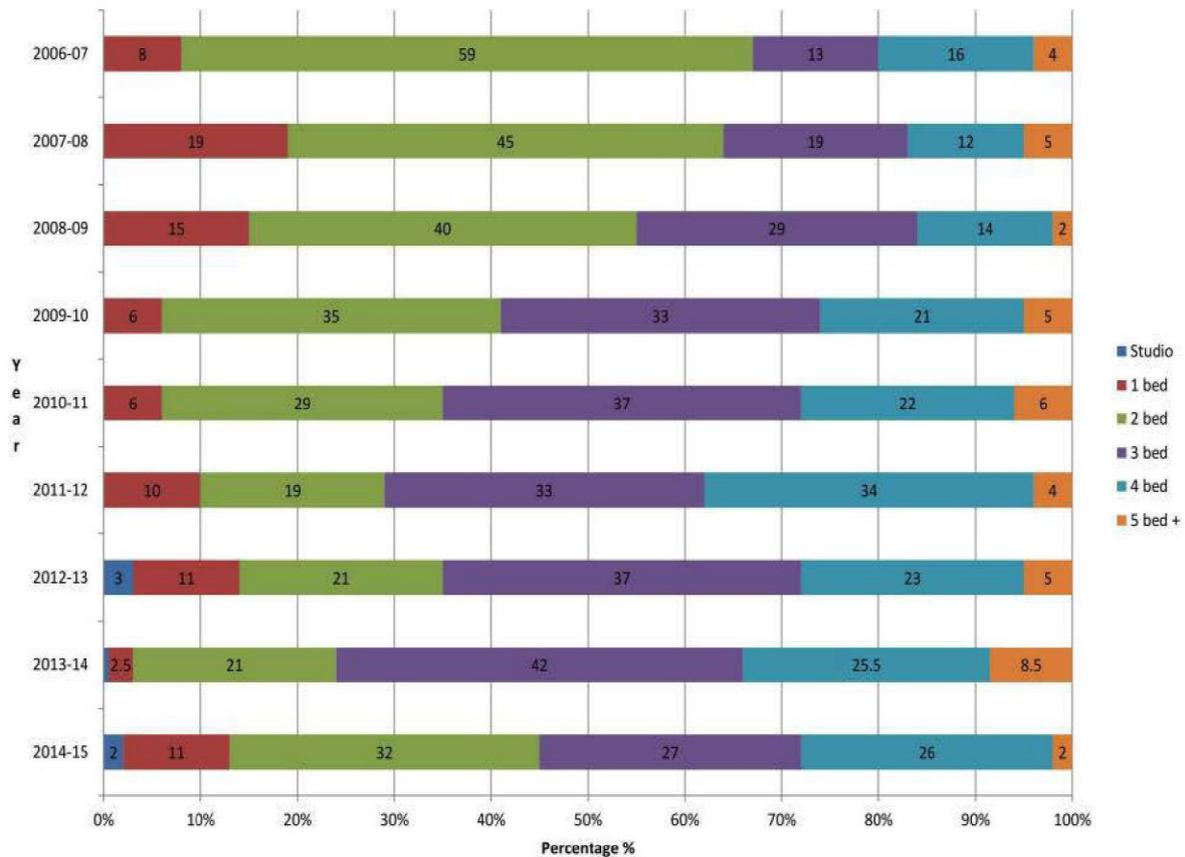


Illustration 16

Gross Completions Dwelling Size



Source: BFC, planning applications data 2014/15 **NB:** Data on mobile homes has not been included

Illustration 17

3.45 There has been a decrease in the percentage of terraced housing compared to the previous year (previously 32%, now 7%). However, there has been an increase in the amount of flats (previously 13.5%, now 44%). In terms of dwelling size, there has been an increase in the number of 1-bedroom dwellings (previously 2.5%, now 11%), and 2-bedroom dwellings (previously 21%, now 32%), but there has been a corresponding decrease in the number of 3-bedroom properties. These changes are partly due to market conditions, and reflects completions at number of flatted schemes including Gowring House, Autocross, Beneficial House and 127a-131 Fernbank Road. The change is also partly due to the change of use from officer to residential prior approvals beginning to be implemented.

Data from BFBC (October 2015) Authority Monitoring Report, 2014-15: Housing
<http://www.bracknell-forest.gov.uk/housing-amr-2014-to-2015.pdf>

There is no distinction between 1 bedroom, whether infill/replacement dwellings, and/ or executive apartments in the town centre (the middle of the NP designated area of Bracknell Town) and 1 bedroom dwellings elsewhere.

**Policy HO 1
Matching Housing Supply to
Demand**

Proposals for new developments will provide a mix of dwelling types, sizes and tenures, (market and affordable).

A dwelling mix will only be permitted where it is demonstrated that it reflects identified local needs and meets demand based on the current Local Housing Needs Assessment Evidence by Bracknell Forest Borough Council. “Local needs” to be defined as local needs for urban town centre living and also for suburban neighbourhood living.

Housing Mix

Policy Background.

Figure 5: Comparison of dwelling sizes²²

A: floor space (m²)

B: number of rooms

C: room size (m²)

	All dwellings			Newly built dwellings		
	A	B	C	A	B	C
UK	85	5.2	16.3	76	4.8	15.8
Italy	90.3	4.1	22	81.5	3.8	21.4
Portugal	83	4.3	19.3	82.2	4.7	17.5
Sweden	89.8	4.3	20.9	83	4	20.8
Finland	76.5	3.6	21.3	87.1	4	21.8
Ireland	88.3	5.3	16.7	87.7	5.2	16.9
Austria	90.6	3.4	26.6	96	3.7	25.9
Spain	85.3	4.8	17.8	96.6	5.1	18.9
Luxemburg	125	5.5	22.7	104.1	5.1	20.4
Germany	86.7	4.4	19.7	109.2	5.1	21.4
France	88	3.9	22.6	112.8	4.2	26.9
Netherlands	98	4.2	23.3	115.5	4.1	28.2
Belgium	86.3	4.3	20.1	119	5.8	20.5
Greece	79.6	3.8	20.9	126.4	3.2	39.5
Denmark	108.9	3.7	29.4	137	3.5	39.1

From: Evans, A. W., & Hartwich, O. M. (2005). *Unaffordable housing: Fables and myths*. Page 24 London: Policy Exchange. Available at: <https://www.policyexchange.org.uk/wp-content/uploads/2016/09/unaffordable-housing-jun-05.pdf>

Illustration 18

This interesting table suggests that a lack of housing standards is not a UK phenomenon. Correlating the needs for countries with different climate and how housing space could be used would need a different study.

Britain already has some of the smallest homes in Europe, according to Patrick Collinson writing on page 7 of the Guardian of 15th July 2017, with the average new build home at about 76m² compared with 137m² in Denmark.

Policy Context

A report by the University of Cambridge on Housing Space Standards (2014) has found that **the UK has the smallest homes by floor area in Europe**. The average newly built home in the UK is just 76m square metres in comparison to 137 square metres in Denmark (see table above). This has prompted the government to begin consultation on the need for a “national minimum internal space standard” for housing in the UK. The Department for the Communities and Local Government (DCLG, 2013) explains that “national, minimum internal space standards for private sector housing have not been required in England to date, but an increasing number of planning authorities are including various forms of space standards in local plans.” The report explains that between one quarter and one third of people in the UK are dissatisfied with the amount of space in their homes. The August 2010 London Housing Design Guide set space standards

Policy Intent

To start to provide local new housing stock with adequate house space standards which aim to meet commonly recognised sets of standards.

Policy Justification

What optional technical housing standards can local planning authorities set?

Local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard. Local planning authorities will need to gather evidence to determine

whether there is a need for additional standards in their area and justify setting appropriate policies in their Local Plans. Reference: Department for Communities and Local Government, 27 March 2015, Paragraph: 002 Reference ID: 56-002-20160519

Revision date: 19 05 2016

Guidance, Housing: optional technical standards. Available at:

<https://www.gov.uk/guidance/housing-optional-technical-standards/>

While minimum space standards are still required for social housing and for development on publicly owned land, there are no national minimum space standards. That means that neither building regulations nor the planning system specify minimum floor space for privately developed homes in England. The result has been private housing which does not consistently provide adequate space, according to Design Council Cobe.

In the **Bracknell SHEELA Sites November 2016 following the call for sites January 2016** Bracknell Forest Council (November 2016) *Final Draft Bracknell Forest Strategic Housing and Economic Land Availability Assessment (SHELAA): Part 2 Results (November 2016 v2)* pages 64, 68 and 70 the Government’s nationally described space standards (2015) are referred to.

NPPF para 50 bullet points 1 & 2. Bracknell Forest Core Strategy 2008 Policy CS16: Housing Needs of the Community 186 Development will be permitted which contributes to meeting the identified housing needs of all sectors of the community through the provision of suitable development sites of one or more

of the following: i. a range of housing types, sizes and tenures.

Policy HO 2 Housing Mix

Housing Mix Development proposals on sites for 10 or more dwellings should include a proposed housing mix that is based on an up-to-date local housing needs survey, which will be maintained by Bracknell Forest Borough Council. Dwellings proposed for the larger sites (over 25 dwellings) should comprise a range of sizes that include one bedroom dwellings. Developments that go beyond meeting the requirements of M4(2) of the Building Regulations Category 2: accessible and adaptable dwellings, (or any comparable updated nationally set standards), will be strongly supported.

Infill and Backland Development

Policy Context

This policy affects all Bracknell Town. 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. Perhaps this was because the planners who drew up the New Town housing plots needed to allow for undulations etc. in a landscape where changes in level are quite common.

Policy Intent

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

NPPF design of housing para 58.

Bracknell Forest Borough Local Plan 2002 EN20 Design considerations in new development.

BFC Core Strategy 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 3

Infill and Backland Development

All infill and backland development, (including extensions and outbuildings), and redevelopment will protect the amenity of neighbours and 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 the case for applications for two or more dwellings on a site currently or previously occupied by a single property.

Houses in Multiple Occupation (HMO)

Policy Context

There are 23 registered, official, HMOs in the neighbourhood plan area
BFBC makes **planning** decisions which include decisions on applications of change of use from dwelling house C3 to C4 or to sui generis.

BFBC is also the **licencing** authority which decides on applications for 5 year HMO licences.

Completing the district electoral roll is voluntary and details of current occupants at any one address are supplied at their request and recorded by Bracknell Forest's **electoral services**.

The definition of the character of an area

referred to below could be clearly assessed. For instance if more than half the dwellings in any particular street had been the subject of HMO applications or of the type of modification such as the change of use of a ground floor garage, (non-habitable), in any property with a ground floor, first floor and or second floor or more to a habitable use, then it would be reasonable to assume that its character had changed.

The table below is the first part of the HMO Application Table from page 9 <http://www.bracknellforest.gov.uk/applications-for-a-licence-for-an-hmo.pdf>

It begins to show how many possible variations there could be in the arrangement of the rooms and of their function in the storeys in any particular property.

Please provide details of the arrangement of the property by indicating what and how many is on each storey – please delete any storey which either does not exist or is not used for residential accommodation	Basement	Ground	First	Second	Third
	Provide numbers on each storey				
Occupiers (adults or children who sleep on this storey)					
Bedrooms					
Bedrooms with exclusive en-suite bathroom/WC facilities					
Bedrooms containing kitchen facilities (bedsits)					
Shared living room					
Shared kitchen					
Cooker					
Microwave					
Sink (Not wash hand basin)					
Food storage cupboards					
Refrigerator/fridge					
Freezer					
Shower					
Bath					
WCs within bathroom					
Separate WCs					
Other rooms (specify)					

19 First part of BFC HMO Application Table

To assess the current character of any street, the local planning authority could start to record the number of applications in a street of town houses with integral garages for change of use for the garages and then cross reference the floor plans submitted with the HMO application form table shown above.

The steering group on 18th January 2017 confirmed this was a real issue locally. (Cllr J McCracken)

According to Chief Housing Officer Simon Hendey (Nov 4th 2015), there are concentrations of HMOs in Bullbrook, Great Hollands and in Wildridings

Issues from the alteration of any property for use as an HMO include installing specific fire safety measures. Landlords could seek to maximise their income by increasing the number of residents so any HMO applications should be monitored by the Local Authority. 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

Policy Intent

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

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 Local Plan (2002) Saved Policies EN20 Design considerations in new development, H3: Residential subdivisions and houses in multiple occupation and M9: Vehicle and cycle parking.

Bracknell Core Strategy Policy CS7 Design.

Here is an extract from Bracknell Forest Borough Council's work programme :
“ PROPOSED OVERVIEW & SCRUTINY WORK PROGRAMME 2016/17 :
Environment Culture and Communities O&S Panel : Houses in Multiple Occupation. A review of the Council's involvement with Houses in Multiple Occupation. The review topics take account of what is likely to be timely, relevant, and to add value. BFBC considers HMOs to be topical. One of the issues to be addressed is identifying unregistered HMOs. This Neighbourhood Plan agrees: Bracknell Town has a population of 52,696, 47% of the borough. The areas of concern are the streets designed as town houses with integrated garages near the town centre.

Policy HO 4

Houses in Multiple Occupation (HMO)

Applications submitted for changes of use to houses in multiple occupation (HMO) will not be permitted unless:

- the proposal would not harm the character and appearance of the building, adjacent buildings or local landscape context and**
- 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 and**
- the proposal would not cause unacceptable highway problems and**
- the proposal would not result in an over concentration of HMOs in any one area of the town, to the extent that it would change the character of the area or undermine the maintenance of a balanced and mixed local community**

Driveways and Hardstandings on Front Gardens



20 Bracknell Front Gardens 1 of 3



21 Bracknell Front Gardens 2 of 3



22 Bracknell Front Gardens 3 of 3

Policy Context

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

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 pedestrians and motorised traffic.

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. (argued elsewhere in this NP.),

Evidence demonstrates the positive effect that green space has on health and wellbeing. London Borough of Barnet's Design Guidance no 3

[file:///C:/Users/Consultant/Downloads/008148_Design_Guide_3_A4_Booklet_digital_22_5_12%20\(6\).pdf](file:///C:/Users/Consultant/Downloads/008148_Design_Guide_3_A4_Booklet_digital_22_5_12%20(6).pdf)file refers to this.

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.

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

In Bracknell there are several Town Centre wards including residential access roads with more traffic than the cul de sac roads accessed off them such as Moordale Avenue (Priestwood), Bullbrook Drive (Bullbrook), Reed's Hill (Old Bracknell), Uffington Drive (Harmans Water) and Tebbit Close (Bullbrook) originally built with front gardens where residents in 2018 want to park on what was originally designed to be their front garden.

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

While planning applications 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. The practical formula used in the Urban Flow Garden at the 2018 Chelsea Flower Show includes permeable (clay) paving laid on sand which drains off and filters rainwater into rain pockets for planting . This absorbs rainwater where it falls.

There are many examples in the Bracknell Town Wards of modifications to dwellings which include planting which has created visual inconsistency for instance of a laurel hedge in a road where all the other dwellings have blackthorn hedges .

BFC is the successor authority to the Bracknell Development Corporation but does not yet have a specific strategic policy on requiring environmentally friendly methods of design and construction on hardstanding and crossovers.

Thames Water presented their draft 5 year Business Plan for 2020-2025 and their draft Waste Resources Management Plan to 2100 in Bracknell in early 2018 and it was they who asked one of the members of the Bracknell Town NP steering group how Bracknell Town was going to maintain the look of their planned urban environment as well as cope with the challenges of climate change. Ie manage sustainable urban drainage. How was the Planning Authority going to ensure that front gardens remained permeable where people wished to use them as driveways and that they didn't contribute to flooding ?

In answer to that question, the Bracknell Town NP includes this policy to cover the

urban parish of Bracknell Town as opposed to the more rural areas of Binfield, Winkfield and Warfield.

Policy Intent

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

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

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

To mitigate the effect of increased winter rainfall in some areas (as much as 30% by 2080 (DEFRA) by using permeable materials and applying SuDS to hardstandings relatively cheaply and easily. This will help to even out the wastewater treatment cycle of partnership, statutory authorities such as Thames Water.

Policy Justification

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,

Policy HO 5

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, ensuring safety

C where possible, use a permeable surface to drain rainwater

Managing the Streetscape...

Managing the Streetscape

Policy Context

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

Many of the streets in Bracknell Town were built before recycling collections started so that existing properties have been adapted to make space for up to 3 **wheelie bins** (blue for plastics & paper, green for unrecycled waste and brown for optional – paid for- collection of garden waste.) Unless specifically requested, designs submitted to the Bracknell Forest Borough planning department for new developments have not, so far, included provision for waste and recycling storage. Former Bracknell Forest Borough Mayor ex Cllr Andy Blatchford, repeatedly made this point at meetings of the BFBC Planning Committee and on site visits when he said that wheelie bin space out of doors needed to be designed into all future development. This plan agrees and suggests that while trying to hide 3 wheelie bins behind a piece of trellis is difficult, having to keep full wheelie bins in the height of summer outside your living room because there is nowhere else, especially when you have collections every 2 weeks, is far worse. Anyone who has tried to move a full wheelie bin round from the back of their home to the collection point at the kerbside will not want them stored there either. Much of Bracknell Town's housing was designed before wheelie bins were issued but the design of areas like Jennetts Park & the Parks did not take this issue into account either

While residents are encouraged to use cycle lanes and in existing Bracknell Forest Homes properties of 6 flats, (a layout common to several town centre wards), the empty entrance space has

been modified by having a gate added to provide bicycle storage and, 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.

A small but helpful amendment to future design as part of the streetscape not mentioned in the policy is the suggestion that no future development of a block of flats be built without a set of **letterboxes** accessible from the outside of the building. Anomalies now exist in Bracknell Town whereby the only access to the letterboxes in a block of flats is by pressing an entry button which is only programmed to open at specific times of day. Some flats have retro fitted key pad only entry systems which bar access to both letter boxes and visitors.

Policy Intent

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

Policy Justification

Bracknell Forest Borough Local Plan (2002) EN20 Design considerations in new development, M9 Vehicle and cycling parking.

BFC Core Strategy 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 6

Managing the Streetscape

New development proposals will be expected to provide well designed, integrated and sufficient

- **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.

Private Gardens: Green space biodiversity corridors

Policy Context

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. The presence of this wildlife teaches us to recognise the links between different ecosystems. The 5 basic needs of living things being sunlight, water, air, food (nutrients) and habitat (temperature), in the longer term, Bracknell's gardens will be 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.

A green space corridor is a green space, (private or public) which is part of a micro, green, biodiversity infrastructure in Bracknell Town.

Streetscape is the term given to the collective appearance of all buildings, footpaths, gardens and landscaping along a street.

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.

Not allowing physical barriers to be limiting factors to living things' survival is also what this policy is about.

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

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

Bracknell Forest Borough Local Plan (2002) Saved Policy EN20 Design considerations in new development v: provide appropriate layout and design features to improve personal and general security, including the natural surveillance of public spaces, including footpaths, roads and open space.

BFBC Core Strategy CS1 Protects and enhances vii. the quality of natural resources including water, air, land and biodiversity and CS7 Design

BFBC Biodiversity Action Plan p38 Bracknell Forest Objective E states: "At least 50 gardens connected as part of Hedgehog Street."

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

“Gardens are England’s most important nature reserve”, according to the Royal Horticultural Society on page 29 of Unaffordable housing at:

<https://www.policyexchange.org.uk/wp-content/uploads/2016/09/unaffordable-housing-jun-05.pdf>

BFBC Biodiversity Action Plan p38
Bracknell Forest Objective E states: “At least 50 gardens connected as part of Hedgehog Street.

Policy HO 7

Private Gardens: Green space biodiversity corridors

The layout of private gardens in all future development should help to ensure the biodiversity of green space corridors by providing this through the physical, visual connectivity of their design as well as linkages to adjoining public green spaces. In infill development this will be provided by maintaining any existing connectivity or by implementing it.

Four Actions to take for the Future

The following four actions were suggested by members of the Neighbourhood Plan Steering Group and would help promote sustainable design for the future.

Bracknell Forest Borough Council (2008) Sustainable Resource Management, Supplementary Planning Document, section 3.5 Microclimate, background, page 40 says: “Adapting to climate change is...an essential part of ensuring our communities remain desirable places to live and work.”

Environmentally Friendly Gardens

Action Context

On p 37 of the Bracknell Forest Biodiversity Action Plan 2012-17, it states that the largest urban area of the Borough is Bracknell Town.

In Bracknell: The making of our New Town, p 22, it says that when the town was built, 1% was allowed in housing contracts to cover the cost of landscaping. The Bracknell Development Corporation’s legacy to Bracknell Town was its green infrastructure. This action supports keeping biodiversity in the New Town landscape legacy layout.

Bracknell has taken part in the Britain in Bloom competition since 2002. This partnership includes Bracknell Forest Council, Bracknell Forest Homes, Bracknell Town Council, Bracknell Horticultural Association and the Bracknell Forest Society. Local businesses have contributed sponsorship. The judging is done on the basis of horticultural excellence, environmental responsibly and community participation.

A key part is the Bracknell Your Gardens competition, which has seen increasing support in the last three years. Two of the many awards in this competition are for the specific category of ‘most environmentally friendly front garden and allotment’.

The survey conducted by BIB in October 2015 noted that 95% of participants agreed that the local environment had improved, 86% ‘had enjoyed horticultural activities’ and 82% had met new people. All three statements clearly highlight how BIB is having an impact on its community.

Community Composting?

Peter Bestley of the Bracknell Town Neighbourhood Plan Working Group has suggested considering community composting initiatives to enable better levels of recycling.

Bracknell Forest Borough Council (2008) Sustainable Resource Management, Supplementary Planning Document Section 3.6 Designing for waste recycling, composting, p 42, says: “In properties with gardens or landscaped space the provision of a container for composting can help minimise waste. In some developments, particularly those without gardens, it may be appropriate to provide a communal composting facility.”

Action Intent

To encourage residents to have more environmentally friendly gardens.

Action Justification

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

Action 12

Environmentally Friendly Gardens

Continue to support publicising Bracknell in Bloom, particularly the Bracknell Your Gardens competition, and involving more residents.

SAP ratings for Dwellings

Action Background

The Bracknell Forest Council Development Fact pack 2nd edition September 2006, p22 says: “The BFBC SAP average for 2005/06 was 59.45. The SAP calculation measures whether more than 10 per cent of income is spent on heating a home. The ratings recorded on home energy efficiency certificates go from A [92-100] to G [1-20].”

Action Intent

To help residents understand how to measure energy efficiency in their own homes and increase it in Bracknell Town.

Action Justification

BFBC Climate Change Action Plan 2013, Households smart target E13, is “to reduce the number of homes under SAP 50 by 2.5 per cent per annum.”

Action 13

SAP ratings for Dwellings

Identify and publicise the total percentage of dwellings in Bracknell Town for which energy certificate ratings are held from BFBC records classified by postcode, and map on the GIS system. Publicise the use of energy certificates via Bracknell Matters and online.

Internal facilities for the storage, sorting and disposal of waste

Action Context

This action complements part of the policy in this Plan on managing the, (external), streetscape.

Action Intent

To improve the internal - domestic - sorting, storage and disposal of waste.

Action Justification

Bracknell Town Neighbourhood Plan 2016-2036: Pre- Submission Consultation version
Housing & Character Page 35 of 54

This is referred to in figure 13, para 5.21, p 20 of Bracknell Forest Borough Council (2014) New Developments Residents' Survey and in Bracknell Forest Borough Council (2008) Sustainable Resource Management, Supplementary Planning Document, section 3.6 Design for waste and recycling, storage, p 42, "Individual or shared waste sorting and recycling facilities should be designed into a development from the outset; this includes the provision of storage bins in kitchens and integrating recycling bins and/or composting areas into the building or site fabric. This needs to take account of storage needs identified for current residential collections and meeting the future recycling standards."

Action 13

Internal facilities for the storage, sorting and disposal of waste

Dwellings in new developments should be designed to incorporate internal facilities for the sorting, storage and disposal of waste.

Home Fire Sprinkler Systems

Policy Context

For enhanced safety, new developments should, on the recommendation of the Royal Berkshire Fire and Rescue Service (The RBF&RS), be equipped with sprinkler systems and the Steering Group agreed. Cllr Iain McCracken, the steering group member representing Bracknell Forest Council on the Fire Authority, the Royal Berkshire Fire and Rescue Service, has suggested that new housing should be built with home fire sprinkler systems.

On the 4th October 2017, the Royal Berkshire Fire and Rescue Service were in the process of submitting a formal response to the Public Enquiry into the fire at Grenfell Tower on the 14th June 2017. Their advice for residents living in high rise buildings can be found at <http://www.rbfrs.co.uk/about-us/statement-on-the-grenfell-tower-fire-in-london/> It is likely that the findings of the enquiry will have implications for many Building Regulations and Fire Regulations in the future.

See this plan's section on 6 Issues on the Future Design of Bracknell Town **2 The Issue of Integrating the Horizontal and the Vertical in the Town Centre and the area surrounding it and 3 The Issue of Specific Building Heights in the Town Centre and their Integration with the Architecture of the Town Centre.**

Policy Intent

To reduce the risk of fire in new housing by ensuring it is built to a safe and secure future design.

Policy Justification

To make local residents' dwellings safer places to live in.

Policy HO 8

Home Fire Sprinkler Systems

Development proposals for buildings more than 5 storeys high should demonstrate at the design stage that adequate safety measures have been planned into the development, including the provision of sprinkler systems which meet appropriate safety standards.

Buildings Energy Efficiency and Generation Policy Background

Working Towards a Low Carbon Environment.



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

Do you decrease carbon dioxide by decreasing the amount of carbon dioxide being put in the atmosphere or by taking it out, or can we, as a community, do both ? This Neighbourhood Plan has already discussed the contribution made by the woodland adjacent to Bracknell Town. This section is about the contribution residents' buildings could make to the town itself. The priorities for energy, in ascending order, are renewables, efficiency, demand reduction.

Covenant of Mayors

Heralded as the “world’s biggest urban climate and energy initiative” by Commissioner Miguel Arias Cañete, the Covenant of Mayors for Climate & Energy brings together thousands of local and

regional authorities voluntarily committed to implementing EU climate and energy objectives on their territory. The two towns nearest to Bracknell signed up to this initiative are **Bath** and **Southampton**.

Solar Energy

Rondo Cameron in A Concise Economic History of the World on p 403 says: “Optimists claim that solar energy”.... for instance..... “has scarcely been tapped directly.”

A Solar Farm in Swindon

According to The Guardian on the 5th November 2016, at <https://www.theguardian.com/money/2016>

[/nov/05/green-energy-isa-invest-swindon-abundance](#) “Earlier this year Abundance and Swindon BC teamed up to launch a solar bond product, which will fund the construction of a 4.8m solar farm on council–owned land. 3m was invested by the local authority and just under 1.8m by small investors”...”The solar farm will be managed by a new council-owned company.”

Has Bracknell Forest Borough Council considered generating its own energy?

A London Solution for Sustainability: an Exemplar

24 BedZED Project



From Dennis R Holloway, *SUN TEMPERED ARCHITECTURE, A Simple Design Methodology For Passive Solar Houses with a Brief History of Solar Energy Utilization in the Built Environment*, Figure 19. Available at: <http://www.dennisrhollowayarchitect.com/simpledesignmethodology.html>

In this section, we talk about green roofs and rainwater harvesting. 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. This Neighbourhood Plan has a policy including all these features on any specific, still to be allocated, mixed use retail and residential sites, in the town centre as examples of modern, sustainable, living in 4. Employment and Economy in Bracknell, Employment and Enterprise section.

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. See BioRegional (2009) *BedZED seven years on, The impact of the UK's best known eco-village and its residents*. Available at: http://www.bioregional.com/wp-content/uploads/2014/10/BedZED_seven_years_on.pdf

Buildings: Energy Efficiency and Generation

Policy Context

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.

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.

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

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

Policy Intent

To encourage designing new housing to incorporate low energy features.

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

To encourage designing new housing to incorporate water saving measures.

Policy Justification

NPPF para 95.

BFC Core Strategy 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 9

Building: Energy Efficiency and Generation

Development proposals that demonstrate best practice in energy efficiency and generation, the use of sustainable materials and the implementation of recycling will be strongly supported. 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

Foreword

The Building of Bracknell Town

Here is an Extract on the geology of Bracknell from page 3 of the Bracknell and District Historical Society 1990 booklet entitled *Brickmaking: A Local History*, Appendix 16 Brickmaking in Bracknell.

Bracknell lies at the junction between the Bagshot Sand and the London Clay. To the south the Bagshot Sand and the overlying Bracklesham and Barton Beds of Ascot, Easthampstead and Crowthorne form sandy hills with pine trees. To the north the London Clay occupies much of Winkfield, Warfield and Binfield, with pasture and arable land, oaks and formerly elms. The underlying Chalk comes to the surface at White Waltham, as well as forming the small knoll on which Windsor Castle stands. The higher land in both the sandy and the clayey areas is capped by spread of Plateau Gravel formed of flints washed in at the end of the Ice Age from chalk areas further away.



25 A Bracknell Brick and Tile Stamp

Listed Buildings

The National Heritage List for England, (NHLE), shows all listed buildings, scheduled monuments, protected wrecks and registered parks, gardens and battlefields. The Heritage List is the only official and up to date database of all nationally protected historic buildings and sites in England. Among the predominantly new town architecture in Bracknell are 33 listed buildings. These provide a reminder of this area's past, and character so should be protected for future generations. National and local policy on protection of listed buildings is supported. See **Appendix 3.7, Listed Buildings map & Appendix 5, Listed Buildings in Bracknell Town & Appendix 15 Buildings of Community Interest.**

Post-War New Towns Around London including Bracknell

Name	Year Designated
Basildon	1949
Bracknell	1948
Crawley	1947
Harlow	1947
Hatfield	1948
Hemel Hempstead	1947
Milton Keynes	1967
Stevenage	1946
Welwyn Garden City	1948

“The New Towns were planned as self-contained country towns where the residents could find homes, work, facilities for shopping, schools and social and cultural activities – not merely dormitory suburbs or industrial estates.” According to: Hunter, J (1995), History of Berkshire, page 131.

See Appendix 14 Town Planning in the London area and in the new towns.

Welwyn Garden City and Bracknell

Welwyn Garden City in Hertfordshire was designated a New Town in 1948. It is located approximately 20 miles, (32 km), from Kings Cross, London. It is unique in being both a garden city and a New Town and exemplifies both their physical, social and cultural planning ideals.

Louis de Soissons was appointed architect of Welwyn Garden City in 1920.



WGC – A TOWN FOR HEALTHY LIVING

Plate 63. 1930s housing in Woodhall Lane on the east side of the railway lines, built by the garden city company for monthly renting and sale, in its efforts to achieve a good social mix throughout the town.

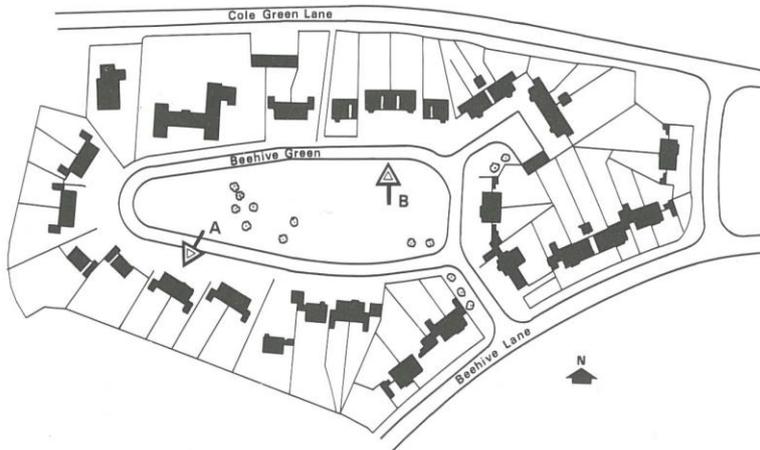
26 This is plate 63 from p 86 of Maurice de Soisson’s book Welwyn Garden City: A Town Designed for Healthy Living (1988).

On page 49 he refers to the street designs as architects’ experiments and they are described as: “the wonderfully contrived variety of cul-de-sac designs which became such pleasant backwaters to live in.”

Beehive Green, (see photographs and diagram below from p144 of the same book), in Welwyn Garden City is similar in layout to Fernhill Close, Priestwood, Bracknell.



WGC – A TOWN FOR HEALTHY LIVING



Plates 89 and 90. Housing study. *Beehive Green*. Scheme for Welwyn Garden City Development Corporation, built in two phases, 1953 and 1956. Architects: Louis de Soissons and Partners. A total of 43 houses, detached, semi-detached and terraced, with two to four bedrooms. Total area 5.58 acres (2.3 ha). Density 7.7 dwellings to the net acre. Building materials were sand-faced fletton red bricks with concrete interlocking dark brown tiles. This was a scheme with a mixture of house types for sale and renting in the south-east sector. It maintained the architectural theme of evolving Georgian with considerable open space.



27 These are plates 89 & 90 from the same book.

In Bracknell: The Making of our New Town by Henry and Judith Parris on p 23 it says: “The Minister wanted a start made on fifty houses by December 1950. So ‘ready-made’ plans were obtained from Louis de Soissons, an architect well-known for his work at Welwyn Garden City and elsewhere. They were adapted for use in Bracknell and work began...”

Six issues on the Future Design of Bracknell Town.

1 The Issue of Gateways into the Bracknell Town Neighbourhood Plan Area

Entering Bracknell from the south via the A329 Bagshot Rd means passing under the distinctive gateway of the Forest Park pedestrian bridge, (1989), which many people using this road as a north south cut through do without realising they are bisecting a town unless they're stopping at the supermarket on the left. From the north- west, the B3048 brings you past Campion House with its view of the town below. Further south, you circle Bracknell's first roundabout at Jennett's Park with its dramatic sculpture of a diver leaping into the air while the entrance to the east on the A329 is via the green wooded access of Lily Hill Park. It's the roundabouts at each entrance which you notice as you arrive in Bracknell Town. The landscaping then confuses you because, in some places, instead of seeing more buildings, you see more green areas, then you wonder how long the mystery tour is going to continue and speculate where the town is. (Some of the original planners helped the visitor at this stage by naming sets of roads alphabetically). So this raises the issue of what Bracknell is trying to do at these and its other entrances. Is it advertising the town at its entrances or is it just noting the fact that the town begins by putting up some signposts?

This plan suggests that this should be discussed in the design part of the emerging Bracknell Forest Borough Council Comprehensive Local Plan.

The NPPF definition of a Town Centre is:

Town Centre

Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

In his review of: **the City from Satellites to Bunkers** by Stephen Graham in the Guardian of 26th November 2016, p 7, Andy Beckett says:

the built environment around the world, both above and below ground has **become dramatically more vertical**”..

later he says: “**Until the 21st century, it was widely assumed that private towers were for offices**. But the diminishing physical needs of many businesses in the digital era, and the realisation that residential and leisure towers needed fewer lifts than packed office blocks, leaving more space to let, contributed to a shift by landlords and developers...”

then he says: “he (Stephen Graham) never quite clarifies...whether the **boom in luxury towers** – which began several decades after the great panic about proletarian high rises – has just been developers spotting a vacuum and taking advantage. “

finally, he suggests the possibility of **consumer treats arriving by drone**...

There is an interesting view that it is the space between buildings which defines a place. This is even more important in this context as so much attention could be paid to vertical creations that what is left on the ground in between could be

ignored. This would be designing by default with no integration of different shapes and sizes at all.

2 The Issue of Integrating the Horizontal and the Vertical in the Town Centre and the area surrounding it.

Franklin Medhurst suggests integrating the horizontal and vertical design aspects of an urban town centre in “A Quiet Catastrophe, The Teesside Job”, 2nd Edition on p62.

New Town Basildon (Essex) is described as having a town centre location within a largely low-rise settlement set in a flat landscape. Development in nearby Basingstoke (Hampshire), Reading (Berkshire) and Slough (Berkshire), town centres now clearly includes some high-rise buildings.

See photo of Easthampstead House, SHELAA site BRA7, 4. Employment and Economy, Policy on Town Centre Future Development Sites: Mixed Housing and Retail Uses.

Is this happening here? Will the horizontal New Town low rise neighbourhoods soon surround a regenerated, vertical town centre?

According to a review of Stephen Graham’s Vertical: The City from Satellites to Bunkers in the Guardian of 6th January 2018 on page 9, “with climate change, he (the author) argues gloomily, the appeal of air-conditioned citadels in the sky will only grow”.

A good example to look at is part of BBD Home’s planning application for the former bus depot in market Street, Bracknell, no 18/00326 dated 26th March 2018 shows a raked design very similar to the inventive now Grade II listed Swiss Cottage, London Alexandra Road housing designed in the 1970s by Neave Brown. Boyd Court in Priestwood, Bracknell is not dissimilar.

Neave Brown is reported as saying that instead of violating the environment with towers and slab blocks surrounded by undefined space, he wanted to do housing that acknowledged (London’s) traditions and made a piece of city. Because of the cleverly arranged plan, there was a sense of space and openness (despite being built to a local authority space standard and budget.)



28 Market Street Bracknell

“A (new), enviable town centre location with far reaching views”.



29 Station Square Bracknell

3 The Issue of Specific Building Heights in the Town Centre and their Integration with the Architecture of the Town Centre

In Bracknell Town a planning application to build 10 storeys on the Amber House site, Market Street and one to build 13 storeys on the Winchester House Site, (demolished 3M building), have been approved. The 13 storey Ocean House is nearby in the town centre.

However, more generally, according to Unaffordable Housing, page 22, at:

<https://www.policyexchange.org.uk/wp-content/uploads/2016/09/unaffordable-housing-jun-05.pdf>

“A survey, financed by Joseph Rowntree Foundation, found in 2004 that, when asked about development in their area, people preferred houses to flats, and that the type of housing that people most disliked was blocks of flats of four storeys or more.”

4 The Issues of Regeneration and Intensification of Building in the Town Centre

1. According to the West of Berkshire Spatial Planning Framework, delivering sustainable new communities to 2036, page 10, “The comprehensive regeneration of the retail centre at Bracknell is due for completion in 2017 which brings with it new retail, leisure and housing along with an enhanced public transport hub.....The opportunity for higher buildings here [in and around Bracknell rail and bus station] is already established and this will help in the continual revitalisation of this key economic hub.”... “Opportunities exist for the conversion of existing high-rise office buildings, which is already happening under prior approval arrangements. There are however, a number of sites close to the station and to the north east of the town centre which could offer the opportunity for further residential led mixed-use development. These sites will be considered as opportunities in the emerging Bracknell Forest Comprehensive Local Plan but offers the opportunity for in the region of 500 residential units in and around Bracknell Rail and Bus station.

<http://www.bracknell-forest.gov.uk/west-of-berkshire-spatial-planning-framework-final.pdf>

5 The Important Local Issue of Flats from Offices in and round the Town Centre

Government policy allowing flats to be created from shops and offices by prior approval has been popular with residents. In the Bracknell Neighbourhood Plan survey of 2014, when the Class O prior approval policy was introduced in 2013, 78% supported it. Over 900 units have resulted from this change. Conversion of office space and shop space to housing is supported, especially if it can no longer be used for these purposes.

However, on 5 November 2015, Marc Brunel-Walker, BFC executive member for economic development, commented on the issue of pressure on available office space. He said: “A major issue is that given the amount of office space being converted to residential, Bracknell faces an acute shortage of follow-on office accommodation from expanding new businesses.”

Maybe it is time to consider development on the scale of Marks Barfield Architects’ concept of **The Skyhouse**, “a triple tower, made largely out of glass and up to 50 storeys high. Each one could house up to a thousand residents, from a richly varied social mix, in a wonderfully “green”, solar-heated structure that would steal a minimum of land from the environment.” Reference: The Telegraph, 29 March 2003, *Skyhouse living: architecture as a brand*, Hamish Scott. Available at:

<http://www.telegraph.co.uk/finance/property/4815065/Skyhouse-living-architecture-as-a-brand.html>

6 The Issue of the Community Infrastructure Levy (CIL)

The Bracknell Forest Council CIL Charging Schedule, Effective from 6 April 2015 is available at:

<http://www.bracknell-forest.gov.uk/cil-charging-schedule.pdf>

BFC CIL Regulation 123 List, Effective from 6 April 2015 is available at: <http://www.bracknell-forest.gov.uk/cil-regulation-123-list.pdf>

BFC Community Infrastructure Levy (CIL) map is available at

<http://www.bracknell-forest.gov.uk/communityinfrastructurelevymap>

The Charging Schedule on page 3 shows a nil £ per square metre CIL rate for Central Bracknell. This could be seen as a subsidy for the current commercial retail redevelopment of part of the Town Centre.

There is no end date specified (effective date is 6 April 2015). The speculative rather than concrete proposals published in the non-statutory the West of Berkshire Spatial Planning Framework already referred to here, outline opportunities for the intensification of further development in the Town Centre. If CIL is to be used to address demands of growth, including funding infrastructure such as new schools and transport improvements, needed to support new development in the town, an actual £ per square metre CIL rate needs to be agreed to enable Bracknell Town residents to benefit from the levy.

**Next page for Policies on
Buildings : Local Character &
Buildings : Good Quality Design**

Buildings: Local Character & Buildings: Good Quality Design

Policies Context

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 Areas Assessment DPD. There is one conservation area in Easthampstead.

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.

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.**

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.

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

The Character of Bracknell Town Neighbourhoods 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. 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 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 once the blindfold had been removed.

The 2010 Bracknell Forest Character Area Assessments Supplementary Planning Document Bracknell Areas (A-J) are interesting in contrast. Written by a firm of

professional planning consultants, they are a completely different kettle of fish as they include buildings standing before the 1948 designation of the New Town and some even older than that so what they describe in some cases is a blend of the old and the new. Bracknell Town as a whole, as the subject of a continuing architectural experiment, presents a real challenge, (in the humble opinion of this NP), to anyone submitting a planning application as here you need to look in detail at where you are proposing to build. That detail has not until now been reflected in available planning documentation so supplying it to try to define the New Town Heritage has been the aim of the section. Where Pevsner has led, others can only follow.

Policies Intent

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 Bullbrook & 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 HO9.

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.

Policies Justification

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 4 & 35 of <http://www.bracknell-forest.gov.uk/new-developments-residents-report.pdf>

The separate Character section of this Plan describes and illustrates the character of Bracknell Town.

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 Borough Wards, except for Crown Wood & Forest Park : see cross references to parish wards.

NPPF para 58

BFC Core Strategy 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 (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.

Definitions:

Density : dwelling density : the no. of dwellings per hectare.

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.

Separation: the space between buildings,
Scale: the relative dimensions of a building.

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

Design: the plan of a building.

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.

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.

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

Policy HO9 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.

As already mentioned, 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.

Policy HO 10

Buildings: Local Character

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

Policy HO 11

Buildings: Good Quality Design

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

The design of proposed further new development must demonstrate how it will contribute positively to the features of the respective existing character areas as described in Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document, Chapter 5 Bracknell study area and as described in the Bracknell Town Neighbourhood Plan Character of Bracknell Town Neighbourhoods section.

Further new development proposals will be supported subject to the following criteria:

- 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,
- they demonstrate distinctive design in prominent buildings,
- they take account of what is in place locally, particularly with regard to the existing layouts,
- they are similar in form to properties in the immediate surrounding area
- they relate to established plot widths within streets particularly where they establish a rhythm to architecture in a street,
- they use locally appropriate building materials.

**“The Character of
Bracknell Town
Neighbourhoods section
follows.”**

**Next section is 7 Economy
and Employment in
Bracknell Town**

6. Economy and Employment in Bracknell Town:



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

This is being done by the Bracknell Regeneration Partnership (BRP) The BFBC Assistant Chief Executive Victor Nicholls in the 3rd May 2017 p5 article entitled "Job seekers' learning curve at soon-to-open Lexicon." Said : "The Lexicon will bring 3,500 jobs with it." Interesting new features include the metal cladding to be used on the architectural centrepiece, the Fenwick building, as looking like stone but able to be back-lit in different colours.

You're invited to look at the rebuilding in real-time on:

www.bracknell-forest.gov.uk/regenerationwebcams

6. 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 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 in the nineteenth and twentieth centuries has relied in turn on the brickmaking industry through its location on the Reading to Waterloo railway, on manufacturing for the defence industry through its location in the south east and 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.

"A KEY ECONOMIC HUB" West Berkshire Spatial Planning Framework, Delivering sustainable new communities to 2036, page 10

Bracknell's Place in the South East of England

The NPPF states, in the Business 160 paragraph that Local Planning Authorities should have a clear understanding of business needs within the economic markets operating in and across their area. This foreword aims to do that.

"The south-east region population is projected to grow to just over 10m by 2033, an increase of 20 per cent on 2008"

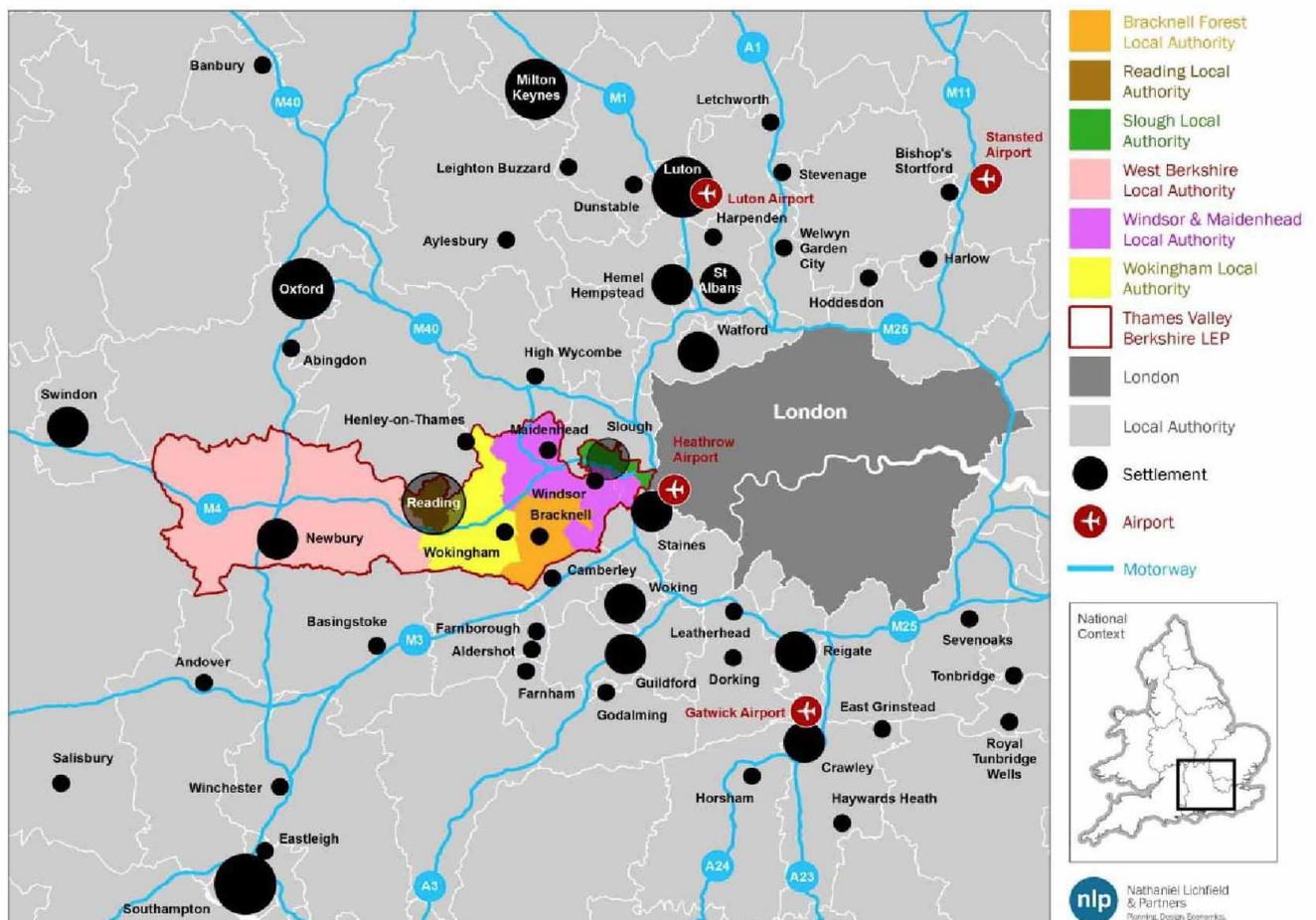
(ONS regional trends no 43 portrait of the south east 2011 p43)

“Berkshire has recorded strong job growth in recent years, outperforming the regional and national average.”

(Berkshire Functional Economic Market Area Study, Thames Valley Berkshire Local Enterprise Partnership, Final Report, January 2016 (Berkshire FEMA Study) p1, Economic and Sector Characteristics. <https://www.slough.gov.uk/downloads/Berks-FEMA-Feb-2016.pdf>)

Bracknell Town is within the **Thames Valley Berkshire Local Enterprise Partnership (LEP)** “The Thames Valley Berkshire LEP area is located immediately to the west of London and comprises the county of Berkshire, now divided into the six unitary authority areas of Bracknell Forest, Reading, Slough, West Berkshire, Windsor and Maidenhead and Wokingham”

Figure 2.1 Spatial Context of Thames Valley Berkshire



Source: NLP analysis Note: settlements sized by population

5 Figure 2.1 Berkshire Functional Economic Market Area Study (FEMA), page 7

“Areas such as Slough and Bracknell Forest are centres of employment attracting employees from other locations with average workplace earnings above that of resident population”. (ONS regional trends no 43 portrait of the south east 2011 p19)

Average GVA per Workplace Worker by Authority

GVA (gross value added) is a function of the size of an area and how many people are producing goods and services and earning wages, therefore GVA per head is often used to facilitate comparison between areas.

Table 2.3 Average GVA per Workplace Worker by Authority, 2015

	GVA Per Worker (2015)
<i>Bracknell Forest</i>	£54,955
<i>Reading</i>	£54,940
<i>Slough</i>	£55,460
<i>West Berkshire</i>	£53,530
<i>Windsor & Maidenhead</i>	£53,560
<i>Wokingham</i>	£50,270
<i>Berkshire</i>	£53,820
South Bucks	£56,480
Hillingdon	£73,350
Spelthorne	£65,750
Runnymede	£62,340
Surrey Heath	£58,780
Hart	£46,330
Basingstoke and Deane	£46,590
Wiltshire	£43,480
Vale of White Horse	£49,590
South Oxfordshire	£47,640
Wycombe	£58,390
South East	£49,740
UK	£45,990

Source: Experian Regional Planning Service September 2015 / NLP analysis

6 Table 2.3 Berkshire Functional Economic Market Area Study (FEMA) Thames Valley Berkshire Local Enterprise Partnership, Final Report, January 2016, page 13

“In 2007, **Berkshire** had the highest **productivity** in the south east: 29 per cent above the national average. The GVA per head measure [divides output of a region by those living in it] for Berkshire was 156.1 [UK = 100].” ONS regional trends no 43 portrait of the south east 2011 p21

“The ONS identifies the **TVBLEP** area as recording the highest level of **labour productivity** (measured in terms of GVA per hour worked) of all the 39 LEP areas in England.” (FEMA 2.20 Productivity)

Bracknell: Current Issues

There are several important strategic issues which will affect future employment and economy in Bracknell Forest and the five other Berkshire unitary authorities, explained below.

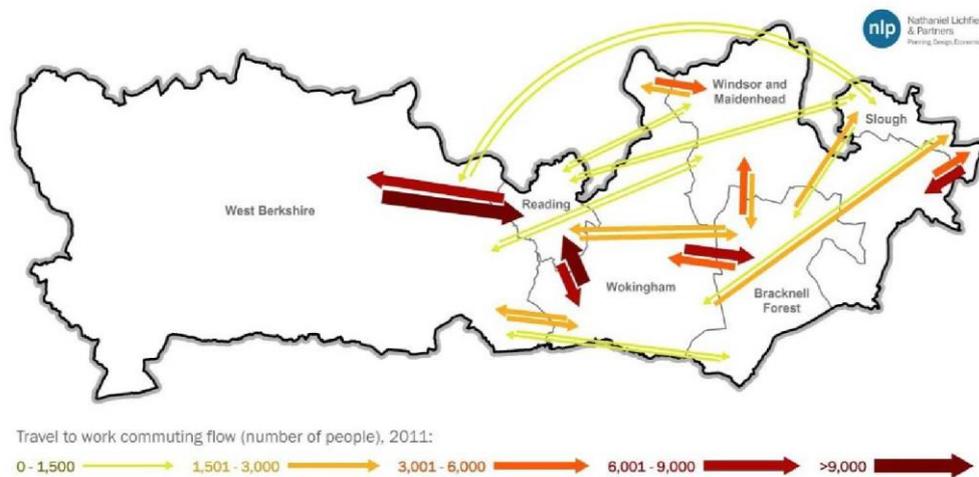
Bracknell Town is in the **central Berkshire Functional Economic Market Area.(FEMA)** According to the Berkshire FEMA Study, Figure ES2 Core Functional Economic Market Areas. “The ‘Central Berkshire FEMA’ includes the authority areas of Reading, Wokingham, Bracknell Forest and Windsor & Maidenhead. This aligns with the ONS defined Reading TTWA and also the Upper M4 commercial property market area which is focused around the key M4 markets of Reading, Maidenhead, Bracknell and Wokingham, with strong economic relationships between these towns in terms of value, accessibility and labour force.”

Considerable Commuting Flows

Bracknell Town is linked by the railway to both Reading and to London via Waterloo so residents commute west and east to work by train.

There is considerable in-migration and out-migration as people **travel to work** to and from Bracknell.

Figure 3.10 Travel to Work Flows within Berkshire, 2011



Source: Census 2011 / NLP analysis

7 Fig 3.10 Berkshire Functional Economic Market Area Study (FEMA) Study(page32

Labour Market Area

Bracknell Town is in the **Bracknell Forest Travel to Work Area**, (TTWA), “The local travel to work area for Bracknell Forest principally extends east to west along the M4 corridor from Windsor and the western part of Slough in the east to Newbury in the west..... The M4 corridor also connects Bracknell Forest with the key economic centres of Maidenhead in the north and Reading in the west. In addition, the local travel to work area for Bracknell Forest encompasses areas to the south of the authority, reaching as far as Aldershot in the south and parts of eastern Basingstoke & Deane in the southwest.

As well as the M4, the M3 to the south of Bracknell Forest represents a key strategic route connecting the authority to other economic centres in the wider sub-region.”, according to section 3.25 of the FEMA.

See <https://www.slough.gov.uk/downloads/Berks-FEMA-Feb-2016.pdf>

Table 3.1 2011 Commuting Data by Local Authority

	Bracknell Forest	Reading	Slough	West Berkshire	Windsor & Maidenhead	Wokingham	Berkshire
Total working residents†	62,180	80,200	67,560	82,150	74,500	81,790	448,380
Total workplace workers*	54,490	83,350	68,400	80,840	71,190	63,530	421,800
Live and work in Local Authority*	25,930	41,040	29,080	47,230	34,140	32,670	210,090
Resident self-containment rate*	41.7%	51.2%	43.0%	57.5%	45.8%	39.9%	46.9%
Alternative resident self-containment rate‡	42%	51%	43%	56%	40%	33%	n/a
Out-commuting workers	36,250	39,160	38,480	34,920	40,350	49,110	238,270
Top out commuting destinations	Windsor and Maidenhead Wokingham Surrey Heath	Wokingham West Berkshire South Oxfordshire	Windsor and Maidenhead Hillingdon South Bucks	Reading Basingstoke and Deane Wokingham	Slough Hillingdon Westminster	Reading Bracknell Forest Windsor and Maidenhead	Surrey Heath South Oxfordshire Hillingdon South Bucks Basingstoke and Deane Westminster
In-commuting workers	28,560	42,310	39,330	33,610	37,050	30,850	211,710
Top in-commuting destinations	Wokingham Reading Windsor and Maidenhead	Wokingham West Berkshire South Oxfordshire	Windsor and Maidenhead South Bucks Hillingdon	Basingstoke and Deane Reading Wokingham	Slough Bracknell Forest Wokingham	Reading Bracknell Forest West Berkshire	South Oxfordshire South Bucks Hillingdon Basingstoke and Deane
Net flow of workers	7,690 outflow	3,150 inflow	850 inflow	1,310 outflow	3,300 outflow	18,260 outflow	26,560 outflow

Source: ONS Census 2011 / NLP analysis / Berkshire & South Bucks Strategic Housing Market Assessment (Draft Report November 2015)

† The total number of working residents includes those that work mainly at or from home, at an offshore installation, outside the UK, and with no fixed employment location

* includes local residents mainly working at or from home

‡ These alternative figures for resident self-containment are presented in the Berkshire & South Bucks Strategic Housing Market Assessment (Draft Report November 2015) and do not include the ONS 'other' categories of commuters (i.e. those that work mainly at or from home, at an offshore installation, outside the UK, or with no fixed employment location). They have been included here for reference only

Note: Employment (workplace workers) figures above differ from those presented in Table 2.1 due to the different sources and dates associated with this data

2011 Commuting Data by Local Authority

8 This Table 3.1 from the FEMA page 22 shows how important an efficient Reading to Waterloo rail link is to Bracknell's economy

The FEMA Study states in para,1.14 Basis of Assessment, “The terms of reference for this study do not require specific consideration of the potential employment or economic **impacts arising from any potential future expansion of Heathrow Airport** *but assumes that the airport continues to operate at current capacity.*” [This Plan’s italics].

Crossrail: Opening a new railway – a 21st century challenge

“The arrival of Crossrail, which will reach Reading by 2019, represents a significant infrastructure project of strategic importance for Berkshire” says the FEMA in para 1.15.



9 Farringdon Station From: Crossrail Learning Legacy Website. Available at: <http://learninglegacy.crossrail.co.uk/about-learning-legacy/learning-legacy-framework/>

In the *Evening Standard* of 24 February 2016, page 12, in the article titled “The housebuilders: I build homes for ordinary Londoners” by Nick Curtis, Mr Bob Weston of Weston Homes describes what he calls “**the halo, a band that starts on the edge of Zone 2, and goes to the other side of the M25**, with Crossrail 1 and Crossrail 2 bringing other places closer a little further along the line. . . **Crossrail is one of the best infrastructure projects for one hundred years.**”

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.”

Bracknell: Business Types and Employment Sites

Bracknell is in the Upper M4 sub-area of the Western Corridor. Commercial property areas are centred on the M3 and M4 strategic corridors. **Bracknell** “also accommodates some of the **largest and most significant employment sites** in the sub-region” FEMA para 5.86.

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. According to the Office of National Statistics, there were 1,250 jobs in manufacturing but 10,000 in Information & Communication. See the ONS report at www.nomisweb.co.uk/reports/lmp/la/1946157279/report.aspx.

“Berkshire’s economy supports a **strong concentration of jobs in high value telecoms, IT, professional services and utilities sectors**”....”Wholesale employment is strongly represented along the M23/M40 distribution corridor....(with **pockets of wholesale employment** also found in Bracknell Forest.....) says the ” FEMA in paras 7.2 and 7.3

Why are businesses here?

Is this because “Skills and infrastructure are a priority” ?

Asked what drives investment in regional locations in the UK, investors cited local skills and transport infrastructure as the two most significant areas by some margin.” EY’s attractiveness survey, UK 2016, Positive rebalancing ?

At: [http://www.ey.com/Publication/vwLUAssets/2016-UK-Attractiveness-Survey/\\$FILE/EY-UK-Attractiveness-Survey-2016.pdf](http://www.ey.com/Publication/vwLUAssets/2016-UK-Attractiveness-Survey/$FILE/EY-UK-Attractiveness-Survey-2016.pdf)

Map 1 LOCATION OF BRACKNELL TOWN CENTRE AND MAIN EMPLOYMENT AREAS IN BRACKNELL FOREST BOROUGH

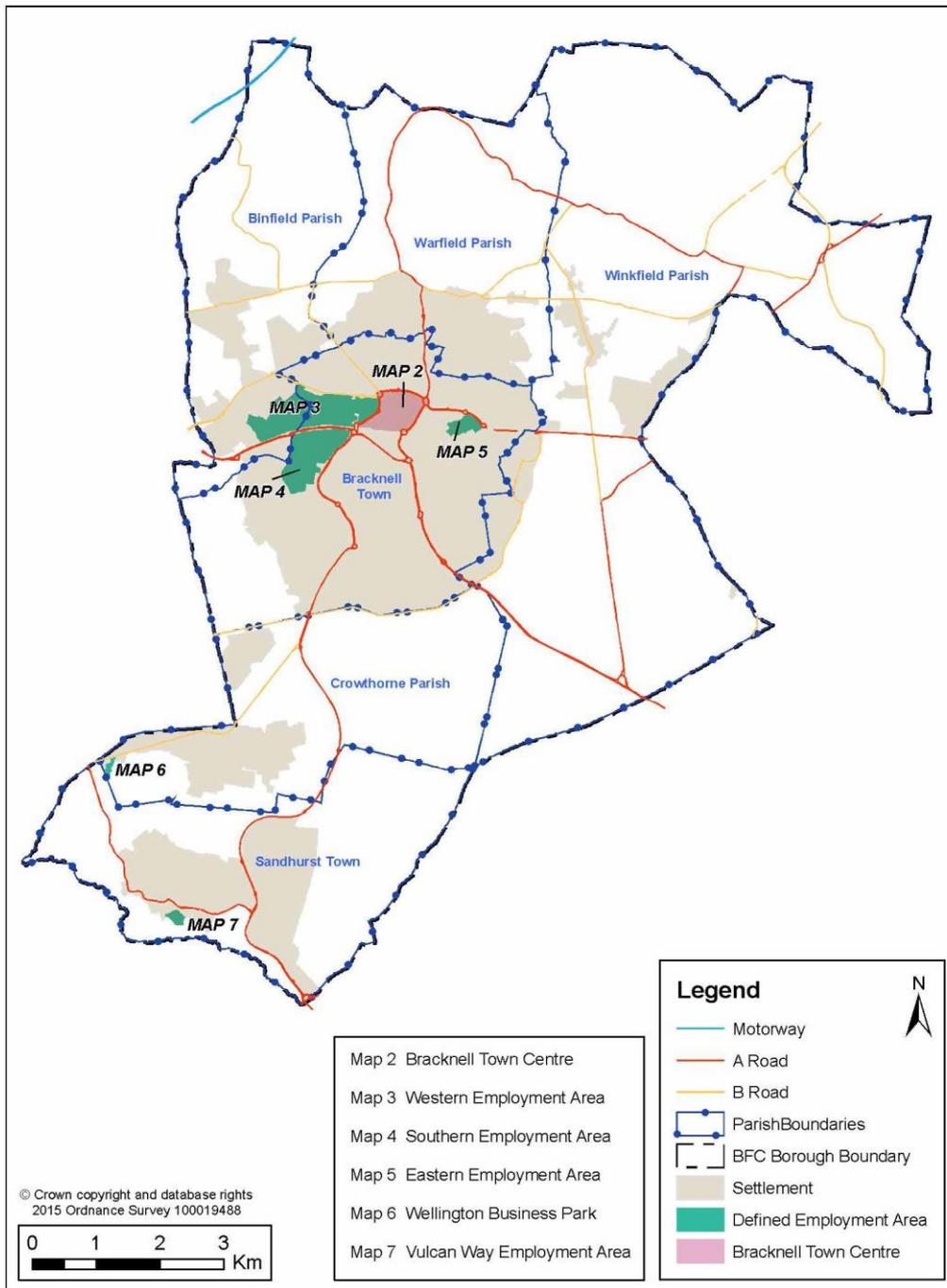


Illustration 10

From: Planning Commitments for Employment Uses at 31 March 2015, Bracknell Forest Council, page 70 <http://www.bracknell-forest.gov.uk/planning-commitments-for-employment-uses-at-march-2015.pdf>

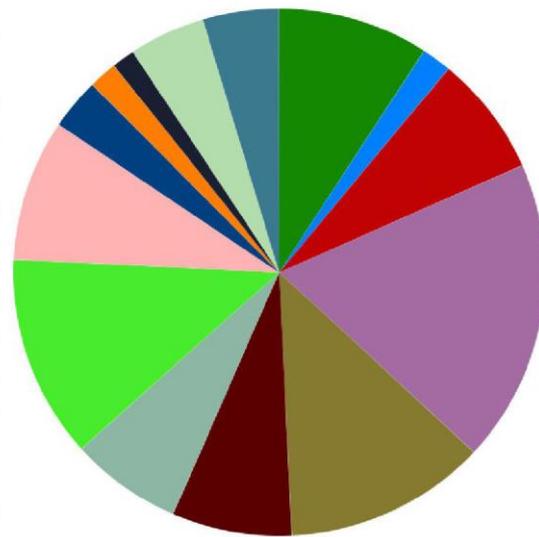
Employment

The following chart provides a breakdown of Bracknell Neighbourhood plan area by socio-economic classification for all residents aged 16 – 74.

The National Statistics Socio-economic Classification (NS-SEC) provides an indication of socio-economic position based on occupation. It is an Office for National Statistics standard classification. To assign a person aged 16 to 74 to an NS-SEC category their occupation title is combined with information about their employment status, whether they are employed or self-employed, and whether or not they supervise other employees. Full-time students are recorded in the 'full-time students' category regardless of whether they are economically active or not.

Residents by NS-Sec (count)

NS-Sec: Higher managerial, administrative and professional	4,267
NS-Sec: Large employers and higher managerial and administrative	844
NS-Sec: Higher professional	3,423
NS-Sec: Lower managerial, administrative and professional	8,626
NS-Sec: Intermediate	5,724
NS-Sec: Small employers and own account workers	3,386
NS-Sec: Lower supervisory and technical	3,168
NS-Sec: Semi-routine occupations	5,771
NS-Sec: Routine occupations	4,026
NS-Sec: Never worked and long-term unemployed	1,459
NS-Sec: Never worked	805
NS-Sec: Long-term unemployed	654
NS-Sec: Not classified	2,153
NS-Sec: Full-time students	2,153
NS-Sec: Not classifiable for other reasons	0



Powered by esd

The largest group is National Statistics Socio-Economic Classification - 2. Lower managerial, administrative and professional occupations representing 16.37% of the Neighbourhood plan area's population.

Illustration 11 From Local Government Association, Basic Facts about Bracknell Neighbourhood Plan area, page 4. Available at:

<http://reports.esd.org.uk/reports/15?pa=NBHD-188>

In 2001 The Bracknell Forest Planning Committee went on a visit to Poundbury which is a quietly radical experiment in urban planning as it is home to 80 small workshop units for start-up businesses, a mix of uses far beyond what any other UK town has achieved. The policy on employment and enterprise is about what could be done in Bracknell.

Policies

Employment & Enterprise: Small Business and Retail Units

Policy Context

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 Borough 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.)

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 2015by Qa Research, business premises 4.7 p42).

Expanding local businesses need to be able to move to larger offices.

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.

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.

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 Bracknell Borough Core Strategy 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 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

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

BF Borough Local Plan 2002 E4 Small businesses
BF Borough Local Plan 2002 E5 Hierarchy of shopping centres
BFC Core Strategy 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.

Its original design and layout encouraged this and the policy below plans for the future.

The number of newly incorporated businesses in Bracknell Forest in Q1 2016/17 was 121. (Jackie Pinney, BFC – Council Plan 2016-17 data).

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 former garage blocks, 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

Micro and Small Businesses

Policy Context

Bracknell Town is the most urban of the six parishes in Bracknell Forest and the most economically active.

3.43 “The trend data shows that losses have fluctuated over the last 5 years, with the monitoring year 2014/15 showing a slight improvement on last year. It is anticipated that the loss of small business units in B1a office use will continue, as a result of land values favouring redevelopment to higher value uses and through the change in permitted development rights (prior approval consent)” ...<http://www.bracknell-forest.gov.uk/economy-authority-monitoring-report.pdf>

Policy Intent

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

NPPF 17 bullet point 3 & para 20
BF Borough Local Plan 2002 Saved Policy E4 Small businesses
BFC Core Strategy 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.

The lack of suitable floor space for small businesses and loss of employment floor space are issues in Bracknell Town. SHELAA site BRA5 Pyramid house: an office now a gym has been suggested as a site for 33 dwellings at a density of 70 per hectare in a “commercial” area is a prime example of an initiative contrary to this policy. (This, initially clearly zoned area now has inconsistent emerging new site identities thanks to use conversions from businesses to gyms such as Beneficial House’s conversion from B1 to D2 & C3 where the gym parking, near a major roundabout, has intensified. However, this site is, in theory, a good example, were it not a retrospective comparison, of what this NP’s policy on Mixed Housing & Retail is trying to achieve even though the implications of converting the whole of Easthampstead Rd to a mix including housing and its ensuing parking problems have clearly not been anticipated). Easthampstead Rd is clearly a candidate for a comprehensive rethink rather than for a jumble of unconnected planning applications. Part of it is also suitable for this NP’s policy on small business and retail units.

According to <http://www.bracknell-forest.gov.uk/economy-authority-monitoring-report.pdf>, para 3.47 [The table shows that] overall losses of BIDS totalled -11,108m² [1,200m² in Bracknell Town] in 2014/15, about 4,000m² less than the year before. These losses were primarily from B1 (a) office use to residential use (C3), although other uses included the change of use from offices (B1a) to leisure use (D2) and to a physiotherapy centre (D1).

Illustration 12 ; The following data (4 tables) is from Bracknell Forest Council (2014) *Planning Commitments for Employment Uses at 31st March 2013*

Available at: <http://www.bracknell-forest.gov.uk/plan-comm-employ-uses-31-march-2013.pdf>

and Bracknell Forest Council (2015) *Planning Commitments for Employment Uses at 31st March 2015* Available at:

<http://www.bracknell-forest.gov.uk/planning-commitments-for-employment-uses-at-march-2015.pdf>

Table 18 Completions During 2012-2013 - Gross Floorspace Sq.M.

Area	A1	A2	B1	B2	B8	Other
Bracknell Town Centre	0	292	0	0	0	934
Western Industrial Area	0	0	428	0	2052	0
Arlington Square	0	0	0	0	0	0
Southern Industrial Area	0	0	0	315	4376	0
Eastern Industrial Area	0	0	1277	0	2857	1898
Old Bracknell Land West Industrial Area	0	0	0	0	0	0
Rest of Bracknell Town	0	0	0	0	0	1783
Total for Bracknell Town	0	292	1705	315	9285	4615
Amen Corner / Waterside Park	0	0	0	0	0	0
Binfield	0	140	275	0	0	3580
Crowthorne	0	0	0	0	0	100
Wellington Business Park	0	0	0	0	0	0
Sandhurst	1059	0	0	0	0	6640
Vulcan Way Industrial Estate	0	0	0	0	0	0
Warfield	0	0	0	0	0	1018
Winkfield	0	0	0	0	0	1938
Total for Rest of Bracknell Forest	1059	140	275	0	0	13276
Bracknell Forest Borough	1059	432	1980	315	9285	17891

Table 23 Completions During 2012-2013 - Net ('Other' Uses) Floorspace Sq.M.

Area	A3	A4	A5	C1	C2	D1	D2	Sui Generis	
Bracknell Town Centre	0	0	0	0	0	0	200	734	0
Western Industrial Area	0	0	0	0	0	0	0	0	0
Arlington Square	0	0	0	0	0	0	0	0	0
southern Industrial Area	0	0	0	0	0	0	0	0	0
Eastern Industrial Area	0	0	0	0	0	0	0	0	1898
Old Bracknell Lane West Industrial Area	0	0	0	0	0	0	0	0	0
Rest of Bracknell Town	0	0	0	0	0	0	1673	110	0
Total for Bracknell Town	0	0	0	0	0	0	1873	844	1898
Amen Corner / Waterside Park	0	0	0	0	0	0	0	0	0
Binfield	0	0	0	0	0	0	-275	0	3580
Crowthorne	0	0	0	0	0	0	0	0	-284
Wellington Business Park	0	0	0	0	0	0	0	0	0
Sandhurst	0	0	0	0	0	0	746	0	4154
Vulcan Way Industrial Estate	0	0	0	0	0	0	0	0	0
Warfield	0	0	0	0	0	0	1018	0	0
Winkfield	0	0	0	0	0	0	0	0	1938
Total for Rest of Bracknell Forest	0	0	0	0	0	0	1489	0	9388
Bracknell Forest Borough	0	0	0	0	0	0	3362	844	11286

Table 18 Planning Permissions (Hard Commitments) - Completions During 2014/2015 - Gross Floorspace Sq.M.

Area	A1	A2	B1	B2	B8	Other
Bracknell Town Centre	0	103	0	0	0	0
Western Employment Area	0	0	0	0	179	0
Arlington Square	0	0	0	0	0	1,378
Southern Employment Area	0	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0
Rest of Bracknell Town	0	0	129	0	0	393
Total for Bracknell Town	0	103	129	0	179	1,771
Amen Corner / Waterside Park	0	0	0	0	0	0
Binfield	0	0	0	0	0	0
Crowthorne	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0
Sandhurst	0	0	0	0	0	121
Vulcan Way Employment Area	0	0	0	0	0	0
Warfield	0	0	291	0	0	0
Winkfield	0	0	0	0	0	912
Total for Rest of Bracknell Forest	0	0	291	0	0	1,033
Bracknell Forest Borough	0	103	420	0	179	2,804

Table 23 Planning Permissions (Hard Commitments) - Completions During 2014/2015 - Net ('Other' Uses) Floorspace Sq.M.

Area	A3	A4	A5	C1	C2	D1	D2	Sui Generis
Bracknell Town Centre	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	0	0	0
Arlington Square	0	0	0	0	0	0	1,378	0
Southern Employment Area	0	0	0	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Rest of Bracknell Town	0	0	0	0	134	-311	0	259
Total for Bracknell Town	0	0	0	0	134	-311	1,378	259
Amen Corner / Waterside Park	0	0	0	0	0	0	0	0
Binfield	0	0	0	0	0	0	0	0
Crowthorne	0	0	0	0	-400	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Sandhurst	0	0	0	0	0	121	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Warfield	0	0	0	0	0	0	0	0
Winkfield	0	0	0	0	0	912	0	0
Total for Rest of Bracknell Forest	0	0	0	0	-400	1,033	0	0
Bracknell Forest Borough	0	0	0	0	-266	722	1,378	259

For explanation of use classes, see: www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Policy EC 2

Micro and Small Businesses

To the extent that planning consent is required to convert or split up existing B1 class employment space in Bracknell Town to create office or light industrial units suitable for micro or small businesses, such proposals will be supported subject to considerations of parking.

Development proposals to provide new B1 class floor space including serviced offices, that is suitable for micro businesses will be strongly supported.

Footnote: 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.

Neighbourhood Shopping Centres: Day to Day Requirements



13 Neighbourhood Shopping Centre at Rectory Row, Old Bracknell

Policy Context

The Bracknell Development Corporation's first annual report stated that its task was to build up a self-contained country town combining the amenities of town life with the advantages of the country....not a dormitory of London according to :Bracknell: The Making of a New Town, page 16 by Henry and Judith Parris

“One way of developing the town would have been to concentrate all the new shops, churches, schools, community buildings and so on, in one area surrounded by a sea of houses.”, say the authors on page 20
This was not done.

“(Instead), the neighbourhood principle was adopted; as each housing area grew

it would be provided with shops, a pub and one (or more) primary school(s)...this would enable people to satisfy many of their daily needs without stirring far from home.”, note the same authors on page 22.

This provided retail units within residential neighbourhoods, as each was built with its own shopping parade.

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.

uses such as hairdressers, estate agents, dry cleaners [BNPS, 2013/14]. BTC is keen to support all these, and to see them thrive (see appendix X).

Reference: <http://www.bracknell-forest.gov.uk/residents-survey-results-2014.pdf>

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 but negotiations are still ongoing to provide 1 shop.

Policy Intent

To maintain the place of neighbourhood shopping centres in the hierarchy of Borough shopping centres
NPPF 38 " For larger scale residential developments in particular, planning

policies should promote a mix of uses in order to provide opportunities to undertake day to day activities including work on site. Where practical, particularly within large scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties." To continue to promote neighbourhood economic development

Policy Justification

Bracknell Forest Borough Local Plan (2002) Saved policy

E5 Hierarchy of shopping centres.

Bracknell Forest Borough Council (2008)

Core Strategy Development Plan

Document 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..."
The table below clearly demonstrates this.

14 Neighbourhood Shopping Centres in Bracknell Town

	See Key Below							
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Barber					1			
Beautician					1			
Butcher				1				
Betting Shop	1			1	1	1		
Charity Shop								Age UK
Chemist	1	1		1	1	1	1	
Chinese Takeaway	1	1		1	1		1	
Community Café				1				
Dentist			1					
Dentist (two units)								1
Dry Cleaner	1						1	
Electronic Marketing (two units)								1
Employment Agency							1	
Firework Shop		1						
Fish and Chip Shop				1			1	1
Fish and Chip/Restaurant (two units)					1			
Fish and Chip/Chinese Takeaway						1		
Funeral Directors		Co-Op					Co-Op	
Hairdressers	1			1	1	1	1	1
Hardware Shop				1				
Indian Restaurant/Takeaway				1		1	1	1
Indian Takeaway			1		1			
Insurance Broker							1	
(Ironing Company) (two units)								1
Kebab Shop								1
Launderette				1		1	1	1
Newsagent	1		1	1	1	1		
Off Licence		1		1				
Pizza Takeaway						1	1	
Polish Food Shop							1	
Property Letting Agent					1			
Reptile Centre								1
Supermarket (one unit)		1	Co-Op					
Supermarket (two units)				Londis	Londis	Co-Op	Co-Op	1
Supermarket (medium)	Aldi							
Tattoo Studio							1	
Youth Facility				1				
Total	7	6	4	14	11	9	14	11
Community Centre	1	1	1	1		Nearby	1	
Doctors' Surgery	1		1	1				
Library	1			1	1			
Pub	1	Nearby	1	1	1	Nearby		
School (not listed some are built apart from the neighbourhood shops)	1	Nearby	1	1	Nearby	Nearby		Nearby

Key:

(1)	Birch Hill, Liscombe
(2)	Bullbrook Row
(3)	Crown Row
(4)	Great Hollands Square
(5)	Harmans Water, The Square
(6)	Priestwood Square
(7)	Rectory Row
(8)	Wildridings Square

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 and their respective proportions of use classes in existing development will be strongly supported.

Bracknell and Wokingham College and Bracknell Open Learning Centre

Policy Background

The Issue of Educational - Academy – Sites is very relevant to Bracknell town. Here are three quotes from an article entitled “Turning schools into academies means a ‘land grab’ councils say.” in The Guardian, 7 April 2016

“Councils opposed to government plans to force all schools to become academies have raised concerns about what has been described by some as a ‘land grab’ reminiscent of the dissolution of the monasteries.”

“Under current arrangements when schools become academies, they lease the land from local authorities. Under new plans, however, all school land will be transferred to the education secretary, who will grant a lease to the academy trust.....critics are concerned that it represents a large-scale handover of local authority land worth billions....”

“The Department for Education said: “We have clear safeguards in place that mean academies cannot sell or change the use of publicly funded school land without consent from the secretary of state and these proposals will not change that.” “

The Brakenhale School formally became an academy with the Greenshaw Learning Trust on 1st April 2016.

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).

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).

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

Policy Context

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)

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. According to the *Bracknell News* of 13 April 2016, “College staff gain recognition”, “the college supports the training of over 200 employers of all sizes – ranging from very large employers such as Southwest Trains, through to smaller local firms, such as Wokingham-based garage Citroemec. It provides 18 “A” level and 21 vocational courses as well as 50 types of apprenticeships and 500

community courses. Its Principal, Campbell Christie, CBE, represents the College on Bracknell Forest's Economic Skills and Development Partnership.

Policy Intent

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

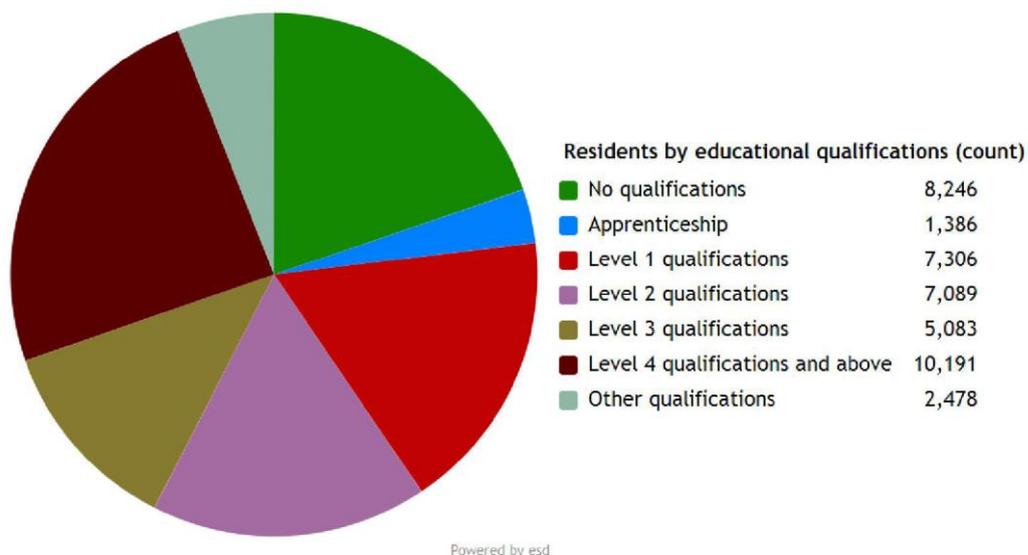
Development will be permitted which Protects and enhances :vi. the health, education and safety of the local population.

Bracknell Forest Core Strategy 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."

Policy Justification

Bracknell Forest Core Strategy CS1: Sustainable Development Principles

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 15 from Local Government Association, Basic facts about Bracknell Neighbourhood plan area, page 5, available at:

<http://reports.esd.org.uk/reports/15?pa=NBHD-188>

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.

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 has plans for 93 shops; see the Bracknell masterplan Drawing.

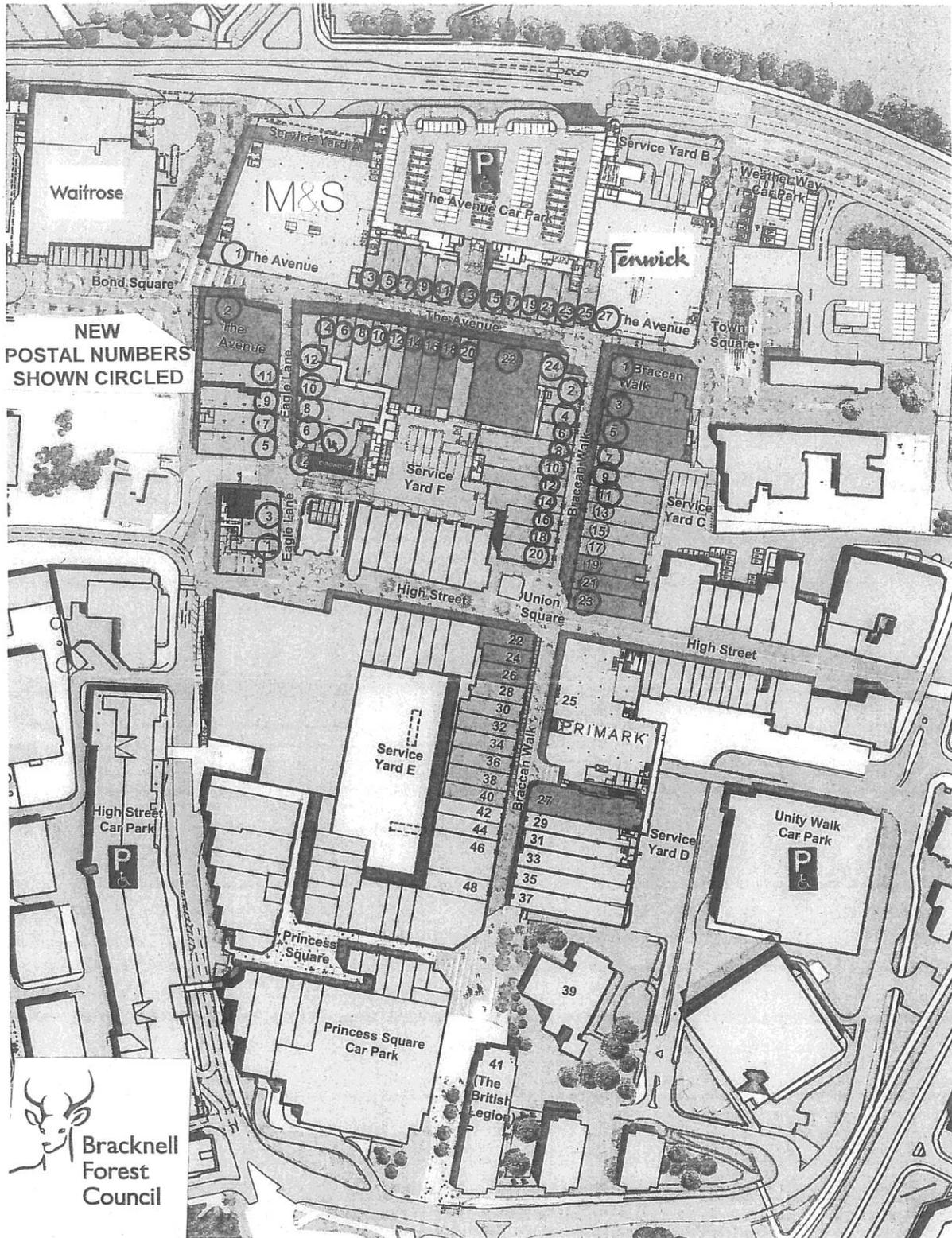
Two other New Towns have regenerated their town centres. In Stevenage, the Town Centre Regeneration Strategy (2002) called for better-quality shops (including a major department store), improved public transport with a combined bus and rail interchange, high-density town-centre living, substantially improved civic facilities, increased office space and an improved 'public realm'.



16 Bracknell Market by Jeff Lawrence, Bracknell Camera Club

In Bracknell, “A cattle and poultry market was established in 1870” according to the History of Berkshire by Judith Hunter, (1995).on p114.

The Town Centre’s market moved from an indoor to an outdoor location in 2014 when its space for the previous 20 years under the 3M building 1 was demolished. Then it was temporarily moved to the High Street and from there to outside Princess Square & St Joseph’s Catholic Church where it continues trading. Neighbouring towns such as Wokingham, Slough, Reading and Basingstoke support their own markets as focuses for enterprise. In Bracknell new space is envisaged for community and volunteering activities, formerly centred on the Bandstand . Meanwhile Bracknell Forest Borough Council is working on :” 2.2.04 Produce and implement a strategy for Market Square and the new market 31/03/2018” according to QUARTERLY SERVICE REPORT CHIEF EXECUTIVE’S OFFICE Q3 2016 - 17 October - December 2016 According to the BFBC Assistant Chief Executive Victor Nicholls, on 3rd May 2017 in the Bracknell News on p2 “Market protesters hailed.”, “ The council values the diversity a market can bring to a town centre...”



1:1000 @ A2
 Drawing No. 927/466
 Unit Numbering Plan
 BRACKNELL MASTERPLAN BDP.
Illustration 17 from: Bracknell Masterplan BDP Drawing 927/466, Bracknell Forest Council

This shows the retail regeneration plan for Bracknell Town.

Town Centre Future Development Sites: Mixed Housing and Retail Uses

Policy Context

Some of the New Towns around London have regenerated their town centres.

In late 2014, the "Hemel Evolution " project by the council in Hemel Hempstead began, with £30 million devoted to improving the town centre's appearance. To begin, the Old Town was refurbished with new paving, signage, and landscaping. The old council buildings and library has closed down, to be replaced with a new development named "The Forum", where Dacorum Borough Council, the new library, Hertfordshire Police's Safer Neighbourhood Team, the Hertfordshire Registration and Citizenship Service, Dacorum Community Trust, Mediation Dacorum, Relate and the Citizen's Advice Bureau will be located.

Hatfield retains New Town characteristics, including much modernist architecture of the 1950s and the trees and open spaces that were outlined in the original design. The redevelopment of the town centre is being planned, involving the construction of 275 flats and retail units.

This plan notes that the Site Allocations Local Plan (SALP) says in 4.1 Town Centre para 4.12 " The regeneration proposals are designed to improve access to the Town Centre from surrounding areas and encourage residential development in sustainable town centre locations.'

At the Bracknell Town Neighbourhood Plan steering group meeting on 18th

January 2017, Cllr I. McCracken commented that a "passive leisure culture" could follow retail regeneration development and mean an increasing pattern of daytime & night-time movements in and out of cinemas & restaurants etc in the regenerated retail town centre. This would have to be understood in any further developments such as mixed use ones around and near it and anticipated.

The issue of ensuing revised town centre policing patterns & a different use of CCTV & ANPR (automatic number plate recognition) in different places to manage it was also raised.

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. More development around and near it (see the SHELAA sites list) will increase activity. 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.

The Skimped Hill site accommodating Berkshire Healthcare NHS Foundation Trust and two doctors' surgeries is a two storey single use class existing building in the town centre next to one scheduled for redevelopment (this was previously 13 storeys high and one of the landmark buildings in a low rise town centre).. Were it to be put forward for redevelopment, in a multiple use

configuration of size and layout including its current use, this type of site is what this policy is aiming at.

The Bracknell Forest Local Plan 2002 on page 53 says “Mixed use development and key town centre uses 3.34 The encouragement of mixed use development, the provision of new housing development and the retention (and expansion) of key town centre uses in Bracknell Town Centre are important in securing sustainable development “ The Core Strategy sets out the function of Bracknell town centre as a major town

which needs to serve the residents and workers in, and the visitors to, the Borough.... It says: “Bracknell Town centre will not only function as a destination for a greater number of trips within the Borough, but also as a starting point for connections to smaller communities in the Borough and beyond.”

Policy Intent

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



18 Easthampstead House, Bracknell, October 14, 2008 Bracknell Forest Council flickr, available at: <https://www.flickr.com/photos/bracknellforest/2942435352>

This is SHELAA site BRA7, Easthampstead House/Library/Magistrates Court, photographed against its lower lying surrounding background. This remains of the 1960s “new” town centre. Serious thought will need to be given to how any replacement will be integrated in the design of the new town centre with the current retail regeneration buildings and the hotch-potch of different buildings around the bus station etc to make an integrated whole. This is clearly an architectural design challenge

Where design is concerned, the NPPF is categorical where it says in para 64.” Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

Policy Justification.cont..

BFC Core Strategy 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
Bracknell Forest Core Strategy 2009
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.

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

**Development proposals in the town
centre, not included in the current
regeneration, that incorporate a mix
of uses such as housing and retail
will be strongly supported.**

Broadband

Policy Context

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.

The Binfield Neighbourhood Plan states in Communications para 7.3 “ Government has recognised that there is a significant gap in availability of basic and superfast broadband... where British Telecom (BT) and other national providers have not invested in upgrades to the network. Through the Broadband Delivery UK (BDUK) programme it has allocated £780m to deliver superfast broadband to 99% of premises by 2018. Mapping provided by Superfast Berkshire shows that many parts of the parish are still ‘under investigation’ so the timetable for any improvements is uncertain. This plan agrees.

Policy Intent

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

Policy Justification:

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 :

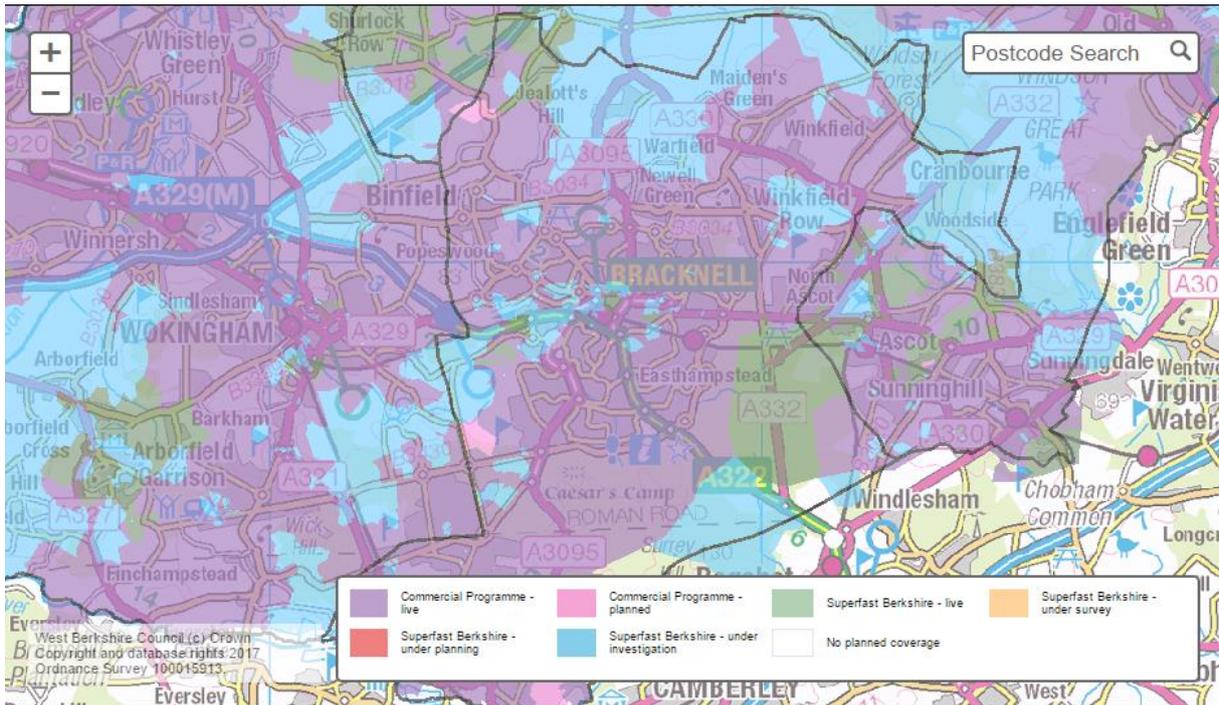
To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

NPPF Supporting high quality communications infrastructure paras 42 & 43.

BF Borough Local Plan 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.”



19 Interactive map showing Superfast Broadband Deployment Plans in Berkshire to 2017. <http://www.superfastberkshire.org.uk/index.aspx?articleid=30506>

Note the area to the west of Bracknell Town Centre “under investigation” matches some of the 2016 Bracknell SHELAA potential development sites. Broadband coverage in the Bracknell Town NP designated area is by no means complete.

The number of Bracknell town residents who have access to the internet is one of the highest figures in the country, and has been consistently so: 90% in 2011 and now 96%. According to the ONS, In 2016, 89% of households in Great Britain (23.7 million) had an internet connection.” This is shown on :

<https://www.ons.gov.uk/peoplepopulationandcommunity/householdcharacteristics/homeinternetandsocialmediausage/bulletins/internetaccesshouseholdsandindividuals/2016#household-internet-access>

**Policy EC 6
Broadband**

All new residential, commercial and community properties within the Neighbourhood Plan area should be served by a superfast broadband (fibre optic) connection. The only exception will be where it can be demonstrated, through consultation, that this would not be either possible, practical or economically viable. In such circumstances, 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.

Planning Bracknell's Systems Integration Action Background

Smart-networked City Projects in Reading and Milton Keynes

To Bracknell Town's west and north, Reading and Milton Keynes have ambitious projects.

Reading UK 2050's "Vision 1: Smart-networked city" is: "The city as a hub within a highly mobile and competitive globally-networked society."

Dixon, T and Cohen K. *Towards a smart and sustainable reading 2050 vision* Town & Country Planning January 2015, page 29.

http://www.tcpa.org.uk/data/files/Journal_Blurb_Sample_Articles/Jan_2015_Sample.pdf

The **Reading UK 2050** city vision "presents big challenges in maintaining its competitive edge and dealing with the important environmental and social-economic issue arising from its continued economic growth. Developing a Reading 2050 vision which is both 'smart' and 'sustainable' is an important step in supporting longer term planning and development in Reading."

Dixon, T, 13 October 2014, *City visions: Reading 2050*, Blog Future of cities, Organisations: Government Office for Science, Department for Business, Innovation & Skills, futureofcities.blog.gov.uk/2014/13/reading-2050

Reading UK 2050 is part of the Foresight Project looking at the opportunities and challenges facing UK cities over the next 50 years.

Link: to the Collection of future cities, from Government Office for Science, 26 June 2013: <https://www.gov.uk/government/collections/future-of-cities>

The **Future Ready MK** (Milton Keynes) programme states "as a new and growing city, Milton Keynes will integrate its city-wide systems to maximise enterprise and jobs growth, business innovation, research and technology development." It proposes a smart grid to do this. Says the Milton Keynes Council (2012) Future Ready MK Programme on page 17

<https://connect.innovateuk.org/documents/3130726/3794125/Feasibility+Study+-+Milton+Keynes+Council.pdf/3ec3cf6d-3445-43e4-a11d-5db9b67f0616>

See the MK Smart Grid diagram

Planning Bracknell's Systems' Integration Action Context

Bracknell Town can grow even more in the future with further systems integration. This will help to attain Bracknell Town Neighbourhood Plan Key Objective 4: To strengthen the local employment base and attract a wide variety of businesses to Bracknell.

The percentage of transactions carried out online by Bracknell Forest Council and the use of its customer portal at the end of Q1 2016/17 was 39%.

Currently the parishes in Bracknell Forest of Binfield, Bracknell Town, Crowthorne, Sandhurst, Warfield and Winkfield all individually provide information to their residents but refer residents to the borough on borough-specific queries.

There is no parish/borough online customer services integration referring residents via phone, email or social media directly to the correct source of information to answer their first time request or carry out a transaction. (Electoral registers show that there is a distinct turnover of residents in Bracknell Town so a proportion who, each year, will try to access local services for the first time and will not know which authority does what and which to apply to.) There is no shared data on how many residents have requested what services from which council (sometimes the wrong council) or how many residents are being regularly redirected to the right council (eg parishes to the borough at their expense) As each parish operates their own system, there is as yet no systems integration between the 6 parishes and none between them and the District Authority : Bracknell Forest Borough.

Action Intent

To enable future Smart-networking in Bracknell Town

Action Justification

In Bracknell Forest, Bracknell Forest Council provides access to 11 services, 10 sources of information and 3 reporting systems to its residents online. Other examples of future automaton are described in this Plan's Environment section's reference to future integrated street lighting and fault reporting.

Bracknell has the opportunity to plan its own city wide systems integration using all the advantages of modern 21st century technology.

Action 14

Planning Bracknell's Systems' Integration

Begin systems integration by linking Bracknell Town Council's customer service enquiry and reporting system to that of the 5 parishes of Winkfield, Warfield, Sandhurst, Crowthorne and Binfield and to the District Authority of Bracknell Forest Council, starting with the sharing of GIS mapped of relevant data such as TPOs, Planning Applications sites and drains.

Next section is 7. Transport and Infrastructure in Bracknell Town

7. Transport & Infrastructure in Bracknell Town



From left to right: 1 : Queensway, Priestwood,

2: Station Square, Wildriidings & 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 Town's Strategic Location

In "New Towns" by Pierre Merlin, 1969, on page 3, he says: "the Abercrombie Plan was received at the end of the war with its proposals for a green belt round London and a ring of new towns beyond."

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

Roads in the First century AD in South East England

Settlements grow in the wake of new routes. The Romans built 2000 miles of roads in Britain. **To the south of what is now Bracknell Town, they built Calleva Atrebatum**, a major garrison town and itself the site of an earlier Iron Age settlement. Whether there was a track or road from it to Caesar's Camp, the Iron Age hill fort south of Nine Mile Ride in Bracknell Forest is unclear

“Towards the end of the first century AD, in Calleva (Silchester) another street plan was laid out, and a major building programme included a new administrative centre, a bath house, temples, shops, private houses, and, a short distance outside the town, an amphitheatre for public entertainments” pp17,18

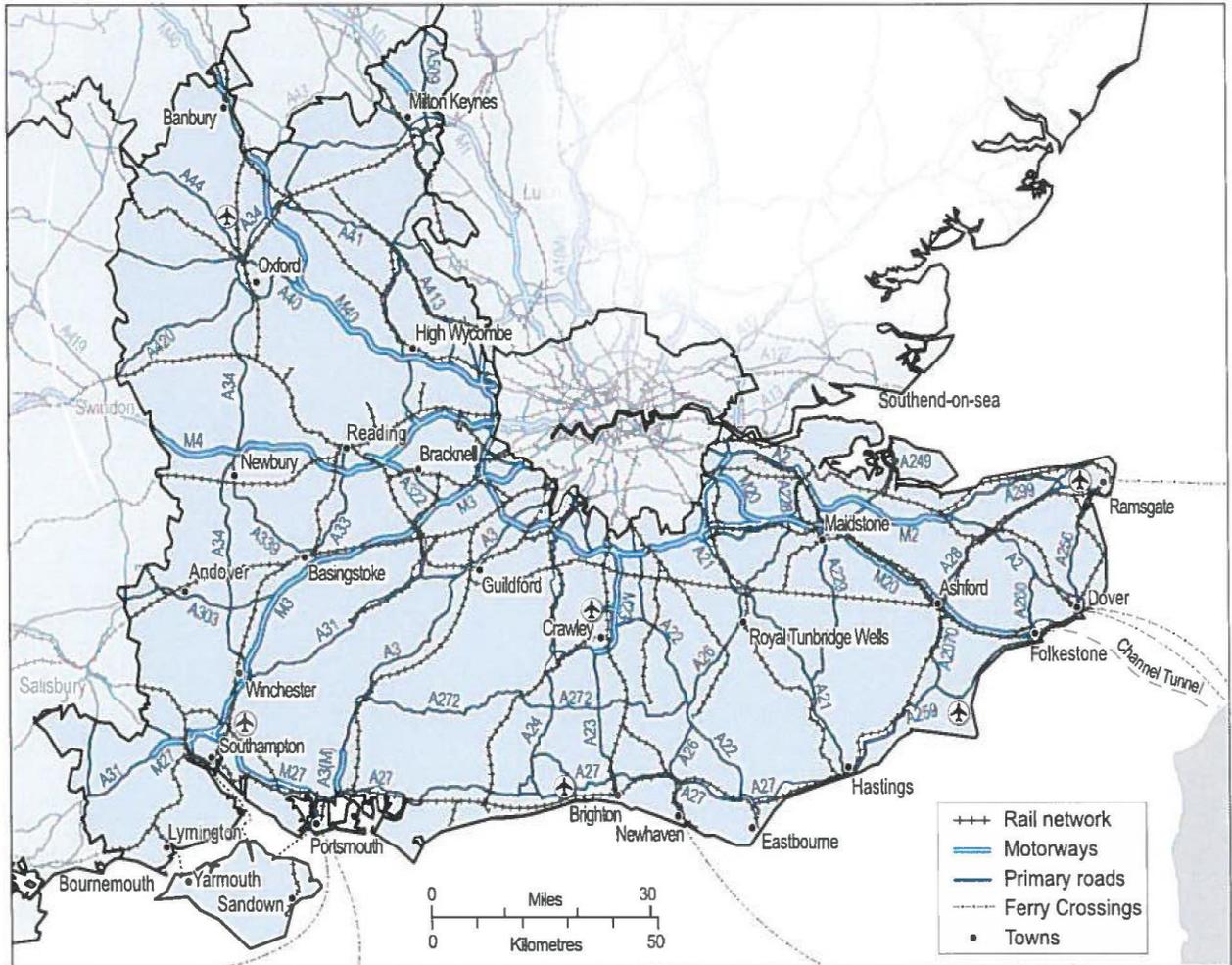
“All major roads across Berkshire led to Calleva, and formed part of the Roman network built across Britain to provide a rapid means of communication between all military and civil centres . . . at least six great Roman roads converged upon Calleva.” pp19, 20. They linked it to London via Staines, to Cirencester and Gloucester, to Winchester, Chichester and St Albans.

From Berkshire: A County History, by Daphne Phillips, Countryside Books 1993, ISBN 1-85306-246-4

“Once the Roman road network had penetrated deep into Britain, forts and settlements inevitably grew at its major junctions” explains Mike Parker on page 22 of his book Mapping The Roads, published by AA Media Ltd in 2016

On page 17 of Mapping The Roads, Mike Parker says, “the big Roman highways were the forerunner of the motorway nearly 2000 years later. They were built for speed.”

Map 21 South East: regional transport network



© Crown copyright and database right 2010. Ordnance Survey Licence 100019153.

Illustration 4: ONS regional trends no 43 Portrait of the south east 2011 map 21 p27

The map above shows those motorways and **Bracknell's strategic location** in relation to them.

Roundabouts

On page 199 of his book Mapping The Roads, published by AA Media Ltd in 2016, Mike Parker says that in a post war 1946 Ministry of Information film, The Proud City, a Plan for London, Abercrombie describes London as hampered by a chaotic lack of planning and “ an out of date street system”.

In Bracknell New Town, we inherited a custom built street system.

Mike Parker then refers to one of its most important features when he says on page 229; “That Britain is a land of roundabouts is obvious from any map. Although pioneered elsewhere, they have come to define our attempt at managing traffic, so that American style stacks or massive light controlled interchanges are still relatively alien to our road network. A roundabout is more polite somehow, more British... after all, you can't plant a floral border on a flyover.” Every Bracknell resident who has ever given “straight on to the 3M roundabout, then take the first exit” type directions knows that the non satellite, person to person navigation system in this town, is by named roundabout.

Roads

These range from single track and single carriageway, on traditional layouts, to dual carriageways created for the new town. Raised sections go over underpasses for pedestrians and cyclists. There are many roundabouts and junctions, some of which also have underpasses. The busiest route is the A322/A329, which carries more than 50,000 vehicles a day, many on journeys between the M3 and the M4. This bisects Bracknell Town. Speed limits range from 40 to 70mph.

Quality and road safety are generally good. However, there are instances of speeding and joyriding, particularly at otherwise quiet times. Maintenance of a good quality on roads is supported, as are measures to reduce speeding.

All junctions will have the traffic flow controlled by traffic lights. Pedestrians and cyclists have east/west access via underpasses.

Park and Ride and Travelshare

At the 11th November 2015 meeting at Ranelagh School with Year 12 and 13, students suggested as an idea for improved public transport, that consideration should be given in the future as to whether a park and ride would be needed.

Bracknell Forest Travelshare has been set up to provide a journey matching service for anyone who lives, works or travels in and around Bracknell Forest. There re car share schemes for both the Western Business Area www.bwba.liftshare.com and Southern Business Area www.bsba.liftshare.com

Rights of Way

Local Council Administration by Charles Arnold-Baker, Eighth Edition, page 312, E: Diversions and Closures, New Towns, 31.17 says: “Public and private rights of way can be extinguished over land acquired compulsorily for the purposes of a New Town”.

Page 308, A: **Rights of Way – Summary, Highways or rights of way and their scope**, 31.4 says: “The scope of rights of way is classified in an ascending order of magnitude in which each greater class includes the rights in the classes below. The lowest is a right of passage on foot; a footway is a place alongside a public road where such a right is exercisable; a footpath is such a place not alongside a public road. A walkway is a footway which goes through or over or across a private building. This is almost exclusively an urban phenomenon. Next come bridleways which are rights of passage on a horse or leading a horse. A bridleway may or may not also be a droveway or driftway over which there is a right to drive cattle. A cycle track is a public right of way only for pedal cycles, beside a carriageway, which is a right of way for vehicles. A byway is an ordinary carriageway used mainly by pedestrians and riders. This is relevant mainly in connection with signs.”

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, see Appendix 3.6: Cycleways and Footpaths and <http://www.bracknell-forest.gov.uk/publicrightsof way>.

Bracknell Forest Borough Council, Bracknell Town Council and Bracknell Forest Homes all manage green spaces in Bracknell Town. **All three need to refer to maps** to see who is responsible for which area.

”turn over for POLICIES”



6 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

Cycleways, Footpaths and Cycle Racks

Policies Context

On page 229 of his book Mapping The Roads, Mike Parker says that Buckinghamshire county architect Fred Pooley, having worked on the post war redevelopment of Coventry, proposed 50 interlocking housing districts, linked by paths and monorail (plan italics)..for Milton

Keynes..roundabout capital of the UK , built as an american style city with a grid of roads, connected by roundabouts. The Bracknell network of cycleways and footpaths does indeed interlock the neighbourhoods.

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: <http://www.bracknell-forest.gov.uk/new-developments-residents-report.pdf>

Many commuters walk to the station, some for health reasons. [Bracknell Town Neighbourhood Plan Commuter Survey, 2015 see appendix 11].

Where the Issues of Parking for Business and Transport modal shift are concerned, this excerpt from Parking Standards Supplementary Planning Document (SPD), BFC, March 2016: This excerpt is self-explanatory:

2.3 Certain local businesses have raised concerns over the need for additional parking to support their operations. There is a need to provide flexibility for businesses to allow growth but without compromising relevant transport and planning policies. A balanced approach, providing access by all modes, should be achieved while recognising the aims of other policies. For example, providing business parking capacity and ignoring other measures such as public transport, cycling, etc. will simply encourage car use and increase congestion which in turn is detrimental to business growth and other environmental concerns. A balanced solution which includes parking provision, public transport, footways / cycleways and travel planning is necessary to provide an attractive and flexible environment for business to thrive.

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

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.

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

“In terms of transport”, according to the Financial Times, 15 October 2016, page 11, “The seeds of happiness” by Michael Pawlyn, “any given number of people occupy far less space when walking, cycling or travelling by bus than they do in private cars.”

Pevsner, N., Tyack, G., Bradley, S. (2010) *The Buildings of England, Berkshire*. Yale University Press on page 182 describes Bracknell's infrastructure as “interweaving footpaths and underpasses”.

Like Bracknell, New Town Harlow has one of the most extensive cycle track networks in the country, connecting all areas of the town to the town centre and industrial areas. The cycle network is composed mostly of the original old town roads.

A good network of completely segregated **footpaths and cycleways** runs through Bracknell, as identified in **Appendix 3.6: Cycleways and Footpaths**. This distinguishes between cycleways, cycleways and footpaths, illuminated cycleways and footpaths and rights of way.

New town planning means many of these are separated from roads. There are lit, airy, safe underpasses beneath roundabouts. These are direct, convenient and attractive cycle routes which are not designed by car-centric town planners

Landscaping is an important element, as is lighting in heavily trafficked areas. Bracknell's footpath network links all its areas of green space. The core cycleway network is comprehensive, but extensions on its periphery would encourage further travel by cycling.

At the 11th November 2015 meeting at Ranelagh School with Year 12 and 13 students they suggested, on the topic of improving pedestrian routes, "clear leaves from pavements".

At the 26th November 2015 meeting at Brakenhale School with Year 12 and 13 students they suggested, on the topic of improving pedestrian routes, "strict rules for where bikes can go to avoid injury" and "better lit paths".

Footpath 22 along the north side of Nine Mile Ride, between the Coral Reef and the area behind Quintilis could, in the future, be considered for a change of status from "footpath" (only) to allow cyclists to use it together with pedestrians. This would be safer than cycling on Nine Mile Ride itself and would link Bracknell Town with Crowthorne

Policies Intent

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

To improve and extend the network of cycleways and pedestrian links in and

around the town and also support proposals to fully link them to the surrounding parishes of Binfield, Crowthorne, Winkfield and Warfield.

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

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

Policies Justification

NPPF para 35

NPPF & Core Planning Principles bullet point 12

BFC Core Strategy 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 M6 Cycling and walking.

Bracknell Forest Borough Local Plan M4 Highway measures expected in association with new development

See Appendix 3.6 Footpaths and Cycleways Map.

Policy TR 1 Cycleways

To strengthen north south links to the Town Centre and to make better provision for cyclists, proposals to link routes within the existing cycleway network 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 maintain and, where possible, enhance, improve and complete existing, where applicable, cycleways and footpaths to Bracknell Town Centre, including routes to 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. Where there is sufficient provision, contributions will be sought towards their improvement.



From left to right: 7 : Garages 39 & 40 , Crossfell, Wildridings, 8: Fly tipping, Bracknell 9: Garages 5 & 6, Wildridings Square, Wildridings

Garage Block Areas: Configuration and Use

Policy Context

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 and van availability Car ownership in the 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.”

Change in overall car and van ownership in Bracknell Forest .

Year	Total no of households	Total no of cars/vans	Average no of cars/vans per household	Average no of cars/vans per household (England)
1991	36,403	46,249	1.27	
2001	43,392	62,083	1.43	1.11
2011	45,878	68,374	1.49	1.16

Source: Census 1991 - LBS Table 21, Census 2001 - Table KS17, Census 2011 – Table KS404EW

<http://www.bracknell-forest.gov.uk/the-changing-face-of-bracknell-forest-key-census-facts-2001-to-2011.pdf>

From 1991 to 2011 in the table above, the average number of cars per household increased by 17.3%. Meanwhile, in Bracknell Town, in Bullbrook, Great Hollands North and South, Harmans Water, Old Bracknell, Priestwood & Garth and in Wildridings & Central, the proportions of original town garage, (where built in garage blocks), to dwellings did not change. (They were not rebuilt).

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

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 HO8 & HO9 and to integrate with the existing neighbourhood character areas. The Parks (new) development includes FOGs designed to blend in with the surrounding houses.

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 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.

The Changing Face of Bracknell Forest
Key Facts From the Census 2001 to 2011
Ward Level at
<http://www.bracknell-forest.gov.uk/the-changing-face-of-bracknell-forest-key->

[census-facts-2001-to-2011.pdf](#) on p 16 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.

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.

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

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

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.

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.

Car Ownership

Car or Van Availability (QS416EW)	Count type	Bracknell Forest Unitary Authority	Bracknell Town
All Households	Households	45878	22053
No Cars or Vans in Household	Households	6275	4338
1 Car or Van in Household	Households	17818	9175
2 Cars or Vans in Household	Households	16656	6635
3 Cars or Vans in Household	Households	3794	1458
4 or More Cars or Vans in Household	Households	1335	447
All Cars or Vans in Area	Vehicles	68374	28743

Illustration 10 ONS Nomis March 1 2013 p10 Table QS416EW: cars/vans

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 according to <http://www.bracknell-forest.gov.uk/new-developements-residents-report.pdf> page 4.

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.

Illustration 11 Excerpts from Parking Standards Supplementary Planning Document (SPD), BFC, March 2016, at: <http://www.bracknell-forest.gov.uk/parking-standards-supplementary-planning-document-2016.pdf> These highlight current concerns.

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 Issue – Traditional garage blocks

Despite garages being a secure place to park a car many existing garage blocks are not used for parking and are in poor condition. They are poorly surveyed, dark at night and increase the fear of crime. This garage block (below) looks uncared for and has become a target for crime and vandalism. Placing parking away from houses can reduce natural surveillance.

Figure A6 Example of Poor garage block parking.



Create secure and well overlooked parking areas, associated with those houses the parking is serving. Do not locate cars in open ground floor structures where residents are unable to overlook their cars. Blank ground floors without surveillance from either pedestrians or ground floor units encourage car and street crime. Residents will feel vulnerable accessing their cars if there is unlikely to be anyone else around. Parking also does not have to be located to the front of all properties. This can create a streetscene that is dominated by parked vehicles. Parking can be hidden from view to the rear of properties or provided by way of carports, garages or communal courtyard parking areas. This approach can help to achieve well designed residential environments which focus on public spaces rather than parked cars.

Policy Intent

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

Policy Justification

NPPF para 111

BFC Core Strategy CS1 Sustainable Development Principles

Bracknell Forest Council Parking Standards Supplementary Planning Document (March 2016): Regulation 12 (a), Statement of Consultation, page 6. Ref. 03 point 4. (existing garage blocks) at <http://www.bracknell-forest.gov.uk/consultation-statement.pdf> “The Council will respond pro-actively on any proposals to reconfigure or redevelop garage courts 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.”



12 Clearance at garage block, off Merryhill Road

13 Table of Bracknell Garage Blocks

No	Garages' location: road	Garages	Ward
1	Ullswater	169	Great Hollands South
2	Holbeck	168	Great Hollands South
3	Harcourt & Pondmoor Rd	132	Old Bracknell
4	Fraser Rd	105	Priestwood & Garth
5	Dukeshill Rd	86	Priestwood & Garth
6	Lindenhill Rd	71	Priestwood & Garth
7	Calfridus Way	66	Harmans Water
8	Moordale Avenue	63	Priestwood & Garth
9	Shepherds Lane	63	Priestwood & Garth
10	Merryhill Rd	56	Priestwood & Garth
11	Priestwood Square	55	Priestwood & Garth
12	Bay Rd	48	Priestwood & Garth
13	Blewburton Walk	41	Harmans Water
14	Bluecoat Walk	39	Harmans Water
Total		1162	

The Bracknell Town Neighbourhood Plan steering group commented on 18 01 2017 that the wider issue of garage blocks applied all over the plan area not only to the very large ones specifically in this policy. It also made the point that in some blocks identifying ownership had been further complicated by garage owners selling the garages to non-local residents. In some areas, the garages are numbered according to the dwellings nearby to which they were originally allocated.

(Cllr J McCracken)

[Insert land registry map search page showing respective ownerships of one f the blocks above.](#)

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 of parking courts.

School Drop-off and Pick-Up Areas

Policy Context

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.

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 connected roads especially where no in/out traffic system has been designed into the layout.

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.

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

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.

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

Policy Intent

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

“PTO for Policy TR5”

Policy Justification

BFC Core Strategy 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

Bracknell Bus Station



14 Bracknell Bus Station by Jeff Lawrence, Bracknell Camera Club

Buses

Policy Context

The **bus network** consists of commercial and supported services. These cover all areas of the town, mostly seven days a week. The most frequent services are at half-hourly intervals. There are fewer buses in the evenings and none late at night. The growth in population of the town has led to some new services. The retail regeneration of the town centre will provide opportunities for more development of **bus services**, with the possibility of some new routes and evening services.

Bus stops are of reasonable quality, with Bracknell Town Council providing some 21 bus shelters, particularly at town-bound bus stops. Others are provided under an agreement between Bracknell Forest Council and Adshel. The bus station was redesigned and refurbished in 2016.

There is a **map of bus routes in Appendix 3.3**.

Policy Intent

To improve the free flow of traffic in and around Bracknell Town by encouraging a greater use of public transport especially of buses.

To promote greater use of- sustainable- public transport.

Policy Justification

NPPF 7 Core Planning Principles bullet point 7.

Bracknell Forest Borough Local Plan (2002), Saved Policy M8 Public transport. Bracknell Forest Core Strategy 2008 para 252 With both the M3 and M4 motorways, and several well-used A-class roads running alongside or through the Borough, it is important that this road network be effectively managed. The local bus network is not well enough developed to provide a strong alternative for public transport to the car.

As such, the Council will continue to work with the bus operators to try and improve this whilst also effectively managing the road network to meet local and wider needs.

Policy TR 6 Buses

Further development proposals in Bracknell Town Centre will be expected to contribute to the maintenance of existing and to the provision of new bus services where appropriate.

Public Toilets in Bracknell Town Centre

Policy Context

“Local authorities have discretionary powers but not a duty to provide public conveniences. Section 20 of the Local Government (Miscellaneous Provisions) Act 1976 simply empowers local authorities to require the provision of toilets at places of entertainment or other ‘relevant places’, and to maintain them. Local authorities are also empowered to require free-of-charge toilets in certain places of entertainment, and where food and drink is sold for consumption on the premises.

There has been a series of Private Member’s Bills, Early Day Motions and Petitions on the subject and **the British Toilet Association (BTA) is campaigning for a statutory duty to provide public conveniences.** Successive Governments have resisted this on the grounds that it is best left up to local communities to decide. On 6 March 2008 the Department for Communities and Local Government published guidance aimed at encouraging local authorities to provide better access and better quality toilets.”

See Public conveniences, Standard Note: SN/SC/976, Last updated: 13 May 2010, Author: Louise Smith, Section Science and Environment Section available at:

researchbriefings.files.parliament.uk/documents/SN00976/SN00976.pdf

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

South West Trains have installed toilets (2018) at Bracknell railway station but these were shut in May 2018. Considering the amount of commuting taking place from there, this is long overdue.

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

Policy Intent

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

Policy Justification

Bracknell Forest Core Strategy 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 is just one set of public toilets directly accessible at ground level at Bracknell bus station (managed by Bracknell Forest Borough Council) close to the town centre.

Policy TR 7

Public Toilets in Bracknell Town Centre

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

Roads and Transport: Traffic and the Environment

Policy Background

This information is included in the plan as background for residents of the Bracknell Town Neighbourhood Plan area.

Directive 2001/49/EC

more commonly known as the

Environmental Noise Directive (END) -

concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals,

complementing existing EU legislation which sets standards for noise emissions from specific sources. The END requires:

- the determination of exposure to environmental noise, through noise mapping;
- provision of information on environmental noise and its effects on the public
- adoption of action plans, based upon noise mapping results, which should be designed to manage noise issues and effects, including noise reduction if necessary
- preservation by the member states of environmental noise quality where it is good.

<http://services.defra.gov.uk/wps/portal/noisew>

There is no noise map on this website for Bracknell Town.

Whether or not any resident can hear traffic noise from their dwelling is a strong reason for choosing whether or not to choose to live there in the first place (if they have the choice.)

Whoever determines planning applications for future sites and roads chooses whether or not to impose (more) traffic noise on whoever lives or will live around it.

Resident Alistair Telfer of St Paul's URC Church has asked why high density developments such as flats at Kelvin Gate have been built on the edges of roundabouts carrying traffic and whether real time measurement of air quality would capture its fluctuations.

Policy Context

The NPPF defines **pollution** as “anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.”

The objective of this policy is to reduce traffic impact on the local community and its environment. Considering the level of future development being proposed for London, Berkshire and Bracknell Forest, major road infrastructure investment is needed to control the ensuing growth of traffic through the town.

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 that reduce the impact of heavy goods vehicles on the A322, (Bagshot Road and Downshire Way), and on local roads.

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. Could the comprehensive planning of these developments on the edges of the A329 act in time to prevent this ?

This policy is related to preventing inappropriate new development proposals that would impact on residential amenity e.g. lead to pollution
Bracknell Forest Borough Core Strategy 2008 p 25 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

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

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 2008 paras 127 Development must be carried out in a more sustainable way..... that 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

New development proposals which will avoid having a detrimental effect (for instance by exacerbating the current air pollution levels in or next to existing air monitoring areas by proposing sufficiently increased traffic volumes on existing road accesses as to result in unacceptable levels or by sharing them with traffic for new developments to the same degree) on the living conditions of residents in existing developments will be strongly supported.

Where a Transport Assessment or Transport Statement is required, it should, to the satisfaction to the highway authority, directly address and mitigate any cumulative highway capacity and traffic management issues, in particular in relation to "standing traffic" on the A322 and A329.

Next :

Actions to take for the future

Actions to take for the future

Rail: Train Capacity

“The railway came in 1856 and was important in the development of the burgeoning market gardening and brickmaking industries.” Reference: Hunter, J (1995). *History of Berkshire*. Phillimore & Co Ltd. Page 114.

This is an east/west Berkshire transport link, see Appendix 3.8 Rail route.

Andrew Radgick of The Bracknell Forest Society has asked for it to be noted that there is a lack of north/south train links to the wider area.

Action Context

Crossrail 1 will reach Maidenhead in 2018 and Reading in 2019.

The South East accounts for 70% of UK rail journeys according to “Going off the rails Where have all the rail and bus passengers gone ?” p 43 Guardian 19th May 2018, which also claims that rail travel is disproportionately used by higher income bands and people in work and says that more people working from home or irregularly, as suggested by falling ticket sales, could spell a longer term decline..

Nearest interchange stations are Wokingham, Ascot, Reading, Virginia Water and Staines. Respective journey times are 20 minutes from Bracknell to Reading, and 1 hour off-peak, 1 hour 10 minutes peak, Bracknell to London Waterloo. The Reading – London Waterloo line has capacity constraints which affect journey times: level crossing downtime in the Egham area is significant. Capacity could be increased by Network Rail lengthening the platforms and by the train operators lengthening the trains.

There are queues to buy tickets at peak times.

The most frequently used means for commuters to get to the station were walking and car. Ease of use was cited as the main reason for the choices.

Reference: Transport and Infrastructure Quick Survey Bracknell Railway Station, Cllrs Turrell, Henfrey & Mackenzie-Boyle, Allison Cleverly, September 2015

Action Intent

To match future train capacity to demand – especially important on the Reading/Waterloo line, a relatively slow service.

Action Justification

To support Bracknell town’s retail regeneration with an appropriate capacity train service.

Action 15

Rail: Train Capacity

Lobbying for increased actual train capacity will be encouraged, especially as more housing is planned for Bracknell, which will increase demand on a service which is often overcrowded and slower than others between places in the South East and London.

Airport and Transport: Heathrow

Action Background

Infrastructure v. Expansion?

Constructing a third runway first gained government approval in 1946 but was abandoned by the incoming government in 1952. Since then there have been further attempts.

Schiphol, Frankfurt, Charles de Gaulle, Madrid and Istanbul airports have all expanded or are being expanded.

Heathrow Airport is very important for the local economy and is one of the busiest and most complex airspaces in the world, flights take off every 45 seconds. Bracknell is approximately 90 minutes from Heathrow Airport by public transport. Most people travel there by taxi or lift but congested roads affect air quality. The anticipated effect of the expansion of Heathrow, recommended by the Airports Commission in July 2015, on the existing, regional, surrounding transport infrastructure including that which currently surrounds and feeds Bracknell Town to the west will have to be measured and questions need to be asked as to how it can remain sustainable ie not gridlocked especially on the roads.

Is this a benefit for Bracknell residents?

The Crossrail route shows a tunnel south to Heathrow between West Drayton and Hayes and Harlington stations: very useful for accessing Heathrow directly from London. This also means that anyone travelling west from Reading will be able to reach Heathrow by public transport using Crossrail. However, although this opens up a faster direct route to Heathrow from Reading, Bracknell residents will still have to travel – indirectly - west from Bracknell to Reading before changing to Crossrail. The alternatives – indirect routes - are to travel east by train from Bracknell to Staines or Feltham and change to a bus to reach Heathrow or to take the 702 bus from Bracknell bus station and change to another bus at Slough. Driving or travelling to Reading by train to access Heathrow is not a preferred option for Bracknell residents. These are hardly examples of adequate (current) infrastructure for public transport to Heathrow, or of future ones for its planned expansion. (The new line which will support the delivery of 57,000 new houses, & 10 new stations will not be doing this in Bracknell.)

“EU members have committed themselves to **environmental targets for 2020**, including a reduction of emissions by 20 percent on 1990 levels . . . in the UK, the Climate Change Act enshrines a target of a 34 per cent reduction in greenhouse gases by that year.” Says The Times, 9 July 2015, *Will a third runway get the green light?* The author Edward Fennell then quotes Simon Colvin of Weightmans LLP, who asks how the government is going to meet those objectives if it goes ahead with the Heathrow expansion.

Air quality levels should be within international limits. Expansion could indeed impact on **air quality** if adequate additional infrastructure is not provided. Insufficient future infrastructure would also adversely affect the effectiveness and quality of public transport in the local and wider area.

Noise from aircraft has become an issue in some areas since 2014, and **noise mitigation** measures should be encouraged. This is important given likely changes in airspace use, from changes in air traffic control to European airspace redesign.

It’s important that more travel by public transport is encouraged. A key step forward would be to **improve public transport links to Heathrow**.

The decision on the future of this large strategically important infrastructure project in the South East was announced on **24th October 2016** after the Brexit vote in June 2016. Adequate train and road infrastructure must be provided to enable the construction of a third runway to go ahead.

A year’s consultation has been announced and the project has been described as having a ten-year lead time.

The project will provide “**regional connectivity**” (Chris Grayling, Secretary of State for Transport) and is “**undeliverable**” (Boris Johnson, Foreign Secretary, MP for Uxbridge and South Ruislip).

Two assumptions underlie its viability, first that there will be an **increased use of public transport**, second, this will include an increased use of electric cars and a **decrease in overall pollution** in the surrounding area which will enable the airport operators to claim that, regionally, their increased operation conforms to environmental targets for 2020.

It has been announced that 71,000 jobs will be created.

Action Context

Four district councils: Hillingdon, Richmond, Wandsworth and Windsor and Maidenhead are preparing a joint legal challenge against Heathrow’s expansion.

Bracknell Forest Council is represented on the Heathrow Airport Consultative Committee (HACC).

The Department of Transport undertook two consultations in Spring 2017, one on capacity from an extra runway and the other on proposed changes to use of airspace within the areas

Bracknell Town Neighbourhood Plan 2016-36 Pre-Submission Consultation version

of the 14 local authorities on HACC. The National Policy Statement on runway capacity will be considered by Parliament in 2018.

The important issue of defining and agreeing the needs of local settlements and communities and their future and existing locations within the Local Plan frameworks which helps to define the 5 year Land Supply calculations is one which all the local planning authorities negotiate with the DCLG (Department for Communities and Local Government).

To enable co-ordinated national infrastructure planning, the issue of defining and agreeing future airspace infrastructure in its surrounding local planning authority areas with the Department of Transport is also very important.

On 25th June 2018, Parliament approved a National Policy Statement supporting the construction of a 3rd runway at Heathrow.

Action Intent

To communicate all information on the expansion of Heathrow to all Bracknell Town residents.

Action Justification

The crucial issue is this. What if the location of the extension of the biggest airport in the country with its ensuing increased aircraft and surrounding road traffic, the aircraft flying overhead and the traffic, travelling through existing and future communities, coincides with the locations of future settlements and communities imposed as the UK quota of future development here in the South East ?

The Proposed expansion of Heathrow Airport: Heathrow's Public Consultation was held from 17 January to 28 March 2018.

Action 16 Airport and Transport: Heathrow

Lobbying for publicising Communication Between Central Government, Heathrow and Local Authorities on the important issue of the expansion of Heathrow whose latest consultation ran from 17 January to 28 March 2018.

Posting the HACC meeting dates, their agendas and minutes on both BFBC and BTC websites (as neighbouring authorities such as Windsor & Maidenhead currently do) and adding a link to the HACC website, <http://www.hacc.org.uk>, will be strongly supported.

Information at : www.gov.uk/government/consultations/heathrow-expansion-draft-airports-national-policy-statement

Next :

Action 17

Action 18

Encouraging alternative fuel use on the Bagshot Road (A322)

Action Context

The Bagshot Road (A322) bisects Bracknell Town (north/south) and links two motorways. The road was made into a dual carriageway after the designation of Bracknell New Town which is a residential area. This is a constraint. There is no bypass to the Town and there are currently no plans for a bypass. Commercial surface transport including trucks are powered by diesel engines. Many of these use the Bagshot Rd as a short cut. There are many homes abutting it.

It is interesting that although there is more development taking place in and around the town centre that it remains designed round a pedestrian heart. This does not explain why homes in the form of flats are being built on or next to busy roundabouts next to the town centre with balconies from which to sit and breathe in the air from the roads..

Bracknell Forest Borough Council uses Automatic Numberplate Recognition (ANPR).

Air quality is mapped, see Environment Section (see Appendix 3.1 Air quality).

There is both local and national traffic moving daily along the Bagshot Road.

Get Surrey speculated on 14th December 2016 that “ the chance of there being a direct link between the M3 and M4 could be significantly increased if a joint(Berkshire) council partnership is given a £250 million funding package to build a new garden settlement” (at Grazeley) of 15,000 homes.

Action Intent

To improve the air quality in Bracknell Town.

Action Justification

Identifying and managing the types of vehicles using the Bagshot Road and its location within a residential area and their effect on local air quality is still one of the most longstanding unresolved issues in Bracknell Town. This could be exacerbated by the current and any future projected development in Bracknell Forest Borough as the A322 is a strategic route.

Action 17

Encouraging alternative fuel use on the Bagshot Road (A322)

The introduction on the Bagshot Road (A322) of a toll on diesel only lorries driving through Bracknell Town will be strongly supported.

Provision of further facilities for electric vehicle charging points.

Action Context

There is a view that the ultra- low densities of the garden city movement left New Towns fatally dependent on cars. Meanwhile electric powered cars have been invented,.

Zap-Map predicts that the number of sockets in publicly accessible locations will soar to 80,000 by 2025.

Building electric vehicle charging points in the new town centre Waitrose car park and in the Bracknell Forest Council car parks is leading the way to a town with better air quality.

More hook-ups for electric cars should be installed at appropriate sites, using the most efficient technology. Actions to increase infrastructure for and use of electric vehicles will be supported.

According to the Evening Standard of 27th March 2017:

MTR will run South West Trains with the giant First Group for seven years from August.

Mr Grayling said: “MTR run one of the world’s busiest metro services in Hong Kong, on which 99.9 per cent of journeys run on time...

First MTR South Western Trains also pledged, under a £1.2 billion investment for the seven-year franchise, to deliver at least 1,500 new car park spaces....

Station upgrades including 60 electric vehicle charging points...

Action Intent

To improve the air quality of Bracknell Town and the health of its residents especially those adjacent to the Bagshot Road and by supporting planning for a significant increase in the use of alternative energy for transport, specifically electric and/or dual fuel cars.

Action Justification

To lessen and prevent an increase in pollution from diesel fumes from local roads.

Action 18

Provision of further facilities for electric vehicle charging points

The provision of further facilities for electric vehicle charging points in Bracknell Town will be strongly supported.



15 Electric vehicle charging point at Waitrose supermarket, Bond Way, Bracknell.

Next :

8 Character of Bracknell Town Neighbourhoods

Table for left-hand page

Bracknell Forest Borough Local Development Framework pack, 2nd edition, September 2006, p8
section 1.6 table of Bracknell Forest wards, areas in hectares and population



1 CW9: Ralphs Ride, at crossing with Farningham

Urban woodland and green corridor

8.Character of Bracknell Town Neighbourhoods

Introduction:

Statement of Local Character:

The descriptions in this section are written to make sense to the residents who will recognize the areas individually but also to explain them for a reader who doesn't know them so well. They capture what is important in each neighbourhood. The neighbourhoods were originally an artificial division of the planned New Town all of which have overriding characteristics and aims which have been described in other parts of this plan which 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. It is what has grown up in the last 50 years and how the original buildings and spaces round them have evolved, been modified and been added to which is shown here.

Bracknell is a town not a village and the parish ie the Bracknell Town Council area is the one designated as the Bracknell Town neighbourhood plan area. This uses the neighbourhoods to navigate round the town and present it here.

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. In this one, Bracknell Town is on its own and this section is a one off. Here, this plan tries to present what could be described as a statement of local character.

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.

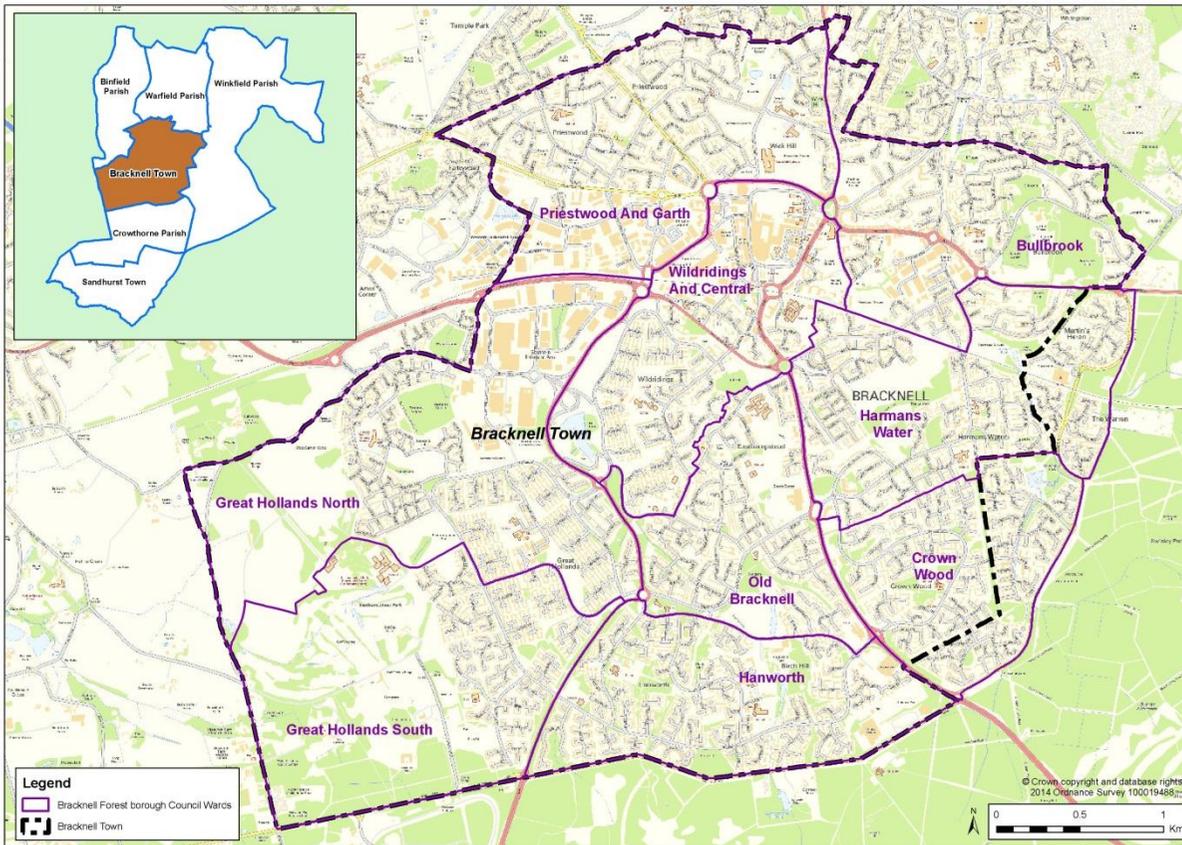
There are 33 listed buildings in Bracknell town. 18th and 19th century buildings were predominantly of locally-produced brick, but older buildings, of which a number exist around the town, are of timber-framed construction.

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

2 Bracknell Forest Borough Council Wards



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

Bracknell Forest Borough 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		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 Borough 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		Easthampstead	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	

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

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

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

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.)

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:

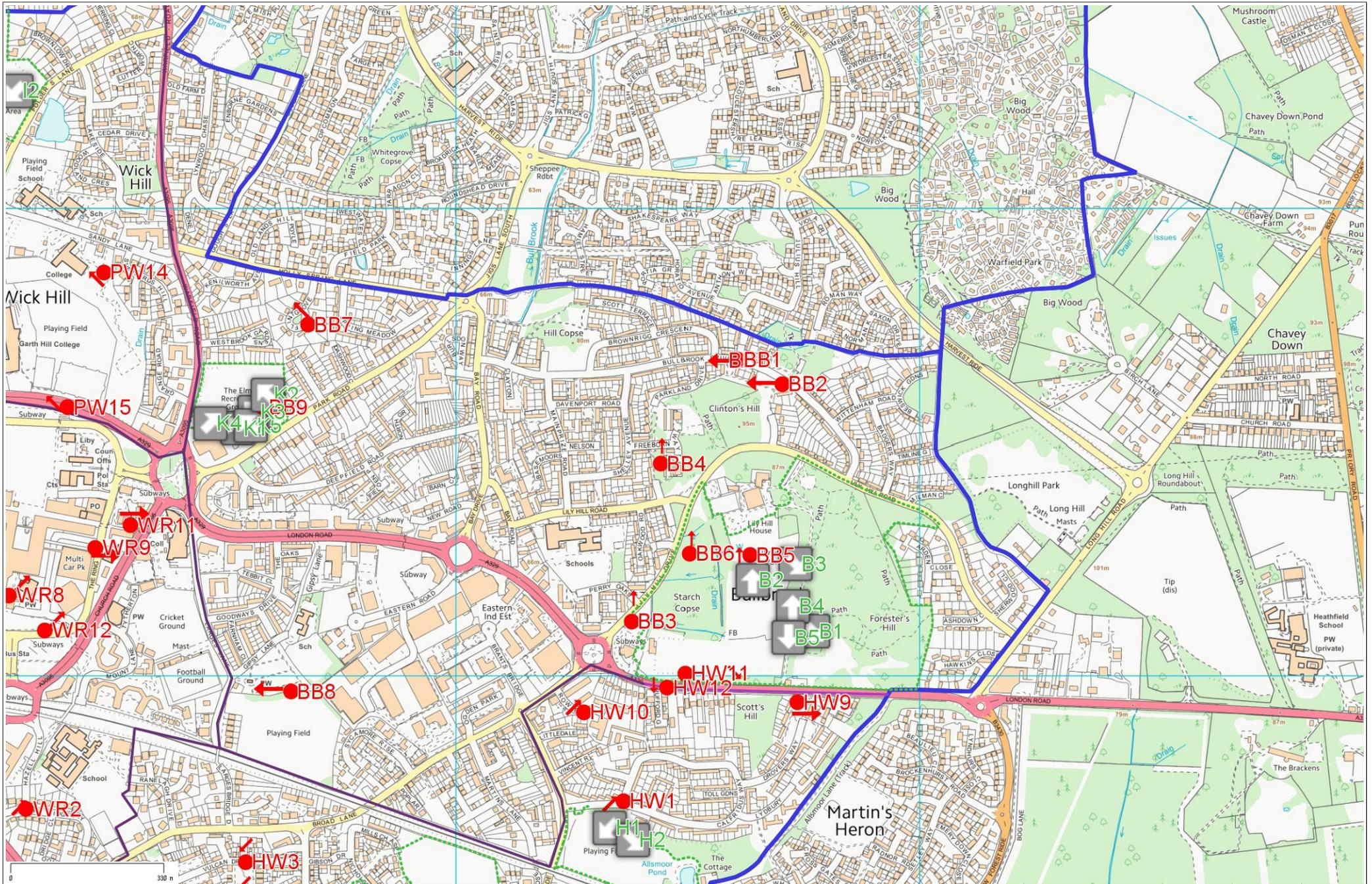
These piecemeal recommendations to build flats in areas surrounded by a mainly suburban landscape (to go to a vertical building from a horizontal one) without referring to any overall strategic plan to do so could mean breaking up the mostly homogenous landscape inherited from the New Town design & that 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.



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 Celsius, 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.

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



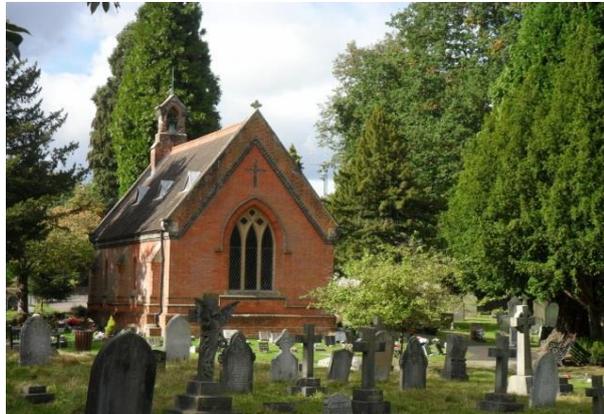
BB5 Lily Hill Park, Lily Hill Road



BB6: Lily Hill Park, Lily Hill Road



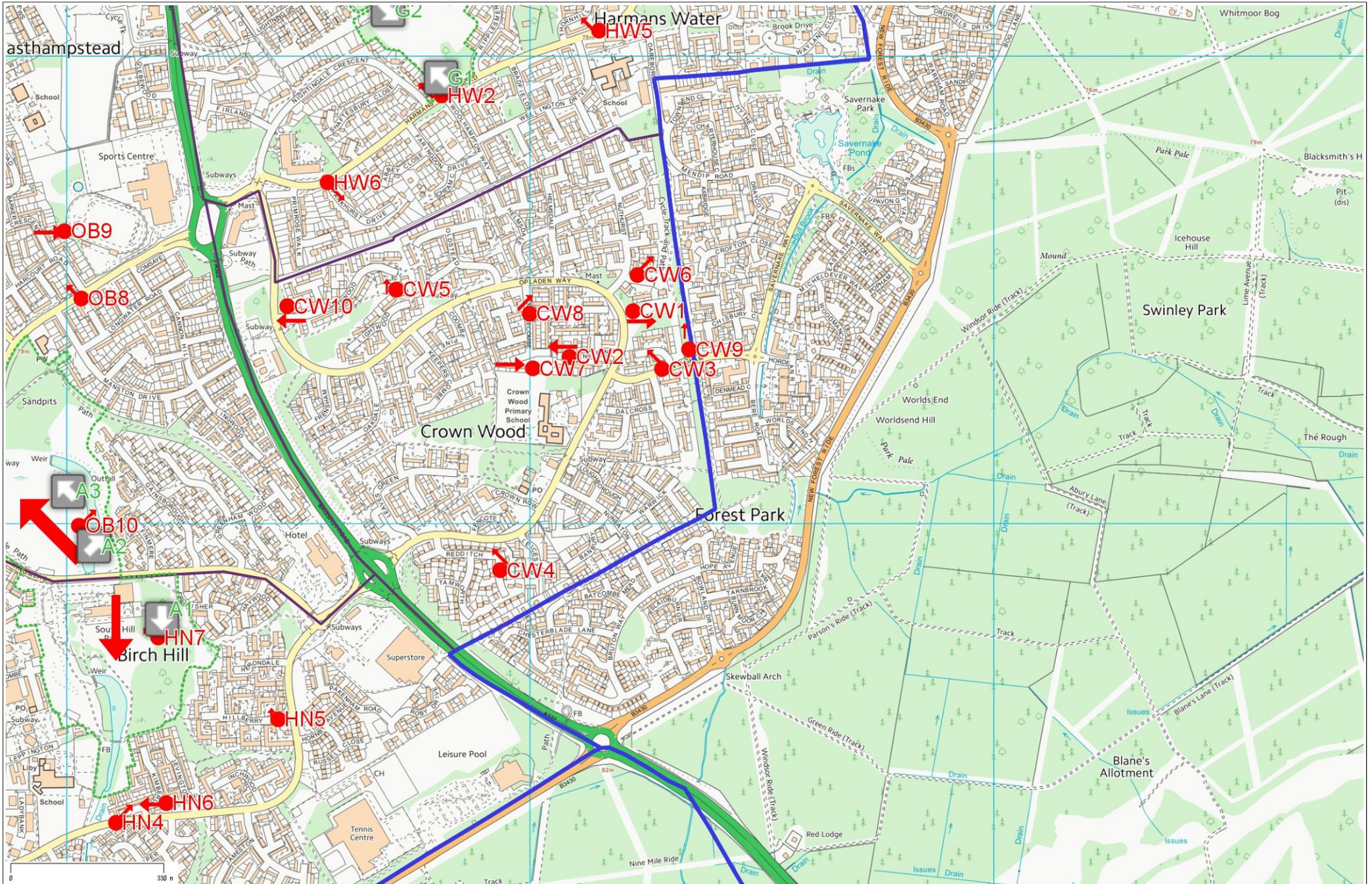
BB7 : Flint Grove



BB8 : Larges Lane Cemetery Chapel



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



Crown Wood (CW)

Part of Crown Wood Bracknell Forest Borough 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



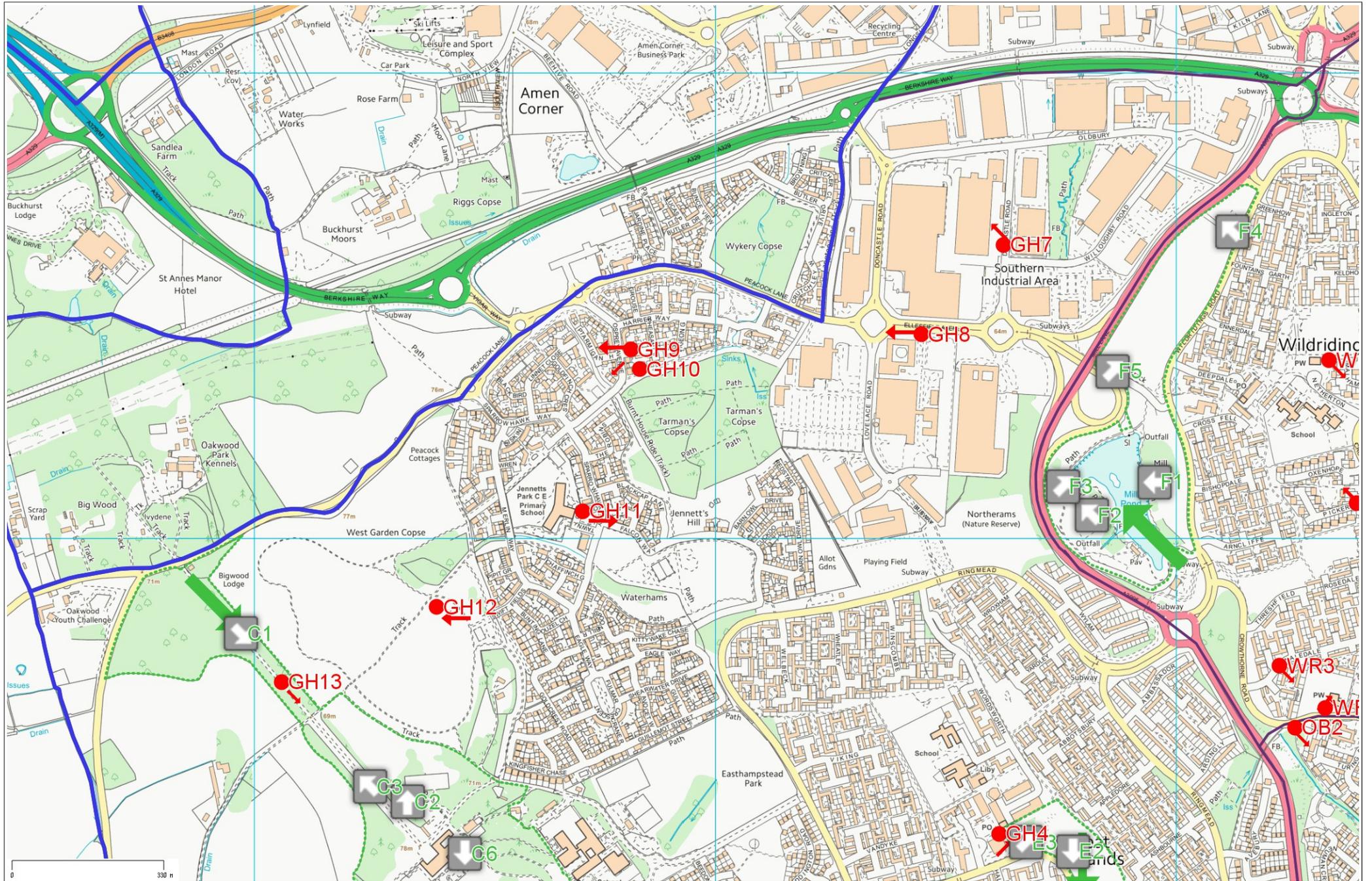
CW8. Nettlecombe

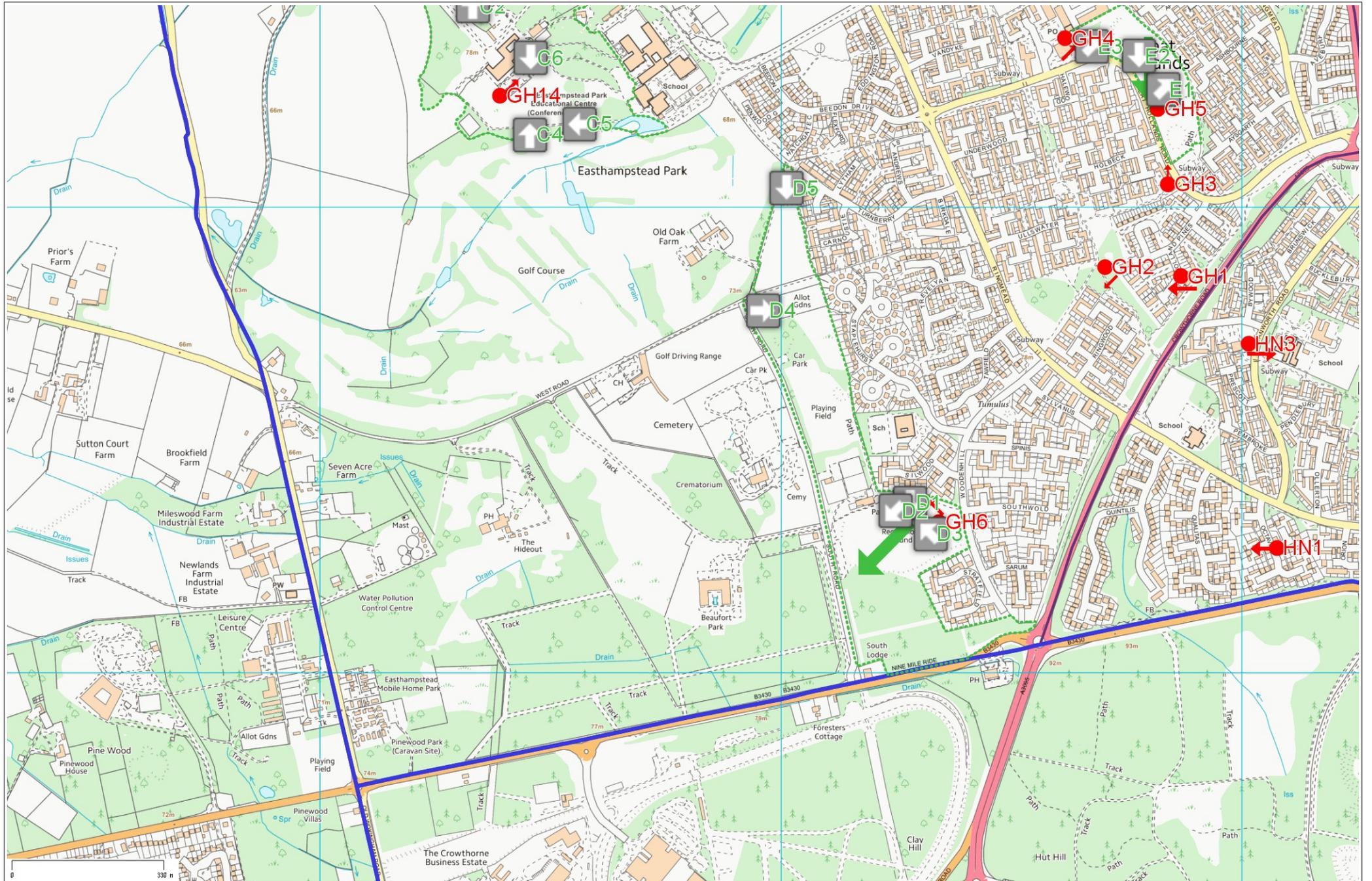


*CW9: Ralphs Ride, at crossing with Farningham
Urban woodland and green corridor*



CW10: Cadence Building, Opladen Way





Great Hollands including Jennett's Park (GH)

Listed Buildings: Easthampstead Park: UID: I390331 - EASTHAMPSTEAD PARK COLLEGE AND ATTACHED TERRACE WITH RETAINING WALL AND STEPS, Grade: II and UID: I390332 - 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



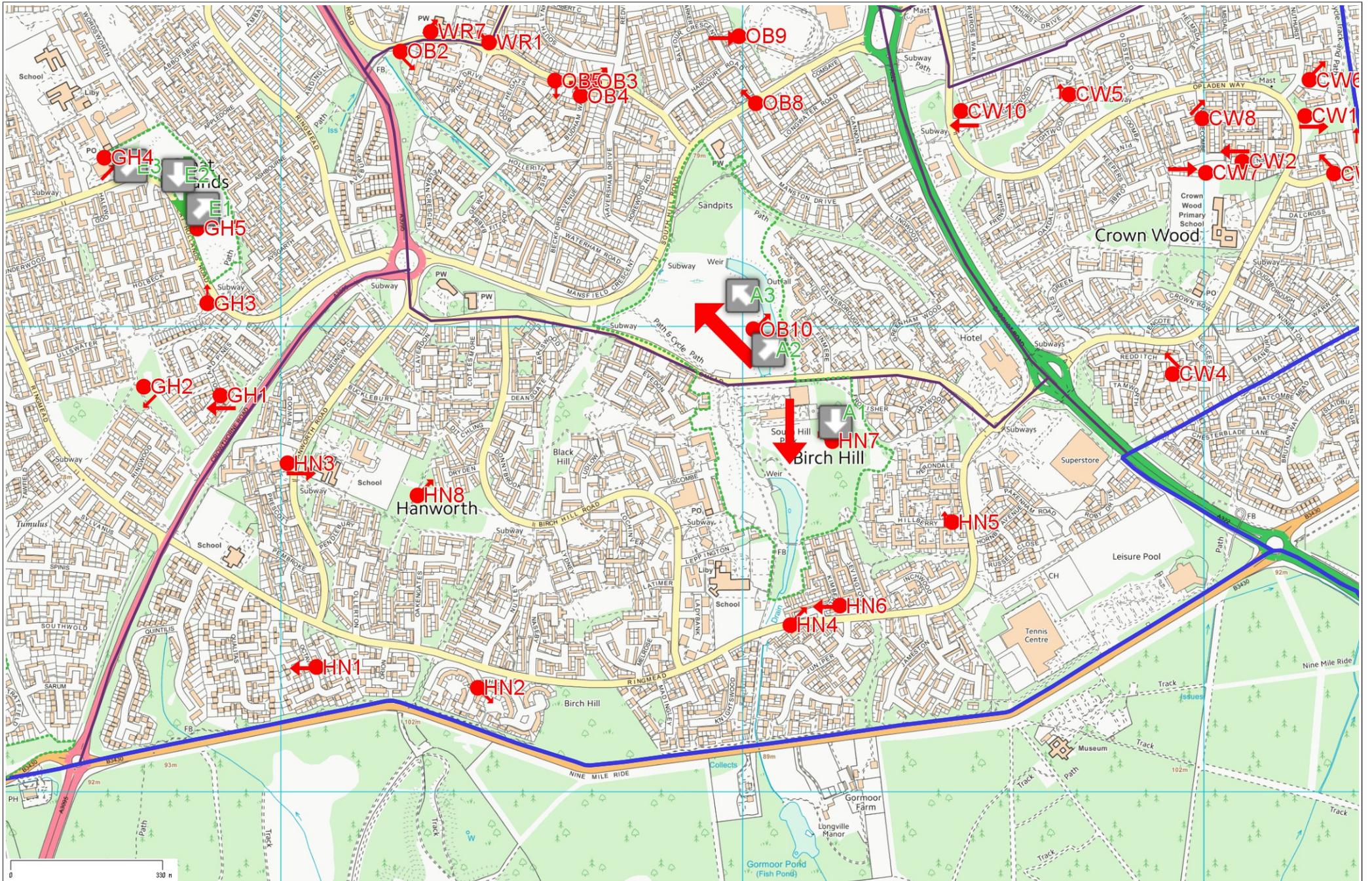
GH12: Peacock Meadows (Jennett's Park)



GH13 Avenue of trees leading to Easthampstead Park, Peacock Lane



GH 14 : Easthampstead Park, Peacock Lane



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



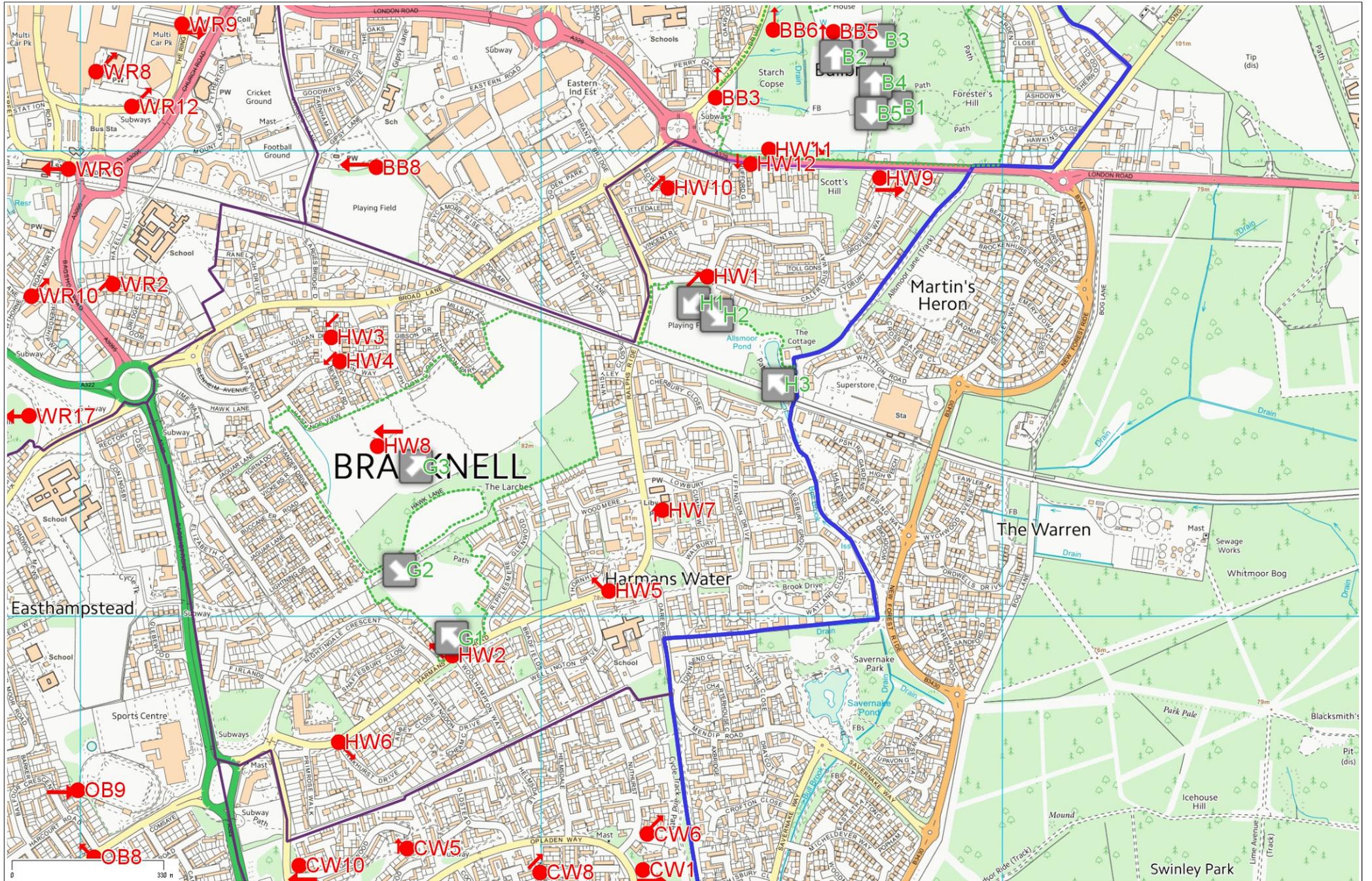
HN6 Kimberley



HN7: South Hill Park, Ringmead



HN8: Dryden Play Area, Dryden



Harmans Water including The Parks (HW)

Part of Harmans Water Bracknell Forest Borough 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



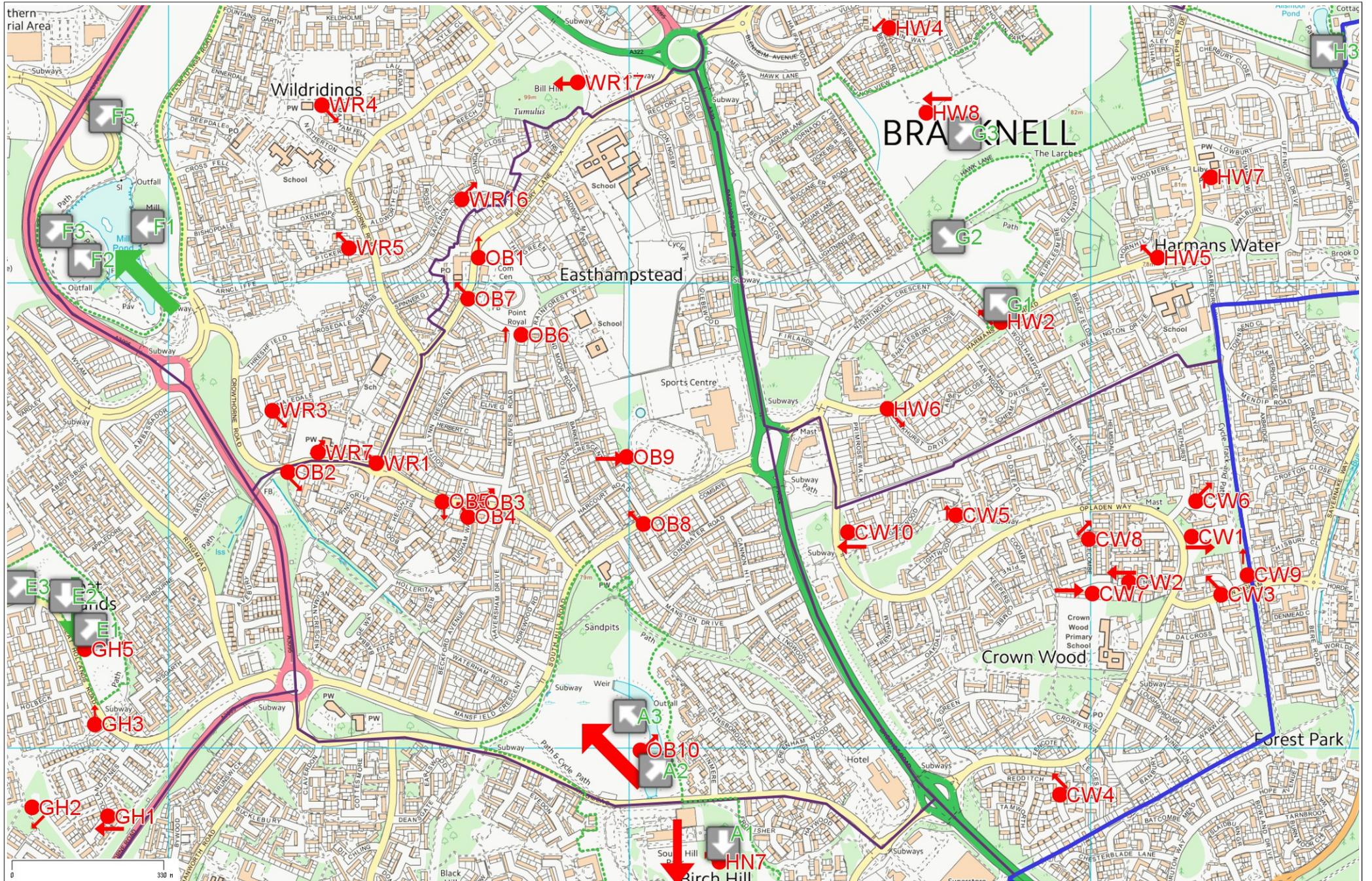
HW10: Rowley Close



HW11: London Road, opposite Lily Hill Park



HW12: Rufford Gate



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 Borough 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, Fimere (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



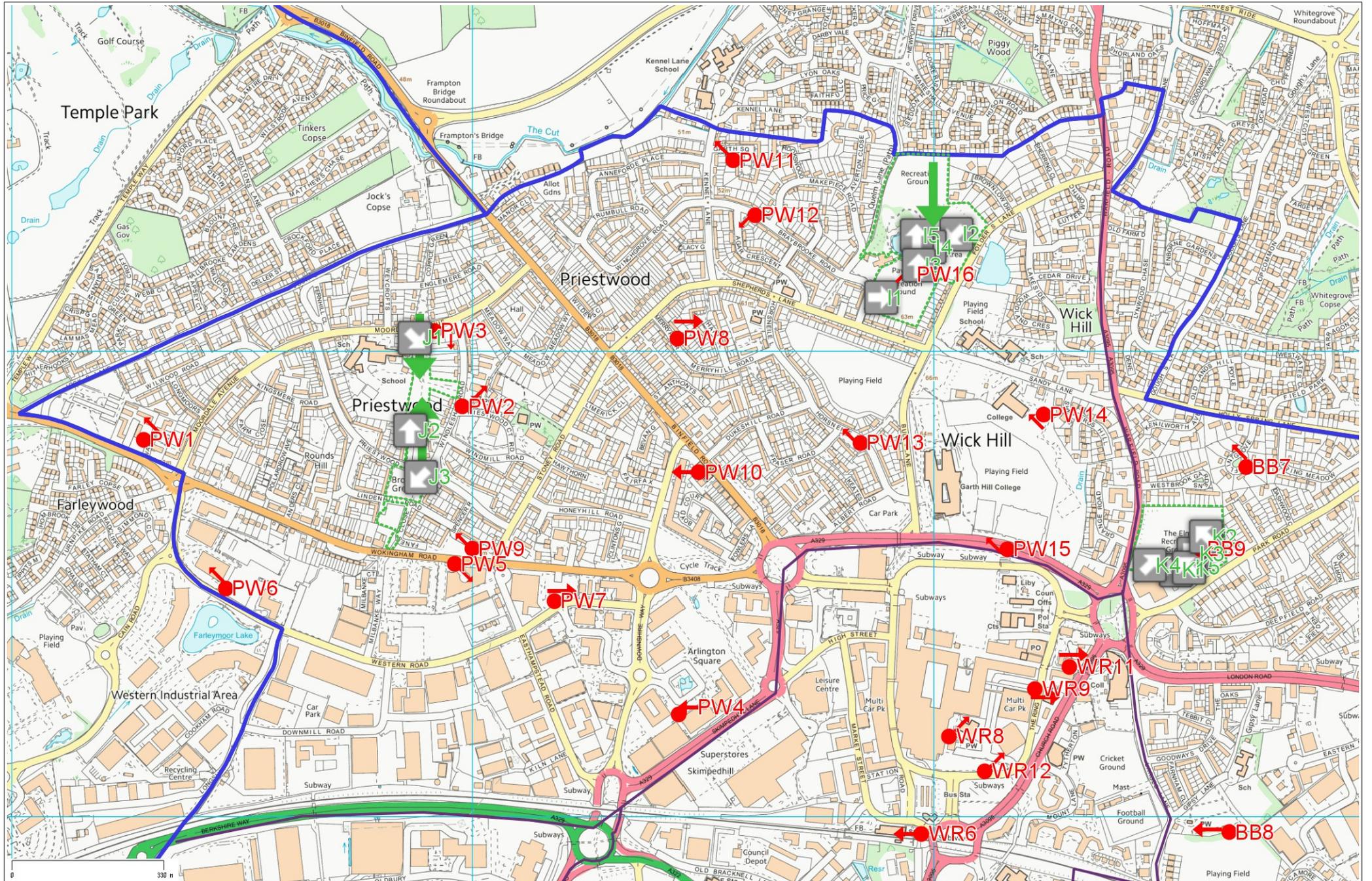
OB8: South Hill Road



OB9: Bracknell Sports and Leisure Centre, Bagshot Road



OB10: North Lake, South Hill Park, Ringmead



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



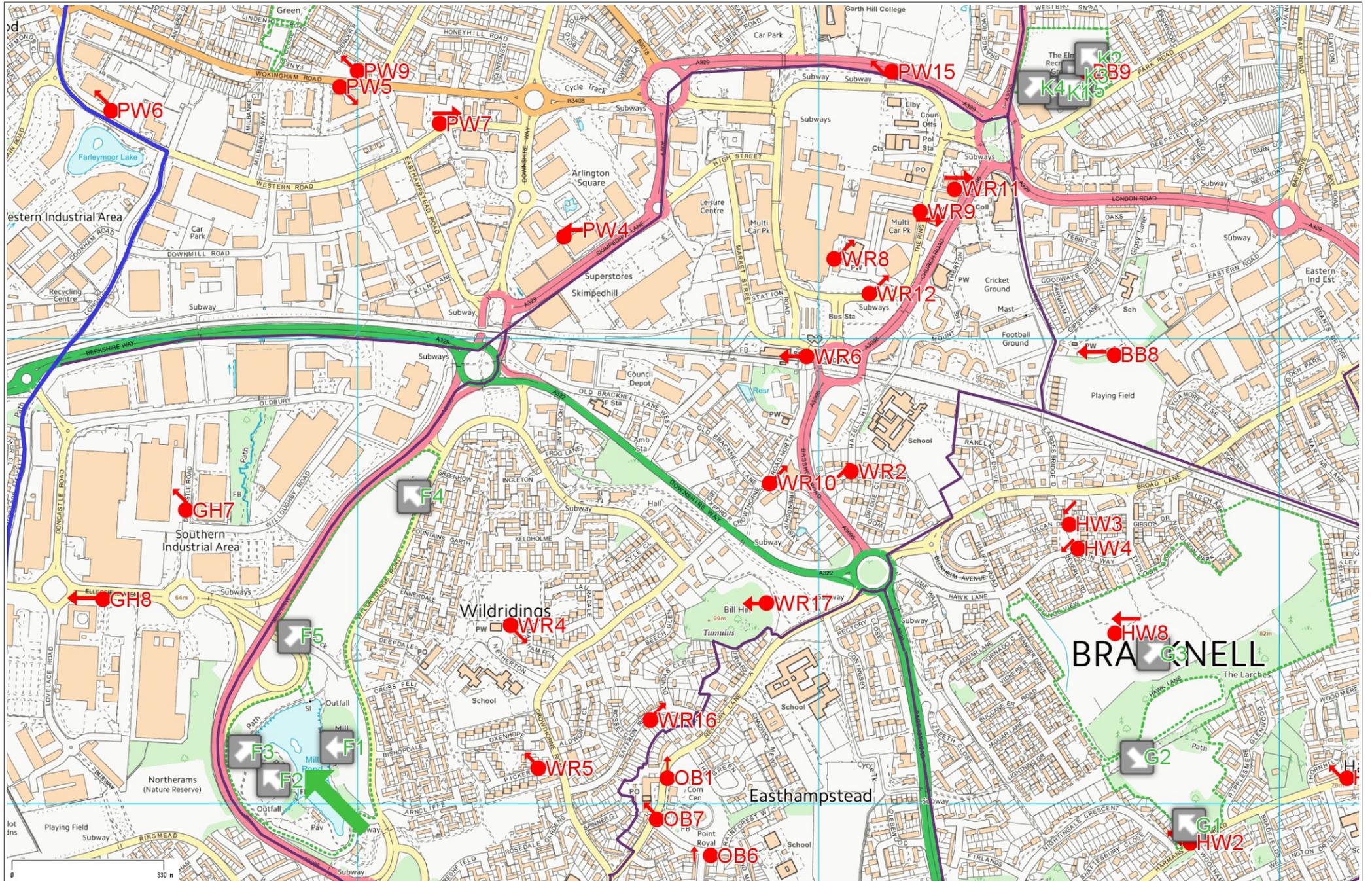
PW14: Clement House, Sandy Lane

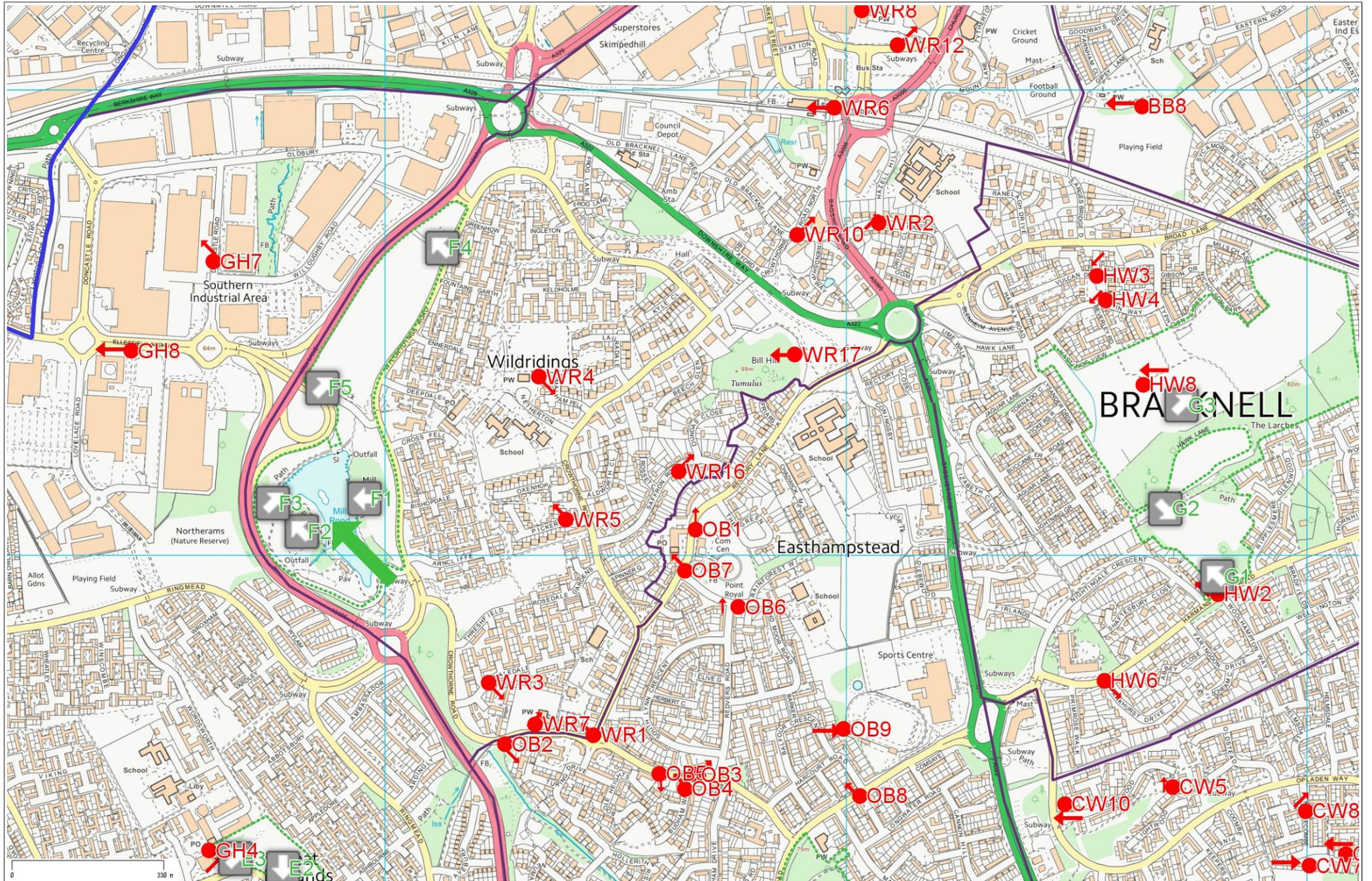


PW15: Garth Hill College, Bull Lane



PW16: Play area, Braybrooke Recreation Ground, Braybrooke Road





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, Lexicon Way



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

9 List of Appendices

1. Bracknell Town Neighbourhood Plan Community Projects, 18 April 2016
2. **Protection and Maintenance of Local Green Spaces: Designation Justification Folder**
3. Maps of Bracknell Town: cross referred to in the NP text as follows
 - 3.1 Air quality: Environment & Community policy context: EV11
Air Quality
 - 3.2 Allotments: Environment & Community policy context: EV8
Allotments
 - 3.3 Bus routes: Transport & Infrastructure policy context: TR6
Buses
 - 3.4 Cemeteries and Churchyards: Environment & Community policy context: EV9
Cemetery Space
 - 3.5 Neighbourhood Community Centres: Environment & Community policy context: EV13 CoLocation of Community Facilities
 - 3.6 Cycleways and footpaths (including Rights of Way): Transport & Infrastructure policy context: TR1 Cycleways
 - 3.7 Listed Buildings: Housing & Character Foreword
 - 3.8 Rail Route: Transport & Infrastructure action context of Action 16 Rail: Train Capacity
4. Neighbourhood Community Centres in Bracknell Town: Environment & Community policy context: EV13 Colocation of Community Facilities
5. Listed buildings in Bracknell Town: Housing & Character Foreword
6. Nabobs and Houses in Berkshire: Heritage policy context Protection of Parkland Features of Historic Parks and Gardens
7. SALP Policy, Policy SA1 & SA2
8. Scheduled Monuments in Bracknell Town: Heritage policies context: HE2 Protection of Heritage Assets and HE3 Heritage Assets: Historic Buildings & Their Settings.
9. Soaring price of London homes makes long commute a little more attractive: Transport & Infrastructure Foreword.
10. Street Names in Bracknell Town: Housing and Character policies context: HO9 Buildings: Local Character and HO10 Buildings: Good Quality Design.

11. Bracknell Neighbourhood Plan: meetings & consultations list

11.1 Bracknell Town NP meetings and consultations list map & data

12. Dear Resident BTC Website/Social Media NP Content

13. Thames Valley Vision Project: Environment and Community Projects for a Future-Greener-Utility Infrastructure.

14. Town planning in the London area and in the new towns: Housing and Character Character in Bracknell Town Foreword.

15. List of Buildings of Community Interest 21.09.17: Housing & Character Foreword.

16. Brickmaking in Bracknell – Extracts from: Bracknell and District Historical Society (1990) *Brickmaking: A Local History*: Housing & Character Foreword.

17. Designated Green Spaces A-K ownership spreadsheet

18. Media Posts Consultation summary.

Note that cross references to sections in the text do not include page references as these are subject to change.