

URBAN EXTENSION SA4: BROADMOOR HOSPITAL, CROWTHORNE

Landscape Capacity Study

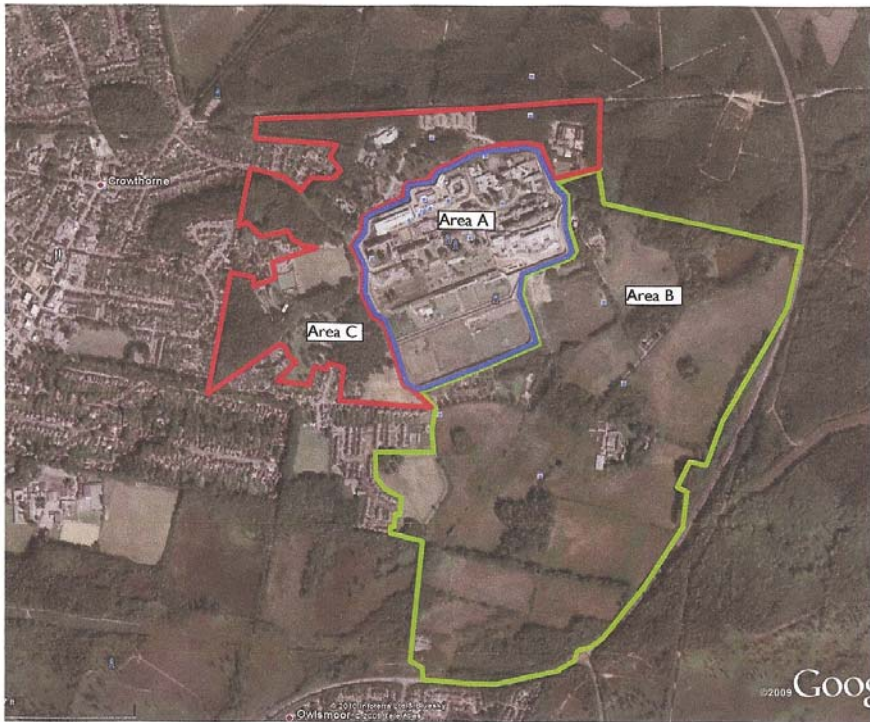
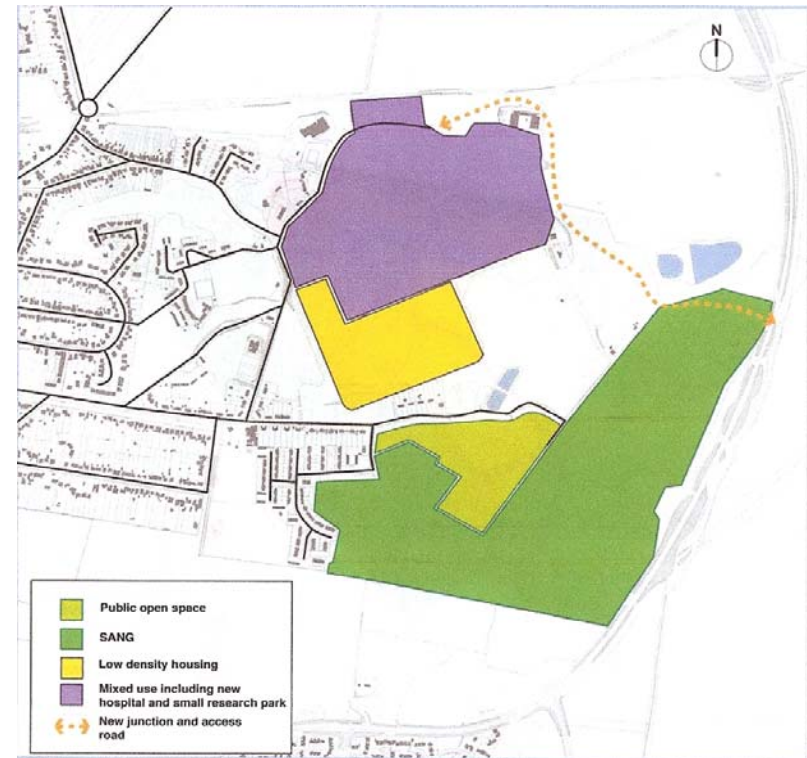


Figure 2

Concept plan from SADPD



I. ASSESSMENT OF LANDSCAPE AND GAP ISSUES IN RELATION TO THE CONCEPT PLAN

The Urban Extension lies in Area A and a small part of Area C of Landscape Capacity Study Broad Area 2: Broadmoor.

LCS Area/ Development proposal	Feature	Comment on concept plan	Action recommended
Key landscape characteristics Area A: Development Area	Enclosed garden setting to the listed buildings	This is included in the area set aside for mixed use. The masterplan would need to respect and enhance the garden setting, in particular the terraces.	Policy SA4 does not currently include a requirement for Green Infrastructure (GI). A need for GI should be added and requirements to retain and enhance the garden setting to the listed buildings in the GI included.
	Historic garden features	It may be difficult to retain some of these (eg the outdoor toilets) but in principle they should be retained and enhanced wherever possible. This should be included within the Conservation Management Plan.	Include included within the Conservation Management Plan (CMP)
	Historic terraces and kitchen garden	<p>The terraces can be retained and enhanced as part of the overall masterplan. SPA requirements have pushed the proposed housing into the kitchen garden, adversely affecting a nationally designated landscape and extending the built form into what was designed to be a part of the open landscape and an open setting to the terraces and the listed buildings. Once this level of housing has been allocated to the garden, it will be very difficult to resist inappropriate development. There is a fundamental conflict between conservation and enhancement of the kitchen garden, its historic significance and its key features, and housing provision. High walls are a key feature of the area but will be oppressive to new residents. A loss of openness cannot be achieved through provision of private gardens. Housing would also merge the hospital site into the surrounding housing on Lower Broadmoor Road.</p> <p>The listed buildings and parkland are not the only important parts of this historic park and garden and development in the kitchen garden should be given much more careful consideration and alternatives sought.</p> <p>There is a considerable drop (approx. 15m) between the northern boundary of the kitchen gardens and the southern boundary. Below that sit existing 2 storey houses which although not of a high standard of design do not overly intrude into the view. A higher density of built form, with inevitably higher rooflines AOD descending the slope, will be more intrusive.</p>	The SADPD includes housing in this area as enabling development and anticipates that by setting the housing down the natural slope (and lowering levels) will mitigate the landscape, visual and historic impact of the development. Although the proposed density is low, emerging design from WLMHT suggests a solution that compromises the landscape character, visual and historic integrity of the site. A lower density, more imaginative solution, is needed.

	Walled enclosure	The walls at Broadmoor are of historic note and are also identified as key features in the Crowthorne Character Area SPD. Some reduction in height to the existing walls may be possible but should be considered in the light of their historic and townscape significance so as to avoid undermining their role at Broadmoor.	Include in Conservation Management Plan (CMP)
Key landscape characteristics Area C: Development Area	Balance of open spaces and woodland	Part of the area included in the concept plan includes the site of the historic cemetery which now has a number of good trees. This area should be excluded from development.	Retain open space of former cemetery within Green Infrastructure requirement in Policy SA4
	Wooded hillsides and tree lines	The cemetery sits on a typical tree covered hillock	Retain area as distinctive tree covered knoll
	Historic approaches and designed features	The WLMHT Masterplan shows the scope to restore historic approaches and to retain designed features	Support restoration of historic approaches and design features
Key landscape characteristics Area B: SANGS and open space	Historic parkland	Only part of the park is shown set aside for SANG or open space. It is essential that the integrity of the park is retained as a whole and managed as one unit. The proposed access route cuts across the park. There is no objection in principle to the proposed routeline, but it is essential that the engineered design of the road is kept to a minimum and fully respects the landscape and historic character of the park. This should include the design of the route alignment, both horizontal and vertical, working with the contours; minimal road width and use of hard features; and landscape integration measures.	Clarify that the requirement for a Conservation Management Plan (CMP) is not confined to the area of SANG and open space and includes the whole of the parkland on the concept plan.
	Open pasture landscape	Retain balance of open pasture to woodland in the parkland. The SADPD does not anticipate the need for any new buildings in Area B. The design and siting of any other facilities (playing fields, car parking etc) would need to be carefully designed to avoid an adverse impact on the parkland.	To be considered in the CMP
	Wooded copses and tree clumps on knolls	Retain as distinctive features within open parkland landscape in the parkland.	To be considered in the CMP
	Ponds and reservoir	Retain as distinctive features within open parkland landscape the parkland.	To be considered in the CMP
	Rural setting to Broadmoor Farm	The farm will sit in the SANG. It is important to retain the historic rural character of the adjacent open space	To be considered in the CMP. The design of the OSPV needs to respect the historic importance of the rural character of the parkland
	Open parkland setting to Crowthorne	The area in the south of Area B lies outside of the historic park. However the open character and tree cover as a whole contributes to the perception of parkland to Crowthorne, in contrast with the wooded setting.	Include the area south of the historic park in the CMP.

Key visual features Area A: Development Area	Long views from the hospital grounds to south and east over parkland	These are from the terraces in the main. Provided the terraces are retained and enhanced, the main impact will be from housing in the kitchen garden. The proposed development in the kitchen garden is likely to have an impact on these views. It is not enough to retain views long distance views alone. Historically, and today, the open walled character of the kitchen gardens allows undeveloped views of the parkland (with only a small level of intrusion from existing houses at the lower level) with the kitchen gardens providing the foreground. Views from the kitchen gardens themselves were a key part of the historic design. See Sarah Rutherford's Historic Landscape Appraisal Feb 2011. Rooflines are likely to have an impact on the existing panoramic views over open spaces into parkland.	See above points
	Views of the perimeter wall	The walls are a visual landmark feature. Modifications to the existing walls may be possible but should be considered in the light of their visual significance so as to avoid undermining their role at Broadmoor.	Include in Conservation Management Plan (CMP)
Key visual features Area C: Development Area	Views across the area to the hospital	Views up to the walls and tops of the buildings are identified as a key feature of the Crowthorne Character SPD. These are also included in Sarah Rutherford's Historic Landscape Appraisal Feb 2011 as key historic views. The distinctive character and historic form of these views should be conserved and enhanced.	To be considered in the masterplan and CMP
	Long view south-east over parkland and forest setting	These views are from the area west of the concept plan but should not be affected by the development area	
	Wooded hilltop is a local landmark	Most of these wooded hilltops are not affected. Views to the knoll at the former cemetery are worth maintaining, although this is not identified as a key historic view.	To be considered in the masterplan
Key visual features Area B: SANGS and open space	Views of parkland from hospital grounds	See comments under Key visual features Area A.	Retaining these important historic views will be a significant challenge and may restrict development.
	Views of wooded setting	These views should be conserved	To be considered in the CMP
	Views to hospital on the hillside	Views back to the hospital are equally important although not integral to the historic concept of the asylum. A typical view is represented in the London Illustrated News of 1867. The park forms the foreground, with the open kitchen garden and terraces filling the middle ground and proving the setting to the hospital buildings. The cascade of open space and enclosing walls, with the buildings siting prominently on the skyline are key features of these views.	Any development must take into the consideration the impact on these key views.
	Long views over open land	The long views depend of retention of open pasture, or cultivated fields, and views from elevated points. This should not be compromised by inappropriate development or screen planting.	To be considered in the CMP
Other aspects Area A:	Important historic relationship between the	Covered in above comments.	

Development Area	hospital and the parkland		
Other aspects Area C: Development Area	Part of the historic park and contributes to the setting of the hospital	Area C does not form the core of the historic park and garden but is nonetheless within the Registered area and retains key historic features noted in Sarah Rutherford's Historic Landscape Appraisal Feb 2011 and Crowthorne Character Area SPD.	To be considered in the masterplan and CMP
	Consider recommendations in the Character Area SPD	LCS Area C lies within the Character Area SPD Area D. Recommendations include retaining the extent and character of the tree cover; retaining views of the hospital and its grounds, the wider landscape, wooded knolls and down avenues of trees; conserving and enhancing the historic character and links with the village; retaining the local townscape and landscape character; and maintaining the contrast with the character of the town centre.	To be considered in the masterplan and CMP
Other aspects Area B: SANGS and open space	Important historic relationship between the hospital and the parkland	See above	
Scope for visual mitigation Area A: Development Area	Retain walled perimeter to screen new development	Removal of the more modern walls to reinstate the historic approaches is supported. The historic walls should be conserved and enhanced, as they are key to the design and layout of the asylum. Although the wall can screen development, the development should be designed to fit in with the existing site features and not rely on screening as mitigation for inappropriate development.	To be considered in the masterplan and CMP
	Provide new tree planting in keeping with local historic character	Part of GI provision	To be considered in the GI requirements; masterplan and CMP
Scope for visual mitigation Area C: Development Area	Additional tree planting to integrate the development	Part of GI provision	To be considered in the GI requirements; masterplan and CMP
Scope for visual mitigation Area B: SANGS and open space	Very limited scope for screening		To be considered in the GI requirements; masterplan and CMP

Gap issue Areas	The area east of Crowthorne including Broadmoor is no longer included in a local gap. However this land, outside of the settlement, is still subject to CS9. The land between Crowthorne and Sandhurst remains a strategic gap, extending east of the SPA boundary into the south-east part of the Area B	The concept plan does not include the area of the strategic gap which lies to the south. The provision of the SANG will reinforce the gap long term.	Tree planting in the SANG to designed reinforce the gap. To be considered in the CMP.
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2. RESPONSE TO LANDSCAPE ISSUES RAISED ON THE LANDSCAPE CAPACITY STUDY BY BROADMOOR HOSPITAL, CROWTHORNE

Comment no.	LCS Area	Response	Comment on response	Recommended action
1	General	There is no methodology set out in the document and its is difficult therefore to establish if the conclusion on landscape sensitivity and capacity have been appropriately assessed. A methodology section should be included in the document in order that the approach to the assessment is made clear.	The methodology is set out in the Introduction and Methodology April 2010 accompanying the Landscape Capacity Study	
2	2A: Initial analysis	This area is dominated by the existing hospital including historic buildings, gardens and significant modern built development which is not reflected in the summary analysis. Whilst there are constraints associated with heritage features, much of the area has been subject to change and redevelopment over many years and on the basis of this, the text summary under the Area 2A heading should be revised to record <u>some</u> landscape constraints as opposed to significant landscape constraints as currently drafted.	This section - Initial analysis - is extracted from the Preliminary Report January 2010 which sought to identify the following, as a precursor to the more detailed work: <ol style="list-style-type: none"> 1. Identification of each cluster study area boundary – based on submissions to the SHLAA; indicative mapping form BFC; and boundary features on the ground (from aerial photographs) 2. Summary of key landscape characteristics based on local knowledge, the BLCA and Entec Study, the 	

			<p>BCAA and aerial photographs</p> <ol style="list-style-type: none"> 3. The landscape value attached to the area – Entec Study 4. The contribution of the landscape to the open rural character of the local gaps and to forming the separate identity of the adjacent towns and villages 5. The role of the landscape in contributing to the character of the settlement as identified in the BCAA 6. Any known or readily identifiable historic landscape value. <p>More detailed analysis followed in the Main Report.</p>	
3	2A	The text at Point 3 also omits reference to the existing hospital as a "key feature" and should also acknowledge that the planned gardens only partially remain.	It is agreed that the existing hospital is a key feature of the area. Point 3 highlights the most important landscape feature contributing to a moderate landscape sensitivity	
4	2A; 2B and 2C	There is no strategic gap in the Core Strategy and point 4 should be deleted. The Inspector's report following the Examination of the draft Core Strategy (June/July 2007) confirmed there was no need for a strategic gap designation in the vicinity of Broadmoor Hospital. This is recognised in the adopted Core Strategy.	Agreed. However the LCS did not factor in the role of Areas A and C as part of a gap in reaching an assessment of their landscape capacity. The LCS recognises that the land within the gap lies in the most southerly part of Area B which falls outside of the SA4 area.	Amend LCS to correct statements under the Initial analysis
5	2A	The reference to key landscape characteristics prior to the bullet points in the second paragraph should be revised to read "Key landscape characteristics which would be vulnerable to inappropriate development are:" This proposed change reflects the conclusion that this area has capacity for development.	Development will be 'inappropriate' if it gives rise to unacceptable harm to these key characteristics. The sentence does not preclude development – only provides a test. Retain existing wording.	
6	2A	The same point arises regarding key visual features which should be revised to read "Key visual features and views which would be vulnerable to inappropriate development are:"	As Comment 5	
7	2A	In the Recommendations section to the detailed assessment of Area 2A the second sentence should be revised to reflect the significance of built development within this area and be reworded to say "However, it is a largely built up area as part of the operational hospital and provided the heritage features of the area are respected, some new development may be possible."	Much of the area is not built up at present and in the interests of accuracy 'partly' should be retained. Agree to inclusion of 'as part of the operational hospital'. Retain existing wording from 'provided' to the end. As important historic features they should 'enhanced' as well as 'respected'. This need not be inconsistent with development. Retain existing wording.	

8	2A	Based on the characteristics of this area, and comparison with Area 2C which contains less significant built development and similar constraints, the landscape capacity should be assessed for Area 2A as moderate to high.	Area 2C is not subject to the same landscape and historic constraints although it is partly within the Historic Park and Garden.	
9	2B	The reference to key landscape characteristics prior to the bullet points in the second paragraph should be revised to read "Key landscape characteristics which would be vulnerable to inappropriate development are:" this reflects the conclusion that this area has some capacity for development.	As comment 5	
10	2B	Similarly, under key visual features, this should be revised to read "Key visual features and views which would be vulnerable to inappropriate development are:"	As comment 5	
11	2B	Under the heading "scope for mitigation " we suggest the text is revised to reflect the fact that this area already contains some limited development and infrastructure and as such, some additional development could be accommodated provided this is carefully sited and designed. We suggest the following revisions to Bullet point 1 "Although it is recognised that the extensive tree cover will screen development, the introduction of additional built form could erode the landscape value of the area and significantly affect the landscape character unless carefully sited and designed."	Agree to proposed change to wording with the addition of 'Any proposals development must also maintain the current open heathland and parkland character of the area and meet the objectives of policy CS9.	Revise wording.
12	2B	The conclusion in bullet point 2 that planting and land modelling would adversely affect the landscape character of this area is not supported by any evidence. This area already contains numerous woodland blocks, vegetation belts and is topographically varied and provided that these characteristics are understood, there is no reason why new planting and localised variations in topography would significantly change the existing landscape character. We suggest this point is omitted or revised as follows "Screen planting, land modelling and other forms of screening should be appropriate to the scale and character of the area and avoid the loss of important views."	This bullet point is concerned with controlling the inappropriate use of screening as a mitigation measure. Any proposals for development should demonstrate that they respect and enhance the landscape and historic character in their own right. Suggest change 'would' to 'could' and add: 'Landscape proposals should demonstrate that they will conserve and enhance the landscape and historic features of the area'.	Revise wording as suggested.
13	2B	With regard for the sub-heading Recommendations:- The conclusions are not supported by the detailed	Agree to omit reference to Blackwater Valley. Revise text to: 'the rural wider setting of the forests and	Revise wording as suggested.

	assessment which makes no reference to the areas significant contribution to the rural setting of the Blackwater Valley or that the area is an important local landmark. We suggest these conclusions are revised to reflect the character and context of the area as described and suggest the following alternative wording: "This area is sensitive to significant built development and the priority should be to retain the existing character of open pasture with woodland enclosure and long distance views. The landscape has a low capacity for development but could accommodate some additional development and land use change provided this is sensitively sited and designed. The landscape capacity is therefore low to moderate."	heaths'. No change to 'local landscape' which is borne out in the assessment. The purposes of the landscape capacity study is to identify the landscape capacity to accommodate strategic housing. On this basis the character of the area and its importance and sensitivity the landscape capacity has been correctly assessed as low. However low capacity does not preclude development proposals for individual small scale developments which are appropriate in their use, scale, siting and design.	
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3. RESPONSE TO ISSUES RAISED BY ENGLISH HERITAGE

Comment no.	Response	Comment on response	Recommended action
1	We draw attention to Spatial Objective I - <i>'To maintain and improve the built and natural environment, and to avoid or mitigate the effects of new development upon the natural and historic environment'</i> - and particularly key delivery policies CS1 (viii & ix) – protection and enhancement of the character and quality of local landscapes and the wider environment and historical and cultural features of acknowledged importance; CS6 (i) – environmental mitigation; CS7 (i & iii) design – respect for the historic environment and landscape enhancement).	The Landscape Capacity Study considered the importance of the historic landscape environment and the local landscape. Area B was identified as having a low landscape capacity due to its historic significance and role which led, together with SPA and other considerations, to this area being excluded from SA4. Area A has a moderate landscape capacity because, although the area is built up, its capacity was substantially reduced in view of the historic significance. Policy SA4.4 and I0 refers	Add final sentence of Policy SA4: The developer should include a full assessment of the Historic Park and Garden in accordance with PPS5.
2	Para. 2.4.3 of the Preferred Option draft states that development of land at Broadmoor, Crowthorne is constrained by a number of environmental and historic designations and the detailed scheme will need to address these. We consider it should be made clear	Agreed	Add final sentence of Policy SA4: The developer should include a full assessment of local historic assets in accordance with PPS5.

	that the scheme needs to consider the potential for harm to non-designated, locally important features as well, in compliance with PPS5.		
3	A particular harm can be identified with respect to the walled kitchen garden forming part of the registered area. English Heritage considers that the walled garden lies at the heart of the designed landscape. The sheer size of the walled garden, its focus for the therapeutic work of the asylum, its uniqueness and unusual position at the heart of the estate contribute to its particular significance. The physical relationship of the kitchen garden to the rest of the site is of historical illustrative value. The garden lies within the visual core of the designed landscape and is in key views from the men's building, the terraces and park.	Support EH's concern. The walled garden is selected in the concept plan for low density housing. However, the kitchen garden is not only a critical part of the designed historic park and garden, but also of the landscape setting to the listed buildings. It is also difficult to develop without causing harm to the role of the kitchen garden: i.e. views out over the garden to the parkland and south-east from the listed building and its terraces; views from the parkland up to the listed buildings and terraces; the surrounding walls; and the landscape/townscape relationship between the built form of the hospital area (Area A) and the urban fabric of the eastern edge of Crowthorne. See comments in section I.	See recommendations under section I.

4. RESPONSE TO ISSUES RAISED BY RESIDENTS AND LOCAL INTEREST GROUPS

Comment no.	Area	Response	Comment on response	Recommended action
R1	Separation of settlements	Object to development in Crowthorne as there will be no gap left between Crowthorne, Bracknell, Sandhurst and Wokingham	The concept Plan for SA4 does not propose development within the strategic gap. Unlike the land to the north and south of Crowthorne, Broadmoor is not essential to maintaining the separate identity of the village and its neighbours. This is supported by the Entec Study and the Core Strategy Inspector.	
R2		Oppose the development as it will result in Crowthorne becoming a suburb of Bracknell	See R1. Whether or not the kitchen garden is developed as currently suggested, the development will be contained within well defined boundaries and can be designed to reflect the local townscape and landscape character in order to maintain the distinctive character of the village.	
R3	Character/Community	The character of the village will change to that of a town	See comments under R2. The development should be designed to maintain the character of the village and respond to the recommendations in the Crowthorne Character Area SPD.	Add requirement to Policy SA4 for development to be in accordance with Crowthorne Character Area SPD.
R4		The proposed	See above	

		developments will result in the loss of the character of the village and its sense of community		
R5	Wokingham Without Parish Council (Parish Council within Wokingham Borough)	In including the site, BFBC seems to have ignored the advice of experts regarding constraints	With respect to the Landscape Capacity Study, the Concept Plan confines development to within areas A and C which have a moderate or moderate to high capacity for development. Although there are concerns about the proposed development within the kitchen garden, in other respects the concept plan has taken into account the need to protect significant landscape, visual and historic features.	

5. RESPONSE TO ISSUES RAISED BY OTHERS

Comment no.	Area /Author (representing)	Response	Comment on response	Recommended action
1	Area B/Boyer Planning (Blue Mountain)	Amend Illustrative Concept plan to clarify whether the 'white area' is allocated for development or other use	The 'white area' is an integral part of the historic park and garden and should be conserved and enhanced as part of the open land. It also falls under open countryside CS9.	Clarify open countryside/parkland status on the Concept Plan

Summary Conclusions

1. The responses in this report draw on the historic studies and strategy, and Draft Masterplan P2002740/(90)A001/N submitted by West London Mental Health Trust in 2011 and a site visit with their historic advisor, Sarah Rutherford in May 2011
2. The historic significance of the kitchen garden and impact of development needs to be given greater weight
3. The housing capacity of the site should be determined by the need to protect the historic assets and to minimise the visual impact. This should include detailed studies of the levels and their effect on housing layout
4. Include Green Infrastructure requirement into Policy SA4
5. The Conservation Management Plan (CMP) must accompany any development proposals and demonstrate that any development or land use changes (including playing fields) can be accommodated without harm to the parkland, its topography, vegetation pattern or views
6. Clarify the status of the 'white land' in Area B
7. Add requirement for development to respond to the recommendations of Crowthorne Character Area SPD
8. Make minor amendments to wording of LCS.

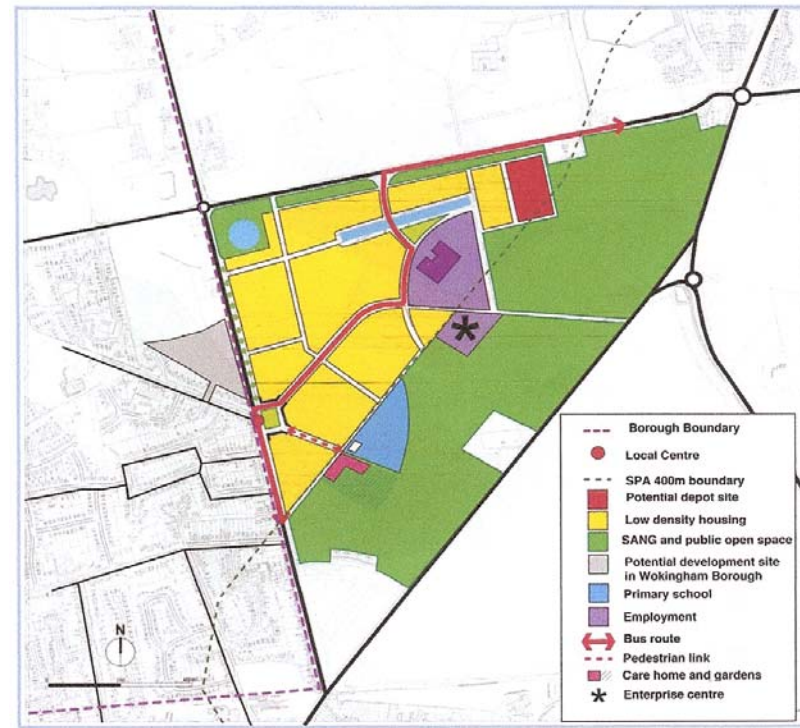
URBAN EXTENSION SA5: TRL, CROWTHORNE

Landscape Capacity Study



Figure 3

Concept plan from SADPD



I. ASSESSMENT OF LANDSCAPE AND GAP ISSUES IN RELATION TO THE CONCEPT PLAN

The Urban Extension lies in Areas C1, C2 and B of Landscape Capacity Study Broad Area 3: North East Crowthorne.

Landscape issue	Area		Comment on concept plan	Action recommended
Key landscape characteristics	C1 (south of Nine Mile Ride)	Continuous forest cover	The eastern area of forest will be partly lost to housing. The resulting green route must be wide enough to properly screen the development and avoid perception of layers of built form when viewed from Nine Mile Ride (see Inspector's report para 771 and 772).	Specify required width of green route in Policy SA5 – min 50m.
		Forest setting to Ride	A narrow forest belt is retained along Nine Mile Road in the eastern part. This must be of sufficient width to retain a forest setting.	Specify required width of green route in Policy SA5 – min 50m.
		Wooded gateway to Crowthorne	An area of forest is shown retained at the junction of Old Wokingham Road and Nine Mile Ride	
	C2	Continuous forest cover	Some existing forest cover will be lost but extensive new forest planting will be possible.	Add requirement that: the net change must not result in the loss of forest cover; and development where possible should be sited to minimise the loss of good quality forest.
		Forest setting to Ride	As for C1.	See C1.
		Continuity with adjacent SPA and land south of Brookers Row	The provision of the SANG will maintain continuity.	
		Remnants of forest rides	These should inform the landscape masterplan for the SANG and may be used to advantage in the design of the built up area.	Add requirement to Green Infrastructure in Policy SA5.
B	Pattern of open areas	The pattern is largely man made and as long as the principle is retained new open areas can be created	A matter for the landscape masterplan.	
Key visual features	C1 (south of Nine Mile Ride)	Views from Nile Mile Ride	This principle is incorporated into the concept plan.	

	C2	Views from Nile Mile Ride	See C1.	
		Views of wooded edge from open access land	This principle is incorporated into the concept plan.	
	B	Views from Nine Mile Ride, Old Wokingham Road and Bracknell Road	See C1.	
		Future views from SANGs	Forest understorey planting will be needed along the SANG edge.	A matter for the landscape masterplan.
		Long views from the north to any high buildings	The impact of the built form needs to be carefully considered but a landmark building should not be ruled out, provided the mass and scale of the whole site is not visually intrusive	Add requirement to Development Brief.
Other aspects	C1 (south of Nine Mile Ride)	Wooded character is a important feature of the gap	As the area of C1 to the north and most of the forest to the south is to be retained, the impact on the gap should be negligible.	
	C2	Wooded character is a important feature of the gap	Subject to a similar balance of forest to developed land in this area, the gap should not be compromised.	Add requirement that: the net change must not result in the loss of forest cover; and development should be sited to minimise the loss of good quality forest.
	B	Development to be designed to relate well to the landscape/townscape character of Crowthorne and Wokingham	The tree line to be maintained along Old Wokingham Road will assist in retaining the landscape character.	Add requirement to Development Brief.
		Wooded character of Nine Mile Ride is a important feature of the gap and be respected in the design of this road frontage and access	Only the entrance to the site is in Area B. The concept plan shows forest extending up close to the access road which will achieve this objective.	
Scope for visual mitigation	C1 (south of Nine Mile Ride)	Retention of existing screening	Include in Green infrastructure requirements.	
	C2	Existing screening but the character of the area would be adversely affected by development	Very little development is proposed within the area. This is balanced out by restoration of the tarmac area to forest..	
		Retain existing screening	Include in Green infrastructure requirements.	

		Additional understorey planting	Include in Green infrastructure requirements.	
	B	Use of woodland and heathland setting to any site entrance	Include in Green infrastructure requirements.	
		Mixed forest belt along Old Wokingham Road	Tree belt will achieve this objective as long as forest trees can be retained/ planted.	
		Forest understorey planting to edge of SANGs	Include in Green infrastructure requirements.	
		Retain existing screening	Include in Green infrastructure requirements.	
Gap issue	C1 (south of Nine Mile Ride)	Area is within Bracknell-Wokingham strategic gap	Retention of the perception of the gap is particularly important along Nine Mile Ride. This part of SA5 is however only a small part of the gap. It is important the development is not visible.	Specify required width of green route in Policy SA5 – min 50m.
	C2	Area is within Bracknell-Crowthorn/Wokingham strategic gap	By linking the two halves of C2 in a continuous belt of forest within the SANG the gap will be reinforced. However the proposed footprint of the development extends beyond the existing and to within 500m of the development on the Bracknell Road/Nine Mile Ride junction. The Inspector's opinion (para 769) was that anything less than 500m and the strategic gap would disappear. In para 773 he also does not support the introduction of buildings into areas where buildings and hardstanding are not generally visible (as in this part of C2). In addition enterprise centre should not be visible over the top of the tree cover.	Avoid development of housing and depot within a 500m buffer between Bracknell and the developable site. It is important to maintain an adequate physical, as well as visual, separation between Bracknell and Crowthorne within C2
	B	Area is within Bracknell-Crowthorne strategic gap	The concept plan suggests a larger built footprint than at present. This is partly offset by returning the tarmac areas to forest in C2 but the tarmac areas currently do not detract from the physical and visual separation of the two settlements. It is intended that SA5 would be designed as an extension to the settlement of Crowthorne within Wokingham Without, reflecting the local character of that settlement.	Development within Area B to be well integrated with Crowthorne, allowing for a tree lined frontage to Old Wokingham Road.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY LEGAL AND GENERAL PROPERTY PARTNERS LTD

Comment no.	Response	Comment on response	Recommended action
1	The Inspector clearly recognised that the site is underused previously developed land which could accommodate a development proposal that extends beyond the existing built-up area (i.e. the Policy E12 area designated in the BFC Local Plan) without having a harmful effect on the gap.	Agreed but the Inspector attached considerable weight to maintaining a strategic gap between Bracknell and Crowthorne which would function both physically and visually. His decision sets out a number of specific tests which should be applied, not least the maintenance of a minimum of 500m as a gap.	See section I.
2	A development proposal could come forward that would extend beyond the existing built-up area (i.e. the Policy E12 area designated in the BFC Local Plan) without having a harmful effect on the gap (para 783).	Agreed – see comment 1 and section I.	
3	Areas originally considered to have landscape capacity for development are the areas where development would be concentrated. The majority of the site where there is low landscape capacity to development will be the location of SANG and public open space	Although this is true to some extent, parts of the moderate to low capacity area C2 are proposed for development. Unfortunately these areas also have the affect of reducing the two gaps on Old Wokingham Road and Nine Mile Ride. Although part of the high capacity area B will be returned to forest, the overall area of SA5 under built form will considerably increase. The Inspector in para 768 raised this as a particular concern.	See section I.
4	It is noted that the Illustrative Concept Plan for the TRL Site (Map 3) includes a line that runs east-west appearing to connect the existing TRL Headquarters (which is to be retained) with Bracknell Road (close to the roundabout junction with the A3095).	This line represents the alignment of an existing ride which would lend itself to being a cycle/footpath, thus retaining historical references important to the site.	See section I Area C2.
5	The provision of new public open space and SANGs are integral components of the scheme. This would enhance the character of Crowthorne, providing new views and vistas to a woodland park.	Agreed. It is important that these areas are included within the area of open countryside under CS9 around the developed part of SA5.	Revise strategic gap boundaries to omit urban extensions but include SANG/open space areas.

3. RESPONSE TO ISSUES RAISED BY RESIDENTS AND LOCAL INTEREST GROUPS

Comment no.	Response	Comment on response	Recommended action
R1	Development will erode gap between Bracknell, Wokingham and Crowthorne	The Appeal Inspector and SoS did not rule out development within SA5 and some increase in the footprint was accepted in principle. However it was made clear that the remaining gap must be able to properly serve its function in providing both a physical and visual separation between the settlements. See comments in section I and recommendations.	
R2	The strip of woodland along Nine Mile Ride is insufficient to maintain the gap	SA5 is diagrammatic but it very important that the strip is wide enough to contribute to the functions of the gap. For this reason it is recommended that a minimum width is included in Policy SA5 – see comments in section I.	
R3	A belt of trees should be provided along Old Wokingham Road	Agreed. This is illustrated in the concept plan and should be included in a Development Brief.	
R4	The site is well hidden from Nine Mile Ride and Old Wokingham Road	Agreed to a large extent but SA5 includes the forest area which provides the screening. It is important that the development remains well concealed along Nine Mile Ride. See comments in section I and on developer's response above.	
R5	The extent of development will result in the loss of separate towns and urban sprawl	See comments in section I and under R1.	
R6	The village character of Crowthorne will be adversely affected	The developed area of SA5 will be separated from Bracknell by forest cover in the gap (see recommendations in section I). It is recommended that the design of the development clearly reflects that of Crowthorne to the west of Old Wokingham Road and maintain the contrast with Crowthorne Areas C and D which form the northern section of the village.	
R7	The loss of tree cover will detract from the character of Crowthorne	It is recommended that there should be no tree loss north of Crowthorne. In addition the tree cover will be supplemented by extensive planting within the new SANG.	
R8	SA5 is contrary to policy CS9	The majority of the development will take place on the existing developed part of SA5 which in its present form does not contribute to the strategic gap. However it is recommended that some amendments be made to avoid an adverse impact on the gap – see comments in section I and on the developer's responses.	
R9	The proportion of the site to be developed should be reduced	See recommendations in section I.	
R10	The development is inappropriate in the countryside	See comments under R8.	
R11	SA5 is contrary to the recommendations of the	See comments under section I and on developer's responses.	

	Inspector to the TRL Appeal		
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Summary conclusions

1. Omit development proposals that extend into Area C2 at the north-east end and south-west corners of the development area in order to maintain the physical and visual function of the gap
2. Omit development in SANG in the north-west corner.
3. Specify required width of green route in Policy SA5 – min 50m
4. Revise strategic gap boundaries to omit the urban extension but include SANG/open space areas
5. Strengthen containment of housing area through internal woodland links
6. SA5 is best perceived as an extension to north Crowthorne and its townscape should be designed as such. This will help to conserve the separate identity of the different areas of Crowthorne and avoid the perception of urban sprawl
7. A full assessment must be made of the potential visibility of the built form and measures taken to ensure that a visual separation is maintained and created as necessary. This exercise must have regard to the Inspector's views.

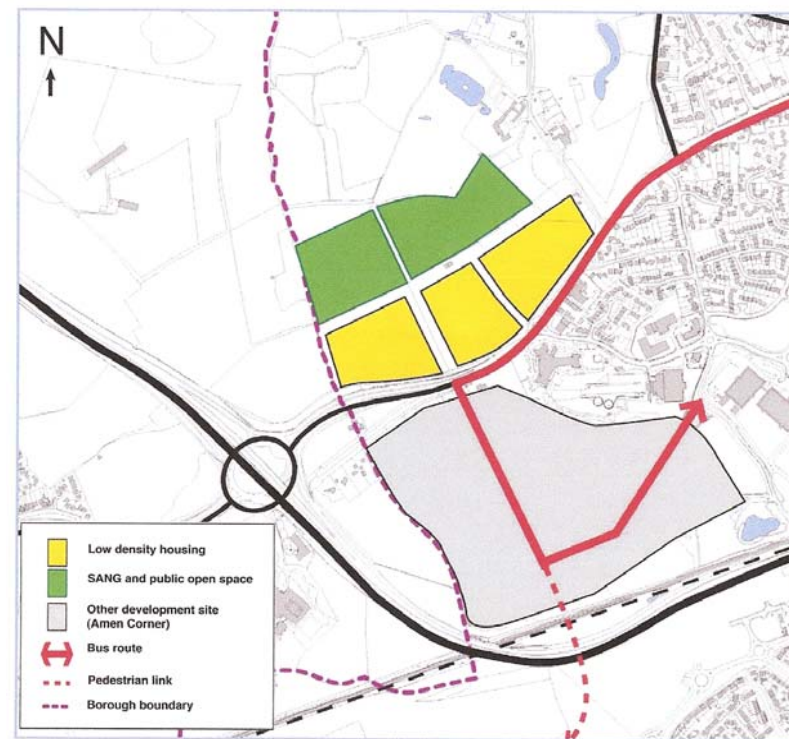
URBAN EXTENSION SA6: AMEN CORNER NORTH, BINFIELD

Landscape Capacity Study



Figure 4

Concept plan from SADPD



I. ASSESSMENT OF LANDSCAPE AND GAP ISSUES IN RELATION TO THE CONCEPT PLAN

The Urban Extension lies in Areas A2 of Landscape Capacity Study Broad Area 4: West Binfield.

Landscape issue		Comment on concept plan	Action recommended
Key landscape characteristics	Open rural landscape between Binfield and Bracknell	The majority of the open rural area remains as open rural land with only that part already heavily influenced by development on London Road (and to be developed at Amen Corner South) proposed for housing. The retention of Popes Manor as a substantial area of open ground is important to prevent the proposed housing merging with Binfield along London Road.	Add note on Popes Manor.
	Open rural landscape between Wokingham and Bracknell	The proposed housing area will affect the perception of the open rural landscape gap along London Road. Once Wokingham's Strategic site south of the A329 is developed, the land between the A329 and the Urban Extension will need to be maintained as the remaining open rural land between two major settlements. The proposed housing does not extend further west than Amen Corner South.	A strong woodland belt 25m wide linking to the copse in Wokingham, and to Pocket's Copse, should be provided to conclude the western edge of the housing area. This should be added to the green infrastructure requirements in Policy SA6. Include requirement for a detailed landscape masterplan.
	Rural character of Murrell Hill Lane	The proposed development area does not abut Murrell Hill Lane. Existing tree cover in the Urban Extension should be retained to protect the rural character of southern entrance to the lane.	Add green infrastructure requirements to Policy SA6. Include in detailed landscape masterplan.
	Rural setting of Popes Meadow and Popes Manor	Murrell Hill Lane separates the proposed development area from these two areas. Existing tree cover in the Urban Extension should be retained to retain rural character of southern part of Popes Manor.	Add green infrastructure requirements to Policy SA6.
	Woodland and tree cover	The concept plan retains the main areas of tree and woodland cover. There is little cover within the areas set aside for housing but existing cover should also be retained as part of the internal green infrastructure	Add green infrastructure requirements to Policy SA6.
Key visual features	Long rural views from western edge of Binfield	The majority of views will be unaffected. Views of the housing from within Area A2 to the north can be screened by additional woodland planting linking to Blackman's Copse	Add green infrastructure requirements to Policy SA6.

	Visual prominence of Pocket's Copse and Blackman's Copse	Uninterrupted views of the two copses from London Road will be lost. Other views are unaffected	Detailed design of the area should allow for vistas to the copses through the development. Tree cover to remain as the skyline feature.
Other aspects	Poorer landscape condition of southern part of Area A2	Development restricted to this area	
Scope for visual mitigation	Enhanced boundary treatment	No mention of green infrastructure requirements in Policy SA6. Landscape masterplan must include woodland planting proposals for the land south of Murrellhill Farm and east of SANG to link the two wooded areas in order to protect the open landscape north at this point.	Add green infrastructure requirements to Policy SA6.
	Retain existing trees and hedgerows	No mention of green infrastructure requirements in Policy SA6	Add green infrastructure requirements to Policy SA6.
Gap issue	Area is part of the strategic Bracknell-Wokingham gap	<p>The area is a small part of the gap and located where the gap is most influenced by urban Bracknell. The separation of Wokingham and Bracknell is already affected by Amen Corner south. The remaining gap is however at its most vulnerable and narrowest along London Road.</p> <p>The western edge of the Urban Extension sits at the break of slope before the land falls from a high point at 90m AOD down into Wokingham. The boundary is however open.</p>	Development should be screened by woodland to prevent the perception of development in the western approach to Bracknell and to orientate the built form down the eastern facing slopes. Add green infrastructure requirements to Policy SA6.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY INTERLAKEN

Comment no.	Area	Response	Comment on response	Recommended action
1	General	Para 1.5: Development of Amen Corner North with Amen Corner South will create better gateway into Bracknell	There is scope for improvement to this northern approach to Bracknell. The detailed design of the green infrastructure and built form will need to be carefully considered to achieve this objective.	Add requirement to policy SA6.
2	Concept	Para 1.6: Amend plan to show SANG/open space	Supported.	Amend plan as

	area plan	extending up to Pocket's Copse in north-west of plan area		suggested.
3	Strategic gap	Para 1.7: The provision of housing close to the Borough boundary would not compromise the separation between Bracknell and Wokingham. It is currently not possible to see one settlement from the other across the 'gap' due to landform and vegetation. The combination of landform and vegetation ensures that new housing on the eastern edge of Wokingham (including that currently being constructed at Bean Oak Farm) would have views across an open field but only as far as the planting on the skyline associated with the A329 (M). Proposed housing at Amen Corner North extending to the Borough boundary would also not be visible from Wokingham, again due to vegetation along the A329 (M). Even with these extensions to each settlement the physical separation between the built up areas would not be less than 0.5km and include the A329M as a major separation factor.	See comments in Section I. However A329 (M) should not form the chief element of the gap and must be reinforced by retention of open rural land in the remaining part of the strategic gap. If the development were to extend up to the break of slope westwards it is likely that the new housing would be visible on the skyline. For this reason a woodland belt is recommend on this western edge – see comments in section I.	As for Section I
4	Area 4A2	Area 4A2 is such a large area that comments within the Landscape Capacity Study are of a broad nature with some not specifically relevant to the Amen Corner North site.	The assessment included all parts of Area 4A2. The whole area contains similar landscape characteristics with some local variations. A 'moderate' capacity indicates scope for some development in 4A2 and the southern area has been selected because it is the least sensitive part of 4A2.	
5		The open rural landscape between Binfield and Bracknell and Wokingham'... does not apply to the whole of Area 4A2	See comments in Section I.	
6		Only a few properties on the western edge of Binfield are visible from the southern part of the Area, and this visibility is only possible through the narrow gap between Pockets Copse and Blackman's Copse. The intervisibility between Binfield and the Amen Corner North site therefore is insignificant.	Agreed – see also comments in section I.	
7		The southern part of Area 4A2 contributes to the physical separation between Bracknell and Wokingham, but visually, the built up edge of Wokingham is not visible from the site.	Agreed. This visual separation is however very important and should not be eroded.	

8		The Landscape Capacity Study also states that 'there are long distance views over the area into Wokingham from Murrell Hill Lane', but these views are across countryside with scattered farmsteads, and not of the built-up edge of Wokingham, which is not visible from within the Area.	Agree – views are into the rural hinterland of Wokingham.	
9		The southern end of Murrell Hill Lane is more semi-urban fronted by garden boundaries.	Although residential large grounds and gardens flank the southern part, Murrell Hill Lane retains its rural characteristics and is important in retaining the separate identity of Bracknell and Binfield.	
10		Popes Meadow is detached from the Amen Corner North site	Agreed.	
11		Dense planting along the boundary of Popes Manor prevents any views between the site and the grounds of the Manor.	Agreed. See comments in section 1.	
12		Proposed development of the Amen Corner North site would retain any important existing vegetation on or adjacent to the site as suggested in the Landscape Capacity Study, within the section on 'scope for visual mitigation'. However, where hedgerows and trees are not currently present on the site, the former field patterns could be a guide to the layout of built form and roads within the concept master plan.	Approach is welcomed; together with the recommendations set out in section 1.	
13		The Landscape Capacity Study describes 'the part of the area south of Blackman's Copse as in a poorer landscape condition and its rural character eroded by urban form on London Road', therefore the landscape capacity of this part of the area is likely to be higher	Agreed.	

3. RESPONSE TO LANDSCAPE ISSUES RAISED BY LUFF DEVELOPMENTS LTD

Comment no.	Response	Comment on response	Recommended action
1	Para 3.4.1: The London Road serves as a physical barrier and contains development to the south. There is no physical barrier to the north of SA6	The existing woods at Pocket's and Blackman's Copses, and the copses west of SA6 and south of Murrellhill Farm serve as a strong physical barrier to the north of the proposed housing area. These can be linked by new woodland planting to reinforce the boundary.	Add green infrastructure requirement to Policy SA6.

		The Landscape Capacity Study identified a moderate capacity for development with SA6 identified as the least landscape sensitivity.	
2	The proposed development does not link up with Wokingham's Strategic Development Locations	This is intentional in order to maintain a gap between Bracknell and Wokingham in accordance with CS9.	

4. RESPONSE TO ISSUES RAISED BY RESIDENTS AND LOCAL INTEREST GROUPS

Comment no.	Response	Comment on response	Recommended action
R1	SA6 would lead to a loss of open green space and countryside	Agreed. However the area for housing has lost its rural value due to the proximity of the A329(M), Bracknell and London Road development and loss of field boundary planting. See also comments in section I.	
R2	The development is contrary to CS9 and erodes the gap between Bracknell and Wokingham	SA6 allocates land for housing in a vulnerable part of this gap and thereby is contrary to CS9. However subject to detailed siting and design requirements, Bracknell and Wokingham will maintain the same degree of physical and visual separation as currently exists south of London Road. See also comments in section I.	
R3	Only a token amount of open land is retained between Binfield and Bracknell	A substantial amount of open land will remain between Bracknell and most of Binfield, except for Character Area C Popeswood North. See comments in section I on protecting the separation of Area C and the Urban Extension.	
R4	SA6 would result in the loss of the village character of Binfield	SA6 will relate to Bracknell, rather than Binfield. The existing village character would not be affected due to the separation of SA6 from the village centre by Popes Manor and Popes Meadow and the open countryside. See also comments under R6	
R5	The rural setting to Binfield would be eroded	The rural setting of Binfield village would be retained by maintaining the rural landscape on the remaining part of Area 4A2, Popes Manor, Popes Meadow and along Murrell Hill Lane.	
R6	The proposal is contrary to the Council's Character Area SPD	The area closest to SA6 is CA Area C: Popeswood South. As it is not proposed to develop Popes Manor nor the land to the north, the strongly defined edge of the Binfield-Wokingham gap is not compromised. The character of the northern triangle of Area C will be protected by the retention of Popes Manor. The southern triangle of Area C is more directly affected and the proposed housing at SA6 will affect its rural setting north of London Road. It is therefore important to retain the tree cover identified in the SPD and continue this along the London Road frontage of SA6. In order to retain the distinctive character of the southern triangle, the layout and design of the eastern block of SA6 should complement and respect the key characteristics of this part of Area C. See also section I under Gap Issues.	Add green infrastructure requirements to Policy SA6. Add to design brief for SA6.
R7	The development would harm the rural gateways to Binfield village	The rural approach from the north would be unaffected. The western approach along London Road is already largely urbanised and will be substantially affected by the development of Amen Corner South. However the approach does retain a partial rural setting in the location of Popeswood South. The southern part of the village which abuts London Road has its own distinctive character which is also more urban in form. See also comments under R6 and in section I.	Add green infrastructure requirements to Policy SA6. Add to design brief for SA6.

R8	The development will create a Parish with 3 distinct communities, diluting the identity of Binfield and Popeswood	See comments under R6. The masterplan and landscape masterplan should draw on the key characteristics of Popeswood South as well as the emerging proposals for Amen Corner South in order to respect the local landscape and townscape character of Binfield. See also section I under Gap Issues.	Add to design brief for SA6.
R9	No consideration has been given to the local heritage	The Landscape Capacity Study took into account the heritage assets of the village. The importance of protecting the setting of Popes Manor is recognised and therefore it is recommended that a minor amendment is made to the eastern point of the Urban Extension. There will be no impact on proposed Wicks Green Conservation Area.	Slight amendment to the Concept Plan – see summary.

Summary conclusions

1. Omit small area of eastern sector of housing closest to Popeswood South southern triangle inline with the south-western tip of Area C and the eastern edge of the proposed SANG
2. Revise strategic gap boundaries to omit the urban extension but include SANG/open space areas
3. Add Green Infrastructure requirements to Policy SA6
4. Strengthen the containment of the Urban Extension and robustness of the remaining gap between Bracknell and Wokingham
5. Strengthen the gap between Bracknell and Binfield in the location of Popes Manor through a slight amendment to the Concept Plan. In order to maintain the separate identity of Character Area C Popeswood South, the southern triangle at the most eastern end of SA6 could be pulled back inline with the south-western tip of Area C and the eastern edge of the proposed SANG.
6. Design and layout of the eastern section should respect the character of Area C Popeswood South
7. Add note on protection of the setting of Popes Manor.

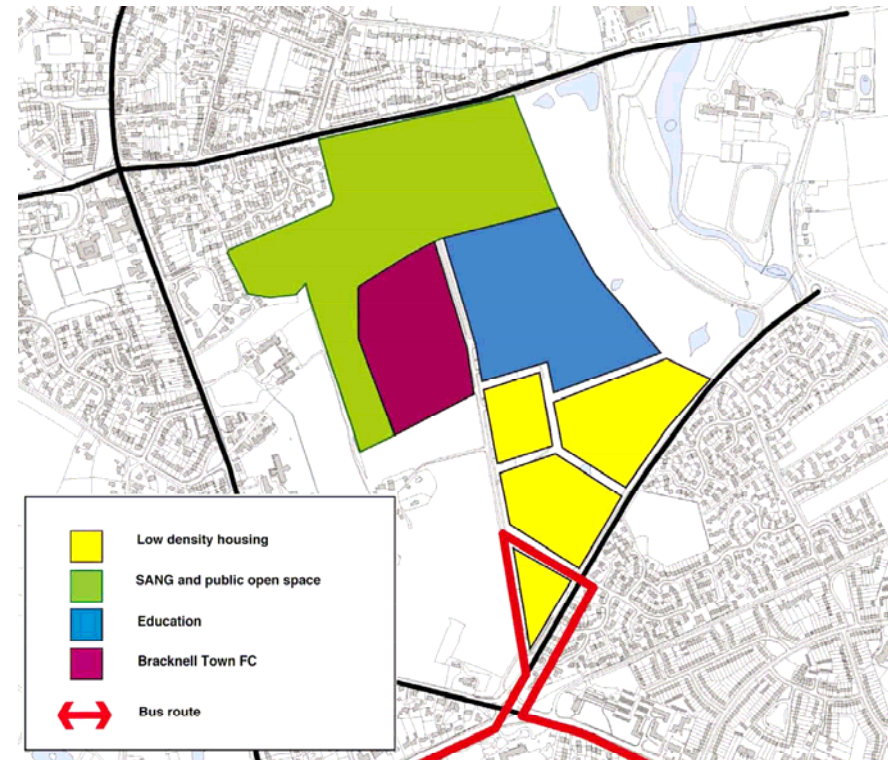
URBAN EXTENSION SA7: BLUE MOUNTAIN, BINFIELD

Landscape Capacity Study



Figure 5

Concept plan from SADPD



I. ASSESSMENT OF LANDSCAPE AND GAP ISSUES IN RELATION TO THE CONCEPT PLAN

The Urban Extension lies in Areas B1 and C2 of Landscape Capacity Study Broad Area 5: East Binfield.

Landscape issue		Comment on concept plan	Action recommended
Key landscape characteristics B1	Protection of individual landscape features	This can be achieved through the landscape masterplan.	Add green infrastructure requirements to Policy SA6.
	Landscape setting to The Cut	The housing and education areas are set back away The Cut. The landscape treatment of this edge should reflect the rural character of The Cut landscape corridor. [This has not be achieved in Luff Developments Ltd plan CSa/1597/105/C]. The design of the SANGS/open space should complement the landscape character.	Add green infrastructure requirements to Policy SA6. Include the land between SA7 and The Cut itself within SANG/open space.
	Open landscape to Binfield village	The immediate open landscape east of Binfield and approximately half of the open land will be maintained. Open land as part of the FC and educational areas will contribute to the remaining openness of the area. CSa/1597/105/C shows that housing will allow small areas of open space but the built up area will affect the open landscape. For this reason the extent of the housing needs to be limited to that shown on the Concept Plan.	Landscape masterplan to include green space and green links to mitigate the impact of the built form.
Key landscape characteristics C2 (part)	Area is important to the character of Binfield village	The part of C2 in SA7 is proposed as SANGS/open space. Subject to the proper control of any built form or lighting, the development should not adversely harm the character of the village.	
	Generous open linked open spaces	Retained.	
	Woodland cover at Binfield Hall	Retained.	
Key visual features B1 and C2	Long and panoramic views from Binfield to Cabbage Hill	The development area is located on lower ground below the 60m AOD contour which, subject to control of the height of development, will permit views over to the open landscape beyond.	Landscape masterplan to include green space and green links to mitigate the impact of the built form.
Key visual features B1	Long views from Forest Road to the south	These views will be more affected by the development as it rises up the hillside and views will be foreshortened. Views to the treed skyline along the southern edge of SA7 should be maintained through creating vistas and low rooflines.	
Key visual features C2	Newbold College is a local landmark	Views to this local landmark should be included with the design.	Add 'conservation and enhancement of Newbold College, its park and garden and

			its landscape setting' to policy SA7
Other aspects B1	Open landscape acting as rural setting to Binfield	Half of this open landscape will be developed and that development will sever the village from the wider landscape except along the north corridor. However the area is currently a managed landscape, undermined by artificial landscape features. The design of the football club and education facilities, and the proportion of open land to built form will be key to retaining an open landscape link.	Add green infrastructure requirements to Policy SA7.
	Transition area between village and open countryside at Binfield Manor	See above comments on The Cut landscape corridor.	
Other aspects C2	Southern part of the area contributes to the setting of the historic park and garden	This area is not included in SA7. Great care must be taken to protect the integrity of the setting to the historic park and garden.	Add 'conservation and enhancement of Newbold College, its park and garden and its landscape setting' to policy SA7.
Scope for visual mitigation B1	Potential to retain key views	The design of vistas and retention of panoramic views to Cabbage Hill must inform the masterplan for SA7	Add this requirement to policy SA7.
	Use of internal planting to break up the built form	To be detailed in landscape masterplan.	Add green infrastructure requirements to Policy SA7.
	Low building heights to protect views across the valley to higher ground	A requirement of the masterplan.	Add this requirement to policy SA7.
	Continue woodland edge along Forest Road	To be included in the design of the SANG/open space.	Add green infrastructure requirements to Policy SA7.
Scope for visual mitigation C2	Potential to use planting along eastern edge, whilst retaining long views eastwards	To be included in the design of the SANG/open space.	Add green infrastructure requirements to Policy SA7.

Gap issue B1	The area is a part of the Binfield-Bracknell local gap	Policy SA7 requires retention of a local gap which will however be substantially reduced. Key to retaining the perception of an open landscape will be the design of the football club and education facilities, and the proportion of open land to built form; and in retaining and enhancing the rural character of The Cut landscape corridor and Areas A, B2 and C2. The test will be whether the remaining open space still maintains the separate identity of the settlements and has a distinctive landscape character which helps to maintain that separate identity.	Add green infrastructure requirements to Policy SA7. Identify the balance of built form to open space within the FC and educational area under policy SA7. This may have an impact on the anticipated level of educational provision.
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2. RESPONSE TO LANDSCAPE ISSUES RAISED BY LUFF DEVELOPMENTS LTD

Comment no.	Response	Comment on response	Recommended action
1	Para 3.5.1: The site can accommodate 900 houses without compromising the gap between Binfield and Bracknell	Plan CSa/1597/105/C shows the housing extending northwards along the eastern side of the site to within 102m of Forest Road. The Concept Plan however shows the SANG extending around 275m from Forest Road and housing to within 500m. This reflects the minimum needed to retain an open landscape in keeping with the local character and maintain the separate identity of the settlements. Allowing housing closer than 500m will therefore diminish the function of the gap. The area of housing provision therefore should not be exceeded. As mentioned in section 1 above the amount of built form in the FC and education areas must also be designed to maintain the function of the gap.	No increase in the area allocated for housing.
2	Para 3.5.2: The open area to the north and west will protect the setting of listed buildings, the historic park and garden	Agreed - See also comments under section 1.	
3	Para 3.5.3: The provision of a SANG will have a higher landscape value than the current golf course	Agreed: to be provided in the landscape masterplan.	
4	Para 3.5.9: Development should extend up to The Cut	Not agreed: See comments under section 1.	
5	Para 3.5.10: The area of SANG should be reduced to that for 400 houses	Notwithstanding SANG provision, it is also important to retain and enhance the remaining open land which will provide a physical and visual separation between Binfield and Bracknell. See also comments under section 1.	Even if SANG is reduced the area of open landscape should be retained.

3. RESPONSE TO ISSUES RAISED BY ENGLISH HERITAGE

Comment no.	Response	Comment on response	Recommended action
1	We draw attention to Spatial Objective I - <i>'To maintain and improve the built and natural environment, and to avoid or mitigate the effects of new development upon the natural and historic environment'</i> - and particularly key delivery policies CS1 (viii & ix) – protection and enhancement of the character and quality of local landscapes and the wider environment and historical and cultural features of acknowledged importance; CS6 (i) – environmental mitigation; CS7 (i & iii) design – respect for the historic environment and landscape enhancement).	The Landscape Capacity Study considered the importance of the historic landscape environment and the local landscape. Areas A and B2 were identified as having a low landscape capacity partly due to their historic significance and role which led to these areas being excluded from SA7. Most of C2 has also been excluded where it abuts Areas A and B2. Policy SA7 includes a requirement to safeguard and maintain the setting to Newbold College Historic Park and Garden.	Add to final sentence of Policy SA7: The developer should include a full assessment of the Historic Park and Garden in accordance with PPS5, and including the areas within Areas B2 and C2.
2	While concerns remain for potential impact upon its setting arising from the Policy SA7 (Land at Blue Mountain, Binfield) proposal, there is no indication of any measures to consider how best to address the threats in line with PPS5 Policy HE3.4.	The requirements of PPS5 HE3.4 should be addressed in the development of the masterplan, and in the design for the landscape masterplan, informed by a full understanding of the historic environment in this area.	Add requirement to Policy SA7.

4. RESPONSE TO ISSUES RAISED BY RESIDENTS AND LOCAL INTEREST GROUPS

Comment no.	Response	Comment on response	Recommended action
R1	The development is contrary to CS9 and erodes the physical and visual gap between Bracknell and Binfield	SA7 allocates land for housing in part of this gap and thereby is contrary to CS9. However subject to detailed siting and design requirements, Bracknell and Binfield will maintain a degree of physical and visual separation as currently exists. SA7 will be perceived more as an extension to Bracknell, separated from Binfield by Areas A and B2, and C2. In addition to the SANGs area and The Cut landscape corridor, Areas A and B2 should be included in the landscape masterplan to ensure that the open land does maintain and enhance the separate identity of Binfield. See also comments in section I.	Add green infrastructure requirements and those set out under section I to Policy SA7. The level of housing provision should not exceed 400.
R2	SA7 would lead to a loss of open green space and countryside separating the two settlements	Agreed, although the character of the landscape is more 'open green space' than 'countryside' and has been degraded by the golf course layout. See other comments in section I and in R1 and R4.	

R3	The remaining green space is inadequate to maintain the individual character of the two settlements	See comments in section 1. The green space must include all of the SANG, Areas A and B2 and remaining areas of Areas C2 and the landscape corridor to The Cut. The proportion of green space within the education and FC areas will also contribute maintaining the separation between the two settlements. See comments in section 1.	Add green infrastructure requirements to Policy SA7.
R4	The development is contrary to Entec's advice	Entec set out a number of tests for Gap 1 Binfield-Bracknell. The purpose of a local gap policy is to retain the separate identity of the settlements and prevent their coalescence. This does not solely rely on distance and openness of the land but also on the character of the open landscape. Entec however conclude that it would not be possible to reduce the size of the gap without harming its function. The Entec Study also identified the landscape sensitivity as 'moderate' in 2006 and the landscape value as moderate to high. However the parkland (which is excluded from SA7) played an important part in this assessment. The visual sensitivity was assessed, as moderate to high and this will be partly compromised by the development. See also comments under section 1 and R1. The Landscape Capacity Study 2010 updates the Entec Study and the area to be developed would lie in an area (B1) of moderate landscape capacity which can accommodate some development.	Add green infrastructure requirements to Policy SA7 and those set out under section 1.
R5	The development would be visible from Binfield village	Agreed. See comments in section 1.	
R6	Deterioration in the quality of the landscape has led to the opportunity to develop Temple Park	The Landscape Capacity Study took a consistent approach and examined the condition of all the landscapes within the Broad Areas at the time. Where the rural landscape is more intact or of historic significance, the landscape capacity will be lower.	
R7	The proposal conflicts with the Character Area SPD	SA7 lies close to all three character areas of Binfield, except for the southern triangle of CA Area C. The area proposed for development is separated from all three areas by open land to be retained as such or set aside as SANGS in Areas A, B2 and C2. The character of CA Area A will be largely unaffected except for the impact on the rural character of Forest Road and characteristic views over SA7. This will be mitigated by the SANG and green infrastructure. Similarly for CA Area B where the main impact will be on the key views. The housing is set back from these view points with Areas A, B2 and C2 providing an open area. See also comments in section 1. The northern triangle of CA Area C abuts the housing separated by a clump of trees. Although the housing is set back away from Popeswood Road, views over the parkland setting will be affected and potentially also the local townscape character	<p>The masterplan and landscape masterplan should identify and incorporate vistas up from Forest Road through the built form and maintain a rural character to the SANG linking into the The Cut landscape.</p> <p>The southern point of SA7 should retain all existing vegetation and development pulled back to avoid detracting from the character of Popeswood Road.</p>
R8	The proposal will	See comments in section 1 and R7.	

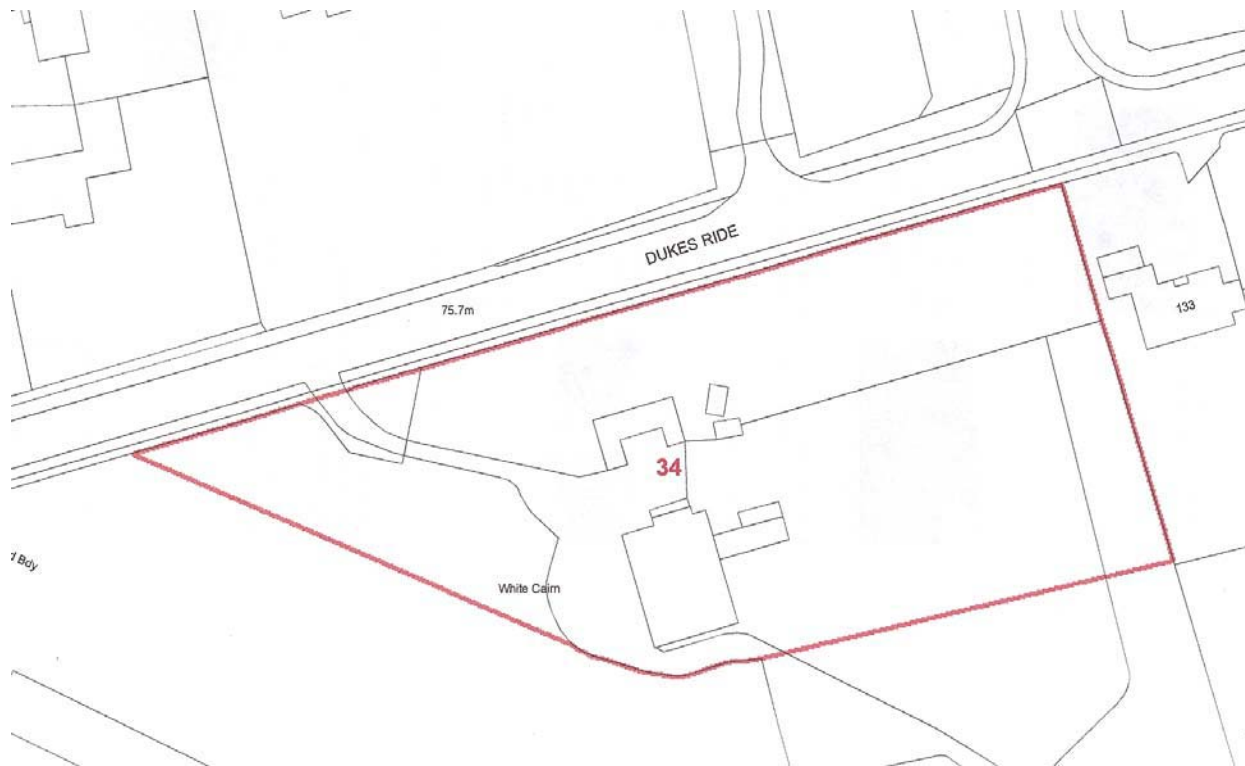
	irrevocably damage the rural village character		
R9	The development would lead to the convergence of Bracknell, Warfield, Wokingham and Binfield	Open tracts of land or SANGs will remain between each settlement as can be seen on Key Map 1 within the Preferred Option. The settlements will however come closer together, necessitating a robust scheme of green infrastructure in the remaining open land, containing the Urban Extension. Minor limitation to SA6 and SA7 as proposed would assist in mitigating the perception of encroachment. The impact of the education facilities and FC must also be considered in the context of coalescence.	Omit small area of eastern sector of housing closest to Popeswood South southern triangle.
R10	Inadequate consideration has been given to local heritage	The Landscape Capacity Study considered the importance of the historic landscape environment. No impact on proposed Wicks Green Conservation Area. See also comments on English Heritage responses.	
R11	The development will adversely affect the rural setting to Binfield	See comments in section 1 and under R1 to 3.	

Summary conclusions

1. Maintain the limit of development to that shown on the Concept Plan
2. Define a suitable balance of open space to built form in the FC and educational areas in order to sustain the openness of the gap
3. Omit small area of western sector of housing closest to Popeswood South southern triangle
4. Revise local gap boundaries to omit urban extensions but include SANG/open space areas
5. Add Green Infrastructure requirements and other requirements to Policy SA7 as described including proposals to create an attractive landscape corridor down Temple Way whilst visually and physically linking the development either side of this road.
6. Green infrastructure should build on existing site features, including topography, and link these to existing off site features such as the Cut. Existing site features should however only be retained where they can make a significant positive contribution to the landscape masterplan
7. Strengthen containment and greening of housing area through woodland/green space/tree links through the development to adjoining open landscapes.

**PREFERRED OPTION SMALL EDGE OF SETTLEMENT SITE (POLICY SA3): 34
WHITE CAIRN, DUKE'S RIDE, CROWTHORNE**

Plan from SADPD



LANDSCAPE ANALYSIS OF SMALL EDGE OF SETTLEMENT SITE

The site abuts the western edge of the Character Area SPD Crowthorne Area B and sits opposite housing to the north of Dukes Ride. The landscape setting to Area B is noted for its woodland cover which blends into the landscape of Wellington College and for its contrast with the built form in Area B. This woodland forms a backcloth in views from Dukes Ride and north of the area.

The site includes one large house in generous grounds and is the last property before Wellington College. The site is contained to the west by the double avenue of trees leading up to Wellington College and dense mature tree cover typical of Wellington College grounds. Development on the north side of Dukes Ride is set back and the road is lined with mature trees and close boarded fencing. The site itself has mature trees along its front boundary and a group on the eastern boundary with 133 Dukes Ride. The tree cover along Dukes Ride and substantial groups of mature trees are a distinctive feature of this area, extending into Crowthorne Character Area B. There are views over the site to a treed backcloth and trees within the garden. The entrance to Wellington College and the Lodge are important visual landmarks. The SADPD recommends that the existing trees be retained and the setting of the entrance and Lodge respected in any development proposals. A single block, as recommended, would be in keeping with the character of Area B.

Development is continuous along the north side of Dukes Ride joining Crowthorne to the small local area around Crowthorne Station which has a distinct character. However on the south side the grounds of Wellington College separate the two parts of Crowthorne, providing a landscape setting to the Crowthorne Station area. The site is the last domestic plot on the edge of the main settlement before the College.

No landscape objections to the allocation of this site have been received. Subject to the type of and conditions of development set out in the SADPD, the allocation of this site should not be contrary to the recommendations of the Character Area SPD or result in erosion of the separate character of the main settlement and station area of Crowthorne.

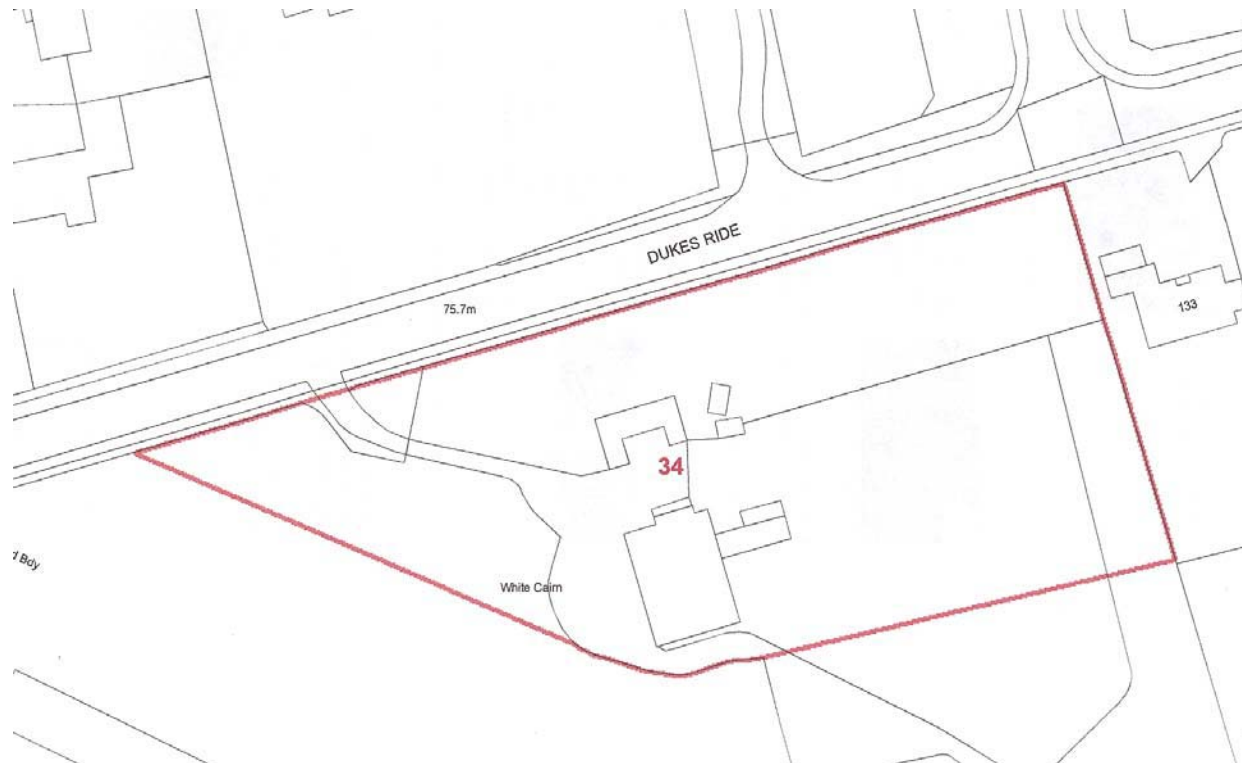
Summary conclusions

- I. No change to SADPD.

**PREFERRED OPTION SMALL EDGE OF SETTLEMENT SITE (POLICY SA3): 34
WHITE CAIRN, DUKE'S RIDE, CROWTHORNE**

ADDITIONAL RESPONSES TO COMMENTS BY OWNERS OF 133 DUKES RIDE

Plan from SADPD



LANDSCAPE ANALYSIS OF SMALL EDGE OF SETTLEMENT SITE

The site abuts the western edge of the Character Area SPD Crowthorne Area B and sits opposite housing to the north of Dukes Ride. The landscape setting to Area B is noted for its woodland cover which blends into the landscape of Wellington College and for its contrast with the built form in Area B. This woodland forms a backcloth in views from Dukes Ride and north of the area.

The site includes one large house in generous grounds and is the last property before Wellington College. The site is contained to the west by the double avenue of trees leading up to Wellington College and dense mature tree cover typical of Wellington College grounds. Development on the north side of Dukes Ride is set back and the road is lined with mature trees and close boarded fencing. The site itself has mature trees along its front boundary and a group on the eastern boundary with 133 Dukes Ride. The tree cover along Dukes Ride and substantial groups of mature trees are a distinctive feature of this area, extending into Crowthorne Character Area B. There are views over the site to a treed backcloth and trees within the garden. The entrance to Wellington College and the Lodge are important visual landmarks. The SADPD recommends that the existing trees be retained and the setting of the entrance and Lodge respected in any development proposals. A single block, as recommended, would be in keeping with the character of Area B.

Development is continuous along the north side of Dukes Ride joining Crowthorne to the small local area around Crowthorne Station which has a distinct character. However on the south side the grounds of Wellington College separate the two parts of Crowthorne, providing a landscape setting to the Crowthorne Station area. The site is the last domestic plot on the edge of the main settlement before the College.

New landscape objections to the allocation of this site have been received since the first report in May 2011.

I. RESPONSE TO LANDSCAPE ISSUES RAISED BY RESIDENTS OF 133 DUKES RIDE, CROWTHORNE

Comment no.	Response	Comment on response	Recommended action
1	Trees on the eastern side of the site are important as a buffer between no. 133 and White Cairns	Although the trees along the western and northern boundaries are particularly mentioned in the SADPD, all of the trees on the site are considered of significance and any development would need to retain and enhance the screening, landscape and bio-diversity value of this tree cover	Recommendations in the SADPD for this site should include a requirement for a landscape and visual assessment and full tree survey and impact assessment of the site

			features in conjunction with an assessment of the bio-diversity assets.
2	Several other trees on the site are important as screening and as a bio-diversity area	See above	See above
3	No development outside of the existing footprint should be allowed	The SADPD sets out a presumption that the development should not extend outside the existing footprint. A detailed site assessment would determine the actual area suitable for development.	The potential number of dwellings may alter in the light of detailed landscape, visual and ecological assessments.
4	Objects to the loss of the OSPV designation on the site	The designation does not preclude development within an OVPV but it does require that any existing open space value is retained and improved. The protection and enhancement of the woodland on the site can still be protected through Core Strategy landscape and biodiversity policies and site specific requirements for any development.	See comment 1
5	The extension of hard standing on the site would have an adverse affect on the bio-diversity value of the woodland	See above comments	See comment 2

Summary conclusions

The landscape concerns raised by the residents of 133 Dukes Ride are not in conflict with the assessment set out in the SADPD and the assessment of the site in this report. Any redevelopment of this site would be significantly constrained by the landscape, visual, arboricultural and biodiversity value of the tree cover and woodland. A detailed assessment, landscape design and landscape/biodiversity management plan should be a requirement of any development proposals on the site.

**PREFERRED OPTION SMALL EDGE OF SETTLEMENT SITE (POLICY SA3): 24
LAND EAST OF MURRELL HILL LANE, SOUTH OF FOXLEY LANE AND NORTH OF SEPTEMBER COTTAGE,
BINFIELD**

Landscape Capacity Study



Figure 4

Plan from SADPD



Broad Area 4 Area BI Landscape Capacity: Moderate to high

1. LANDSCAPE ANALYSIS OF SMALL EDGE OF SETTLEMENT SITE

The site lies within Broad Area 4 Area B1 in the north-east corner of this western part of Binfield village. The Landscape Capacity Study (LCS) assesses the relative capacity of a broad palette of sites across the Borough and concluded that the capacity of the site was moderate to high, subject to a protection area to retain the trees and hedgerows on the site, which is shown to be excluded from the developable area. The study recognises that the Entec landscape character area CL2, within which the site lies, has a moderate to high landscape sensitivity. However once the key characteristics of CL2 are taken into account and compared to the character of this specific site, the site is considered to be less sensitive than the remainder of CL2. The LCS takes into consideration important aspects of the site including the contribution made by the copses and trees to the character of Binfield; the southern parklike setting; the rural character of Murrell Hill Lane; the views from short sections of Murrell Hill Lane, Foxley Lane and St Marks Lane; and the setting of Popes Meadow. However the site relates well to the village pattern and its northern setting is semi-urban in character. Views into the site are limited and there is potential to screen any development whilst retaining the townscape and landscape character.

As the SADPD notes the site is partly contained by existing development along Murrell Hill Lane which currently separates the settlement to the east from open countryside to the west. Development south of the site, but still east of the lane, would be unacceptable on Popes Meadow and in Area B2 of the LCS which has a low landscape capacity, thus retaining the rural character of Murrell Hill Lane and a rural setting to the village.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY CROUDACE HOMES GROUP

Comment no.	Response	Comment on response	Recommended action
1	Development will not encroach into the open countryside	Agreed subject to proposed public open space.	Add requirement to Appendix 5 profile of site 24.
2	Will not be visually dominant in the landscape	Agreed subject to proposed public open space.	
3	Constraints and Opportunities diagram	No conflict with Landscape Capacity Study.	
4	Development Potential Concept Principles	No conflict with Landscape Capacity Study.	
5	Capacity of site exceeds 67 units	The proposed development area 9 and area 1 next to Foxley Lane, will potentially affect the rural character of the village. Proper provision of a landscape buffer is also needed to protect the wider landscape. Therefore these constraints will limit the number of dwellings on the site.	No increase in number of dwellings.

Gap Issues	Maintains separation between Bracknell / Binfield	The site is part of the CS9 gap but it partly contained by the settlement and relates well to the built form. A substantial part of the gap remains.	
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3. RESPONSE TO LANDSCAPE ISSUES RAISED BY CHARLES CHURCH

Comment no.	Response	Comment on response	Recommended action
1	Allocation of site is in conflict with Council's own criteria	See section 2 Gap Issues.	
2	Intrusion into the countryside and visible from public viewpoints	See comments under R4 below.	
3	Loss of an attractive setting to Binfield	It is possible to develop this site without loss of the key landscape and visual features of the site and without having a negative influence on the adjoining setting to the south or to the west.	
4	Detracts from the character and appearance of Binfield	See comments under R3 below.	

4. RESPONSE TO ISSUES RAISED BY RESIDENTS AND LOCAL INTEREST GROUPS

Comment no.	Response	Comment on response	Recommended action
R1	The land is outside the settlement and subject to policies CS9 and EN8	See comments in section 1.	
R2	Consideration should be given to the character of Binfield and its	There is no heritage interest specific to the site. The character of the village and heritage was considered in the Landscape Capacity Study which also was informed by the Character Area SPD. There would be no impact	

	heritage	on the proposed Wicks Green Conservation Area. Character considerations are included in to Appendix 5 profile for site 24.	
R3	Conflicts with the Character Area SPD	<p>The site abuts CA Area B; and Area A at its most southerly tip. Most of the Recommendations apply to the character areas themselves. Area A notes that development on extant rural plots may lead to the loss of links with the rural setting. The development of site 24 will have an impact on one of these extant open plots.</p> <p>Area A also seeks to retain the rural character of Foxley Lane. The Croudace Homes Concept Plan includes development areas 1 and 9 next to Foxley Lane which would impact on the rural character of Foxley Lane.</p> <p>Small scale development would be acceptable in the area as long its respects existing building lines and boundary treatment. The detailed design should respond to the character descriptions in the SPD.</p>	Omit development area 9; and include requirement to continue the character of Areas A and B into development area 1 in so far as it relates to Foxley Lane. It is recommended that the design of open land in 6, 7 and 9 reinforce the contrast between urban form in areas 1 to 5 and the open countryside; and that the Development areas 1 to 5 allow for vistas through to tree cover in the open countryside as recommended in the SPD.
R4	Intrusion into the countryside and visible from public viewpoints	Views from Murrell Hill Lane, a Ramblers Route, are important but are limited in extent. Any visual impact can be mitigated through proposals for open space and tree planting on the western side of the site. Views from Foxley Lane would be mitigated by the recommendations under R3. See also comments in section 1.	
R5	It would create a hard edge to the settlement	This can be avoided through provision of open space, retention of existing vegetation and new planting.	
R6	Site is a rural gateway	Murrell Hill Lane does not serve as a main gateway into the village. The rural character of the Lane should not be materially changed as a result of this development.	Ensure open space is provided as shown in the Concept plan

Summary conclusions

1. Revise strategic gap boundaries to omit settlement extensions but include open space areas
2. Add requirements for open space along side Murrell Hill Lane to Appendix 5 profile for site 24.
3. Omit development area 9
4. Include requirement to continue the character of CA Areas A and B into development area 1
5. Design of open land in 6, 7 and 9 reinforce the contrast between urban form in areas 1 to 5 and the open countryside; and that the Development areas 1 to 5 allow for vistas through to tree cover in the open countryside as recommended in the SPD.

**PREFERRED OPTION SMALL EDGE OF SETTLEMENT SITE (POLICY SA3): 93
LAND AT JUNCTION OF FOREST ROAD AND FOXLEY LANE, BINFIELD**

Landscape Capacity Study

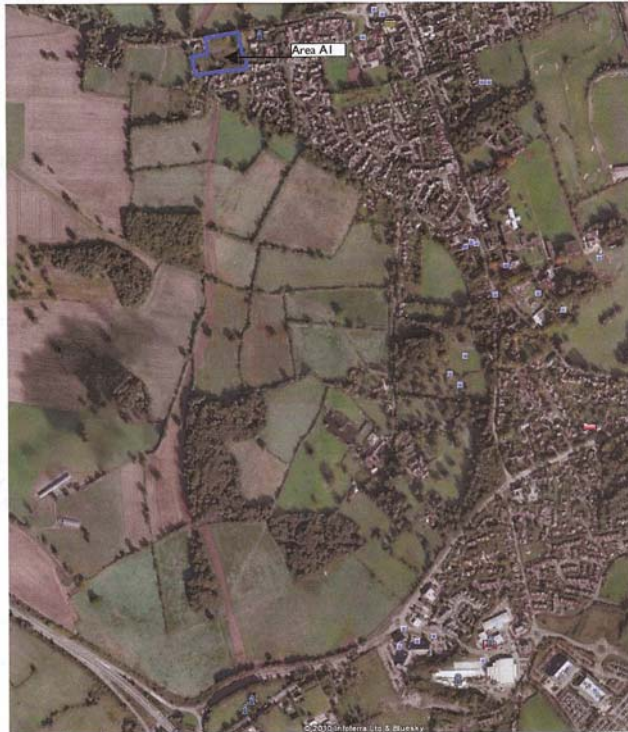


Figure 4

Plan from SADPD



Broad Area 4 Area A1 Landscape Capacity: Moderate to high

1. LANDSCAPE ANALYSIS OF SMALL EDGE OF SETTLEMENT SITE

The site lies within Broad Area 4 Area A1 in the north-west corner of this western part of Binfield village. The Landscape Capacity Study assesses the relative capacity of a broad palette of sites across the Borough and concluded that the capacity of the site was moderate to high, subject to a protection area, to be excluded from the developable area, to retain the trees and hedgerows on the site. The study recognises that the Entec landscape character area CL2, within which the site lies, has a moderate to high landscape sensitivity. However once the key characteristics of CL2 are taken into account and compared to the character of this specific site, the site is considered to be less sensitive than the remainder of CL2. Key factors are the partial enclosure of the site by existing built form; the definition of the settlement edge by Forest Road and Foxley Lane where the land to the north and west has a strong rural character in contrast with the site; and the ability to retain tree and hedgerow cover with additional planting.

The proposed Wicks Green Conservation Area lies close to the eastern end of the site. The CA has been put forward for designation partly because of the importance of the surviving rural character of the area which includes historic built form and open space along Forest Road. The FEW Coates Memorial Ground, together with its surrounding significant trees and tree groups, is part of this asset. The Ground has some intervisibility with the site, but it is limited by the tree cover along Forest Road. The site is not identified as affecting a significant view and it is some distance from Binfield Place and its boundary, the nearest listed structures. Monks Alley to the north is separated from the site by a field and tree belts. The land to the south of Forest Road, and opposite the proposed Conservation Area, has been developed with modern housing.

The SADPD supports allocation for 31 dwellings net on the basis of retaining the existing tree cover, especially along the boundaries, and the need for open space and a detailed ecological survey.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY QUALITAS CONSULTANTS LTD

Comment no.	Response	Comment on response	Recommended action
1	Reduce density of housing on the site in order to retain existing trees and provide mitigation areas for Great Crested Newts. There's also a need to take account of highway considerations, landscape/visual impact and the character of Roughgrove Copse.	It is important that these site features are protected as part of the development of this site. The final number of houses should reflect the landscape and other constraints on the site. As a result less than 31 houses may be possible.	Reconsider number of houses allocated in the SADPD in the light of analysis of a landscape and visual analysis of the site.
2	The illustrative layout submitted with the outline planning application demonstrates a layout which respects the character of the adjoining urban area and to the south and east, and the open countryside to the north and west.	A detailed assessment of the current application lies outside of the scope of this report. See comment 1 and section 1.	

3. RESPONSE TO LANDSCAPE ISSUES RAISED BY CHARLES CHURCH

Comment no.	Response	Comment on response	Recommended action
1	The site will be visible from the two highways which adjoin the site	The development will be partly screened by the retention of the existing tree cover around the site and this can be supplemented with additional planting.	
2	Development would be an obvious intrusion into open countryside directly adjoining a designated ramblers route	<p>The containment of the site by Foxley Lane and Forest Road, by the house on the corner, and by retaining the tree and hedge boundary, all separate this site from the wider open countryside. See also comments under section 1.</p> <p>The development does not abut a public right of way, nor would it be visible from the path to Angel Farm to the north. Where the Ramblers Route passes the site it follows Foxley Lane which already passes houses on its eastern side.</p>	
3	The development would introduce a sudden change to high density housing	It will be a condition of development that the tree cover and site boundary treatment be retained. A reduction in density would assist in maintaining a softer edge to the village at this point.	See Summary

4. RESPONSE TO ISSUES RAISED BY RESIDENTS AND LOCAL INTEREST GROUPS

Comment no.	Response	Comment on response	Recommended action
RI	No consideration given to local heritage	The Landscape Capacity Study took into account local heritage assets, although the proposed Wicks Green Conservation Area was not published at the time. Section 1 sets out the relationship between the site and the proposed Conservation Area. It is important, in order to conserve the landscape setting to the proposed Conservation Area, that no housing be allocated north of Forest Road. However, the south side of the road is already developed and provided the boundary planting is retained and enhanced, the impact on the proposed	Add requirement to conserve and enhance the setting of the CA in Appendix 5 site 93.

		Conservation Area should be minimal. The designation of the proposed Conservation Area may however influence the location and design of any vehicle access off Forest Road, should this be a part of the proposals.	
R2	The development would reduce the gap between Binfield and Wokingham	The site is outside of the strategic gap as shown in the Entec Study.	
R3	The proposal is in conflict with Character Area SPD	The site is closest to Binfield Character Area A which lies 0.5km to the east. Modern housing separates Area A from the site. The recommendations for new development set out in the SPD mainly relate to Area I itself only. Where the recommendations refer to the two gaps which help to retain a rural setting and distinctive character to Binfield, this is a general principle and does not specifically refer to site 93 which lies outside of these gaps. The recommendations require the retention of the rural character of Foxley Lane. Development on the site can be achieved without harming the rural character west of Area A along Forest Road through the exclusion of the boundary tree and hedgerow planting from the development footprint.	
R4	The proposed density is too high and would detract from the rural character of the approach to the village	See comments under section 2. The rural character of the approach to Binfield can be protected through the exclusion of the boundary tree and hedgerow planting from the development footprint.	See Summary
R5	Loss of TPO trees	These trees are to be retained.	
R6	The development would detract from the western gateway into the village	See comments under R4.	
R7	The development would create a hard edge to the village and the loss of a beautiful landscape and greenfield site	See comments under R4. The site does not share the open rural characteristics of the landscape to the north and west. It is accepted that the site is Greenfield.	
R8	The previous application on the site was turned down on the grounds of an adverse impact on the character of the area – there has been no change	A detailed assessment of the previous application and appeal evidence lies outside of the scope of this report.	
R9	Development is contrary to PPS2	There may be some confusion here. The site is not in a Green Belt or	

	Green Belts	strategic gap.	
R10	The site is outside the current settlement boundary and development would impact on the relationship between the settlement and the landscape	The site is currently a transition landscape between the existing built form of the settlement and the open countryside to the north and west of Forest Road and Foxley Lane. Although no longer a transition landscape, with the loss of the open grassland, retention of the tree cover and boundary landscape features would substantially mitigate this.	

Summary conclusions

1. No change to SADPD allocation
2. Site housing numbers should be revisited through landscape and visual assessments, and other site assessments, to ensure that any proposed density achieves the landscape and visual objectives for the site, and does not harm its gateway location or the proposed Wicks Green Conservation Area. In the light of guidance in the proposed Conservation Area, Character SPD and Landscape Capacity Study a lower number of houses may be more appropriate
3. Add requirement to conserve and enhance the setting of the proposed Wicks Green Conservation Area in Appendix 5 site 93.

**PREFERRED OPTION SMALL EDGE OF SETTLEMENT SITE (POLICY SA3): 122/300
LAND AT DOLYHIR, FERN BUNGALOW, PALM HILLS ESTATE, LONDON ROAD, BRACKNELL**

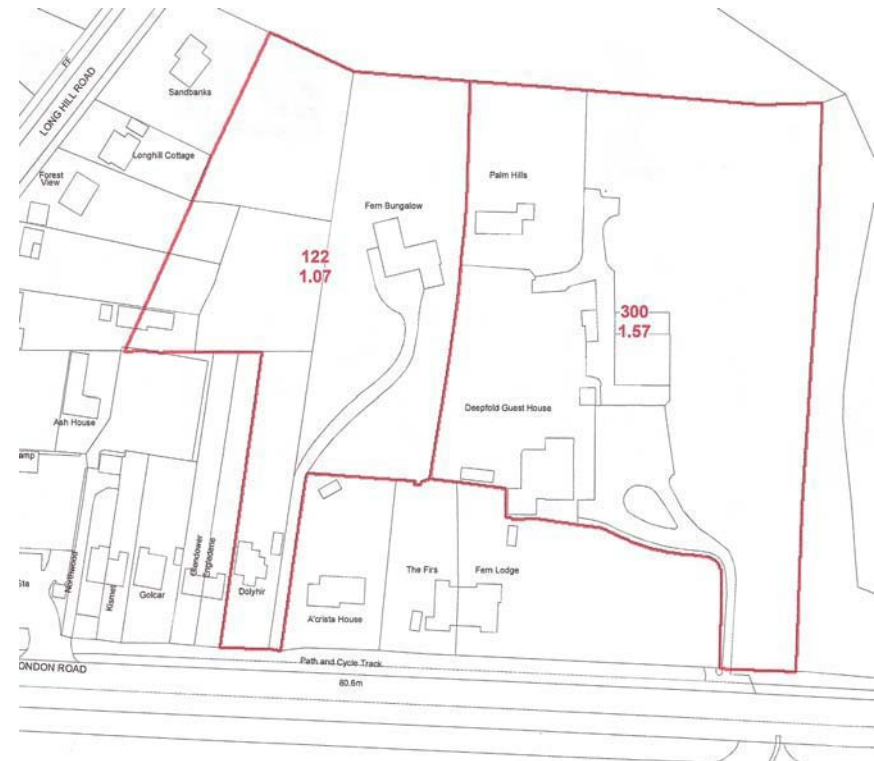
Landscape Capacity Plan



Figure 8

Broad Area 8 Area A1 Landscape Capacity: Moderate

Plan from SADPD



I. LANDSCAPE ANALYSIS OF SMALL EDGE OF SETTLEMENT SITE

The site lies within Broad Area 8 Area A1, with a moderate overall landscape capacity, and already contains a number of residential properties in large grounds on the edge of East Bracknell. It forms a transition area between the more densely built up area to the west and the open landscape of the former landfill site north of London Road and the extensive woodland south of London Road. Extensive development within Area A1 would erode the surviving rural character; the gap between East Bracknell and Ascot; the gap between East Bracknell and Chavey Down; and the visual qualities of the area.

Development on the sites would need to respect the key landscape and visual features of the site: retaining the wooded edge to the area and continuity of woodland cover between Longhill Park and Swinley Park; respecting the views from London Road and Long Hill Road; contributing to the visual separation of the settlements; and providing good internal tree cover within the development. Limited development on sites 122 and 300, retaining the key features, would not compromise these objectives.

The SADPD considers that development on these sites would not prejudice the gap between the settlements and that, with the retention of the existing trees and provision of open space, a soft edge to Bracknell can be achieved. Some flexibility may be needed in the allocated number of dwellings to ensure that the landscape and visual characteristics of this fragile gap are conserved and enhanced.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY FOREST VIEW, LONG HILL ROAD

Comment no.	Response	Comment on response	Recommended action
1	Omit site 122 from SADPD preferred options	See comments in section 1. The site forms the least sensitive area of 8.A1. Any development would be subject to the following constraints: <ul style="list-style-type: none"> Retention of its wooded character Protection of the character of London Road Avoiding visual intrusion in views from London Road and from property on Long Hill Road Inclusion of high level of tree cover within the development. 	See Summary

Summary conclusions

- No change to SADPD small edge of settlement site boundaries
- In order to protect the character of this edge of settlement location a lower density of development than that allocated in the SADPD may be more appropriate, following a detailed landscape and visual assessment of the site. The density should allow for landscape buffers to the adjoining areas and reflect the higher percentage of open space and gardens on the adjoining land, although the site could accommodate a higher net density than currently found along London Road and Long Hill Road.

EDGE OF SETTLEMENT SITE (POLICY SA3): SITE 204: LAND AT BOG LANE, BRACKNELL

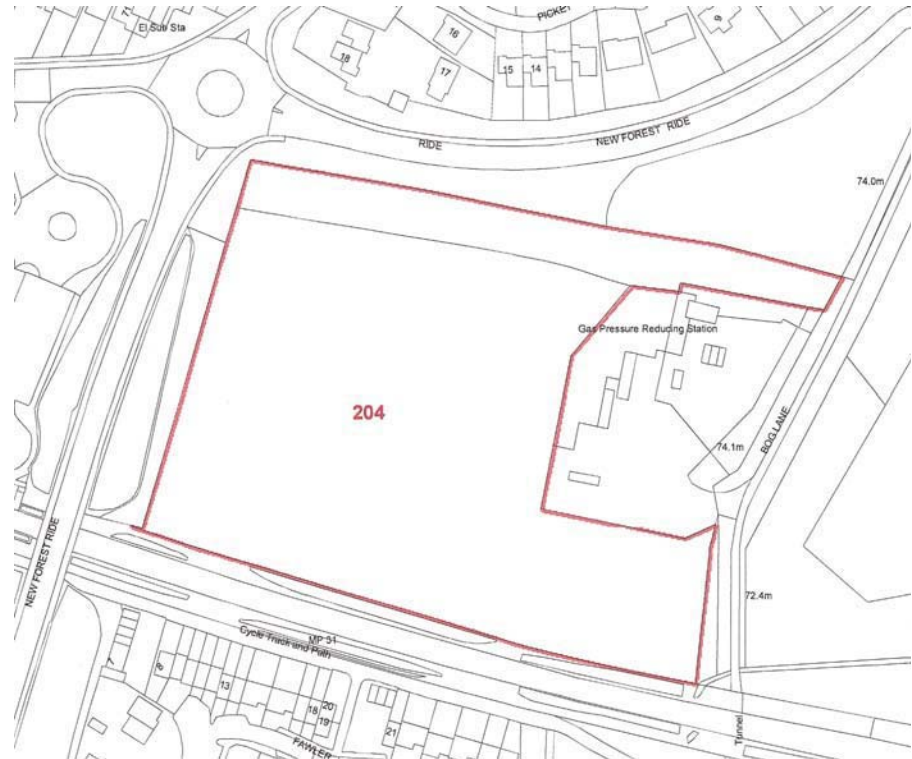
Landscape Capacity Study



Figure 8

Broad Area 8 Area A2 Landscape Capacity: Moderate to high

Plan from SADPD



I. LANDSCAPE ANALYSIS

This site lies within Landscape Capacity Study Area 8 Area A2 which was considered to have a moderate to high landscape capacity. The Gas Pressure Reducing Station in Area 2 is omitted in site 204 as well as some areas of woodland. The Landscape Capacity Study identified a number of significant landscape constraints on the site: retention of its wooded heathland character; protection of local views of the site; containment by Bog Lane; and retention and strengthening of the tree cover. The woodland has an ecological value which sets significant additional constraints on the potential for development. The overall capacity of Area 8.A2 is reduced by the omission of the brownfield land to moderate (typically up to 30% developable area) and although there remains the potential to develop the land in landscape and visual terms, other aspects may be over-riding. The table below sets out a particular response to the specific responses.

The SADPD excludes the site, as the harm to the woodland would outweigh the sustainability advantages of the site.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY NATIONAL GRID

Comment no.	Response	Comment on response	Recommended action
1	Site should be allocated	This site lies within the Landscape Capacity Study Area 8.A2 and has a moderate to high landscape capacity. However the SADPD identifies the ecological importance of the site as Broadleaved Woodland (Wenman 2010). Entec identified the landscape sensitivity as moderate to low. The woodland character; views from New Forest Ride, the railway and local residential properties; and the tree cover would all need to be retained within the development layout.	The ecological value of the site may over rule any development on the site. If further detailed ecological survey information suggests that some development may be accommodated, the site would be suitable as long as the landscape and visual aspects are protected. This is likely to result in a low density of houses and the majority of the site allocated as open space/wildlife habitat.
2	Loss of trees should not outweigh the benefits of the development and could be used to visual advantage	The landscape character needs to be weighed in the balance, as it may be possible to develop the site whilst retaining important tree cover. It is not clear what visual advantage would arise from the removal of the trees. Any development on this site should	

		seek to retain the tree cover as a landscape feature of the site. See above.	
3	Site is bounded on three sides by built up areas and development would not harm the physical or visual character of Bracknell	The location was recognised and contributed to the Landscape Capacity assessment. Provided the key characteristics of the site are protected, development would not adversely affect the character of Bracknell.	
4	The site can be effectively screened, limiting impacts on the adjoining urban or rural areas	Agreed.	

Summary conclusions

1. No change to SADPD
2. Some limited development up to 30% developable area may be acceptable but this will depend on the findings of any detailed surveys. Any development scheme would need to meet the landscape and visual requirements of CS9.

UNALLOCATED SITE - SITE 302: LAND AT DUKE'S RIDE, CROWTHORNE

Plan from SADPD



LANDSCAPE ANALYSIS

The site lies to the west of the settlement edge and beyond Character Area SPD Crowthorne Area B and sits opposite housing to the north of Duke's Ride. It is separated from the main settlement of Crowthorne by a prominent group of mature trees next to White Cairns, a double row of trees leading to Wellington College and the landmark entrance, and the grounds of the College (including playing fields and associated buildings). The landscape setting to Area B is noted for its woodland cover which blends into the landscape of Wellington College and for its contrast with the built form in Area B. This woodland forms a backcloth in views from the north of Duke's Ride.

Development is continuous along the north side of Dukes Ride joining the main settlement of Crowthorne to the small local area around Crowthorne Station which has a distinct character. However on the south side the grounds of Wellington College separate the two parts of Crowthorne, providing a landscape setting to the Crowthorne Station area. The site lies next to a block of flats on the eastern edge of the settlement around Crowthorne Station.

The site is an open green space used as a paddock. It is enclosed by a conifer belt alongside West Gate Lodge and Gardeners Cottage at Wellington College, with a backcloth of mature trees on its eastern side. To the south is a hedge, beyond which lie a belt of trees, and to the north, along Dukes Ride, a hedge with small trees and poplars. A group of trees occupy the north-east corner. There are views over the site from Duke's Ride. The site does not have the appearance of being a part of the College Grounds.

It is important that the open grounds and character of Wellington College area south of Dukes Ride are protected to ensure the retention of local distinctiveness to this area and maintain the surviving separate identity of the main settlement and the station area. Key features are the groups, lines and individual trees, the entrance to the College and views of open grassland. The site contributes to this open grassland, although it has a different character to the College landscape. There are no views to the College lawns and playing fields over the site.

I. RESPONSE TO LANDSCAPE ISSUES RAISED BY WELLINGTON COLLEGE/EAGLE HOUSE SCHOOL

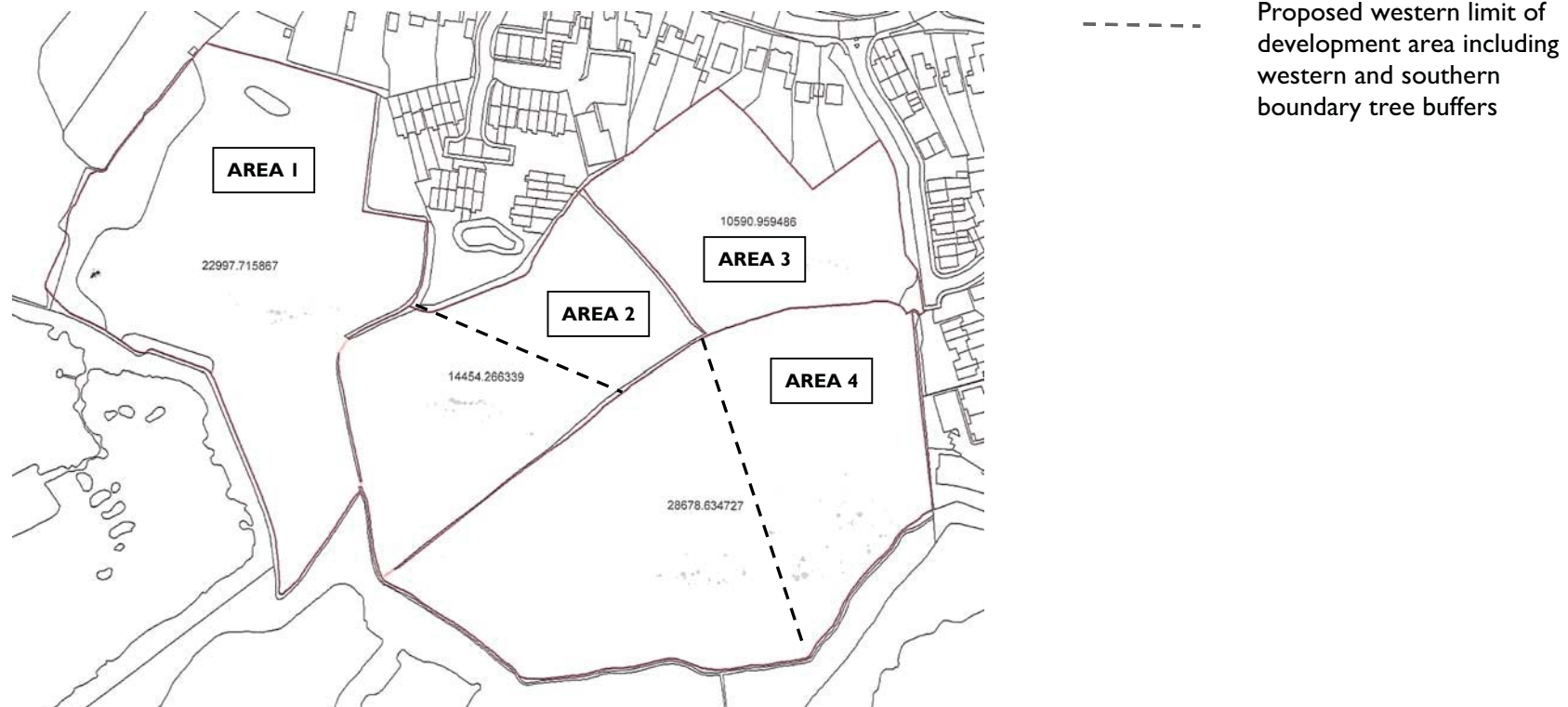
Comment no.	Response	Comment on response	Recommended action
1	Located immediately adjoining the settlement edge of Crowthorne	The site is separated physically and visually from the main settlement at Crowthorne by the grounds of Wellington College and its tree cover. It abuts the area around the station which has a distinctive character, although modern development has diluted that character at the eastern edge.	Some limited development might be possible – see Summary
2	Constitutes a very well located rounding off site with development either side to west and east.	See comment 1 and section 1.	

Summary conclusions

1. There may be limited scope for development which retains a large area of open space fronting onto Dukes Ride and all mature tree cover. Frontage development would merge the settlement areas and lessen the significant impact of the college to the detriment of the local landscape character.
2. The site has a moderate capacity for development (typically 30% of the site) and development should be sited east of the single block near the station, set back 15m with woodland planting to Duke's Ride, and with an open area with individual trees south of the tree belt in Wellington College to reinforce the open setting of the Collage at this point
3. Any development should be designed to conserve and enhance the character of the station area and retain views of the backcloth of trees in Wellington College.

UNALLOCATED SITE - SITE 315 LAND WEST OF ALFORD CLOSE, SANDHURST

Plan from SADPD (divided into sub-areas)



I. LANDSCAPE ANALYSIS

The land west of Alford Road, Sandhurst is an extensive area (7.7 ha) lying within the former Local Plan designation EN10i Area of special landscape importance: Blackwater Valley:

The Blackwater Valley is an extensive open area important for its landscape and as an important recreational resource. Much of the area has been worked for gravel. The lakes that have been formed as part of a restoration scheme are separated by narrow strips of land and bounded by perimeter hedgerows. The remaining area comprises farmland and meadow land which are bounded by trees which can restrict views across the lakes. Notwithstanding the artificial nature of the lakes, the area exhibits a rural setting for the surrounding housing.

Local landscape designations have not been continued into the Core Strategy. However policy CS9 identifies the area between Sandhurst and Yateley as within a 'strategic gap' and also sets out policy requirements for any development outside of the settlements and within such gaps. This is supported by the work undertaken in the Entec Study 2006.

The site was not included in the areas assessed under the Landscape Capacity Study. The site lies some distance from Character Area SPD Sandhurst and is separated from the nearest area by the railway line. It lies within the Blackwater Valley open countryside to the south of a ribbon of development south of Wokingham Road. This ribbon includes backland development at Alford Close and Valley View.

The Entec Study 2006 includes the site within RVI Blackwater River Valley on Heathland and identified RVI as of moderate to high landscape character sensitivity, with a moderate to high visual sensitivity and moderate to high landscape value. Key features found at the site and its setting are: broad valley of the Blackwater River; pastoral landscape; unsettled landscape except for recreational buildings close to the urban edge; sub-regular field pattern of large fields; and tree cover. The landscape is generally intact and in good condition. The tree cover blocks visibility across the area and could offer screening. Although the area is not tranquil or remote it provides a strong contrast to the adjoining urban areas.

The site lies in Entec Gap 7. The Blackwater Valley landscape is important in maintaining the separate identity of Sandhurst and Yateley. Of particular importance are the openness of the lakes and the access and recreational opportunities in the valley. The site itself is however enclosed open grassland with no access at present. The tree cover is important in maintaining the visual separation of the two settlements. It is noted that Gap 7 is particularly narrow, but at the point of the site is 1km wide, comprising the site itself, lakes and open land next to Yateley.

The site includes four parcels of land all of which are rough grassland. They have been subdivided into Areas 1 to 4 for the purposes of this report. It was not possible to see all of the sites but the eastern parcels were used for grazing. Aerial photography has therefore been used to assess the inaccessible parts of the site. Each parcel is enclosed by mature tree belts which define the southern boundary with the open lakes; the northern boundary with the edge of Sandhurst; the western boundary with the Trilakes Country Park; and the field boundaries. The parcels are therefore enclosed and well screened. However this area of open land is important to the landscape, visual and gap characteristics of the Blackwater Valley and makes an important contribution to the landscape value of the Blackwater Valley.

A gap needs to be wide enough in order to maintain the separate identity of settlements and the character of the landscape in the gap. Key factors in determining the suitability of this site for housing are the maintenance of the function of this gap; protection and enhancement of the landscape character of the Blackwater Valley; screening potential for any development; protection of the landscape settings of the Country Park, Sandhurst village, and the river corridor; and the existing tree lined edge to Sandhurst next to the site. It is important that no development on this edge has the effect of increasing the perception of encroachment into the Blackwater Valley. Part of the site contributes to the open pasture that together with the open lakes and tree cover defines the character of the gap and maintains the perception of separate identity.

Area 1: This area contributes to the immediate setting of the Country Park. It is contained by mature trees which extend into the northern part of the site. At this point development along Wokingham Road is only one plot deep and has generous gardens. Development on this site would be a significant encroachment into the Blackwater valley landscape and therefore it is recommended that Area 1 is not pursued as a SADPD site.

Area 2: The southern part of this area contributes to the open landscape setting of the valley but is also visually enclosed. Backland development to the north is separated from the site by mature trees. Development on the south of the site would be a significant encroachment into the Blackwater valley landscape. It is recommended that only the north part of Area 2 from the tip of the south of Valley View in a line which, if extended, would link with the southern tip of the commercial area is pursued as a SADPD site. This boundary should be marked by a belt of trees linking into the adjoining tree groups and belts.

Area 3: This part of the site is not dissimilar to the remainder but is more influenced by the adjoining development in Sandhurst which is partly visible through the surrounding tree cover. It relates well to the settlement pattern at this point and does not significantly encroach into the Blackwater Valley. It is recommended that this area could be considered further for development subject to the retention of the perimeter tree cover.

Area 4: The largest of the four parcels, this area is separated from the lakes by a dense woodland area and has intervisibility with the commercial site to the east. The western end is more closely related to the valley landscape corridor. It is recommended that the majority of this area is not pursued as a SADPD site but that a small portion between area 3 and the commercial zone may be suitable, subject to retention of the tree line separating the two areas; the planting of a similar tree belt north to south as an extension to that along the western edge of area 3; and the enhancement of the remaining landscape to the west.

Summary conclusions

The site lies in an area acknowledged for its value in landscape, visual and gap terms. However the gap is at its widest here and there may be scope for limited development of that part of the site most affected by, and most in keeping with, the urban form at Sandhurst. Part of the SADPD site could be investigated further as a potential site but the area to the west and south west makes an important contribution to the landscape character of the Blackwater Valley, the setting of Sandhurst, the setting of the Country Park and the continuing landscape and visual separation of Sandhurst and Yateley. Any development in the north-east of the site would need to be accompanied by Green infrastructure proposals to ensure the landscape and visual conservation and enhancement of the Blackwater Valley, and an appropriate landscape buffer to the surrounding trees cover in conjunction with access and recreation and biodiversity objectives for the area.

UNALLOCATED SITE - SITE 90: LAND NORTH OF TILEHURST LANE, BINFIELD

Landscape Capacity Study



Figure 5

Plan from SADPD



Broad Area 5 Area C1 Landscape Capacity: Moderate

I. LANDSCAPE ANALYSIS

The site lies in Landscape Capacity Study Area C1. Area C1 is considered to be less sensitive in landscape terms than the wider Entec character area CL2 and the LCS recommended that some development adjacent to Tilehurst Lane might be accommodated, provided it is in keeping with the local landscape and townscape character. The area has a moderate capacity suggesting a limited level of development (typically 30%), which would protect the key features identified in the LCS. These are primarily: the rural character of Tilehurst Lane; tree cover around the site; rural setting to Binfield Park; open views out to the countryside; views down Tilehurst Lane; rural setting to Binfield Village and the Stag and Hounds PH; provision of a suitable landscape strategy for the site, taking into account its parkland and rural setting; planting reinforcement; and a design in keeping with the local townscape character. However the omission site covers over two thirds of Area C1. The SADPD excluded the whole site from its preferred options as it would harm these key features. The eastern part of Area C1 is excluded for flood reasons.

Although the LCS identified a potential for limited development adjacent to Tilehurst Lane, this was considered at the time in isolation of any potential significant development elsewhere at Binfield and on its own merits. However the SADPD process has allocated two major urban expansions to the east and west of the village. Even allowing for the significant constraints on the extent of these urban extensions and need for substantial green infrastructure, this has the effect of a significant change to the landscape setting of Binfield as a whole. The loss of open countryside on the north side of the village as well would result in too extensive a change to the rural setting of the village.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY MR S BEDFORD

Comment no.	Response	Comment on response	Recommended action
1	The site has a large area of buildings on its northern edge (Ryslip Kennels)	This was taken into account in the LCS assessment and contributed to the lower landscape condition and lower landscape sensitivity	In the light of the wider implications of additional development in the north of Binfield as set out in section I, it is not recommended that site 90 is included as a housing site.
2	The site can be accessed with little or no effect on the substantial established tree screen along Tilehurst Lane;	All of the schemes illustrated show two access points onto the lane and housing close to the lane, preventing the retention of the trees. This will result in the loss of individual trees but also loss of the continuity in tree cover. Proposed access onto Tilehurst Lane would need reconsidering.	

3	Could be sensitively designed within the existing landscape without major detriment to the rural landscape to the north, which itself has been identified as not being of high visual value;	The area has been identified as having key visual characteristics: open views out to the countryside and views down Tilehurst Lane. The development would block the former in views from Tilehurst Lane and Church Lane and compromise the latter. However this does not mean that a suitable layout could not be achieved which allows views through the development to the wider landscape. A smaller development, based on Area 90 south as in sketches 7 and 10 could be designed to meet the landscape and visual constraints. This has not been demonstrated in the illustrative schemes	
4	Part(s) of the site could be developed in isolation	The LCS recommends that only limited part of the site is development. Area 90 south only as in sketches 7 and 10	
5	Sketch option 7	Development footprint much reduced but visual permeability would not be achieved on the northern boundary, or across the site. Design layout does not reflect the local townscape character. See also comments 2 and 3 and section 1	
6	Sketch option 8	Whole site to be developed beyond its landscape capacity. Despite a note that visual permeability would be achieved on the northern boundary, this will not be achieved across the site. Dense housing on northern edge would be out of keeping with this rural edge. See also comments 2 and 3 and section 1.	
7	Sketch option 9	See comment 6, although built form is reduced along northern edge.	
8	Sketch option 10	See comment 5. Some improvement in design and visual permeability but others problems still stand. With revisions, this option may have some potential subject to the constraints in the SADPD	
9	Sketch option 11	See comment 6	

Summary conclusions

- I. No change to SADPD.

UNALLOCATED SITE - SITE 130: THE HIDEOUT, OLD WOKINGHAM ROAD, CROWTHORNE

Landscape Capacity Study



Figure 3

Plan from SADPD



I. LANDSCAPE ANALYSIS

The site is included in the Landscape Capacity Study and lies within Area A and part of C1 (the remainder of C1 being in the Urban Expansion Area SA5 TRL, Crowthorne). The Landscape Capacity Study assessed Area A as having a moderate landscape capacity, with a limited scope for development, which took account of the following factors: the general openness of the area and surviving natural wooded heathland; wooded enclosure; and the contribution to the forest character of the road network. Key visual characteristics are the visual seclusion and views from West Road. It sits in the gap between Bracknell and Wokingham and Bracknell and Crowthorne. The area has a number of built up complexes which sit within generous landscape settings thus maintaining an overall open character and the perception of a physical and visual separation between the settlements. The Study recommended maintaining this balance of open and built up area and the character of the gap and retaining existing screening. Additional tree planting to provide extra screening would not be out of place.

Area C has a moderate to low landscape capacity, with a very limited scope for development. Key landscape features are the continuous forest cover; forest setting to Nine Mile Ride; and wooded gateway to Crowthorne. Key visual characteristics are the views from Nine Mile Ride. The wooded character is an important aspect of the gap between settlements and retention of existing screening essential.

Site 103 excludes two built up parts of Area A bordering Old Wokingham Road but includes the Hideout and one other developed plot facing onto Old Wokingham Road. The SADPD excludes the site as development would result in the loss of the open rural character and detrimental affect on the physical and visual separation of the settlements.

No landscape matters have been raised by the owner Mrs M Bailey. The development proposed is for large scale accommodation of around 150 units for a specialist residential community for the elderly with supporting infrastructure. This is unlikely to be acceptable in landscape and visual terms. A large part of the site would need to be built on, undermining the current delicate balance of open space to built form which is essential to maintain the existing valued landscape character and the physical and visual separation of the settlements in accordance with CS9. Landscape and visual constraints on the site and the moderate to low landscape capacity of each area would only support development on a limited to very limited scale, reflecting the existing pattern of development on the site.

Summary conclusions

1. No change to SADPD
2. Some more limited development may be acceptable in the area already partly developed. Any development scheme would need to meet the landscape and visual requirements of CS9.

UNALLOCATED SITE - SITE 165: LAND SOUTH OF THE LIMES, WARFIELD

Plan from SADPD



I. LANDSCAPE ANALYSIS

The site is not included in the Landscape Capacity Study. It lies to the immediate west of Character Area SPD Northern Villages Area B2, separated by the new housing at The Limes. The Character Area SPD notes the importance of the linear nature of the dispersed village clusters, the narrow gap between the existing settlements, and the importance of tree cover in maintaining the visual separation, and views to open countryside down The Limes. New development at The Limes is noted as not relating well to the prevailing settlement character. The SPD recommends that clearly defined settlement boundaries are particularly important and infill on backland be very carefully designed (but not ruled out). The close relationship between the settlement and woodland should be maintained and opportunities sought to create green infrastructure close to Bracknell on 'marginal farmland'.

The Entec Study 2006 includes the site within CL5 Warfield Open Clay Farmlands. Entec identified the area as of moderate to high landscape character sensitivity, with a moderate visual sensitivity and low to moderate landscape value. Key features found at the site and its setting are: scattered attractive small woodlands; local pasture: clustered settlement form; generally good landscape condition; visibility limited by the undulating landform and tree cover; contrast to the urban edge; and open landscape contributing to the separation of Bracknell and the clustered villages at Newell Green, although the area is not a designated local gap under CS9. The Entec Study identified the area as within the Bull Brook Green Wedge which included The Limes and open land west of Hayley Green road. The site lies east and beyond the designated settlement area CS5. The SADPD rules out the site on the basis that The Limes form a satisfactory settlement boundary and development on the site would erode the gap between Hayley Green and Newell Green.

The site is small field enclosed by mature tree planting to the west and south and woodland to the east. The northern boundary is open to The Limes estate. South of the tree belt lie the open playing fields north of the Warfield Park, separating Warfield Park from Hayley Green. The western edge of The Limes forms a clear edge of the settlement now and there are views to the open field of the site and its tree surround, but not further south, from Forest Road. The Limes clearly break with the settlement pattern, most notably where these properties extend south of the estate road, beyond the limits of any development south of Forest Road, at this point, and south of the natural tree line than marks the southern boundary of North Lodge Farm. The site is well contained by tree cover but, although small, it is important together with the playing fields, to maintaining the separate identity of the two settlements.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY MR AND MRS PERFECT

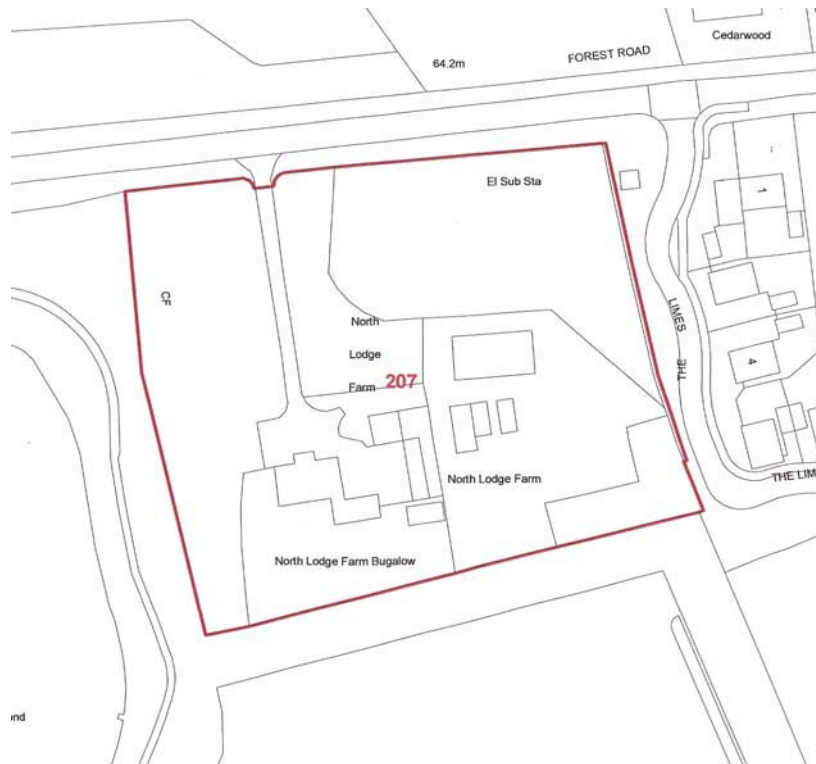
Comment no.	Response	Comment on response	Recommended action
1	The development constitutes a logical rounding off development	Superficially this appears to be a sensible approach but the extension of The Limes would expand the settlement further south into the open landscape between Hayley Green and Warfield Park. The Limes is already noted as out of keeping with the settlement character, and to extend it would be compound this and increase the volume of housing south of the natural southern extent of development formed by the tree line south of North Lodge Farm. The site does have potential as an area of open landscape for recreational use and for a footpath/ cycle link through to Warfield Park to be created. Development on the site would also result in the loss of views to the surrounding countryside on the edge of the settlement.	No change to SADPD
2	It would not be obtrusive as it is contained by a tree belt to the south and west	The development would not be visible from the south, west or east. It would be visible from Forest Road (see comment 1 and under section 1) and result in harm to character of Hayley Green in approaching from the west.	
3	The development would not adversely affect the local character	See comments above	

Summary conclusions

1. No change to SADPD
2. Recommend including the site as part of Green Infrastructure with new footpath access to Westmoreland Park and Warfield Park mobile homes.
3. Trees to be protected under a TPO as important to the local amenity and settlement character of Hayley Green.

UNALLOCATED SITE - SITE 207: LAND AT NORTH LODGE FARM, FOREST ROAD, WARFIELD

Plan from SADPD



I. LANDSCAPE ANALYSIS

The site was not included in the areas assessed under the Landscape Capacity Study. It closely abuts Character Area SPD Northern Villages Area B2 Hayley Green. The Character Area SPD notes the importance of the linear nature of the dispersed village clusters, the narrow gap between the existing settlements, and the importance of tree cover in maintaining the visual separation. New development at The Limes is noted as not relating well to the prevailing settlement character. The SPD recommends that clearly defined settlement boundaries are particularly important and infill on backland very carefully designed (but not ruled out). The close relationship between the settlement and woodland should be maintained and opportunities sought to create green infrastructure close to Bracknell on 'marginal farmland'.

The Entec Study 2006 includes the site within CL5 Warfield Open Clay Farmlands. The Study identified the area as of moderate to high landscape character sensitivity, with a moderate visual sensitivity and low to moderate landscape value. Key features found at the site and its setting are: scattered attractive small woodlands; local pasture, clustered settlement form; general good landscape condition; visibility limited by the undulating landform and tree cover; contrast to the urban edge; open landscape contributing to the separation of Bracknell and the clustered villages at Newell Green, although the area is not a designated local gap under CS9. It lies east and beyond the designated area CS5. The SADPD notes that the site contributes to maintaining the physical and visual separation between Bracknell and the Northern Villages and would extend ribbon development west from The Limes.

The site includes a large detached farmhouse and its extensive grounds, a number of farm buildings, grassed areas and extensive tree cover, both in a group in the north-east of the site but also forming strong boundaries to all four sides of the site. The site clearly lies beyond the settlement edge formed by The Limes and makes a significant contribution to maintaining the rural character of the open countryside between the settlements of Hayley Green and Newell Green and defining their character. Opposite the site, north of Forest Road, this open character continues, reinforcing the role of the site. The site also forms part of the rural setting to the Bull Brook and its adjacent woodland enclosed lake and together these areas make a significant contribution to also maintaining the separate identity of Newell Green and Warfield Park.

The site is visually well screened in summer from the west, south and east with views through mature trees from Forest Road. As most of the trees and hedgerows are deciduous, in winter views will open up from the Limes and the public open space.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY MR AND MRS KITE

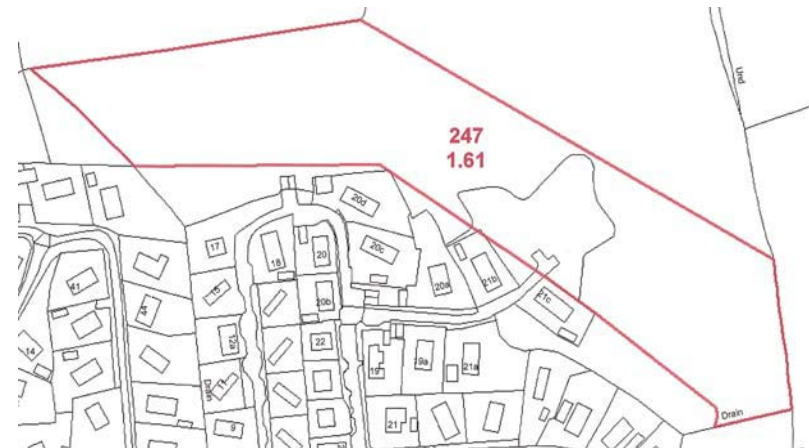
Comment no.	Response	Comment on response	Recommended action
1	The physical limits of the site are well defined by existing permanent/ long term features	This is agreed but development on the site would extend the settlement boundary considerably to the west.	No change to SADPD
2	The western boundary of the site is formed by an extensive hedgerow screen that forms a substantial barrier with adjacent land. The adjacent land as is in public open space	Although this is the case, encroachment westwards would narrow the rural gap to the narrow 120m wide Bull Brook corridor. The 'substantial barrier' would not be sufficient to mitigate the perception of encroachment and merging of settlements.	
3	The public foot path that runs down the western edge of the site within this open space area is also a boundary feature preventing any further western expansion of the site. The balancing pond beyond by its nature and location additionally prevents encroachment of development in a westward direction	The footpath does not make a material landscape or visual contribution to the rural character of the area on its own. Although the public open space prevents physical merging of the two settlements, it is insufficient on its own to maintain the landscape and settlement character. See also comment 1 and section 1.	
4	The southern edge of the site is also well defined and screened from adjacent land by extensive tree cover and mature hedging. Beyond this lies a substantial area of public open space	The area of open landscape between Forest Road and Warfield Park is narrow and fragile. The loss of 40% of this rural gap to development as a housing estate would have a significant adverse affect on the landscape character of the rural setting.	
5	The out buildings are mostly of a domestic character. Whilst within the site the buildings generally occupy the southern end of the site with much of the remainder to the front laid to lawn this aspect can hardly be described as open landscape as it is significantly contained by existing screening on all its boundaries curtailing long views into surrounding countryside	See earlier comments in section 1. Open grounds to individual large properties and farmhouses are typical of the open countryside of the Northern villages.	
6	Views of the site are for the most part obscured by mature screening.	Agreed, except from Forest Road	

7	In the immediate vicinity of NLF the western approach to Hayley Green is characterized by tree cover lining Forest Road with only the occasional glimpse of long views mainly to the north.	The western approach is characterised by this tree cover in combination with open grassland and the lack of extensive built form.	
8	Approaching NLF views to south are punctuated by the gap that forms the pedestrian access into the open space of Warfield Park. The resumption of tree cover along Forest Rd after passing this point together with the generally unobtrusive housing announces entry into the settlement.	Entry to Hayley Green is marked by The Limes, not the site.	
9	The development of NLF will do nothing to erode the very narrow and rural gap between existing settlements	See comment 1 and section 1	
10	The form of the settlement described as linear ribbon can also be safeguarded and protected through sympathetic layout and design of any residential development of NLF	Linear ribbon development can only be achieved by single depth plots onto Forest Road, excluding most of the site. Ribbon development in this location would also result in encroachment into a rural landscape and merging of settlements.	
11	The excellent screening to NLF will mean that there will be no adverse visual impact on the setting of the settlement, the surrounding landscape or the wider countryside.	See comments above and in section 1. Development on the site would have a direct visual impact on the approach to Hayley Green and on winter views from The Limes, and the public open space. The screening around the site will not mitigate the adverse landscape impact.	

Summary conclusions

- I. No change to SADPD

UNALLOCATED SITE - SITE 243, 246 AND 247: WARFIELD PARK



I. LANDSCAPE ANALYSIS

The sites were not included in the areas assessed under the Landscape Capacity Study. The Entec Study 2006 includes them within FHI Chavey Down Small-Scale Enclosed Forests and Heaths. Entec identified the area as of moderate to low landscape character sensitivity, with a moderate visual sensitivity and low to moderate landscape value. Key features found at the sites and their settings are: widespread woodland cover (more deciduous than the typical coniferous woodland); urban fringe uses; clustered settlement form; small scale residential plots and enclosure; generally disrupted landscape condition; visibility limited by the tree cover; and some contrast with Bracknell to the west and Burleigh to the east. The tree cover in the mobile home park provides a gradual transition from the residential area of Bracknell to the west to the rural countryside around Winkfield in the east.

The three sites are distinctively different. Site 243 occupies the grounds of Longcroft, one of two houses on Main Drive leading to the Mobile Park, set in generous long grounds. The grounds to site 243 extend down the rear of 76-99 The Plateau, separated by a dense belt of mature trees. The site is bounded by mature trees on all sides. Its front boundary is characteristic of Main Drive with high hedges and mature trees either side of the narrow road. The character of this stretch of Main Drive sharply contrasts with the residential character of Warfield Park and contributes to the distinctive approach to the Park. Visually this site is well screened except from opposite the narrow road frontage.

Site 246 lies opposite site 243 in the open countryside on the far side of Main Drive, separated by a line of mature trees and hedgerow through which the site can be seen. Further north the site abuts the rear of 46-56 The Plateau and the boundary is formed by mostly fences, with a copse in the north-west corner to the rear of three properties. The site is an extensive area of open pasture linking physically and visually with a further field to the south-east. A line of mature trees make up the north-eastern boundary – blending into the woodland beyond in views from the west and south. This site is clearly part of the open wider countryside between Warfield Park and Winkfield, maintaining the separate identity of the village from Bracknell. Visually the site is exposed in views from the Park edge.

Site 247 lies further north on the eastern edge of 17-21c The Elms. Like 246, it is beyond the Warfield Park boundary and very much a part of the wider countryside which separates Warfield Park (and Bracknell) from Winkfield. The gap is narrowest at this point and the Park is only separated by woodland on the steeper slopes of The Cut (approximately 150m wide). The site is a mix of mainly woodland with some open grassland with emerging scrub. The woodland extends north-east and east. The boundary with the Park is mixed fencing. The site is visible from a cul de sac by 21b and 21c The Elms and a few properties.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY TRUSTEES OF IRK MACLAREN AND WARFIELD PARK HOMES

Comment no.	Response	Comment on response	Recommended action
1	The normal restrictive countryside policies should be relaxed	Both 246 and 247 lie in open countryside beyond a well defined edge to the Park. Site 243 is typical of large plots within much of the northern Bracknell hinterland. There is no landscape case for applying a different policy approach. However in accordance with CS9 the local character, appearance and function of the area would be taken into account when considering any proposals for development.	Reconsider site 243
2	The sites are a limited extension into the countryside	In the case of 246 and 247, development of the sites would be a significant encroachment into an important part of the wider landscape. Site 243 is better contained but in this case, would be seen as encroachment into an area of different character.	
3	The need to maintain the intrinsic character of the Park means that the only suitable location would be on the edges.	The character of Warfield Park is formed by the built form and gardens in the Park and by its immediate landscape setting. The development of site 246 would make a material difference to the landscape setting of the Park. Development at 247 would result in the loss of only apart of the adjacent woodland but reduce it to the minimum. Development on site 243 would have less harm to the setting or intrinsic character of the Park, provided the tree cover was maintained as at present.	
4	The open woodland character can be retained in part	This will not be possible in site 247. The other two sites could include requirements to retain all existing tree cover.	Any woodland or tree cover of landscape or visual value must be retained
5	Site 246 could include new screen planting and new woodland planting	This would not mitigate the landscape and visual impact of the loss of open grazing land. Although woodland is a characteristic of the area – so is the remaining open farmland lying in between. Screening planting would also block views out over open countryside.	No change to SADPD

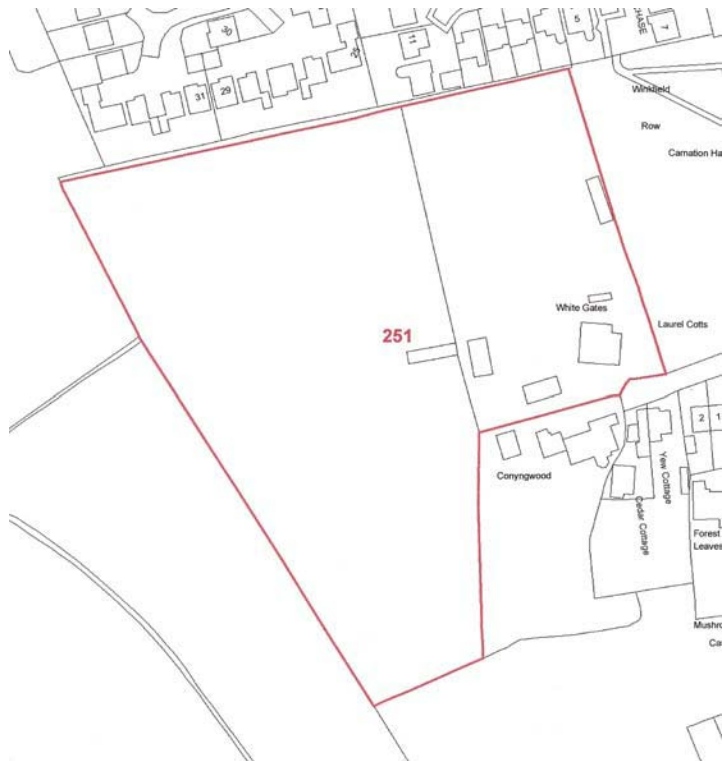
6	A Woodland Plan for the rest of the woodland in the Park ownership would be provided and the woodland managed	This is to be welcomed but would not justify development.	Encourage creation of Woodland Plan
7	Sies 243 is only partly covered in trees and replacement planting can be provided	Existing mature trees that contribute to the wider landscape and the Park must be retained.	
8	Tree cover on site 247 is not ancient woodland	The value of this woodland lies much more broadly in its contribution to the Borough's woodland cover, its landscape role locally in contributing to the character of the area, its role in visually separating Warfield Park from Winkfield and in providing an attractive woodland setting to the Park and the wider area.	No change to SADPD
9	Development could be accommodated without harm to the local character	See comment 3 and section 1. Site 247 could not be developed without harm to the woodland character and without eroding the physical and visual separation of the two adjoining settlements. The Park itself has an attractive and distinctive character of value in its own right. However this does not justify the erosion of the adjoining contrasting rural landscape.	

Summary conclusions

1. Both sites 246 and 247 should remain unallocated in the SADPD
2. Site 243 might have some development potential but it is likely to be limited by the need to retain the character of Main Drive, the approach to Warfield Park and the mature trees on and around the site. Any development would need to respect the existing character of the Park and the larger properties along Main Drive.

UNALLOCATED SITE - SITE 251: WHITEGATES, MUSHROOM CASTLE LANE, WINKFIELD

Plan from SADPD



I. LANDSCAPE ANALYSIS

The site was not included in the areas assessed under the Landscape Capacity Study for Broad Area 7: Chavey Down. The eastern part lies within Character Area SPD Northern Villages Area D Winkfield Row South. The Character Area SPD notes the importance of the wooded landscape setting and the linear form of the settlement Area D (partly eroded by the modern estate in the north-west of the village). The SADPD notes the historic significance of Mushroom Castle identified in the SPD and the adjacent open landscape as a key feature of the area. The SPD states that major new estate development would further erode the traditional linear settlement form and any development which has an adverse impact on views out to the surrounding landscape should be avoided.

The Entec Study 2006 includes the site within CL7 Wooded Clay Farmlands. The Entec Study identified CL7 as of moderate to high landscape character sensitivity, with a low to moderate visual sensitivity and moderate landscape value. Key features found at the site and its setting are: scattered attractive small woodlands; local pasture; linear settlement form; general good landscape condition; well screened by tree cover; a contrast to the urban edge; open landscape contributing to the separation of Warfield Park and Winkfield, although the area is not a designated local gap under CS9.

The site lies to the rear of the very well maintained grounds to Carnation Hall. To the north lies the Carnation Drive estate which is out of keeping with the predominant character of Winkfield South. This estate is of a generic form and has extended west of the older settlement limits up to and into the surrounding woodland. The character and form of this estate, and its expansion into a narrow rural corridor, has not made a positive contribution to the character of Winkfield South and therefore does not justify further erosion of the open countryside to the west of the village.

The site is separated from Carnation Hall grounds by a tree belt in part, which part screens White Gates. The site is mainly grass lawn and an open field with sundry small buildings and a prominent belt of poplars separating the grounds of White Gates from the field to the west. The site continues behind Conyngwood, providing a rural setting to this property and contributing to the rural setting of the village.

There are wide views of the site from the grounds of Carnation Hall with the trees on site, and the existing openness of the site contributing to its visual setting. Otherwise the site is overlooked by adjoining properties to the north and east.

2. RESPONSE TO LANDSCAPE ISSUES RAISED BY CHARLES CHURCH

Comment no.	Response	Comment on response	Recommended action
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1	The scale of development, at 54 dwellings, will not adversely affect the character and appearance of the village	The Carnation Drive estate demonstrates how a large development can change part of the village so that it is no longer shares the valued characteristics of the area. The proposed development would become an extension of Carnation Drive estate, increasing the impact of the built form on the village pattern. Trees that are important to the setting of this part of the village would be lost.	See conclusion
2	Due to the location of the site next to the existing built form and woodland, it will only be visible from private view points next to the site	The development would be visible from a number of private dwellings and also users of Carantion Hall which is a popular community facility. The proposed access would be visible from the Carnation Drive estate.	
3	Development will be significantly set back from Chavey Down Road to not be intrusive or harm the character of the village	The character of the village is not just the roadside but derived from the pattern of built form and the landscape – see Character Area SPD Northern Villages Area D. See comment 1 and section 1.	
4	The depth of development proposed is already found at the Carnation Drive estate and on Mushroom Castle. The development would not extend the village beyond its existing limits to the west or south.	The limit of the development west at Carnation Drive estate has eroded the village character. The site extends a further 75m west of Conyngwood. Mushroom Castle, which predates the linear development along Chavey Down Road and retains much of its semi-rural character in its narrow lane, long narrow gardens and vegetation cover, does not set a precedent for further develop westwards.	
5	Woodland to the west will form a well defined urban edge and enclose the site	The open land already provides a well defined edge and is part of the character of this landscape. The site would be enclosed by this woodland and tree cover but this in itself does not justify development. See also comment 6 and section 1.	
6	The development, in following existing patterns in the village, will not intrude into the existing gap and will ensure that the separation of the two settlements of Warfield Park and Winkfield are maintained	The separation of Warfield and Winkfield is very narrow at the northern point of the site - 200m. Although the woodland makes this gap visually robust, the introduction of an estate road and new housing will erode the separate identity of Winkfield South and the perception of open landscape to the west of the centre of the village.	
7	Open space could be included in the south-east corner of the site, to provide for an appropriate transition from	Open space in the south-east of the site is not likely to achieve this objective and would not overcome over-riding objections set out above.	

	countryside to built form, avoiding a hard urban edge against the adjoining countryside		well as the wider landscape.
8	The development will be hardly visible from surrounding public viewpoints. This can be ensured through appropriate design, planting and open space provision	Deciduous planting would be required which would only have a limited affect on screening the views.	The development should be acceptable in principle and not rely on screening..
9	Access to the site can be made from the Carnation Drive estate	This would impact on the grassed 'ride' between the estate and the woodland extending the impact of the estate. A well designed solution could be found but it would still lead to the extension of the built form further westwards. It is not recommended that this alternative be used to access redevelopment of White Gates.	
10	Mushroom Castle is no longer the only house in Chavey Down Road and if this property and the associated land had been of such historic significance it would have been designated as such	The historic value of Mushroom Castle lies in its contribution to the character of the village rather than its intrinsic historic or architectural merits. The fact that it is not designated as an historic asset does not undermine its contribution to the character.	
11	Mushroom Castle Lane is an in depth development leading off Chavey Down Road, not fronting it. Ribbon development is no longer a significant feature of this part of the village.	See comment 4.	
12	The site does not contribute significantly to the physical separation of Warfield Park/Bracknell and Winkfield. Development on the site would not harm the individual characters.	See comment 6.	
13	The development would not affect Winkfield Conservation Area	Agreed but will affect a special character area as defined in the Character Area SPD.	

Summary conclusions

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1. The site has a moderate to low capacity for development allowing for very limited development (typically 7% of the site area) off Mushroom Castle Lane within the footprint of the White Gates built form and in keeping with the character of the Mushroom Castle area (not that of Carnation Drive estate) might be acceptable in landscape and visual terms provided there was no development beyond the western edge of Conyngwood; retention of the line of poplars; and protection of the views from the rear of Carnation Hall.
 2. Trees should be protected under a TPO as important to the local amenity and settlement character of Winkfield South.