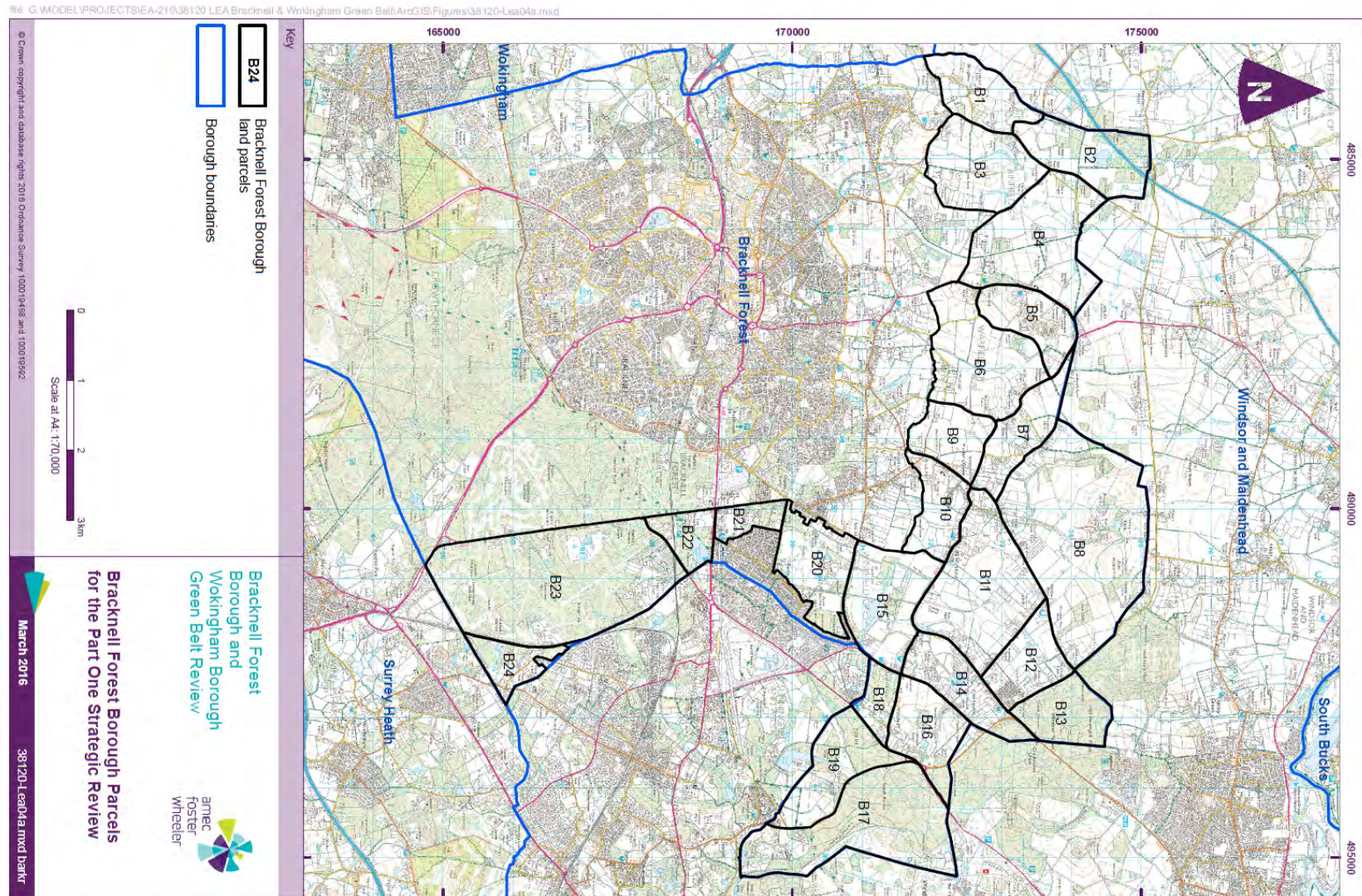


Appendix B: Bracknell Forest Strategic Parcel Assessment

This Appendix sets out the results of the assessment of the contribution to Green Belt purposes of land within Bracknell Forest Borough. A summary table is presented accompanied by maps illustrating the geography of the purpose-by-purpose analysis. This is followed by a parcel-by-parcel analysis.

Figure B1: Strategic Green Belt Parcels in Bracknell Forest Borough



## Appendix B: Bracknell Forest Strategic Parcel Assessment

### Summary Matrix

Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Commentary on overall strategic function
B1	Land to the west of the B3018 Church Hill, Billingbear	LC	LC	C	LC	LC	C	Contributes to the prevention of encroachment of urban development into this sensitive rural and reasonably accessible location. Development to the south around Binfield could increase this pressure. Contributes to retaining the relatively remote rural character of land to the north of Bracknell, particularly if there is pressure for development in the vicinity of Binfield and by extension smaller communities such as Billingbear. The western edge of the parcel more properly extends into Windsor & Maidenhead Borough to the M4.
B2	Land to the west of Howe Lane, north of the B3018 Binfield Road/Twyford Road	LC	LC	C	LC	LC	C	Whilst being relatively remote and well-treed in character, the parcel is nevertheless sensitive to encroachment, and is already influenced by the intrusion of the M4, both visually and aurally. In combination with land to the north, south, east and west, the parcel makes a contribution to protecting the openness of the Green Belt in this location. The parcel is more properly part of two in combination with Green Belt in Windsor & Maidenhead Borough, using the M4 as a clear boundary.
B3	Land to the north of Binfield between Church Hill/Church Lane, Ryehurst Lane and Bottle Lane	LC	LC	C	LC	LC	C	Contributes to the prevention of the encroachment of development into this sensitive rural and reasonably accessible location. Contributes to retaining the openness of land in this locality and to the north east of Bracknell more generally, particularly if there is pressure for development in the vicinity of Binfield.
B4	Land to the west of Jealott's Hill between Maidenhead Road and Bottle Lane	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through limiting encroachment into open countryside which is largely undeveloped. Whilst this is of a relatively remote rural character, the hamlets of Jealott's Hill and Tickleback Row along with the Syngenta research site in the adjacent parcel present potential development pressures.
B5	Land at Jealott's Hill between Maidenhead Road and Wellers Lane	LC	LC	C	LC	LC	C	Makes a contribution to Green Belt purposes through limiting additional encroachment into a largely rural landscape which is heavily influenced by the Syngenta research site, despite a reasonable degree of visual containment. Given the current use, the parcel is vulnerable to incremental change, with openness from some perspectives (such as from Weller's Lane) already compromised.
B6	Land to the east of Jealott's Hill/Moss End, between the A330 Ascot Road and Church Lane	LC	LC	C	LC	LC	C	An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally.
B7	Land to the east of Maiden's	LC	LC	C	LC	LC	C	Whilst being largely open in character, there is evidence of progressive urbanisation towards



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Commentary on overall strategic function
	Green, between the A330 Ascot Road/Kingscroft Lane and Hawthorn Lane/Bishops Lane							Maiden's Green in the form of isolated dwellings and land use change to accommodate horses albeit reasonably well contained visually. Complex land uses and incremental intrusion of built development towards Maiden's Green mean that the Green Belt contributes to maintaining the parcel's openness.
<b>B8</b>	Land to the north of Maiden's Green between Winkfield Land and Drift Road	LC	LC	C	LC	LC	C	Dominated by Foliejon Park and surrounding farmland, the relatively remote character and openness makes the land sensitive to change. Green Belt designation contributes limiting incremental encroachment which would be damaging to this large tract adjoining the wider Greenbelt to the north.
<b>B9</b>	Land to the west of Brock Hill, between the A3022 Bracknell Road, the A330 Kingscroft Lane/Cocks Lane and Malt Hill	LC	LC	C	LC	LC	C	Relatively accessible, the parcel is sensitive to encroachment from existing uses and additional pressure. A parcel at risk from incremental change associated with built development on its eastern edge, but also relative accessibility to the northern outskirts of Bracknell.
<b>B10</b>	Land between Brock Hill and Winkfield, south of the A330 Church Road	LC	LC	C	LC	LC	C	Contributes to maintaining the openness of the landscape through helping to limit encroachment associated with incremental change of settlements on the periphery of the parcel, A parcel at risk from incremental change associated with built development on its western and northern edges, but also relative accessibility to the northern outskirts of Bracknell. Local sensitivity associated with the Winkfield Conservation Area.
<b>B11</b>	Land to the north of Winkfield bounded by North Street, Crouch Lane and Winkfield Lane	LC	LC	C	LC	LC	C	Contributes to limiting incremental change in a parcel which is relatively accessible but still largely rural in character. Evidence of some incremental urbanisation to the south west associated with Maiden's Green and Winkfield, and north east associated with Cranbourne. Local sensitivity associated with the Winkfield Conservation Area.
<b>B12</b>	Land to the north of Cranbourne between Crouch Lane, Drift Road and Winkfield Lane	LC	LC	C	LC	LC	C	Contributes to containing both incremental and more substantial change associated with development at Cranbourne. At risk from incremental change associated with the expansion of Cranbourne to the west, but also general land use change.
<b>B13</b>	Land to the north of Cranbourne between Drift Road and Winkfield Road	LC	LC	C	LC	LC	C	In combination with adjacent Green Belt in Windsor & Maidenhead, contributes to maintaining the openness of the land in this vicinity. Part of the containment of Cranbourne, although there is the clear boundary of Drift Road.
<b>B14</b>	Land to the south east of Cranbourne between North Street and the A330 Hatchet Lane	LC	LC	C	LC	LC	C	Helps to limit incremental development on the periphery of the parcel associated with the dispersed settlement of Cranbourne. At risk from incremental change associated with the expansion of Cranbourne to the west, but also general land use change.

## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Commentary on overall strategic function
B15	Land to the south east of Winkfield between the A330 Pigeonhouse Lane, Braziers Lane and Forest Row	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot and north east of Bracknell, and maintaining the overall openness of the parcel and the integrity of its land use pattern.
B16	Land to the north of Woodside, west of Mounts Hill, east of the A330 Hatchet Lane	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot, and maintaining the overall openness of the parcel and the integrity of its land use pattern.
B17	Land to the east of Woodside and Cheapside between the B383 Sunninghill Road and Windsor Great Park	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot, and maintaining the overall openness of the parcel and the integrity of its land use pattern.
B18	Land to the south of Woodside, between the B3034 Lovel Lane, the A332 Windsor Road and the A330 Hatchet Lane	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot, and maintaining the overall openness of the parcel and the integrity of its land use pattern.
B19	Land to the south east of Woodside, south west of the B383 Sunninghill Road	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot, and maintaining the overall openness of the parcel and the overall integrity of its land use pattern.
B20	Land to the north of North Ascot between Locks Road and Forest Ride	SC	SC	LC	LC	LC	SC	Forms an important part of the separation of Bracknell and North Ascot, notwithstanding development around the periphery of the parcel. Potentially very significant pressures for incremental change on its eastern and western fringes, notwithstanding domination of land use by Mill Ride golf course.
B21	Land to the west of North Ascot, bounded by the B3017 Priory Road to the west and the A329 London Road to the south	SC	SC	LC	LC	LC	SC	The narrowness of the gap between Ascot and Bracknell at this point means that the role of Green Belt is critical in maintaining a sense of separation, notwithstanding the developed character of the parcel to the south. Potentially very significant pressures for change across the parcel.
B22	Land top the south of North Ascot bounded by the A329	SC	SC	LC	LC	LC	SC	The narrowness of the gap between Ascot and Bracknell at this point means that the role of Green Belt is critical in maintaining a sense of separation, notwithstanding the high degree of

## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Commentary on overall strategic function
	London Road to the north, the A332 Kings Ride to the south east and the B3017 Swinley Road to the west							visual enclosure afforded by woodland. Potentially very significant pressures for change to the west and south of the parcel in particular.
<b>B23</b>	Land to the west of South Ascot bounded by the A332 Swinley Road to the west and the Ascot-Bagshot railway to the east	C	LC	C	LC	LC	C	Despite being dominated by dense woodland which creates a high degree of visual enclosure, the parcel helps to contain pressures for incremental change in its periphery. Notwithstanding its scale and broadly uniform character, potential pressures for incremental change, particularly to the north and west of the parcel.
<b>B24</b>	Land to the south of South Ascot, bounded by the Ascot-Bagshot railway to the west and the Borough boundary to the north east and south east	C	LC	C	LC	LC	C	In combination with Green Belt in Windsor and Maidenhead Borough, helps to contain development pressure from South Ascot in this direction. Potentially vulnerable to incremental change, particularly on the parcel's eastern extent.

### Commentary

The strategic role of the Green Belt in Bracknell Forest Borough fulfils its role as part of the outer extent of the Metropolitan Green Belt and performs a number of specific roles: it supports the wider Green Belt to the north and east of the Borough in preventing the encroachment of built development into the open countryside, as well as preventing the merger of Bracknell and North Ascot in what is a particularly narrow gap between the two settlements. To the north of Bracknell the Green Belt is off-set from the built-up area but nevertheless under its influence through accessibility. The Green Belt therefore performs a clear role in preventing the erosion of openness through additional development which would be difficult to achieve through general policies for the countryside. There are no instances where the overall role of the Green Belt is limited to the extent that it makes no contribution to Green Belt purposes as defined in the NPPF. In summary the role of the Green Belt in Bracknell Forest Borough is as follows:

- **Checking the sprawl of large built-up areas** – the Green Belt makes at least a contribution to and in some cases a significant contribution to containing development (notably in the very narrow gap between Bracknell and North Ascot) within its current boundaries.
- **Preventing neighbouring towns from merging** – The Green Belt generally makes a limited contribution in this respect, although this role is significant in the very narrow gap between Bracknell and North Ascot.

## Appendix B: Bracknell Forest Strategic Parcel Assessment

---

- **Safeguarding the countryside from encroachment** – the Green Belt generally makes a contribution, to limiting development in the open countryside which is readily accessible from the built-up area of Bracknell immediately to the south.
- **Preserving the setting and character of historic towns** – the Green Belt makes a limited contribution in this respect, being unrelated to an historic town.
- **Assisting in urban regeneration** – the Green Belt makes a limited contribution to urban regeneration, reflecting the character of the settlements within or adjacent to the Green Belt.

Overall, whilst the Green Belt is on the periphery of the Metropolitan Green Belt it is no less important in meeting certain strategic purposes, although these are often more generalised. The nature of the Green Belt in these areas means that protection against encroachment is its prime function, and to a lesser extent separation, sprawl and historic setting, which in common with other areas of the Metropolitan Green Belt (and indeed country-wide), the accessibility of rural and semi-rural areas through high levels of car ownership creates development pressure which is likely to be increasing. The Green Belt is considered to be performing its function and no areas have been identified that warrant removal of the designation.

Figures B2 – B7 illustrate the fulfilment of Green Belt purposes, overall and by individual purpose.



Figure B2: Overall Contribution to Green Belt Purposes

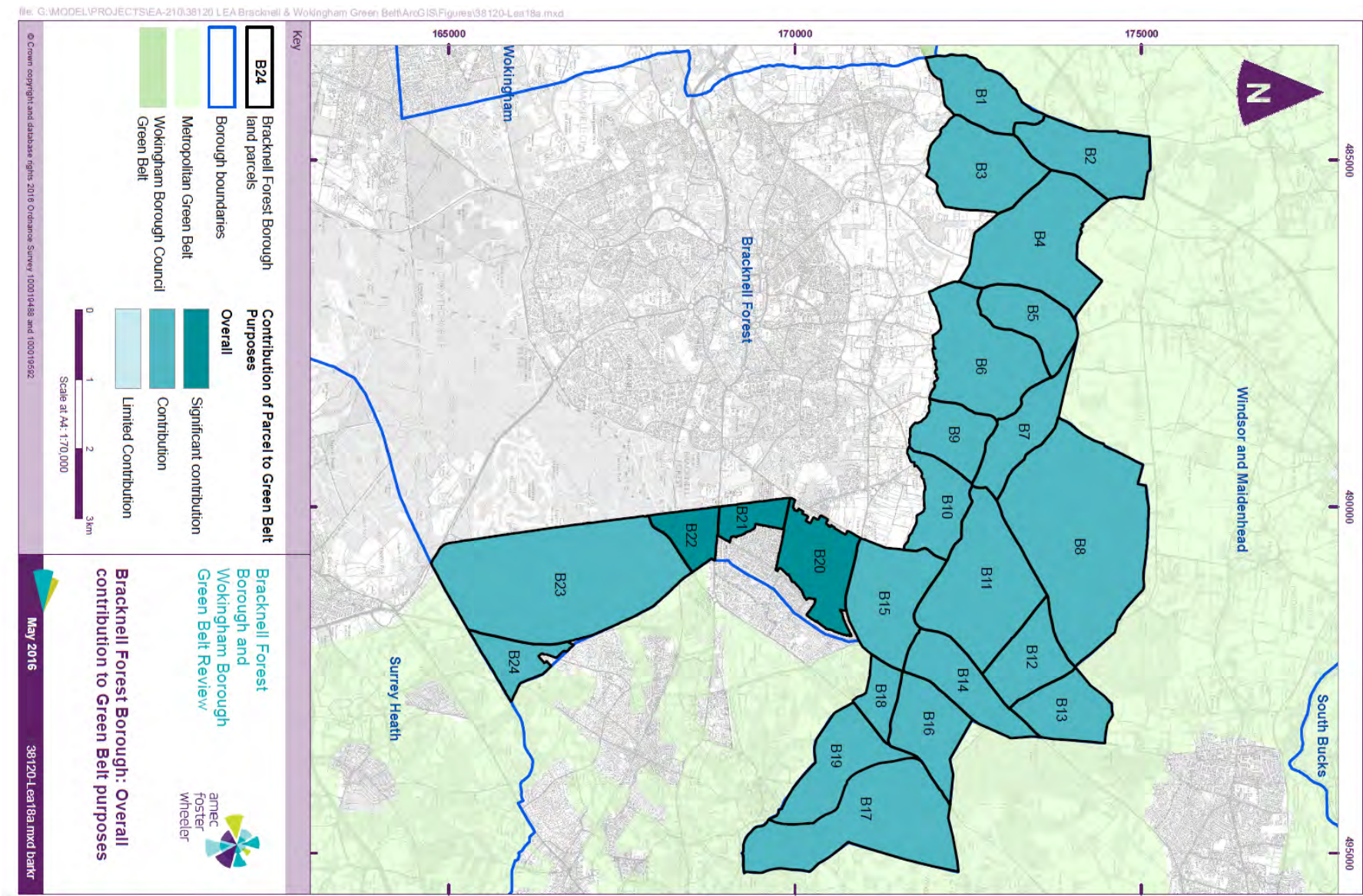




Figure B3: Contribution to Restricting the Sprawl of Large Built-up Areas

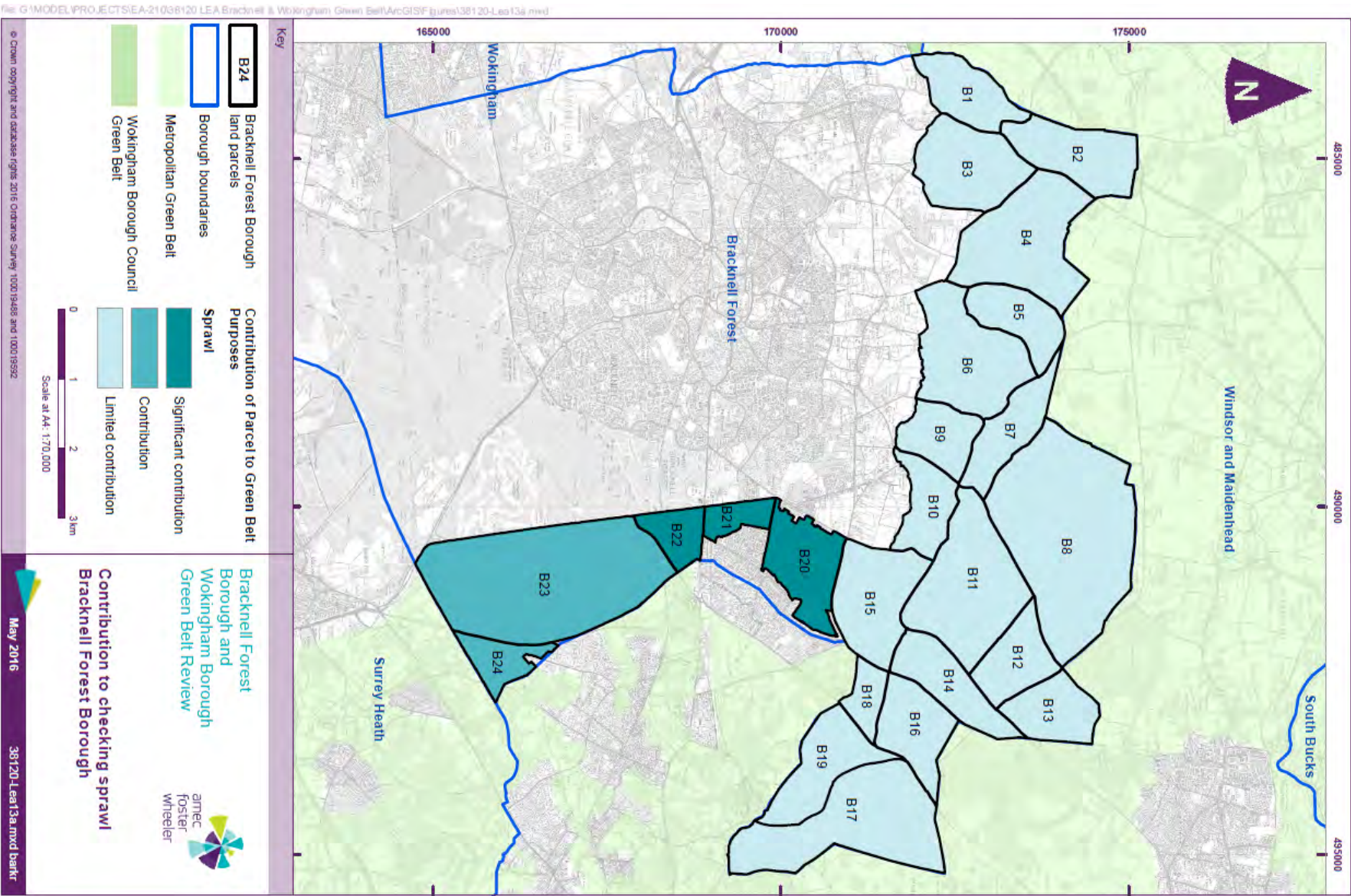




Figure B4: Contribution to Preventing Neighbouring Towns Merging

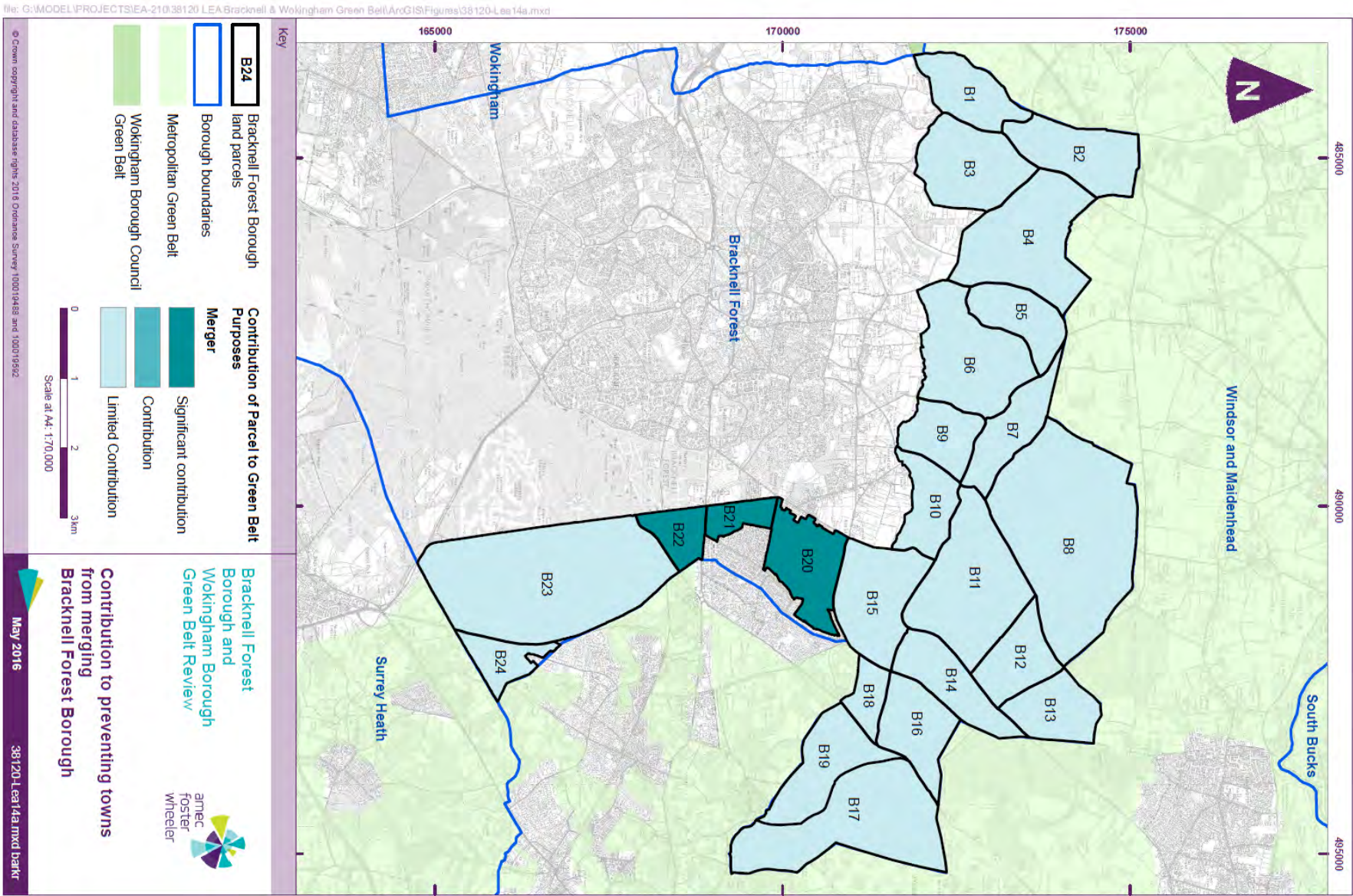




Figure B5: Contribution to Safeguarding the Countryside from Encroachment

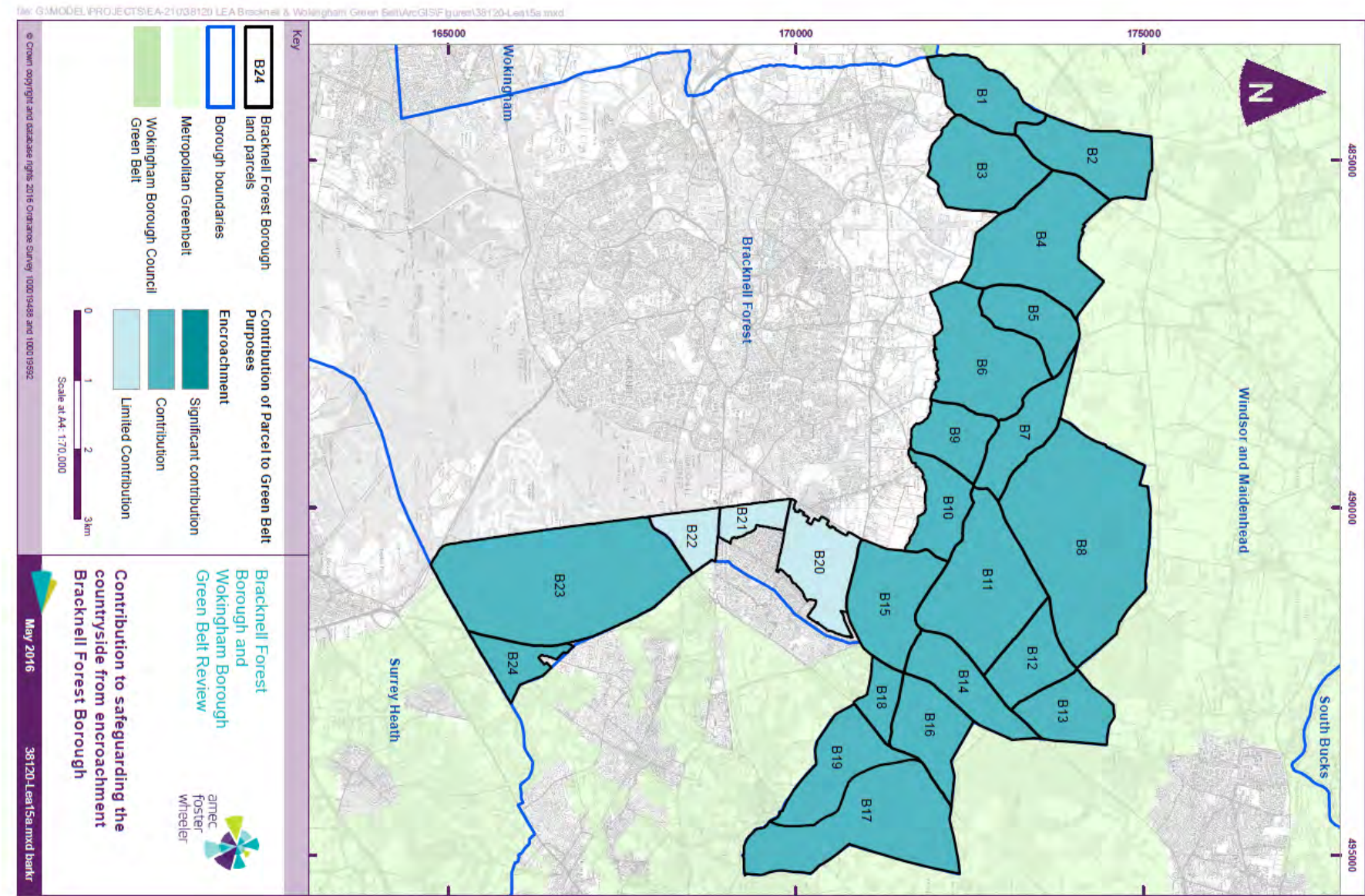




Figure B6: Contribution to Preserving the Setting and Special Character of Historic Towns

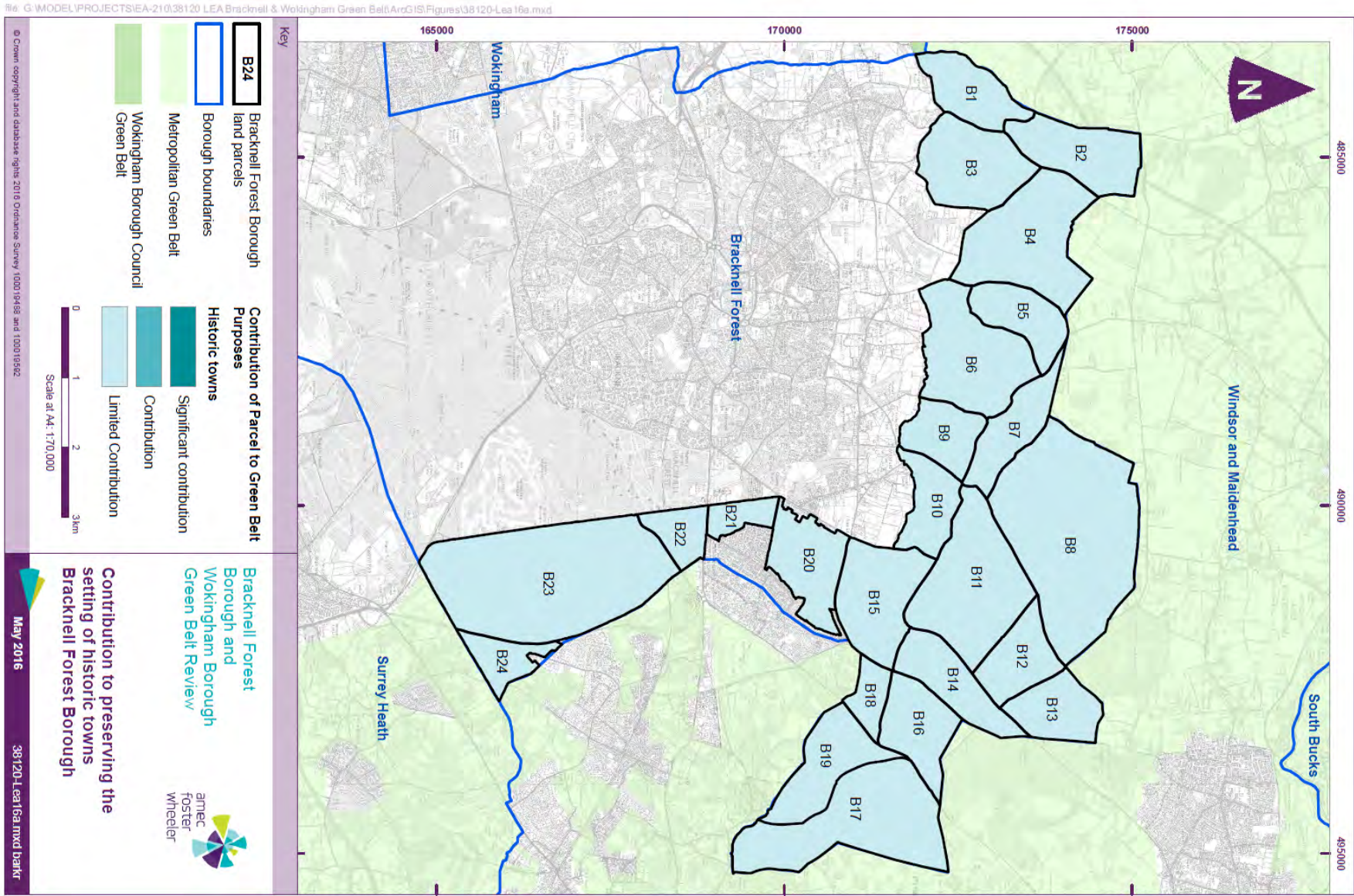
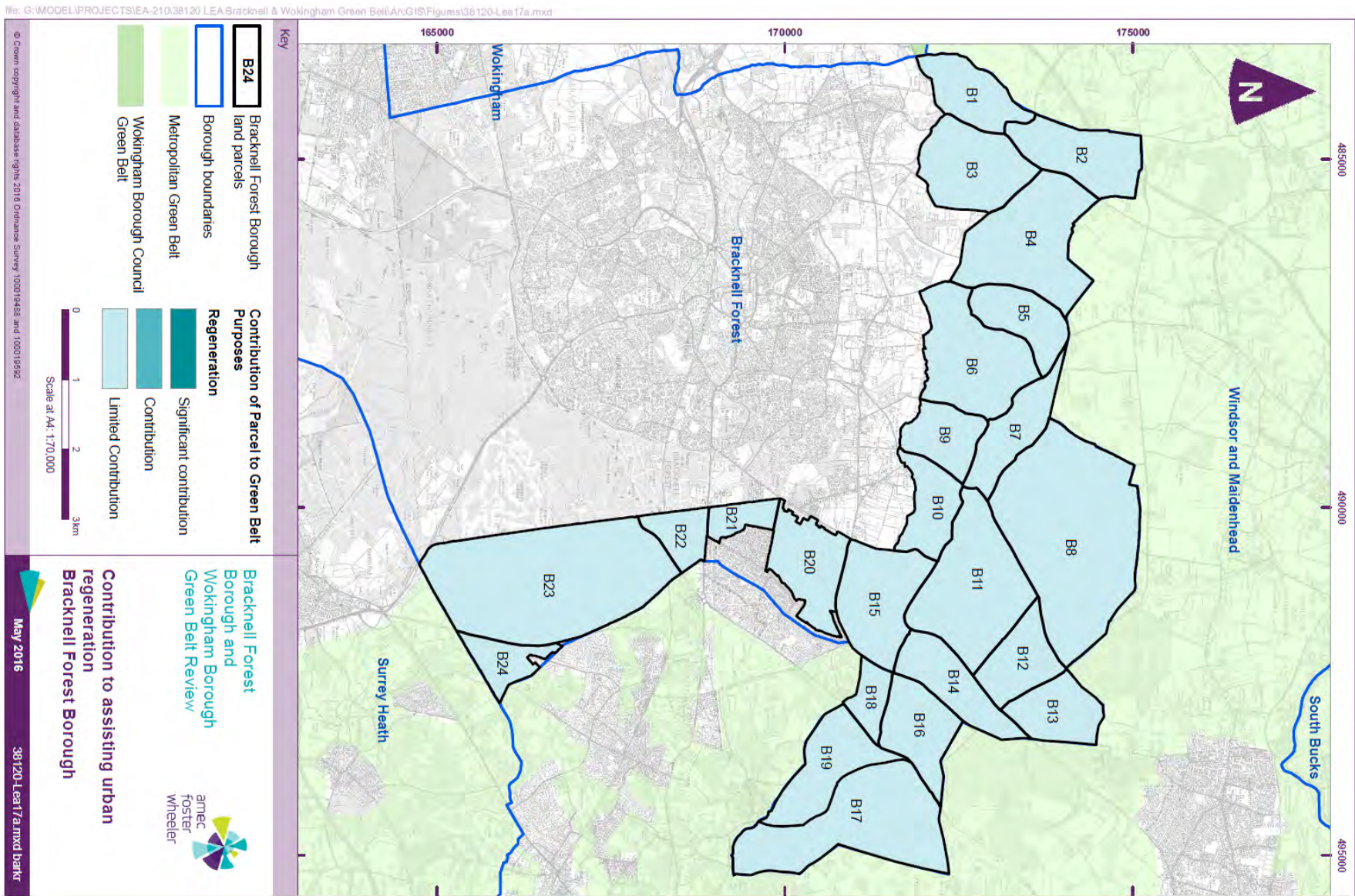




Figure B7: Contribution to Assisting Urban Regeneration



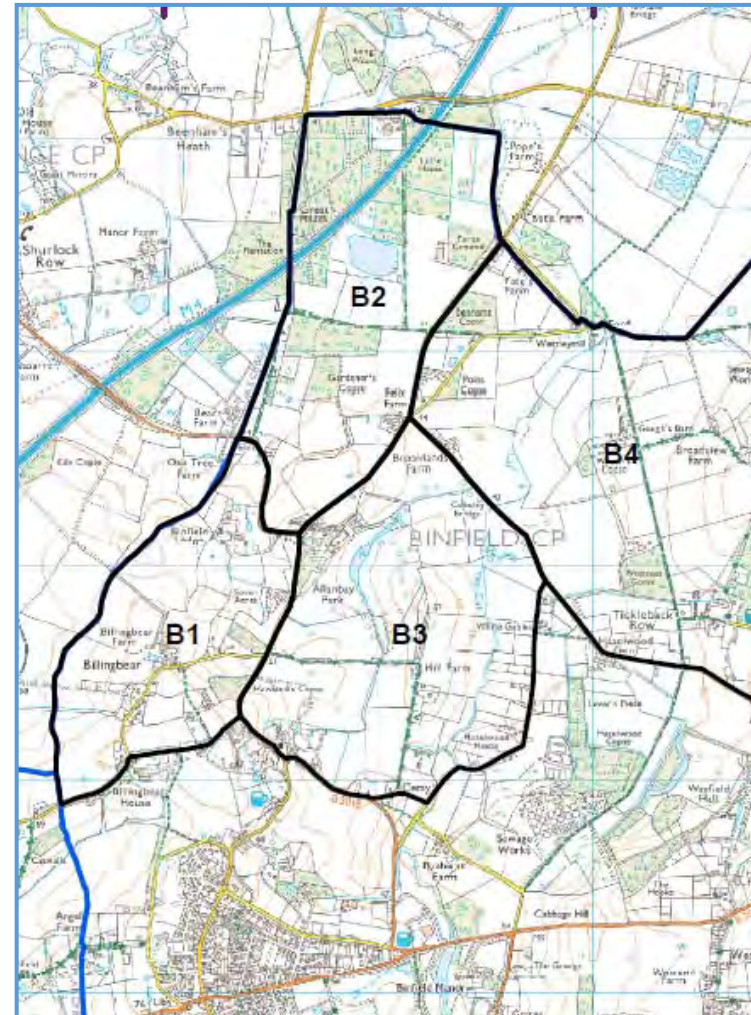


## Appendix B: Bracknell Forest Strategic Parcel Assessment

NOTE: THE AERIAL PHOTOGRAPHS AND THE PARCEL BOUNDARIES THEREON ARE DESIGNED FOR REFERENCE TO LAND USE AND FIELD SIZE ONLY. PLEASE REFER TO THE ORDNANCE SURVEY EXTRACT FOR PRECISE PARCEL BOUNDARIES.

### Parcel B1: Land to the west of the B3018 Church Hill, Billingbear

A remote rural landscape comprising medium scale mixed farming and woodland, glimpsed and some long-distance views across mature, well-treed hedgerows. Isolated farmsteads.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B1		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Despite the relatively remote location of the parcel it is nevertheless relatively accessible and sensitive to encroachment reflecting its largely open character. Development to the south around Binfield could increase this pressure. Contributes to retaining the relatively remote rural character of land to the north of Bracknell. The parcel is centred on the hamlet of Billingbear which is a fragmented linear settlement comprising farms and clusters of dwellings, with extensive views across the surrounding countryside. This is part of the outer edge of the Metropolitan Green Belt and contributes to its openness.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be</li> </ul>	<p>No clear role given location distant from areas</p>

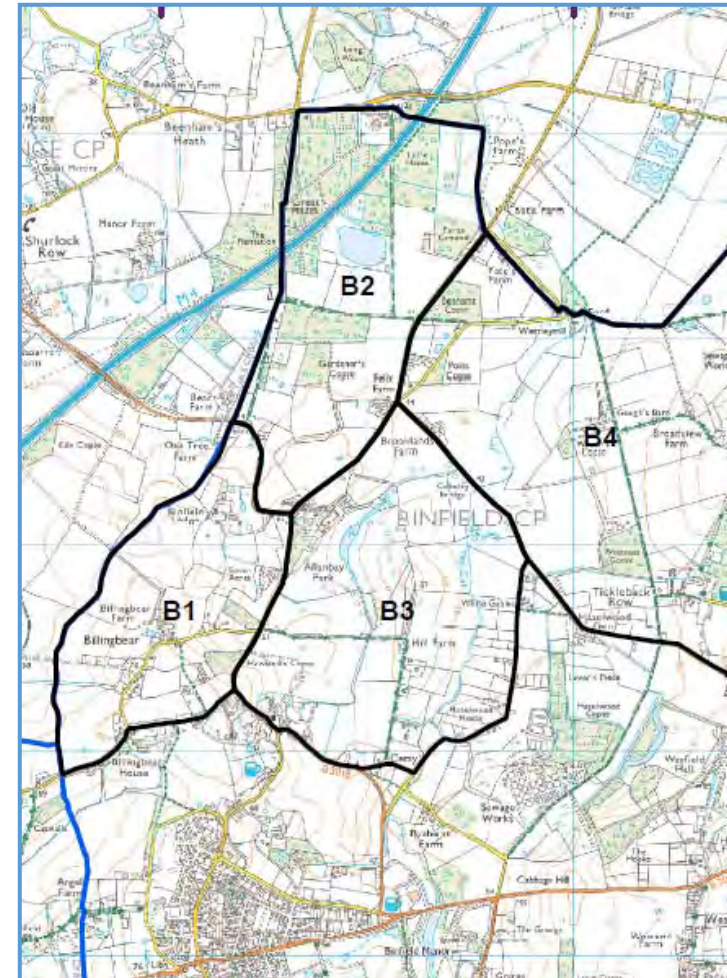


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B1		Assessment
regeneration by encouraging the recycling of derelict and other urban land	neglected in favour of greenfield land?	requiring regeneration. <b>LIMITED CONTRIBUTION</b>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical boundaries to the east and south. The western extent is the Borough boundary with Windsor & Maidenhead where there is no physical feature. The logical boundaries are the M4 to the west and the B3018 Binfield Road to the north.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Ancient Woodland copse to the south east.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Parcel B2: Land to the west of Howe Lane, north of the B3018 Binfield Road/Twyford Road**

Dissected by the M4, this parcel is dominated by large-scale arable and woodland, the latter along with well-treed mature hedgerows restricting long distance views across the flat topography. Isolated farmsteads.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B2		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Whilst being relatively remote and well-treed in character, the parcel is nevertheless sensitive to encroachment by built development and is already influenced by the intrusion of the M4, both visually and aurally. In combination with land to the north, south, east and west, the parcel makes a contribution to protecting the openness of the Green Belt in this location.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p>

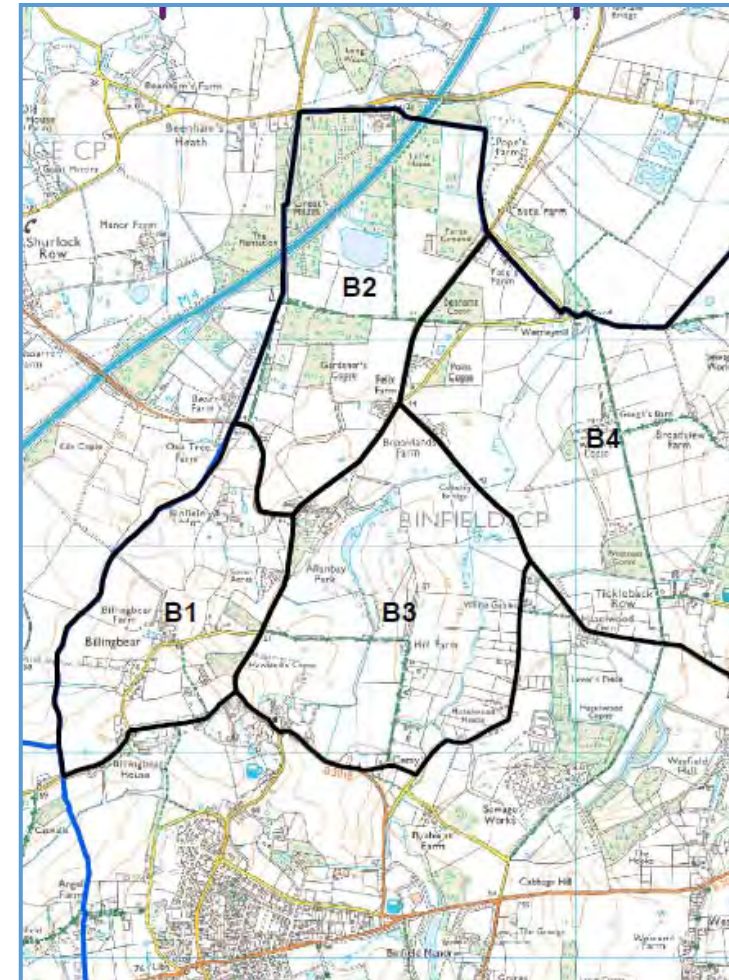


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B2		Assessment
recycling of derelict and other urban land		LIMITED CONTRIBUTION
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clear boundaries to the south and south east, Borough boundary with no defining feature to the north and west. Part of a larger parcel defined by the M4 and Drift Road/Howe Road and extending into Windsor & Maidenhead.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
Promoting Positive Use of the Green Belt		
Opportunities for public access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	PRoW running east-west and north-south.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Local Wildlife Site and Ancient Woodland copse in the centre of the parcel.
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Parcel B3: Land to the north of Binfield between Church Hill/Church Lane, Ryehurst Lane and Bottle Lane**

Large-scale mixed pastoral; and arable landscape with interrupted views across well-treed mature hedgerows. Remote rural in character with isolated farmsteads and sensitive to urbanisation.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B3		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Contributes to the prevention of the encroachment of development into this sensitive rural and reasonably accessible location. Contributes to retaining the openness of land in this locality and to the north east of Bracknell more generally, particularly if there is pressure for development in the vicinity of Binfield.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

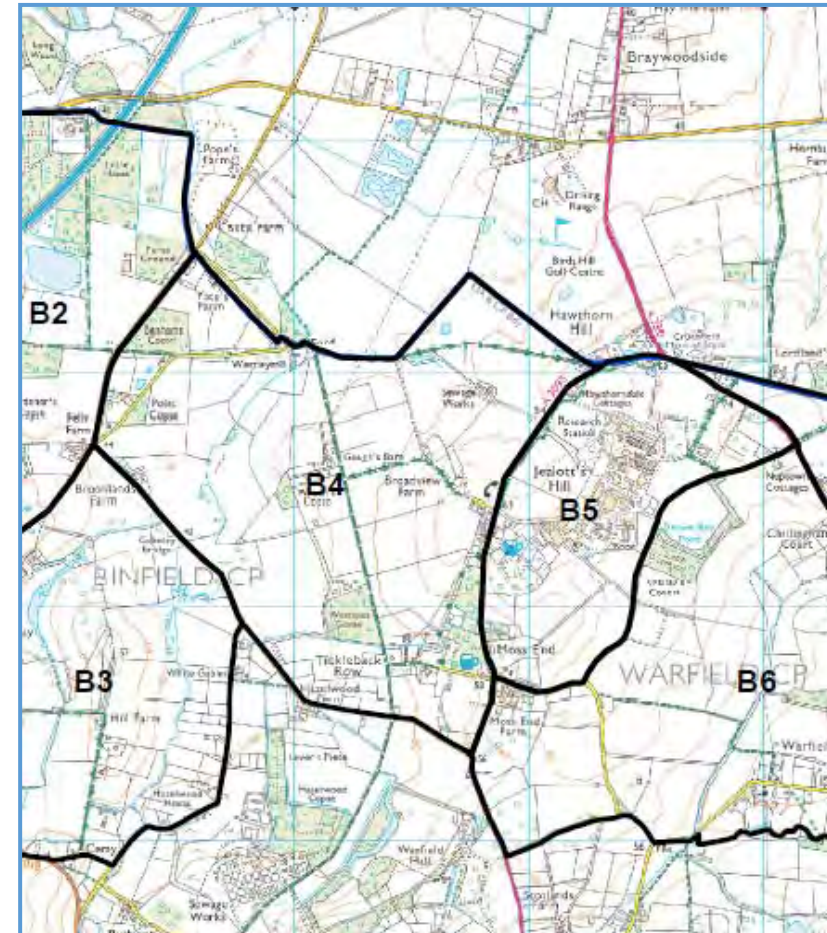


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B3		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clear boundaries on all sides, defined by minor roads being Church Hill, Howe Lane, Bottle Lane and Ryehurst Lane.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	One PRoW running north-south, then east-west.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Parcel B4: Land to the west of Jealott's Hill between Maidenhead Road and Bottle Lane**

Large-scale mixed pastoral; and arable landscape of broadly flat topography with long-distance views across well-treed mature hedgerows. Relatively remote rural in character with isolated farmsteads and clusters of dwellings at Tickleback Row and Jealott's Hill.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B4		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Contributes to Green Belt purposes through limiting encroachment into open countryside which is largely undeveloped. Part of the outer edge of the Metropolitan Green Belt. Whilst this is of a relatively remote rural character, the hamlets of Jealott's Hill and Tickleback Row along with the Syngenta research site in the adjacent parcel present potential development pressures.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

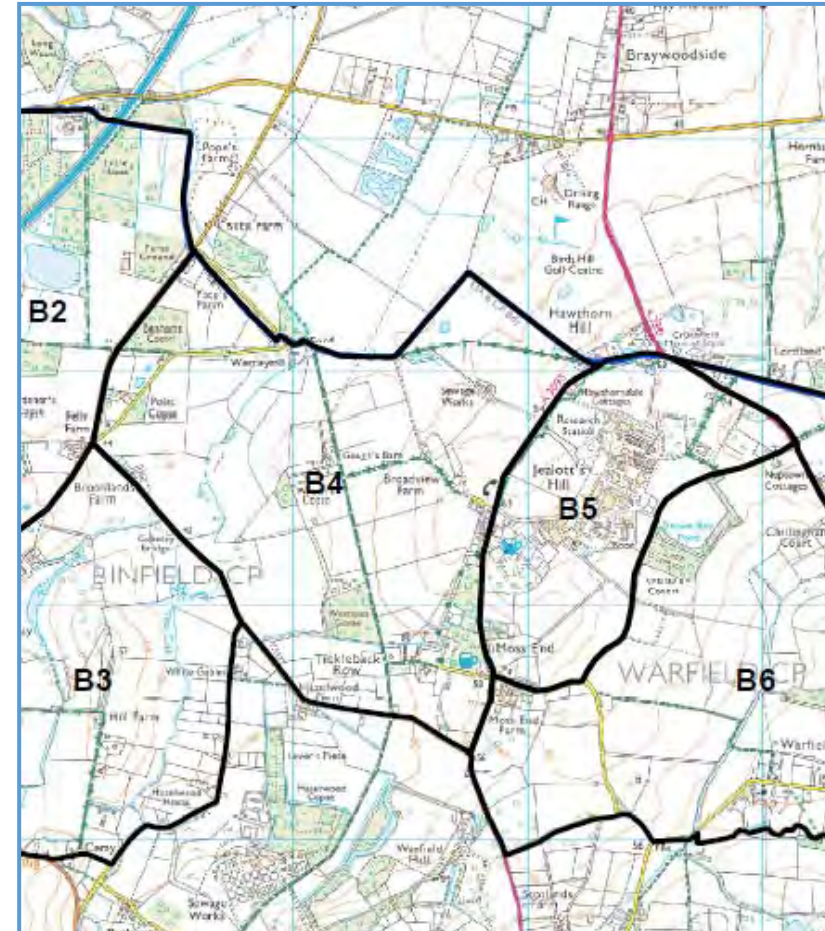


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B4		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clear boundaries defined by Bottle Lane to the south, A3095 Maidenhead Road to the east and Howe Lane to the west; Borough boundary only to the north with no defining feature. Logical northern boundary to the parcel is Drift Road to the north and Howe Lane to the west.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Two PRow running roughly north-south and one east-west
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Ancient Woodland to the north west.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B5: Land at Jealott's Hill between Maidenhead Road and Wellers Lane

A complex mixture of large-scale arable, an extensive research centre, isolated dwellings in their own grounds and smaller roadside developments. Broadly flat topography allows extensive views, although tree cover and mature hedgerows limit visual intrusion into this rural landscape.





## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B5		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Makes a contribution to Green Belt purposes through limiting additional encroachment into a largely rural landscape which is heavily influenced by the Syngenta research site (a major development site in the Green Belt), despite a reasonable degree of visual containment. Given the current use, the parcel is vulnerable to incremental change, with openness from some perspectives (such as from Weller's Lane) already compromised.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

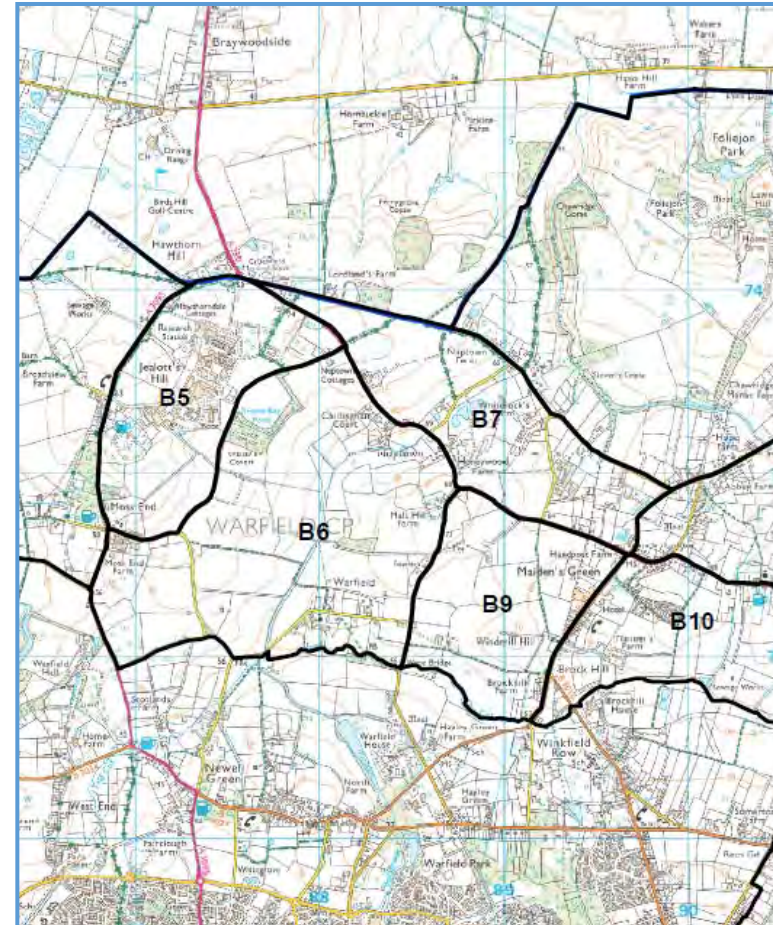
## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B5		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clear boundaries defined by roads (A3095 Maidenhead Road to the west, Bowyers Lane to the south, Wellers Lane to the east and A330 Ascot Road to the north) on all sides
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	One PRoW in the north east corner.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No



**Parcel B6: Land to the east of Jealott's Hill/Moss End, between the A330 Ascot Road and Church Lane**

A large-scale agricultural landscape of gently undulating topography with isolated farmsteads on the fringes of the parcel, and large properties clustered at Warfield to the south. Warfield Conservation Area is centred on its church and several large properties which surround it.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B6		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>An open rural landscape which is sensitive to incremental change through encroachment. Forms the outer edge of the Metropolitan Green Belt, and protects the setting of Warfield and its Conservation Area locally.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

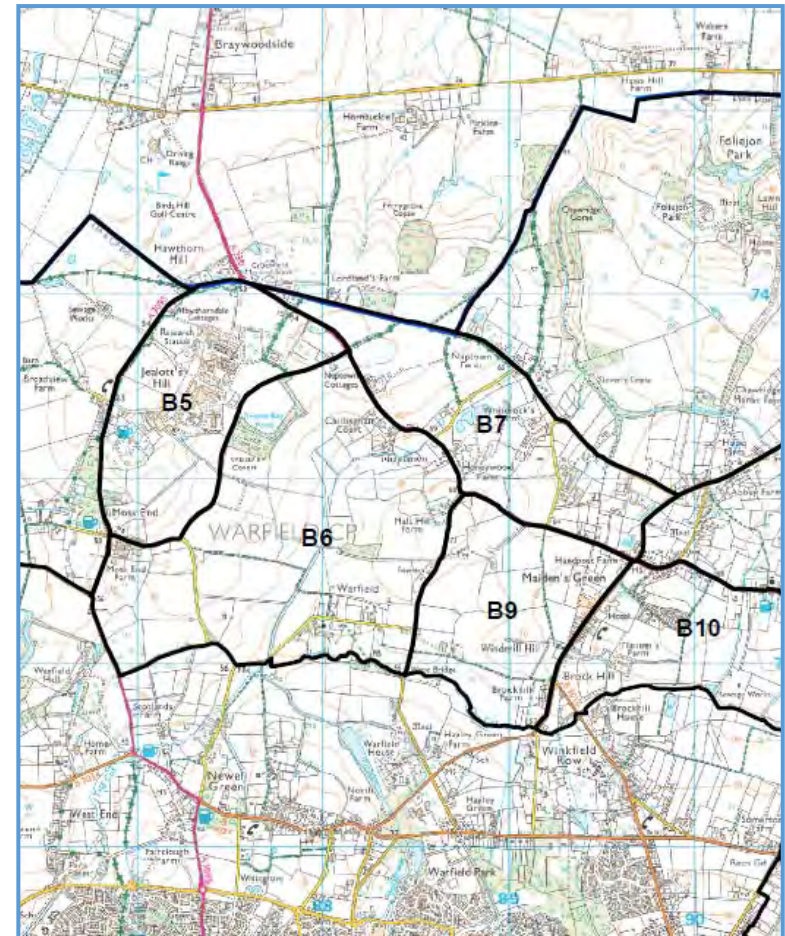
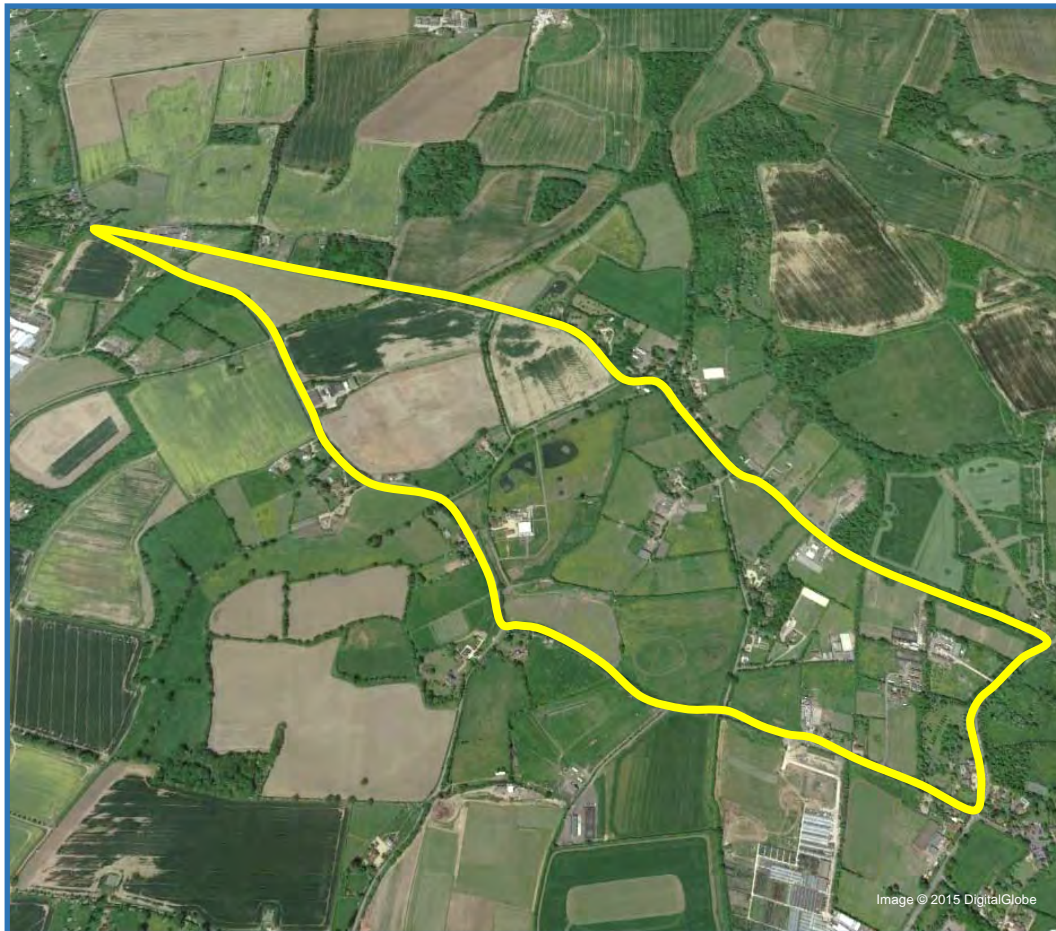


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B6		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clear boundaries through the A330 Ascot Road to the north, Malt Hill to the east, Wellers Lane to the west, and The Cut to the south.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	PRoW runs east-west.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B7: Land to the east of Maiden's Green, between the A330 Ascot Road/Kingscroft Lane and Hawthorn Lane/Bishops Lane

Broadly of large-scale arable and pastoral land use but is increasingly intruded by built development towards Maiden's Green where there are a number of large dwellings, agricultural and other enterprises in a somewhat fragmented landscape. However, the flat topography and mature hedgerows and pockets of woodland help to limit visual intrusion.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B7		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Whilst being largely open in character, there is evidence of progressive urbanisation towards Maiden's Green in the form of isolated dwellings and land use change to accommodate horses albeit reasonably well contained visually. Complex land uses and incremental intrusion of built development towards Maiden's Green mean that the Green Belt contributes to maintaining the parcel's openness.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

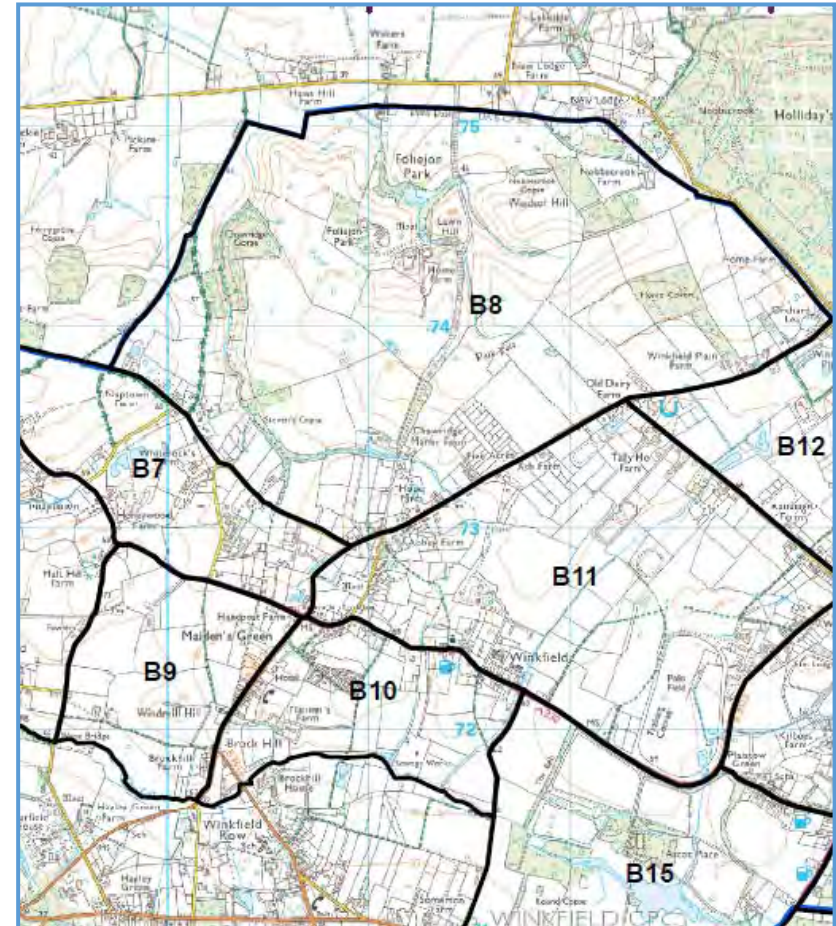


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B7		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clearly defined by the A330 Ascot Road/Kingscroft Lane to the south, Hawthorn Lane/Bishops Lane to the north and Winkfield Lane to the east. Borough boundary only through Cruchfield Manor House.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	One PRoW running north-south.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B8: Land to the north of Maiden's Green between Winkfield Land and Drift Road

Large-scale pastoral and arable uses dominate with several woodland blocks, and a large dwelling (Foliejon Park) and isolated farmsteads. Being of largely flat topography and with mature, well managed hedgerows, there are only glimpsed views into the parcel.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B8		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>The parcel is open in character, reflecting the estate and farmland associated with Foliejon Park. The land contributes to openness as part of the wider countryside between Bracknell and Windsor and a significant part of the countryside to the west of Windsor Forest.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>



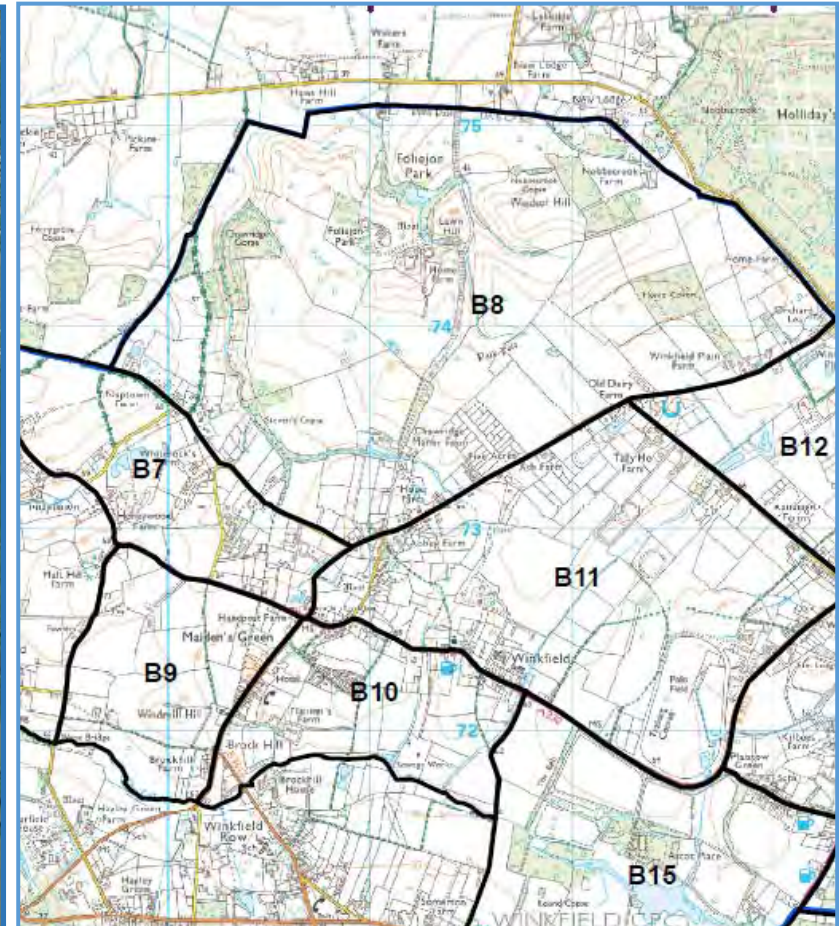
## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B8		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clearly defined by Winkfield Lane/Bishops Lane/Hawthorn Lane to the south and Ashmore Lane/Hogoak lane to the west; undefined Borough boundary to the north just south of Drift Road. The parcel more properly extends to Drift Road to the north (within Windsor & Maidenhead Borough).
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	PRoW to the west running north-south.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Ancient Woodland, a SSSI and a Local Wildlife Site
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

## Appendix B: Bracknell Forest Strategic Parcel Assessment

### Parcel B9: Land to the west of Brock Hill, between the A3022 Bracknell Road, the A330 Kingscroft Lane/Cocks Lane and Malt Hill

A gently undulating, largely pastoral landscape which has a more developed feel toward the north east with the street village of Brock Hill and a garden centre.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B9		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Contributes to openness through preventing encroachment of urban development into open countryside, particularly to the east around Brockhill, notwithstanding development associated with agricultural enterprises.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

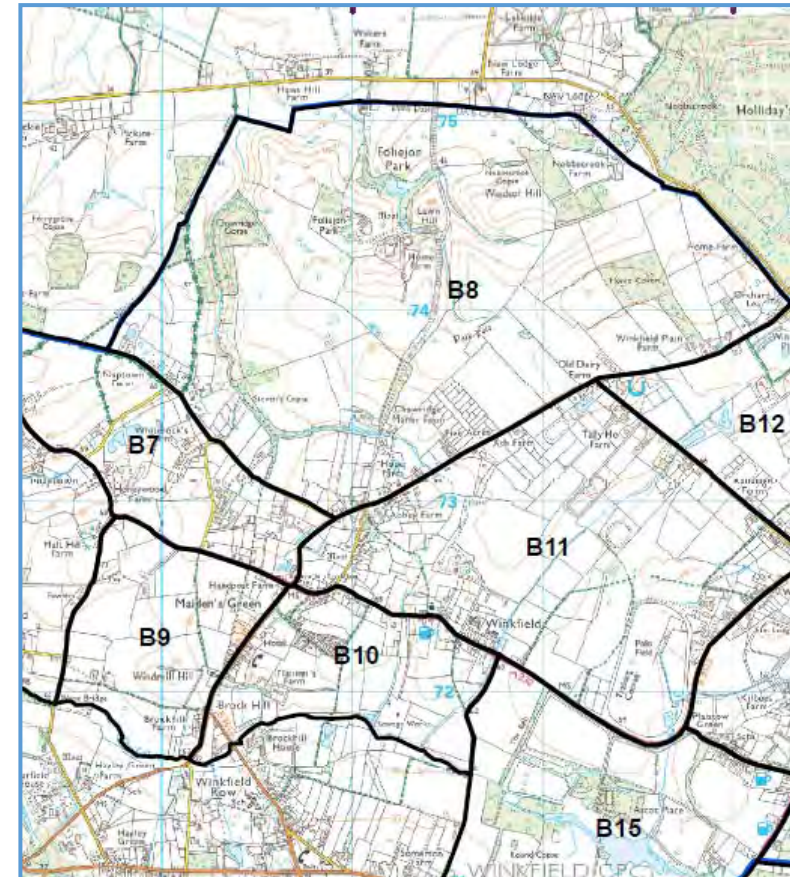


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B9		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clearly defined by the B3022 Bracknell Road to the east, the A330 Kingscroft Lane/Cocks Lane to the north and Malt Hill to the east, with The Cut to the south.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	PRoW running north-south and east-west.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B10: Land between Brock Hill and Winkfield, south of the A330 Church Road

Largely a mixed arable and pastoral landscape with built development at its northern and western edges associated with Brock Hill and Maiden's Green, although the overall impact is relatively limited. Glimpsed views are possible into the parcel from surrounding roads. Northern extent of the parcel contains part of Winkfield Conservation Area.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B10		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Contributes to openness through preventing encroachment of urban development into open countryside, particularly to the west around Brockhill and to the north around Winkfield (and its Conservation Area).</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>

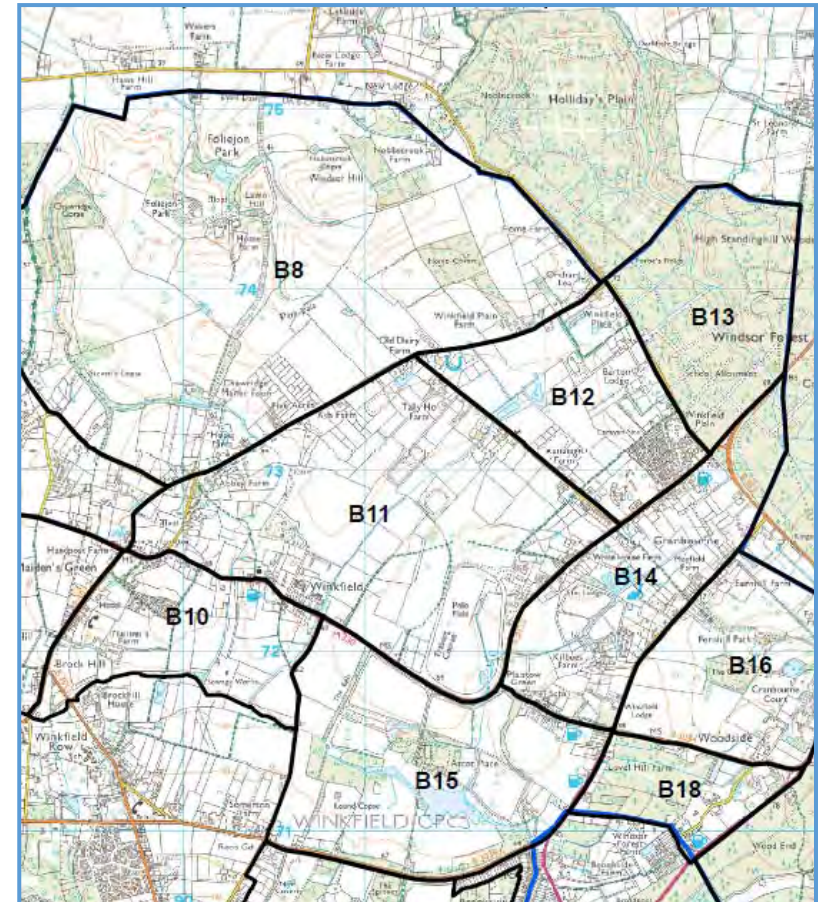
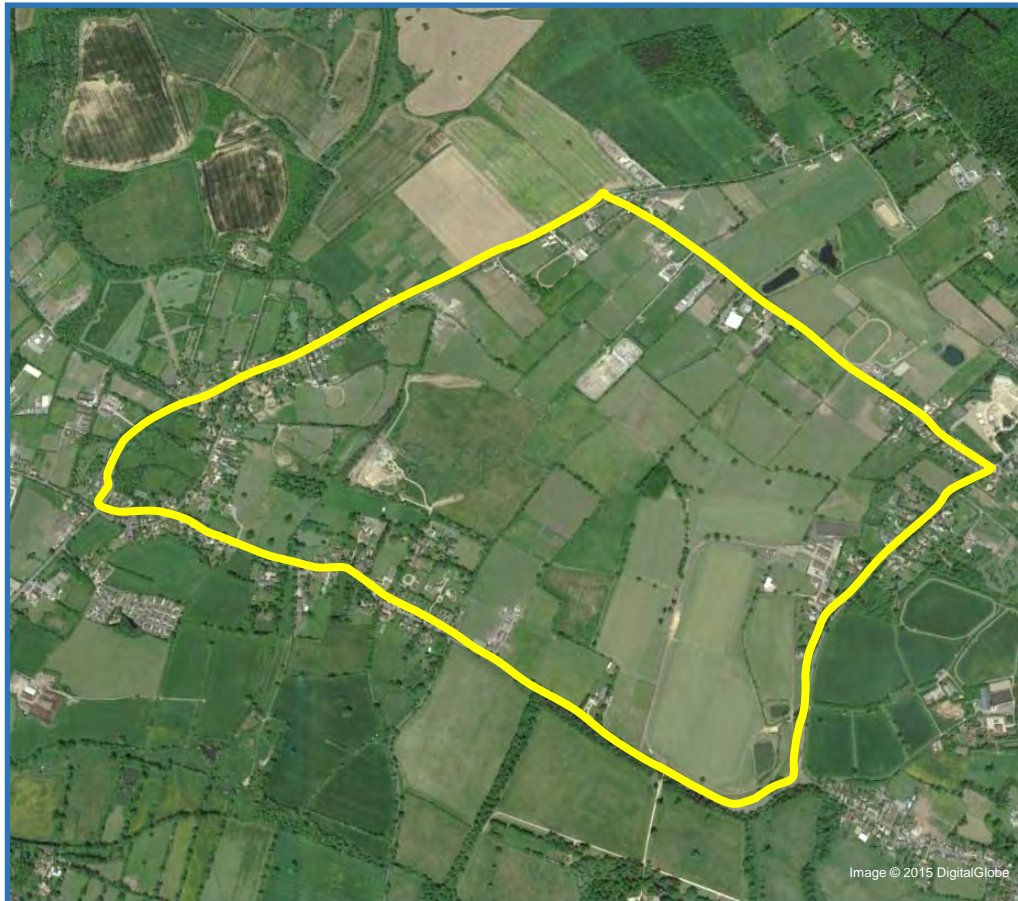


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B10		Assessment
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clearly defined by the A330 Church Road to the north, B3022 Bracknell Road to the west and Braziers Lane to the east, with The Cut to the south.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
Promoting Positive Use of the Green Belt		
Opportunities for public access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	PRoW running north-south and east-west.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B11: Land to the north of Winkfield bounded by North Street, Crouch Lane and Winkfield Lane

Predominantly a pastoral landscape with built development at its fringes associated with the settlements of Maiden's Green, Winkfield and Cranbourne, creating in some places a built-up character when viewed from surrounding roads, although as a proportion of the parcel, this is relatively limited. Southern extent of the parcel contains part of Winkfield Conservation Area.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B11		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Contributes to the maintenance of the open countryside in this location which is vulnerable to encroachment from surrounding settlements. Local sensitivity associated with the Winkfield Conservation Area to the south of the parcel.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

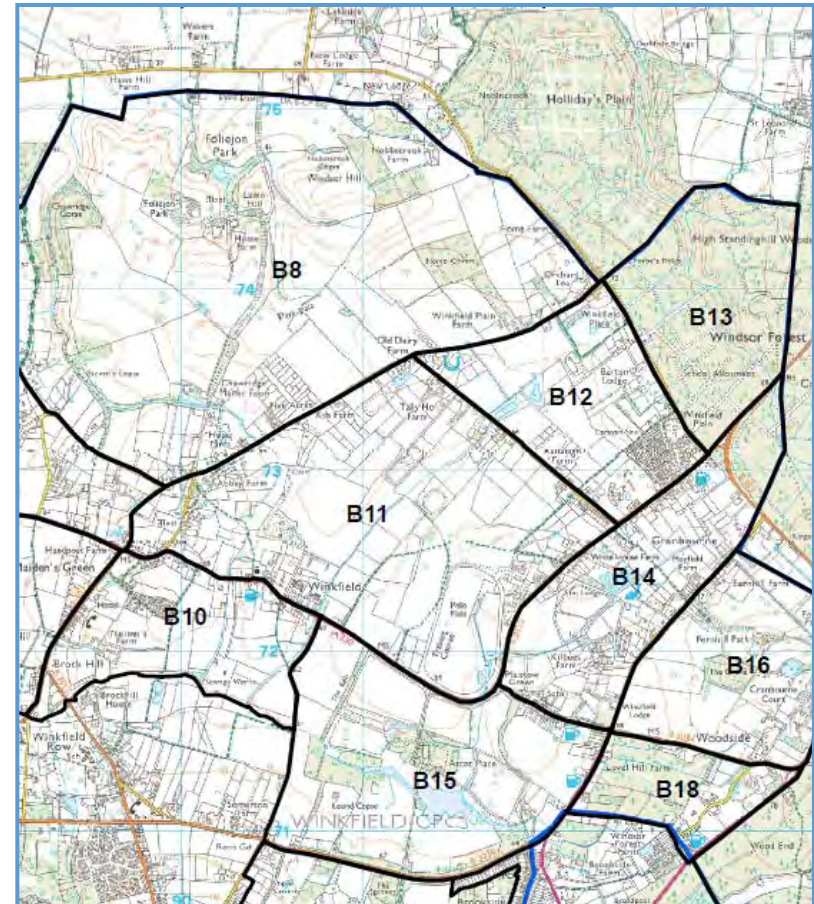


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B11		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clearly defined by roads on all sides – A330 Church Road/Pigeonhouse Lane, Winkfield Lane, North Street/Crouch Lane and B3022 North Street.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	PRoW southwest - northeast and southeast - northwest.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B12: Land to the north of Cranbourne between Crouch Lane, Drift Road and Winkfield Lane

A parcel with a complex land use pattern including large and smaller scale horse keeping, pastoral farming and the village of Cranbourne to the east. However, the flat topography and mature, well-managed hedgerows largely conceal this fragmentation.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B12		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Contributes to the maintenance of the open countryside in this location which is vulnerable to encroachment from Cranbourne to the south east.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

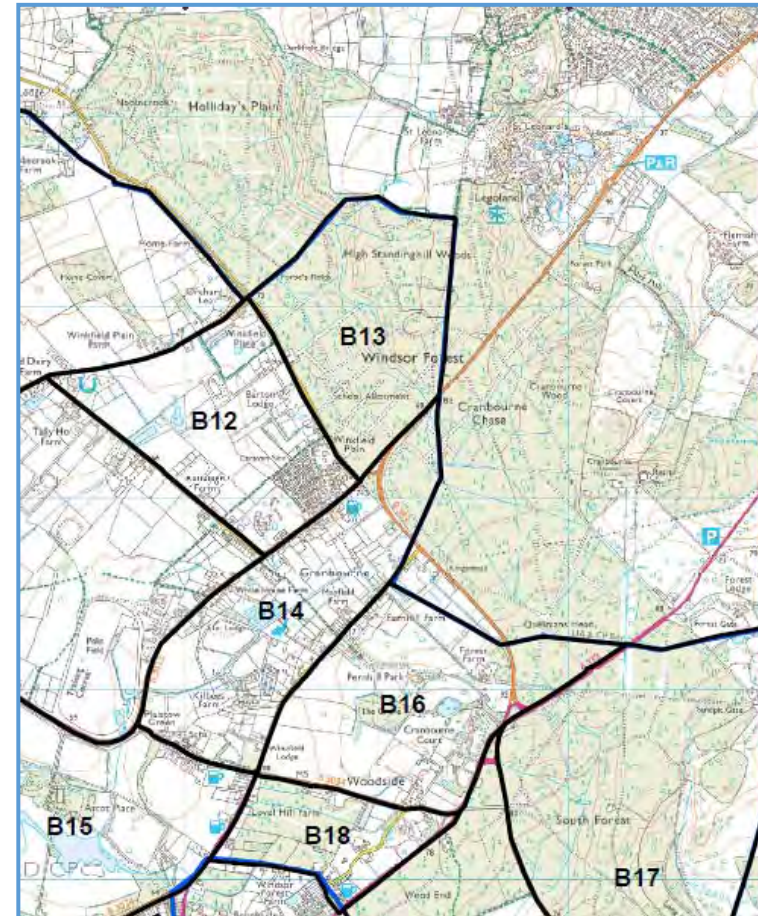


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B12		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clearly defined by roads on all sides – B3022 North Street, North Street/Crouch Lane, Drift Road and Winkfield Lane.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	PRoW southwest- northeast
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Parcel B13: Land to the north of Cranbourne between Drift Road and Winkfield Road**

Dense woodland, being part of Windsor Forest.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B13		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects undeveloped countryside (albeit heavily wooded) which part of the wider countryside forming Windsor Forest to the south west of Windsor.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

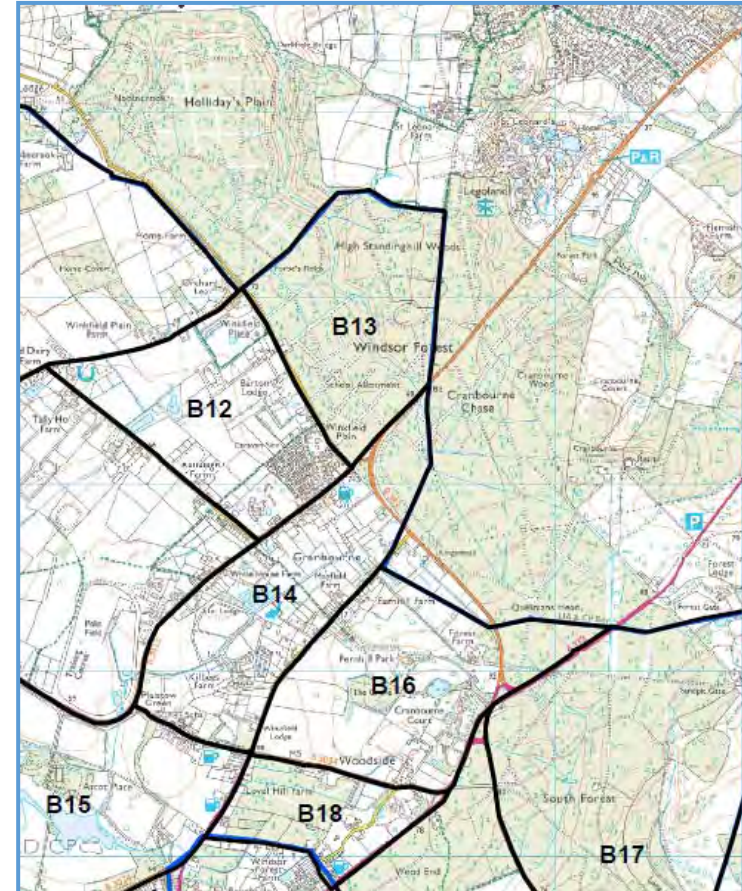


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B13		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Defined by Drift Road to the south west and B3022 Winkfield Road to the south east, otherwise undefined Borough boundaries through dense woodland. More properly part of a larger parcel extending into Windsor & Maidenhead toward Windsor/Legoland/Oakley Green.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Informal paths.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	Part of Windsor Forest (Cranbourne Chase).
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Ancient Woodland, SSSI and Windsor Forest and Great Park SAC covering whole parcel.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B14: Land to the south east of Cranbourne between North Street and the A330 Hatchet Lane

Mixed arable and pastoral land use of medium-scale fields, with peripheral built development on all sides associated with Cranbourne. Views in from peripheral roads are glimpsed, being interrupted by built development and mature hedgerows.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B14		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects open countryside which is vulnerable to encroachment from the village of Cranbourne which extends around all four sides of the parcel. Forms countryside between four parts of Cranbourne, although a sense of openness remains.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

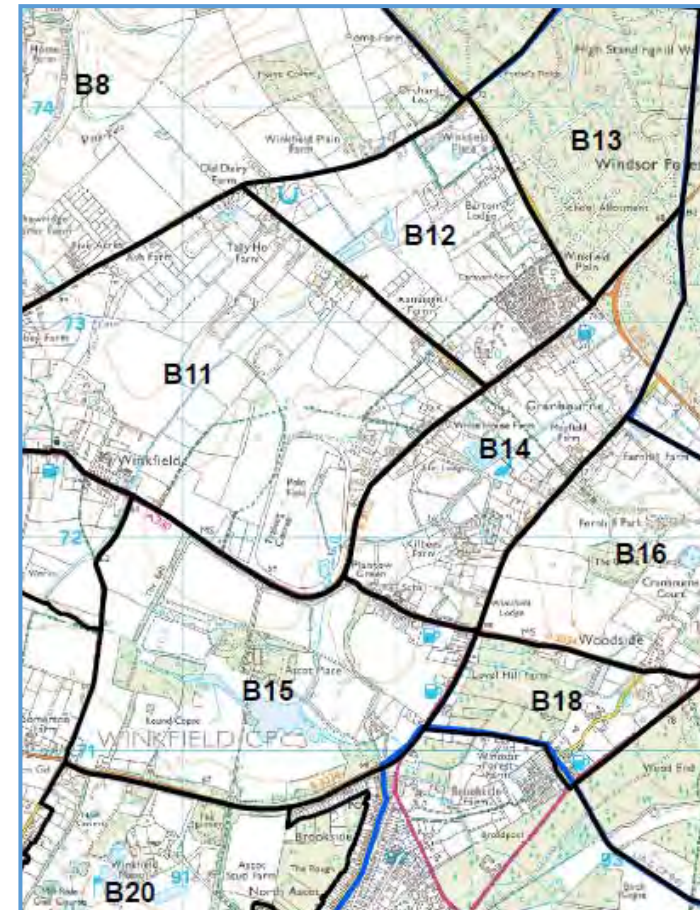


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B14		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clearly defined by roads to the south and east (B3022 North Street, A330 Level Road and Hatchet Lane); undefined Borough boundary to the north east, extending into Windsor & Maidenhead and Windsor Great Park.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Cranbourne acts as a modest service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Informal access in Windsor Forest to the north east.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	Windsor Forest (Cranbourne Chase).
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	SSSI and Ancient Woodland within Windsor Forest and Great Park SAC
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Parcel B15: Land to the south east of Winkfield between the A330 Pigeonhouse Lane, Braziers Lane and Forest Row**

Dominated by Ascot Place and associated parkland, this parcel is of a largely singular character with an open aspect, albeit with limited built development on its north eastern corner associated with Cranbourne.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B15		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects open countryside to the north east of Bracknell, complementing Green Belt to the north, east and west, from development</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

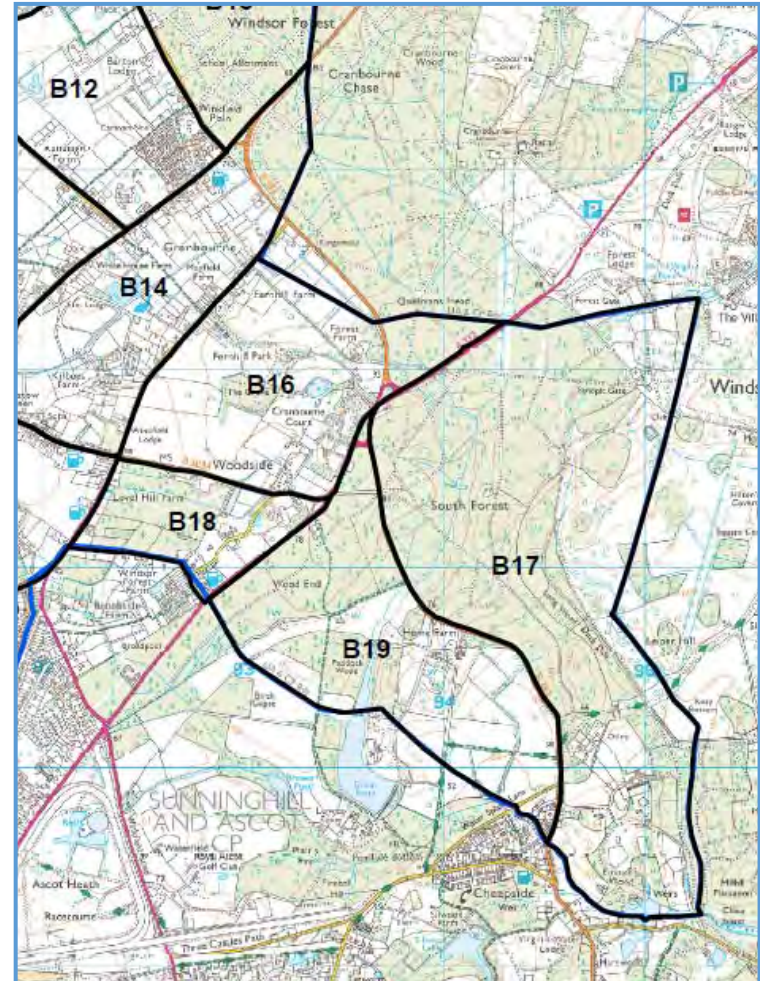


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B15		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clearly defined by roads on all sides (A330 Pigeonhouse Road/Lovel Lane, Braziers Lane, Forest Road and Hatchet Lane).
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Detached from, but in the proximity of, main service centre (North Ascot).
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	Ascot Place Historic Park & Garden fills the majority of the parcel.
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Local Wildlife Site
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B16: Land to the north of Woodside, west of Mounts Hill, east of the A330 Hatchet Lane

Largely pastoral land uses with substantial isolated properties towards the east. Glimpsed, medium-distance views into the parcel from surrounding roads, interrupted by mature, over-grown hedgerows and pockets of woodland.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B16		Assessment of Function
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects open countryside to the north of Ascot, part of the wider Green Belt between Bracknell and Windsor.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

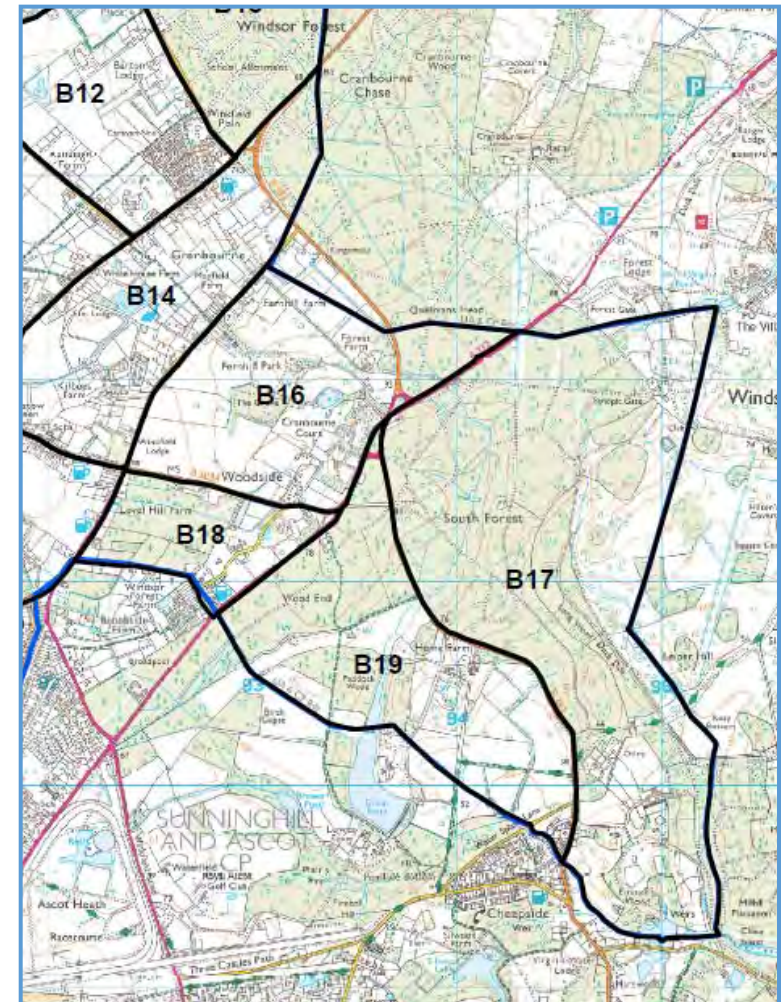
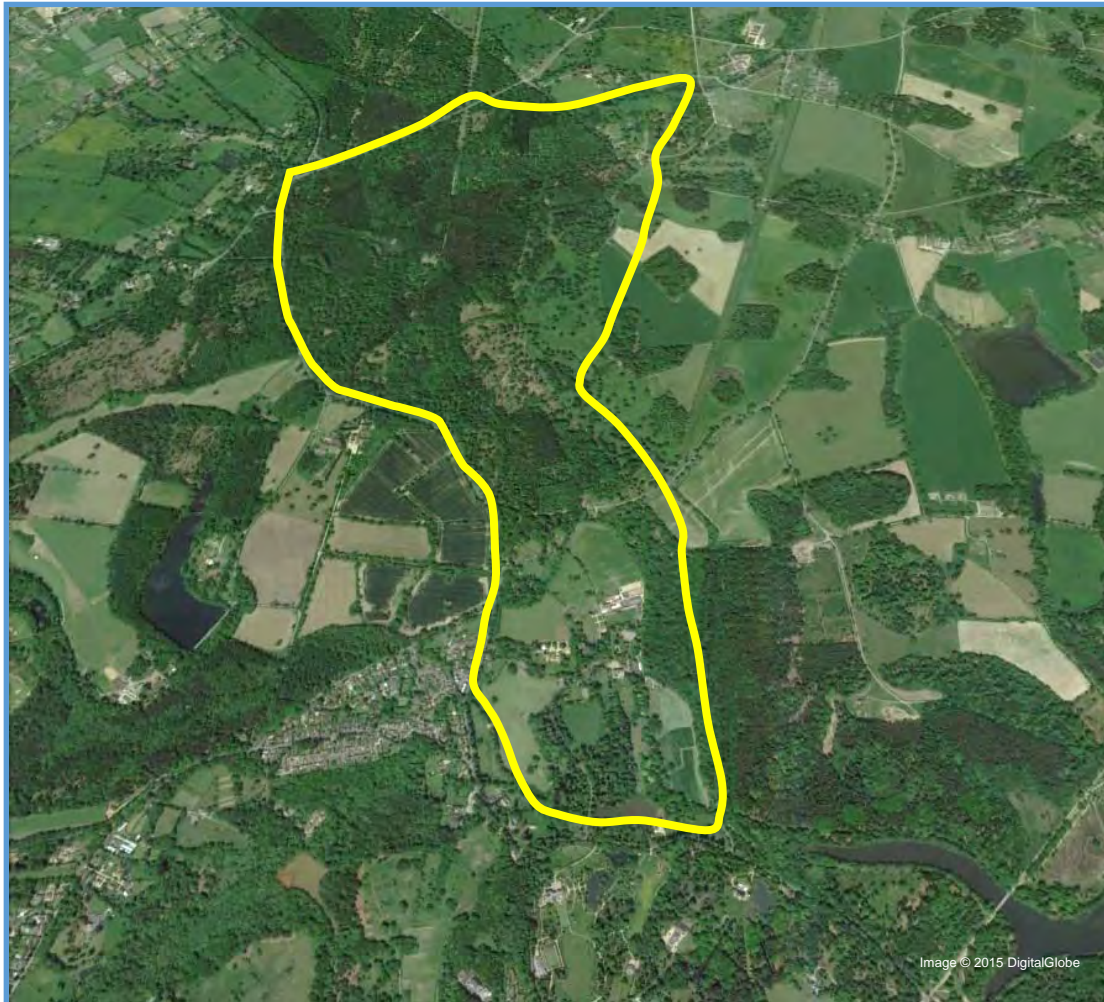


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B16		Assessment of Function
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Clearly defined by roads to the south (B3034 Lovel Lane, Hatchet Lane and A332 Mounts Hill/Sheet Street Road and undefined Borough boundary to the north. Parcel more properly extends into Windsor & Maidenhead, defined in part by B383 Mounts Hill.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Detached from, but in the proximity of, main service centres.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	Part of the westerly context for Windsor Great Park.
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	SSSI/Ancient Woodland to the north east associated with Windsor Forest and Great Park SAC,
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B17: Land to the east of Woodside and Cheapside between the B383 Sunninghill Road and Windsor Great Park

Dominated by dense woodland to the north and wood pasture to the south, being part of Windsor Forest, with some isolated dwellings towards the south at Cheapside.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B17		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Contributes to maintaining the open countryside to the north east of Ascot, dominated by Windsor Forest, and sensitive to development.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

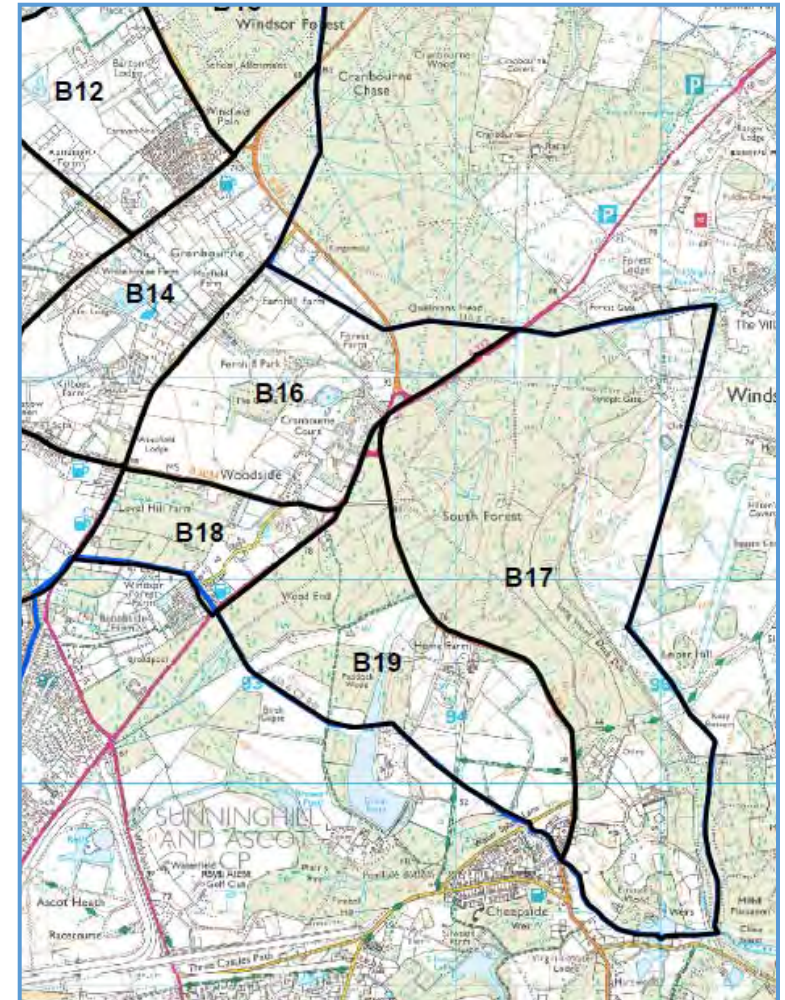


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B17		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Defined by the A332 Sheet Street Road to the north, B383 Sunninghill Road to the west and Mill Lane to the south, otherwise undefined Borough boundary to the north and east, shared with Windsor & Maidenhead.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, being relatively remote from service centres.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Informal.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	Part of Registered Park & Garden (Windsor Great Park)
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Variously Ancient Woodland and SSSI and Windsor Forest and Great Park SAC
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Parcel B18: Land to the south of Woodside, between the B3034 Lovel Lane, the A332 Windsor Road and the A330 Hatchet Lane**

Largely mixed scrub to the west, pasture to the west and the fringes of Woodside village to the south, the parcel has a rural character.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B18		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Part of an arc of open countryside to the north of North Ascot, protected against the incremental encroachment of built development.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

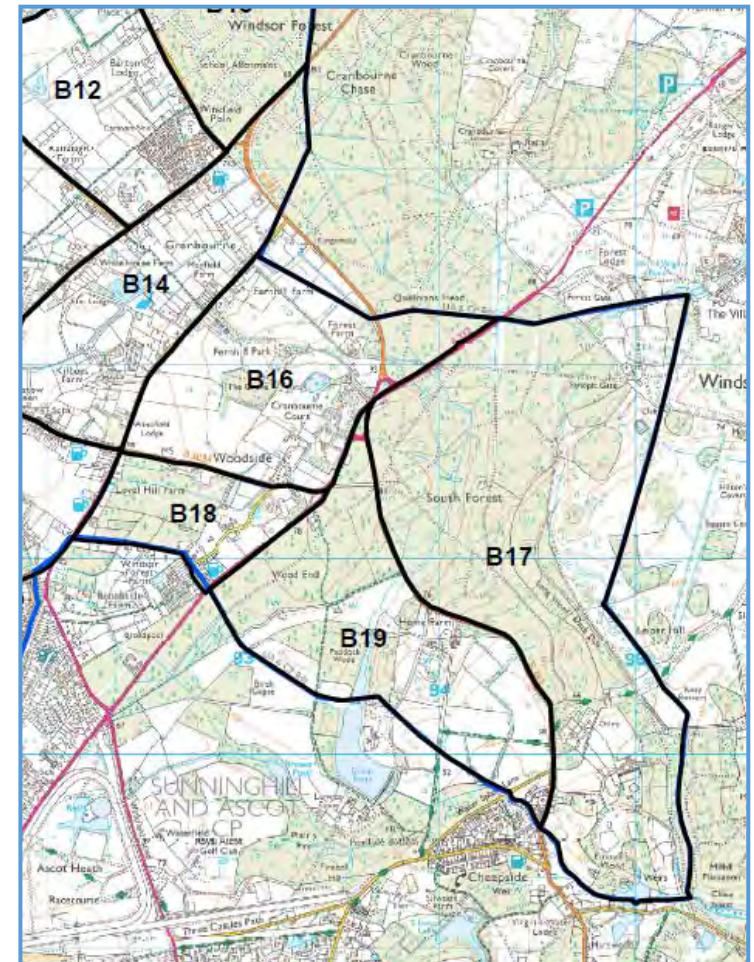
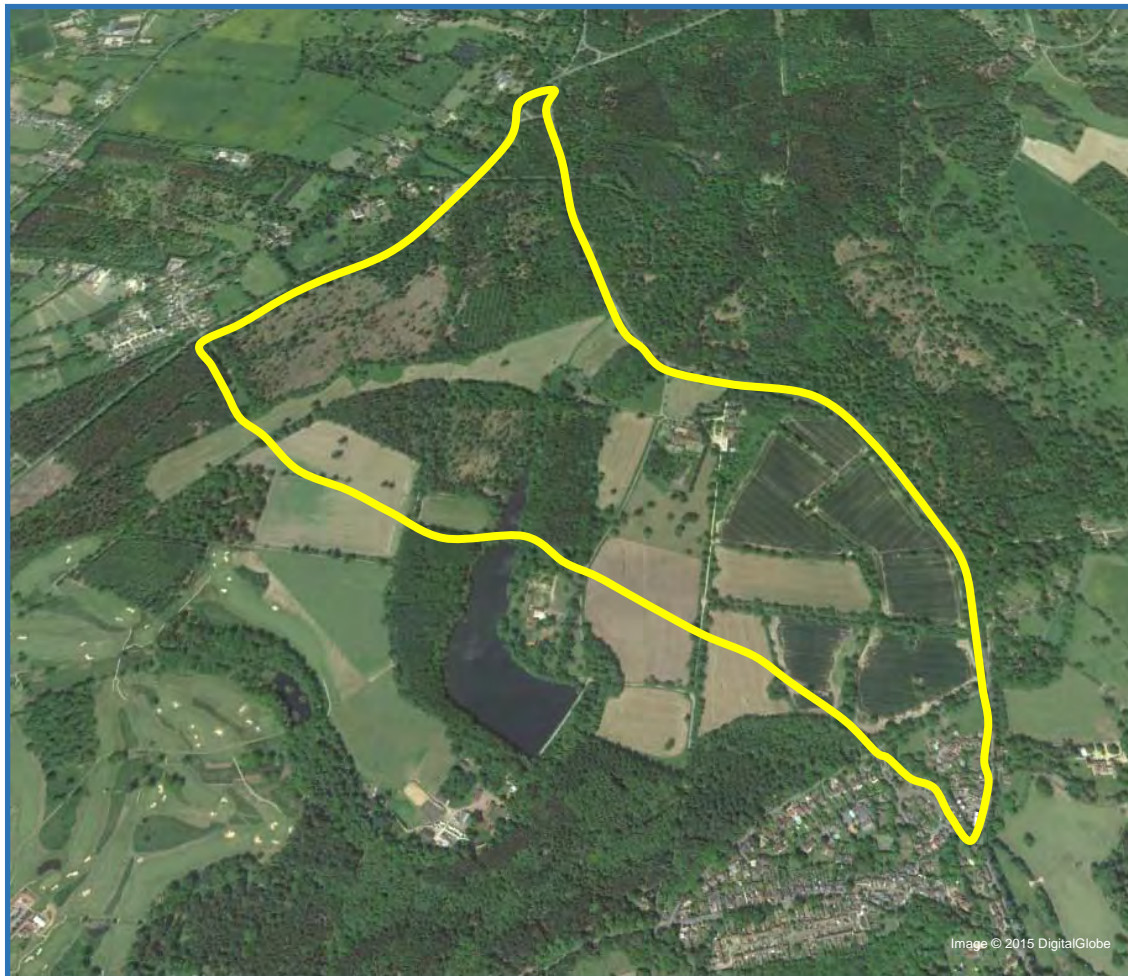


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B18		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Defined by B3034 Lovel Lane, A330 Hatchet Lane, A332 Windsor Road and unnamed track extending westwards from Woodside Road.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Detached from service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	PRoW on southern boundary.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B19: Land to the south east of Woodside, south west of the B383 Sunninghill Road

Estate land, comprising woodland and pasture giving a parkland feel with glimpsed medium and short views into the parcel from Sunninghill Road.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B19		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>No direct role given separation of the parcel from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location which is not between two built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Part of a wider area of land forming open countryside between Ascot and Windsor, protected from encroachment.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p>

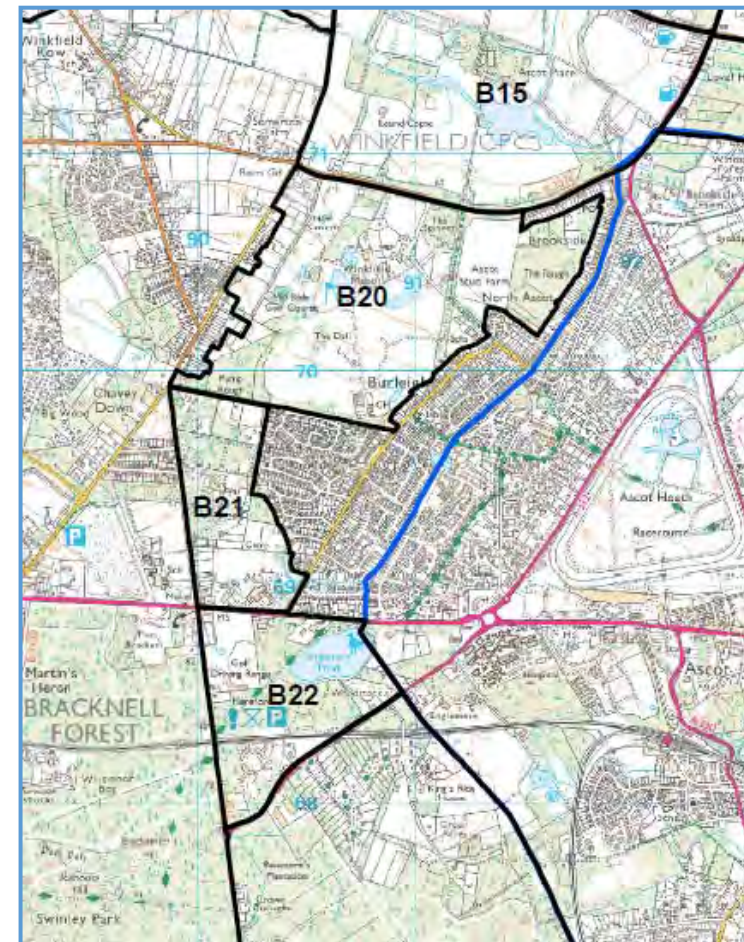


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B19		Assessment
recycling of derelict and other urban land		LIMITED CONTRIBUTION
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Defined by the B383 Sunninghill Road to the north east and B332 Windsor Road to the north west; undefined Borough boundary to the south west shared with Windsor & Maidenhead Borough. Logical external boundaries are the A330 Winkfield Road to the west and New Mile Road to the south.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Relatively remote from service centres.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	PRoW east – west.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Ancient Woodland to the north.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B20: Land to the north of North Ascot between Locks Ride, Forest Road, New Road and Fernbank Road

Predominantly Mill Ride golf course with some woodland to the east and fringe built development to the east and west. Forms open land between Bracknell and North Ascot.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B20		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>Contains North Ascot immediately to the south, and ribbon development along Locks Ride.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>Part of a series of parcel preventing the merger of Bracknell and North Ascot.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>No direct role given the location of the parcel adjacent to Bracknell and North Ascot.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

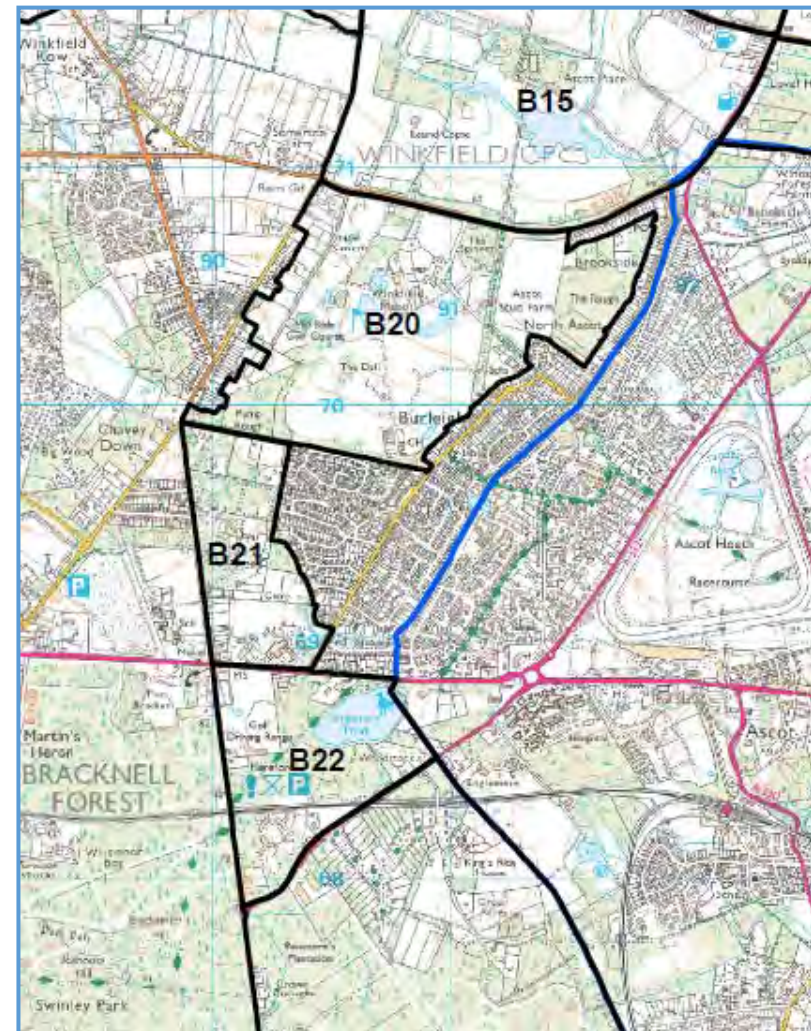


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B20		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Defined by ribbon development along Locks Ride, B3034 Forest Road and the built edge of North Ascot.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Detached from but in proximity to service centres of North Ascot and Bracknell.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	Historic Park & Garden associated with Ascot Place crosses.
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Parcel B21: Land to the west of North Ascot, bounded by the B3017 Priory Road to the west and the A329 London Road to the south

Dominated by Ascot Priory set in extensive woodland and LVS Ascot School with associated playing fields, to the south, separates North Ascot and Bracknell, although given the degree of visual enclosure, there is a sense of continuity at this very narrow gap.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B21		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>No direct role given the separation of the parcel from open countryside, being bounded by development on all sides.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

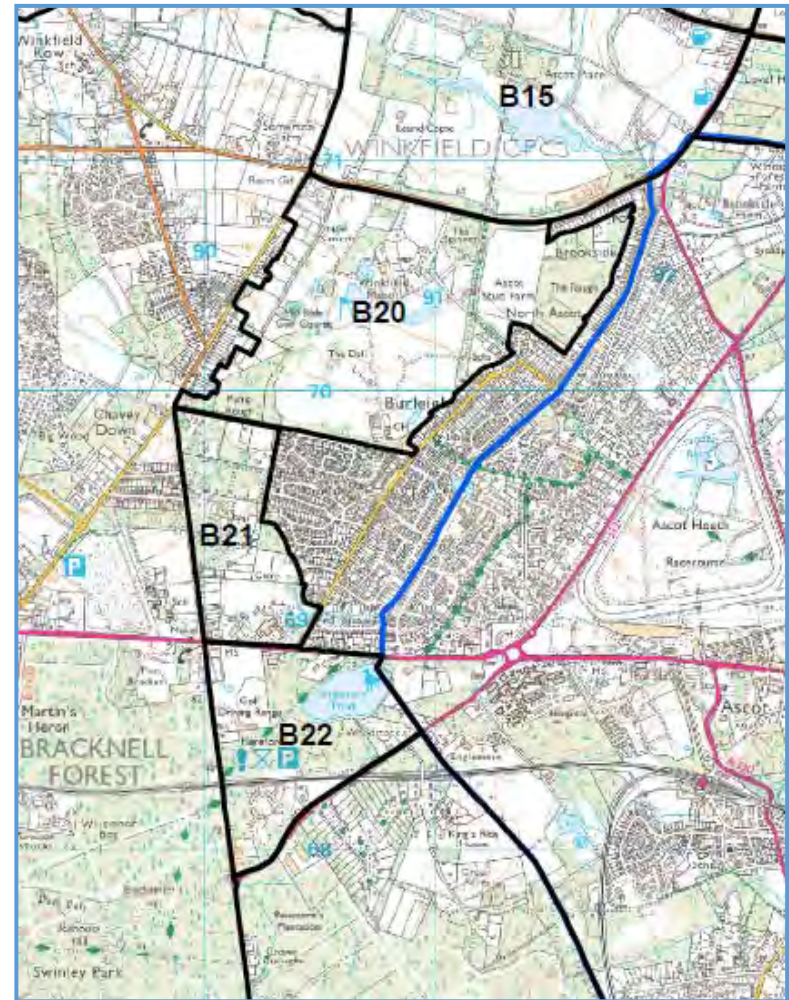
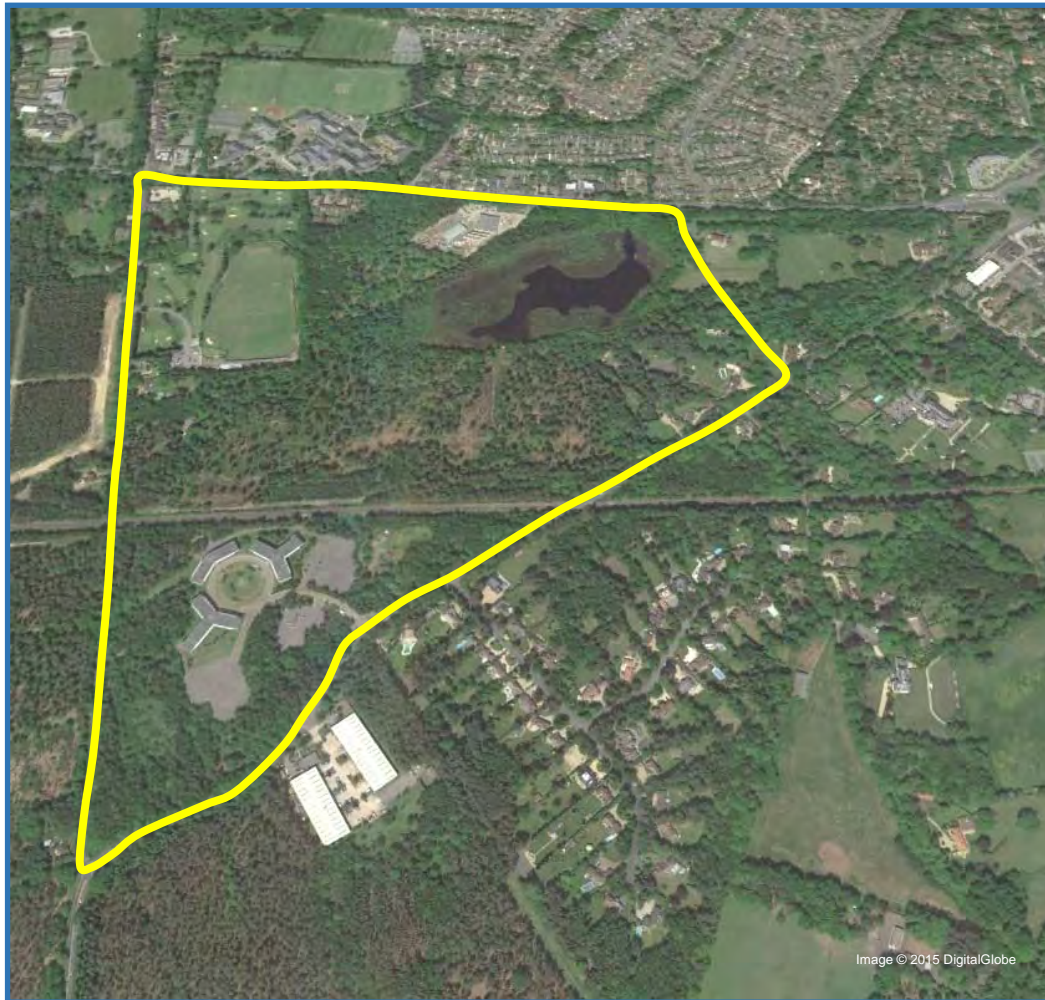


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B21		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Defined by the B3017 Priory Road, A329 London Road and the built edge of North Ascot.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Adjacent to North Ascot; in the immediate vicinity of Bracknell.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	Local Green Space to the east.
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Parcel B22: Land top the south of North Ascot bounded by the A329 London Road to the north, the A332 Kings Ride to the south east and the B3017 Swinley Road to the west**

Comprising Lavender Park golf centre and Englemere Pond to the north, wooded scrub in the centre and a business park to the south, this parcel retains an open aspect, and in combination with woodland to the west of Swinley Road, separates Bracknell and Ascot at this narrow gap.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B22		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>No direct role given the separation of the parcel from open countryside, being largely bounded by development on all sides.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

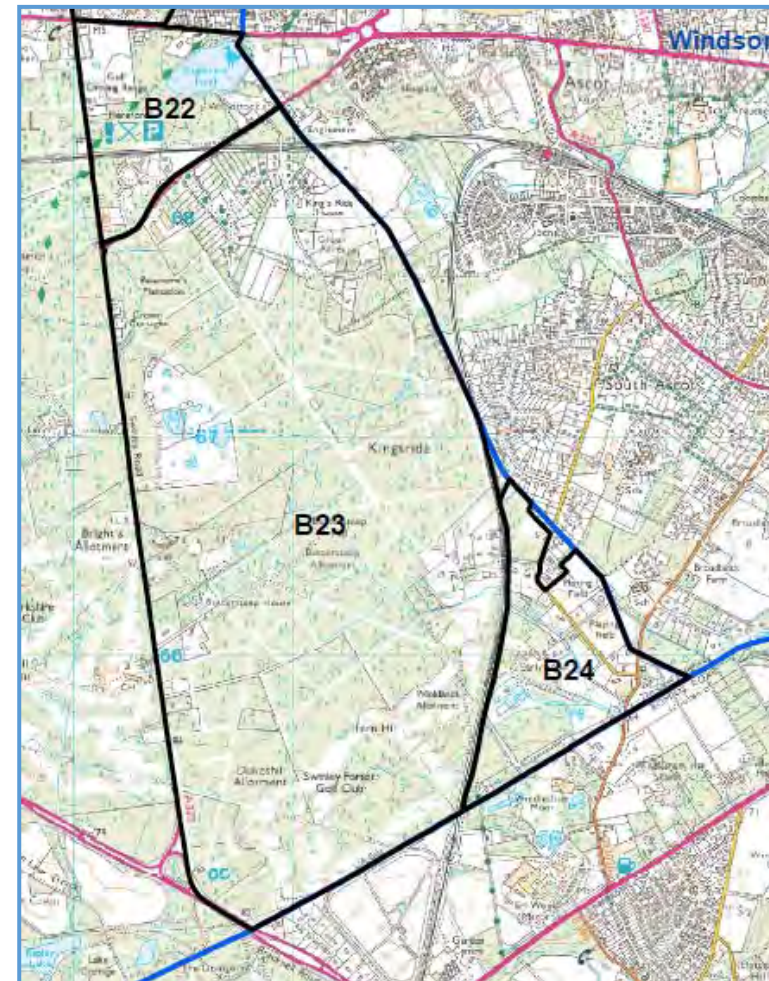


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B22		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Defined by the A329 London Road, B3017 Swinley Road, Kings Ride and an undefined boundary adjacent to Englemere Pond.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	In the vicinity of North Ascot.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Informal through Englemere Pond Nature Area.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	Informal through Englemere Pond Nature Area.
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Parcel B23: Land to the west of South Ascot bounded by the A332 Swinley Road to the west and the Ascot-Bagshot railway to the east**

Largely dense and more open woodland, but with isolated, non-residential developments to the north and south of the parcel, there is a high degree of visual enclosure which limits views into and across the parcel.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B23		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>This parcel is a significant tract of open land to the south west of Ascot, characterised by clearly defined external boundaries and some intrusion of low density development to the north. As a whole it prevents intrusion into the wider countryside and acts together with Green Belt to the north and south east (although these have been intruded by development of various kinds).</p> <p><b>CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role although the parcel is part of open countryside between South Ascot and Bracknell.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Open countryside between Bracknell and South Ascot which is vulnerable to encroachment, despite being visually contained by dense woodland. Some evidence of sporadic development on the fringes and more substantive development at Prince Consort Drive, although heavily wooded character visually contains impacts.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be</li> </ul>	<p>No clear role given location distant from areas</p>

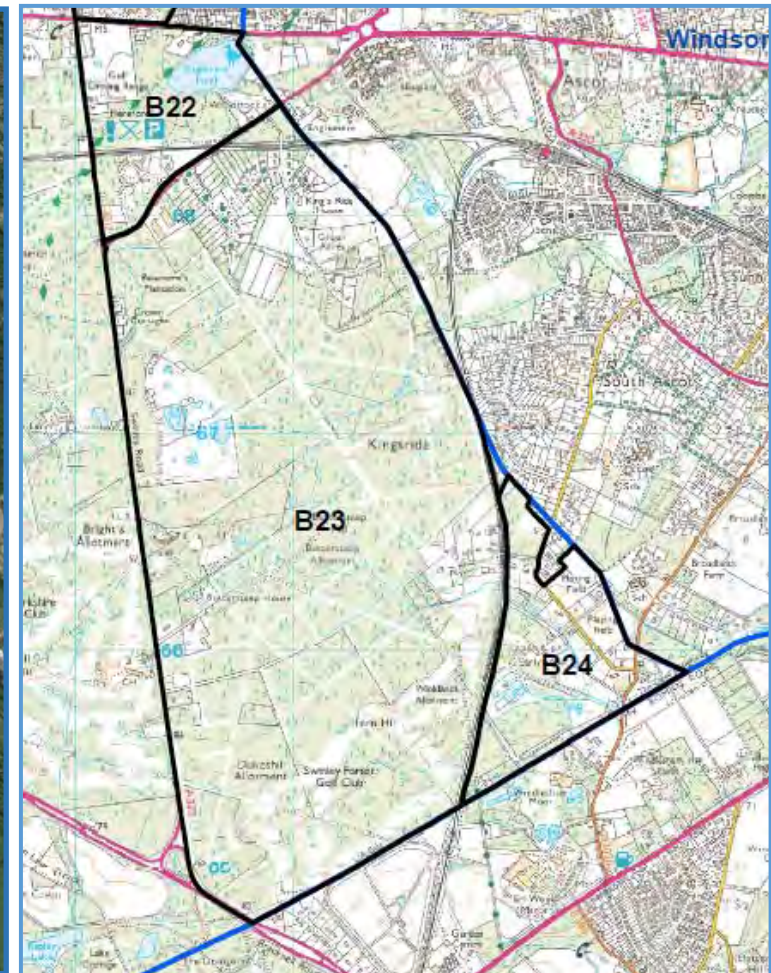


## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B23		Assessment
encouraging the recycling of derelict and other urban land	neglected in favour of greenfield land?	requiring regeneration. <b>LIMITED CONTRIBUTION</b>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Defined by the A332 Swinley Road, Kings Ride and a railway line in part, otherwise undefined Borough boundary shared with Windsor & Maidenhead. Railway lines to north east and the south east from more logical boundaries.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Adjacent to, but separate from, South Ascot
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Informal.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	Archaeological Site to the west.
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	SSSI to the west.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Parcel B24: Land to the south of South Ascot, bounded by the Ascot-Bagshot railway to the west and the Borough boundary to the north east and south east**

Mixed woodland, pasture and large dwellings, the parcel is an extension of South Ascot immediately to the north, but in combination with Green Belt in Windsor and Maidenhead Borough.



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B24		Assessment
NPPF Purposes of the Green Belt		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>Is there evidence of ribbon development along transport corridors?</li> <li>Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>	<p>Helps to contain the built edge of Ascot South, (notwithstanding some intrusion by suburban development).</p> <p><b>CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>What role does the land play in the separation of towns?</li> <li>Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given the location of the parcel on the southern fringes of South Ascot.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open countryside?</li> <li>What is the extent of existing urbanising influences?</li> <li>Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt?</li> <li>Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Safeguards remaining open land from further incursion. Adjacent to South Ascot, intruded by sporadic development. Further development would extend the built envelope southwards, the next significant boundary being the A30 London Road.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> <li>Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel remote from historic towns.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given location distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>



## Appendix B: Bracknell Forest Strategic Parcel Assessment

Parcel B24		Assessment
and other urban land		
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Defined only to the west by a railway line, informal path to the south, and various boundaries associated with the built edge of South Ascot to the east, forming a shared parcel with Windsor & Maidenhead.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Part of South Ascot.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No