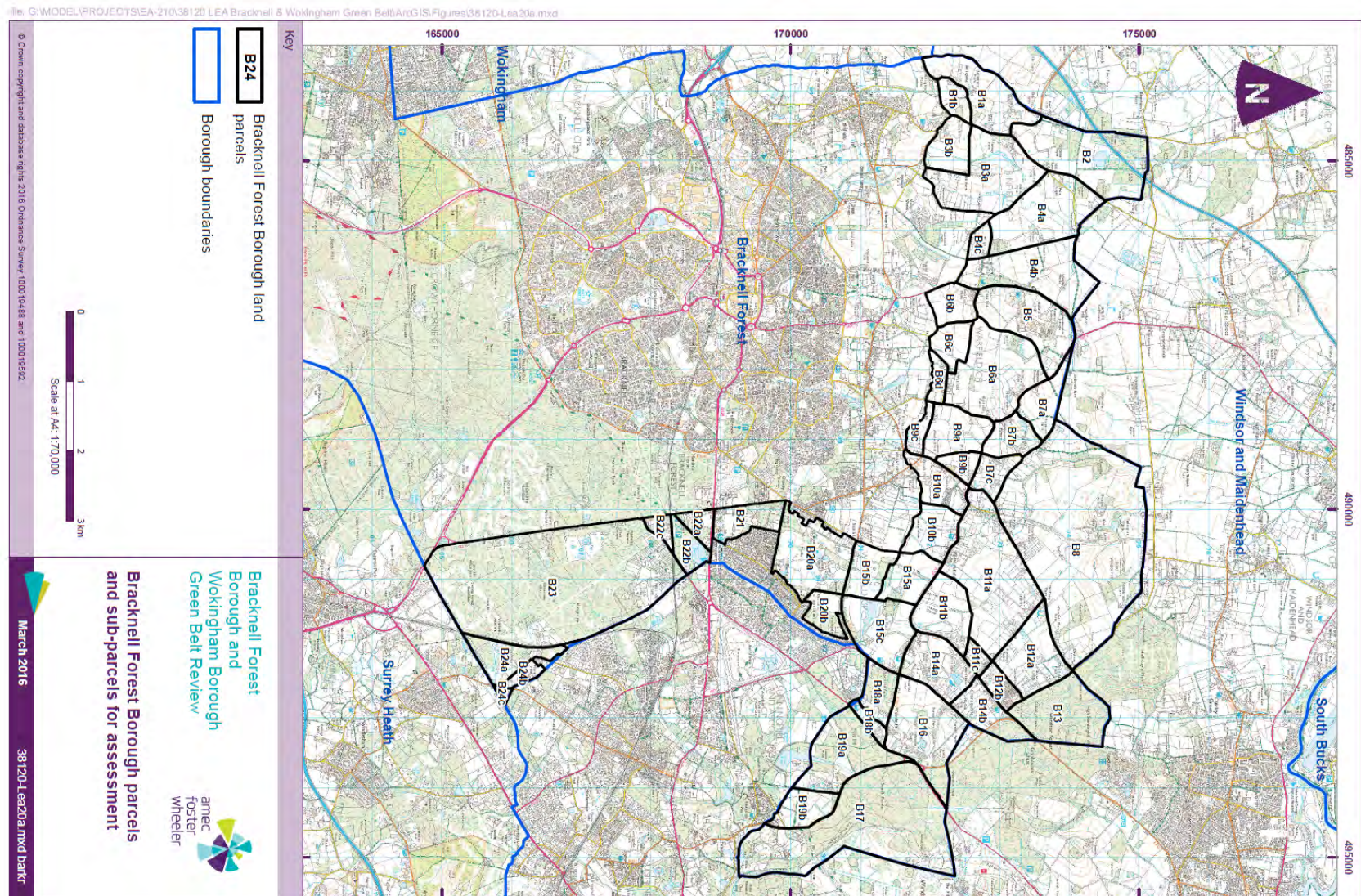


Appendix D: Bracknell Forest Refined Assessment

This Appendix sets out the results of the refined 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 D1: Bracknell Forest Borough – Refined Parcels for Assessment



## Appendix D: Bracknell Forest Refined Assessment

### Summary Matrix

Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
B1a	LC	LC	C	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.
B1b	LC	LC	C	LC	C	Contributes to the prevention of encroachment of urban development into this sensitive rural and reasonably accessible location. Contributes to retaining the relatively remote rural character of land to the north east of Bracknell, particularly if there is pressure for development in the vicinity of Binfield and by extension smaller communities such as Billingbear.
B2	LC	LC	C	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.
B3a	LC	LC	C	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 west of Bracknell more generally.
B3b	LC	LC	C	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 west of Bracknell more generally, particularly if there is pressure for development in the vicinity of Binfield which could extend the built-up area northward.
B4a	LC	LC	C	LC	C	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 which is of a relatively remote rural character, and as such sensitive to change.
B4b	LC	LC	C	LC	C	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.
B4c	LC	LC	C	LC	C	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 which is of a relatively remote rural character, and as such sensitive to change.



## Appendix D: Bracknell Forest Refined Assessment

Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
B5	LC	LC	C	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.
B6a	LC	LC	C	LC	C	An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally.
B6b	LC	LC	C	LC	C	An open rural landscape which is sensitive to incremental change through encroachment.
B6c	LC	LC	C	LC	C	An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally.
B6d	LC	LC	C	LC	C	An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally, containing the church and several large properties.
B7a	LC	LC	C	LC	C	Largely open agricultural land, which in combination with adjacent parcels contributes to maintaining the openness of the Green Belt in this location.
B7b	LC	LC	C	LC	C	Largely open agricultural land, which in combination with adjacent parcels contributes to maintaining the openness of the Green Belt in this location.
B7c	LC	LC	SC	LC	SC	A sub-parcel (along with adjacent parcels 9b and 10a) which is particularly At risk from incremental change through encroachment and the consequent amalgamation of development. The principal changes appear to be concentrated in this sub-parcel, less so B7a and B7b.
B8	LC	LC	C	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.
B9a	LC	LC	C	LC	C	Open agricultural land, which parcels contributes to maintaining the openness of the Green Belt in this location.
B9b	LC	LC	SC	LC	SC	A sub-parcel (along with adjacent parcels 7c and 10a) which is particularly at risk from incremental change, some of it under permitted agricultural uses, and the consequent amalgamation of development at thus junction between the A330 and the B3022.
B9c	LC	LC	C	LC	C	Open agricultural land, which parcels contributes to maintaining the openness of the Green Belt in this location.

## Appendix D: Bracknell Forest Refined Assessment

Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
B10a	LC	LC	SC	LC	SC	A sub-parcel (along with adjacent parcels 7c and 9b) which is particularly at risk from incremental change and the consequent amalgamation of development. Limiting such pressures for change thus makes a significant contribution to Green Belt purposes.
B10b	LC	LC	C	LC	C	Contributes to maintaining the openness of the landscape through helping to limit encroachment associated with incremental change of Winkfield to the north of the parcel. Locally forms southern context for the Winkfield Conservation Area.
B11a	LC	LC	C	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 east associated with Maiden's Green and Winkfield. Locally forms northern context for the Winkfield Conservation Area.
B11b	LC	LC	C	LC	C	Contributes to limiting incremental change in a parcel which is relatively accessible but still largely rural in character.
B11c	LC	LC	SC	LC	SC	Contributes significantly to maintaining openness as part of a fragmented settlement which is subject to incremental change and vulnerable to amalgamation of built development, particularly when considered in combination with parcel 12b immediately to the north.
B12a	LC	LC	C	LC	C	Contributes to containing both incremental and more substantial change associated with general land use change.
B12b	LC	LC	SC	LC	SC	Significant contribution to containing both incremental and more substantial change associated with development at Cranbourne, particularly in combination with parcel 11c immediately to the south. At risk from incremental change associated with the expansion of Cranbourne to the west, but also general land use change.
B13	LC	LC	C	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.
B14a	LC	LC	C	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 in this parcel which is characterised by relatively small fields and varying degrees of peripheral development on three sides.
B14b	LC	LC	C	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.
B15a	LC	LC	C	LC	C	Protects open countryside to the north east of Bracknell, complementing Green Belt to the north, east and west, from development.
B15b	LC	LC	C	LC	C	Protects open countryside to the north east of Bracknell, complementing Green Belt to the north, east and west, from development.

## Appendix D: Bracknell Forest Refined Assessment

Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
B15c	C	LC	C	LC	C	Protects open countryside to the north west of Ascot North, complementing Green Belt to the north, east and west, from development.
B16	LC	LC	C	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot. The openness of the parcel and the overall integrity of its land use pattern mean that the local contribution of Green Belt is relatively limited.
B17	LC	LC	C	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot. The openness of the parcel and the overall integrity of its land use pattern mean that the local contribution of Green Belt is relatively limited.
B18a	LC	LC	C	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.
B18b	LC	LC	C	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, albeit containing modest development associated with the hamlet of Woodside and dispersed development along Woodside Road.
B19a	LC	LC	C	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.
B19b	LC	LC	C	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. To the south east corner, washes over and thereby contains the northern extent of the large hamlet of Cheapside, with a transition to open countryside across Water Splash Lane.
B20a	SC	SC	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 western fringes, notwithstanding domination of land use by Mill Ride golf course.
B20b	SC	SC	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 fringes.
B21	SC	SC	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.

## Appendix D: Bracknell Forest Refined Assessment

Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
B22a	SC	SC	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 visual enclosure afforded by woodland. Potentially very significant pressures for change across the sub-parcel which is dominated by the Lavender Park Golf Course but also contains peripheral development.
B22b	SC	SC	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 visual enclosure afforded by woodland. Potentially very significant pressures for change to the west and south of the sub-parcel in particular.
B22c	SC	SC	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 visual enclosure afforded by woodland. The sub-parcel is dominated by a single industrial unit/offices and is reasonably well screened, but further development would add to the sense of urbanisation.
B23	C	LC	C	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.
B24a	C	LC	C	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, despite domination by a single very large dwelling and associated grounds.
B24b	C	LC	C	LC	C	In combination with Green Belt in Windsor and Maidenhead Borough, helps to contain development pressure from South Ascot in this direction. Being a combination of pasture land, sports uses and large dwellings, this land is vulnerable to incremental change.
B24c	C	LC	C	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, despite domination by a single very large dwelling and associated grounds.

### Commentary

Under the refined review of the parcels, the purposes of the Green Belt were of at least equal significance to fulfilling Green Belt purposes and in some cases more significant, reflecting local circumstances. Thus the narrow gap between Bracknell and Ascot is similarly identified as making a very significant contribution to Green Belt purposes, as well as land in the vicinity of the villages of Maiden's Green, Brockhill and Cranbourne where there is some evidence of pressures for encroachment into the open countryside as a result of incremental land use change. Identification of this more significant role serves to reinforce the conclusions made in respect of the Part 1 Strategic Review which concluded that this broad area of Green Belt is vulnerable to incremental encroachment, albeit of a diffuse character, which over time can erode a sense of openness. There are no instances where the role of the Green Belt is limited to the extent that it makes no contribution to Green Belt purposes as defined in the NPPF.

Figures D2 – D6 illustrate the fulfilment of Green Belt purposes, overall and by individual purpose.



Figure D2: Overall Contribution to Green Belt Purposes

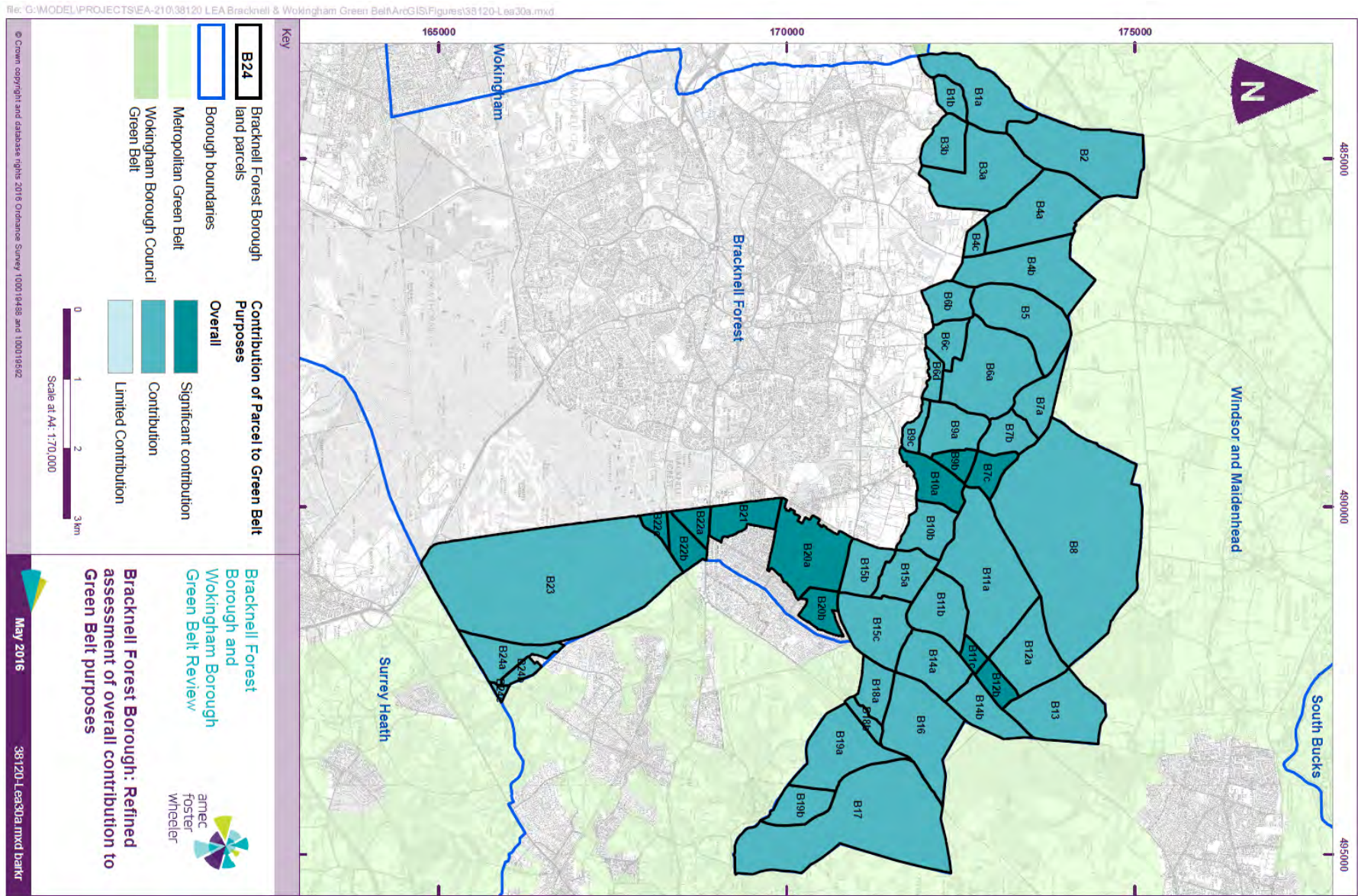




Figure D3: Contribution to Restricting the Sprawl of Large Built-up Areas

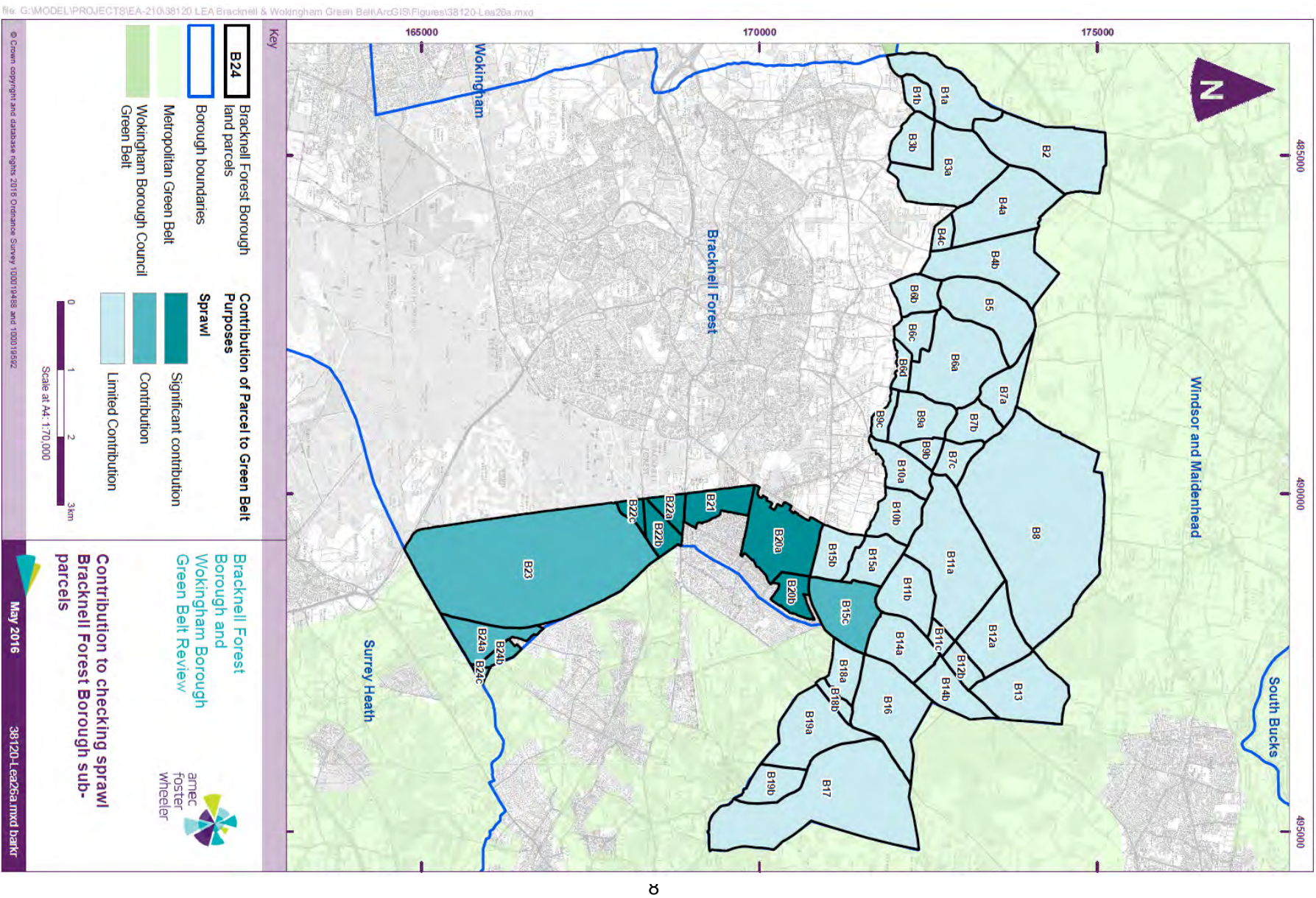




Figure D4: Contribution to Preventing Neighbouring Towns Merging

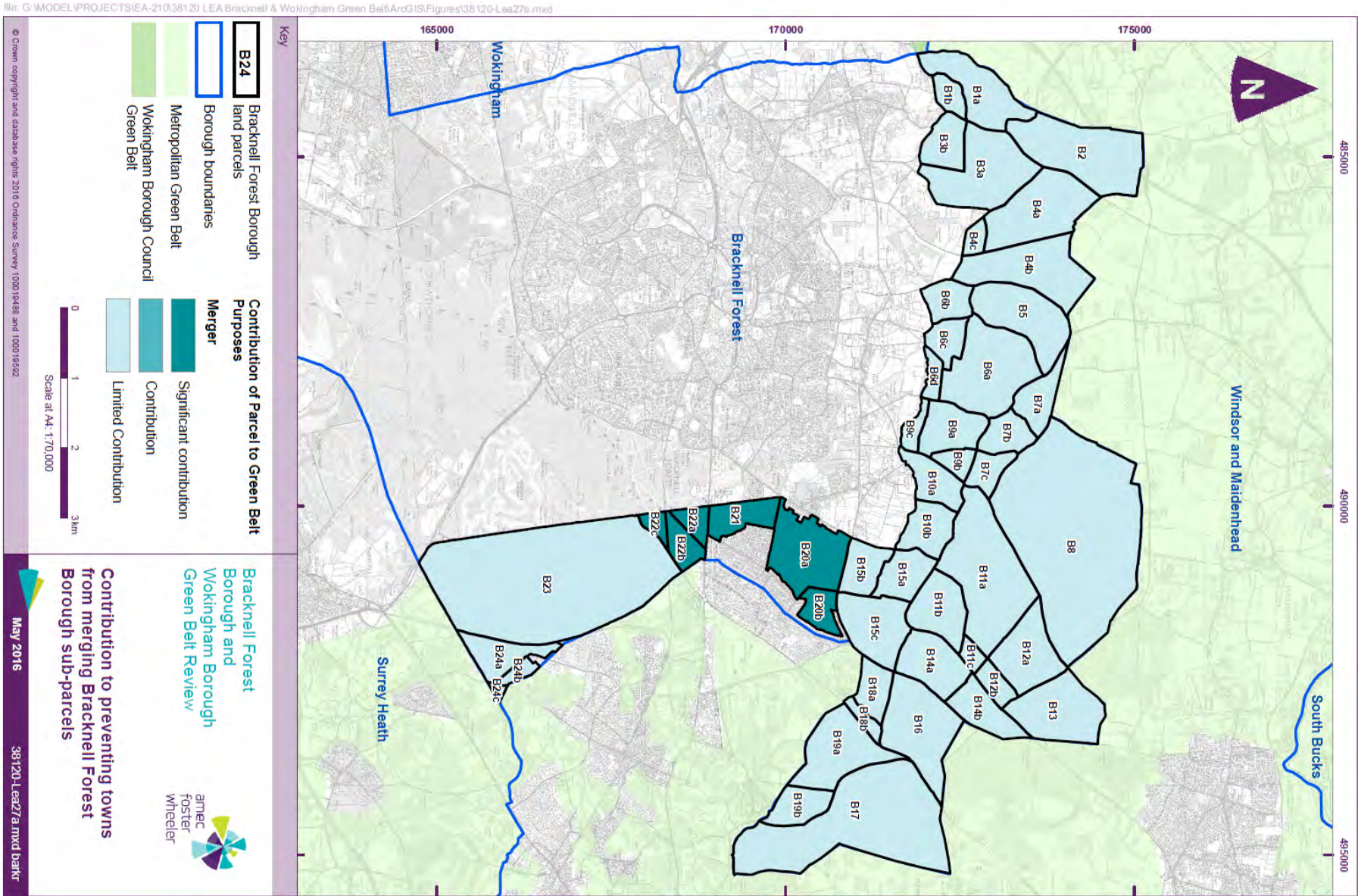




Figure D5: Contribution to Safeguarding the Countryside from Encroachment

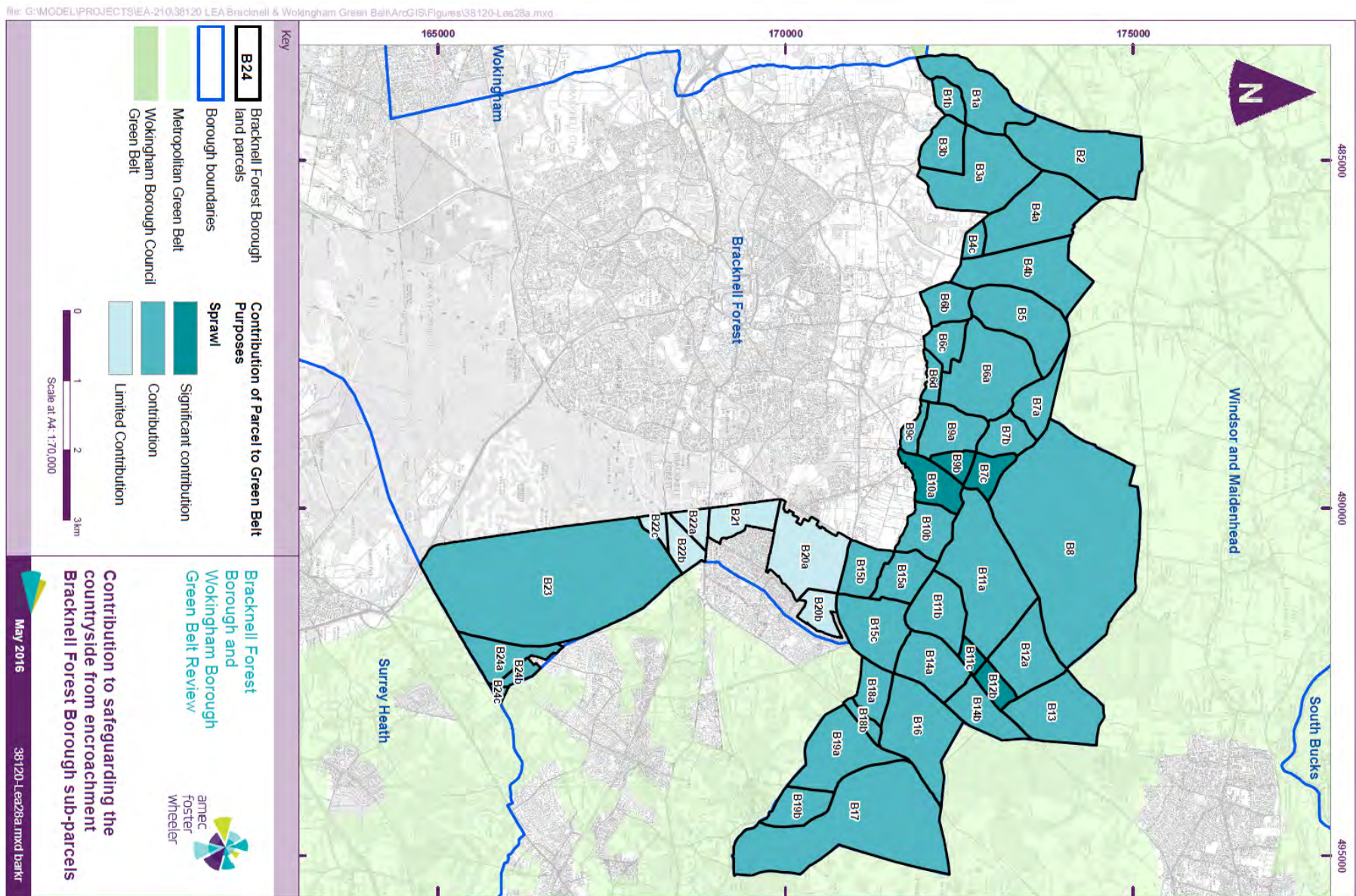
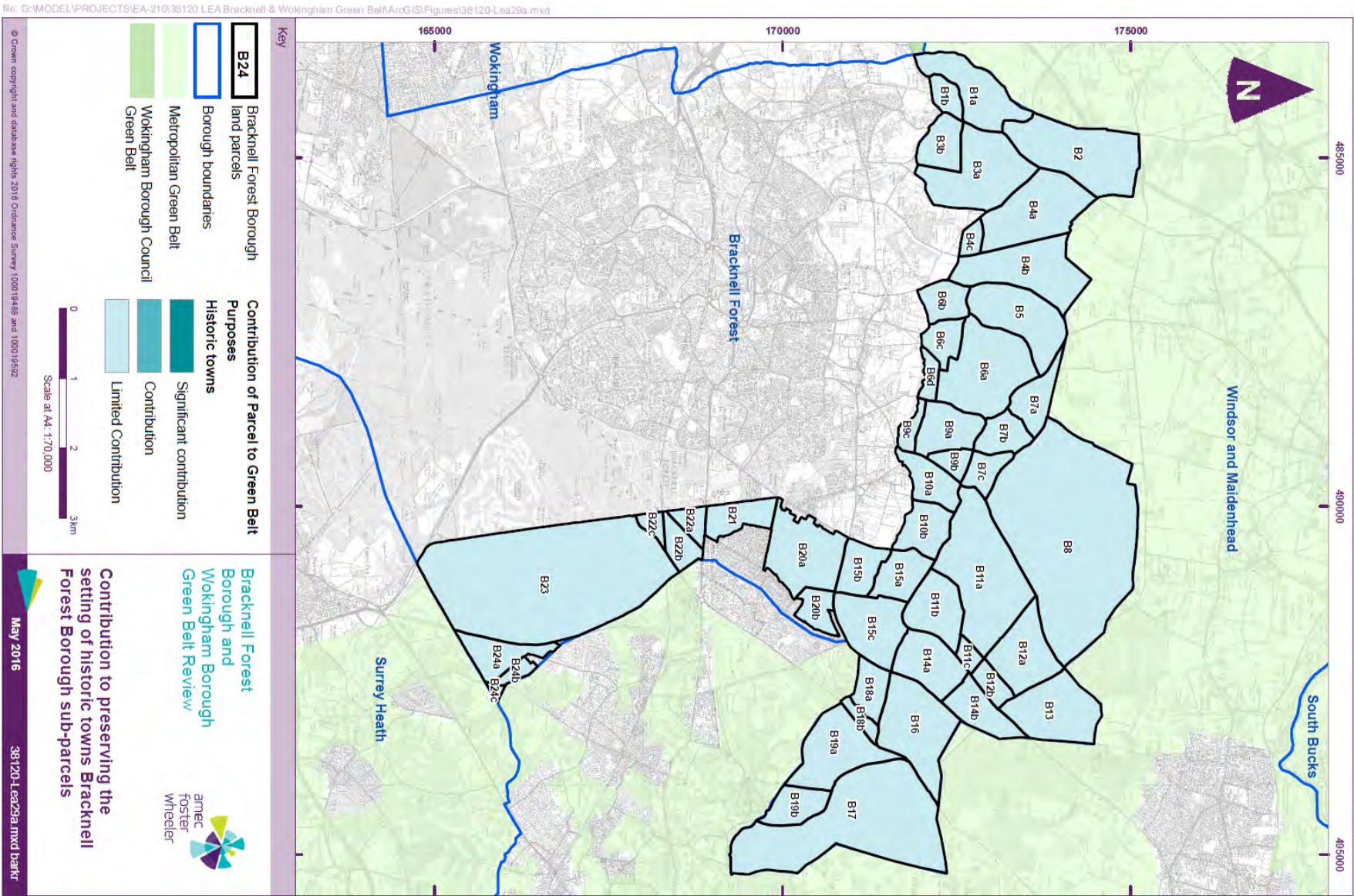




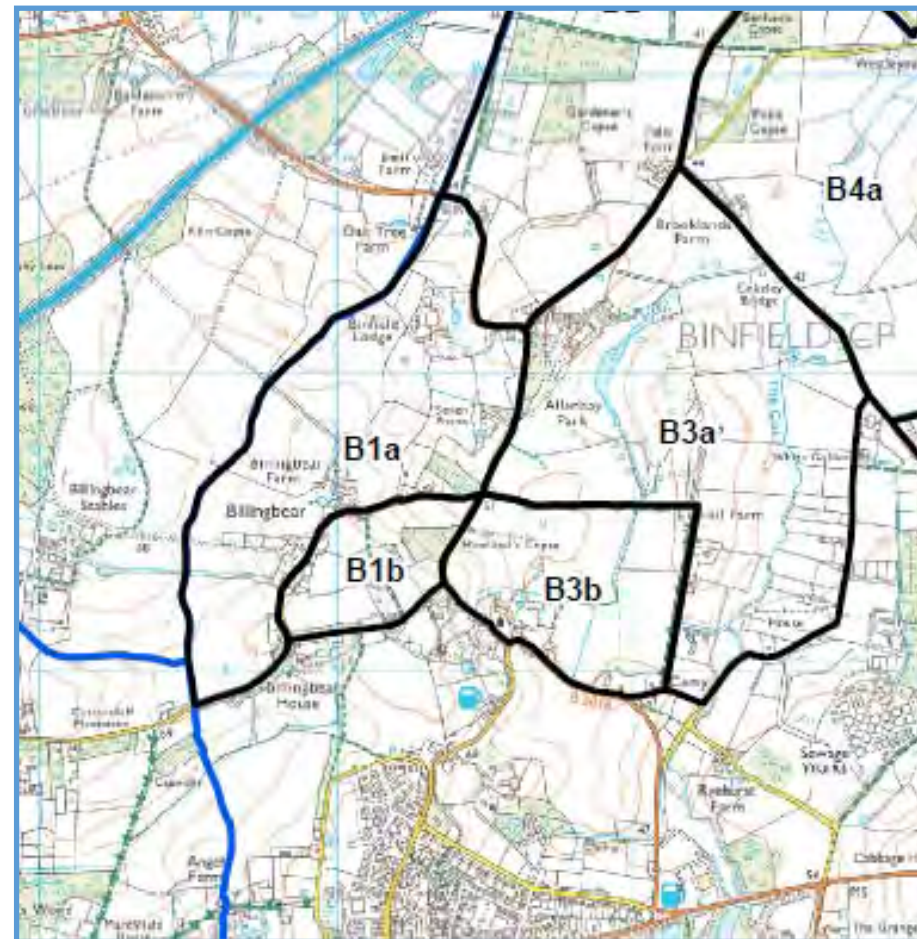
Figure D6: Contribution to Preserving the Setting and Special Character of Historic Towns





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.

## An aerial photograph of a rural landscape, likely in the Netherlands, showing a patchwork of green fields, brown plowed land, and clusters of small buildings. A prominent yellow line is drawn across the image, outlining a specific area of interest. The landscape is divided into various agricultural plots, some of which are water-filled or recently plowed. A road or canal runs along the top left edge. The bottom right corner contains a copyright notice: "Image © 2015 DigitalGlobe".



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B1 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B1a	B1b
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the parcel from a built-up area.
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b> No direct role given location which is not between two built-up areas.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B1 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B1a	B1b
<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>	<b>CONTRIBUTION</b> 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.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b> Despite the relatively remote location of the parcel it is nevertheless relatively accessible from Bracknell and Binfield to the south and sensitive to encroachment reflecting its largely open character. Development to the south around Binfield could increase this pressure.	<b>CONTRIBUTION</b> Despite the relatively remote location of the parcel it is nevertheless relatively accessible from Bracknell and Binfield to the south and sensitive to encroachment reflecting its largely open character. Development to the south around Binfield could increase this pressure.
<b>To preserve the setting and special</b>	<ul style="list-style-type: none"> <li>What is the relationship of the land with the town?</li> </ul>	<b>LIMITED CONTRIBUTION</b>	No additional criteria used.	<b>LIMITED CONTRIBUTION</b>	<b>LIMITED CONTRIBUTION</b>



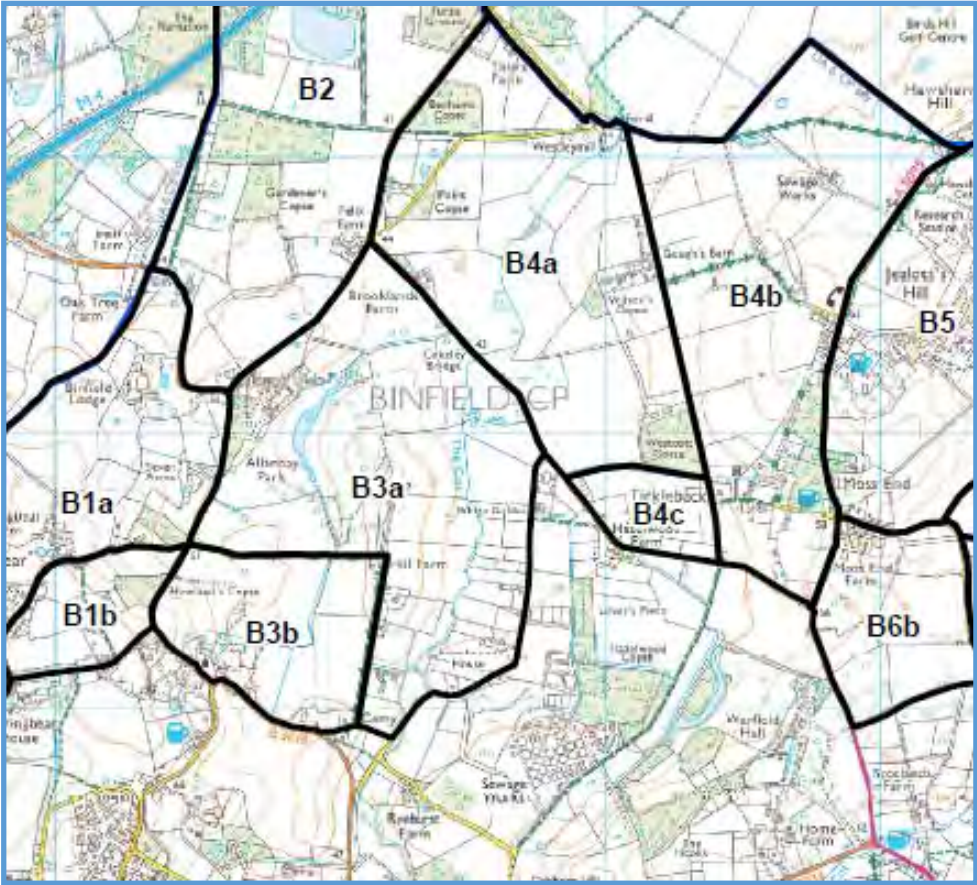
## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B1 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B1a	B1b
<b>character of historic towns</b>	<ul style="list-style-type: none"> <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>	No direct role given the location of the parcel remote from historic towns.		No direct role given the location of the parcel remote from historic towns.	No direct role given the location of the parcel remote from historic towns.
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>CONTRIBUTION</b> 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 &	Not applicable	<b>CONTRIBUTION</b> 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.	<b>CONTRIBUTION</b> Contributes to the prevention of encroachment of urban development into this sensitive rural and reasonably accessible location. Contributes to retaining the relatively remote rural character of land to the north east of Bracknell, particularly if there is pressure for development in the vicinity of Binfield and by extension smaller communities such as Billingbear.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B1 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B1a	B1b
		Maidenhead Borough to the M4.			
<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.	Not applicable	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.	Defined by minor roads 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.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	No, given the parcel's distance from a service centre.	No, given the parcel's distance from a service centre.

Sub-Parcels B3a and B3b





Boundary between sub-parcel 3a and 3b (looking Eastwards from B3018 Church Hill)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B3 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B3a	B3b
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>What role does the land play in preventing the spread of development outwards from larger settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas,</li> </ul>	<b>LIMITED CONTRIBUTION</b>	<b>LIMITED CONTRIBUTION</b>

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B3 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B3a	B3b
	<ul style="list-style-type: none"> <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>	parcel from a built-up area.	<ul style="list-style-type: none"> <li>or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	No direct role given separation of the parcel from a built-up area.	No direct role given separation of the parcel from a built-up area.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.
<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</li> </ul>	<b>CONTRIBUTION</b>  Contributes to the prevention of the encroachment of development into this sensitive rural and reasonably	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b>  Contributes to the prevention of the encroachment of development into this sensitive rural and reasonably accessible	<b>CONTRIBUTION</b>  Contributes to the prevention of the encroachment of development into this sensitive rural and reasonably accessible

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B3 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B3a	B3b
	<p>mass and scale of adjacent urbanising built form?</p> <ul style="list-style-type: none"> <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>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>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>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>
<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><b>LIMITED CONTRIBUTION</b></p> <p>No direct role given the location of the parcel remote from historic towns.</p>	No additional criteria used.	<p><b>LIMITED CONTRIBUTION</b></p> <p>No direct role given the location of the parcel remote from historic towns.</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No direct role given the location of the parcel remote from historic towns.</p>
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<p><b>CONTRIBUTION</b></p> <p>Contributes to the prevention of the encroachment of development into this sensitive rural and</p>	Not applicable	<p><b>CONTRIBUTION</b></p> <p>Contributes to the prevention of the encroachment of development into this sensitive rural and</p>	<p><b>CONTRIBUTION</b></p> <p>Contributes to the prevention of the encroachment of development into this sensitive rural and</p>

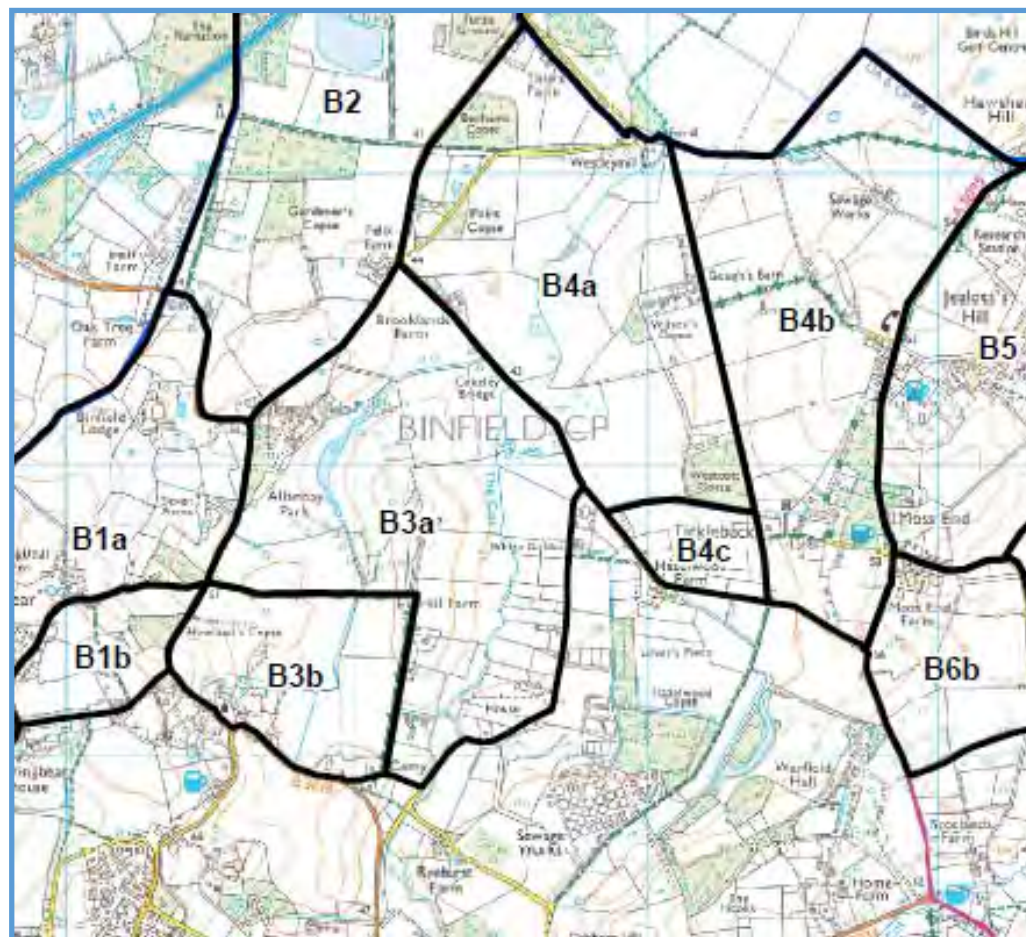


## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B3 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B3a	B3b
		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.		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.	reasonably accessible location. Contributes to retaining the openness of land in this locality and to the north west of Bracknell more generally, particularly if there is pressure for development in the vicinity of Binfield which could extend the built-up area northward.
<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.	Not applicable	Strong boundaries (roads) to the west and east, weaker to the south, variously a PRoW, track and hedgerow.	Strong boundaries to the west and south, weaker to the north and east, variously a PRoW, track and hedgerow.
<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>	Remote from a service centre.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Remote from a service centre.	Remote from a service centre.

## Appendix D: Bracknell Forest Refined Assessment

### Sub-Parcels B4a, B4b and B4c



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B4 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B4a	B4b	B4c
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B4 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B4a	B4b	B4c
<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>	<b>CONTRIBUTION</b> 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.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b> 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.	<b>CONTRIBUTION</b> 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.	<b>CONTRIBUTION</b> 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.
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.

## Appendix D: Bracknell Forest Refined Assessment

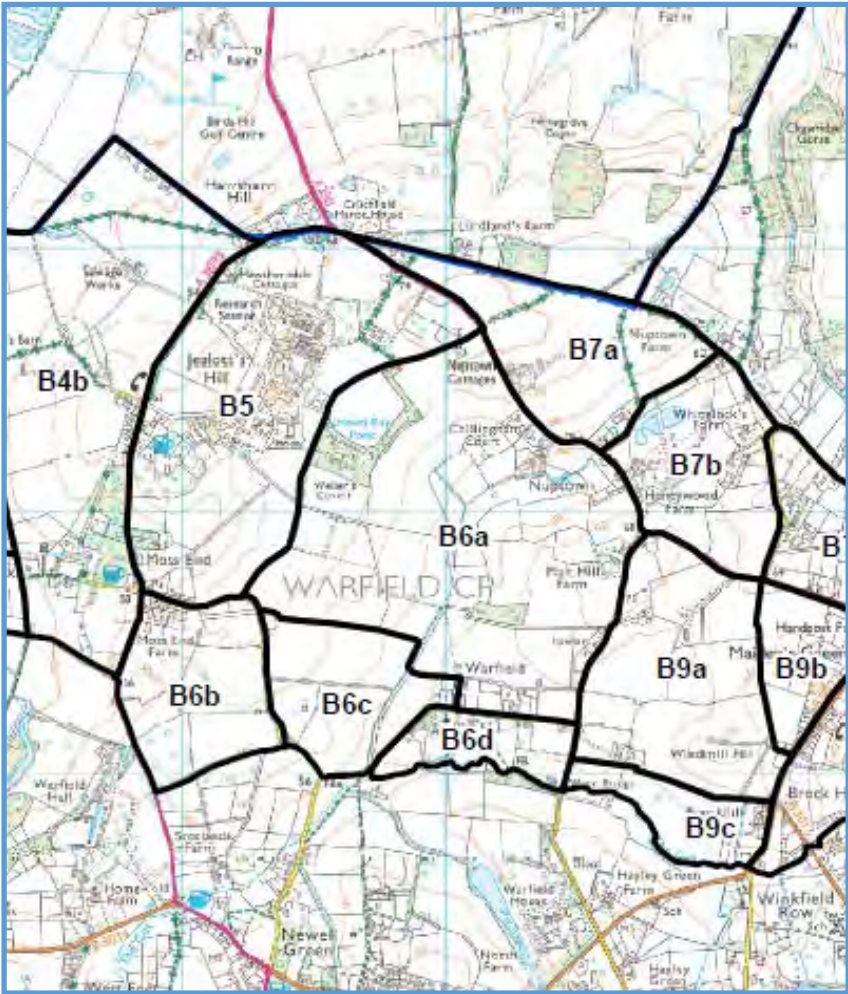
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B4 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B4a	B4b	B4c
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>CONTRIBUTION</b> Contributes to Green Belt purposes through limiting encroachment 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.	Not applicable	<b>CONTRIBUTION</b> 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 which is of a relatively remote rural character, and as such sensitive to change.	<b>CONTRIBUTION</b> 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.	<b>CONTRIBUTION</b> 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 which is of a relatively remote rural character, and as such sensitive to change.
<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.	Not applicable	Strong boundaries to the east, west and south, weaker to the north being an undefined Borough boundary.	Strong boundaries to the east, west and south, weaker to the north being an undefined Borough boundary.	Strong boundaries on all sides, being roads and tracks.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B4 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B4a	B4b	B4c
<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>	Remote from a service centre.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Remote from a service centre.	Remote from a service centre.	Remote from a service centre.



Sub-Parcels B6a, B6b, B6c and B6d



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B6 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B6a	B6b	B6c	B6d
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.
<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</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B6 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B6a	B6b	B6c	B6d
	<ul style="list-style-type: none"> <li>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>		<ul style="list-style-type: none"> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>				
<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>	<b>CONTRIBUTION</b> 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.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b> An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally.	<b>CONTRIBUTION</b> An open rural landscape which is sensitive to incremental change through encroachment.	<b>CONTRIBUTION</b> An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally.	<b>CONTRIBUTION</b> An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally.
<b>To preserve the setting and special</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</li> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the	No additional criteria used.	<b>LIMITED CONTRIBUTION</b> No direct role given the location	<b>LIMITED CONTRIBUTION</b> No direct role given the location	<b>LIMITED CONTRIBUTION</b> No direct role given the location	<b>LIMITED CONTRIBUTION</b> No direct role given the location



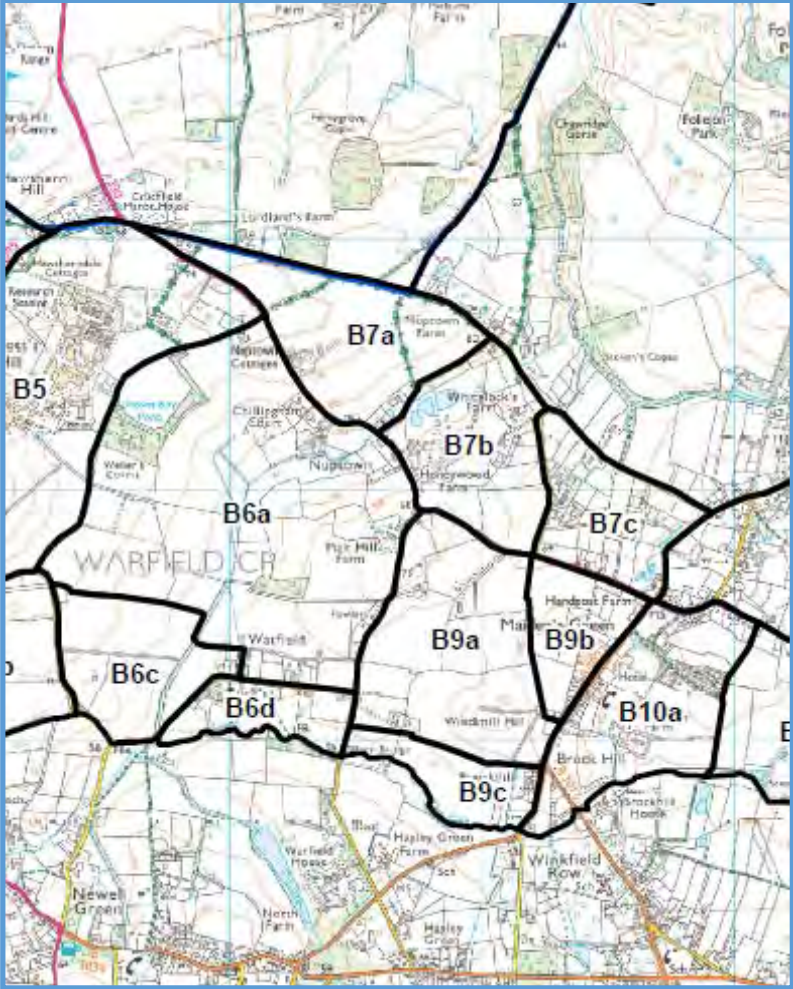
## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B6 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B6a	B6b	B6c	B6d
<b>character of historic towns</b>	<p>historic components (typically the core) and the Green Belt context?</p> <ul style="list-style-type: none"> <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>	parcel remote from historic towns.		of the parcel remote from historic towns.	of the parcel remote from historic towns.	of the parcel remote from historic towns.	of the parcel remote from historic towns.
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<p><b>CONTRIBUTION</b></p> <p>An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally.</p>	Not applicable	<p><b>CONTRIBUTION</b></p> <p>An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally.</p>	<p><b>CONTRIBUTION</b></p> <p>An open rural landscape which is sensitive to incremental change through encroachment.</p>	<p><b>CONTRIBUTION</b></p> <p>An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally.</p>	<p><b>CONTRIBUTION</b></p> <p>An open rural landscape which is sensitive to incremental change through encroachment. Protects the setting of Warfield and its Conservation Area locally, containing the church and several large properties.</p>
<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.	Not applicable	Roads to the north and east, the Cut to the south.	Roads on all sides.	Roads to the east, north and west, The Cut to the south.	Roads on all sides.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B6 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B6a	B6b	B6c	B6d
<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.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	No, given the parcel's distance from a service centre.	No, given the parcel's distance from a service centre.	No, given the parcel's distance from a service centre.	No, given the parcel's distance from a service centre.

Sub-Parcels B7a, B7b and B7c





## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B7 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B7a	B7b	B7c
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B7 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B7a	B7b	B7c
<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>	<b>CONTRIBUTION</b>  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.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b>  Largely open agricultural land, which in combination with adjacent parcels contributes to maintaining the openness of the Green Belt in this location.	<b>CONTRIBUTION</b>  Largely open agricultural land, which in combination with adjacent parcels contributes to maintaining the openness of the Green Belt in this location.	<b>SIGNIFICANT CONTRIBUTION</b>  Fragmented by agricultural and other enterprises (albeit reasonably well contained visually), the Green Belt contributes to maintaining the parcel's openness.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel remote from historic towns.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel remote from historic towns.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel remote from historic towns.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel remote from historic towns.

## Appendix D: Bracknell Forest Refined Assessment

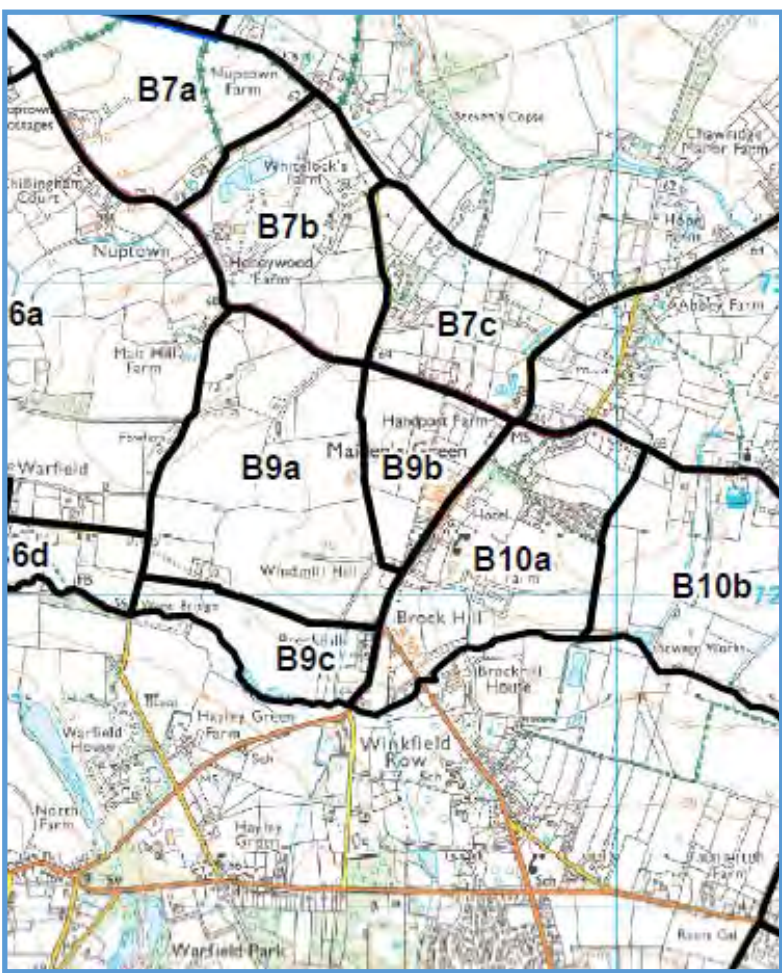
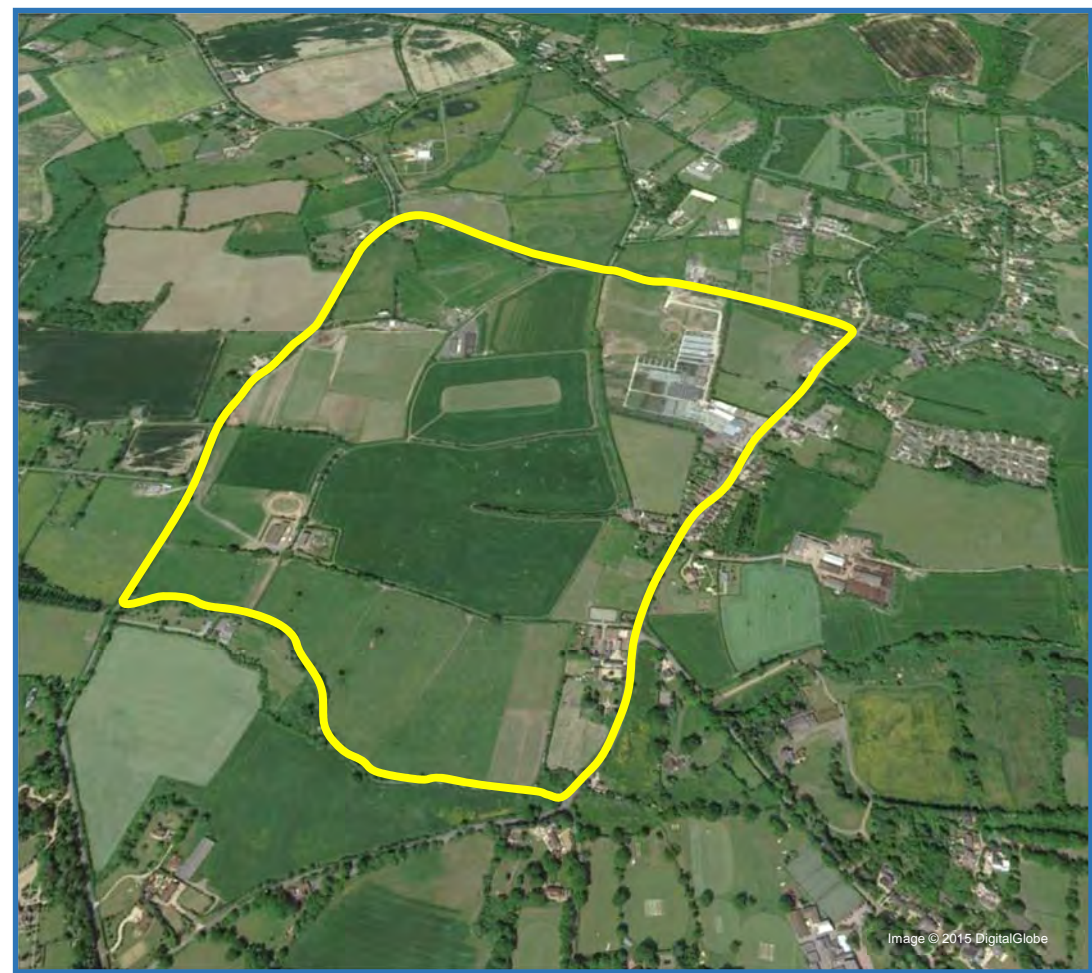
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B7 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B7a	B7b	B7c
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	No clear role given location distant from areas requiring regeneration.  <b>LIMITED CONTRIBUTION</b>	Not applicable	<b>CONTRIBUTION</b>  Largely open agricultural land, which in combination with adjacent parcels contributes to maintaining the openness of the Green Belt in this location.	<b>CONTRIBUTION</b>  Largely open agricultural land, which in combination with adjacent parcels contributes to maintaining the openness of the Green Belt in this location.	<b>SIGNIFICANT CONTRIBUTION</b>  A sub-parcel (along with adjacent parcels 9b and 10a) which is particularly At risk from incremental change through encroachment and the consequent amalgamation of development. The principal changes appear to be concentrated in this sub-parcel, less so B7a and B7b.
<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 apart from Borough boundary only through Cruchfield Manor House.	Not applicable	Roads on all sides apart from Borough boundary only through Cruchfield Manor House.	Roads on all sides.	Roads 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.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset	No, given the parcel's distance from a service centre.	No, given the parcel's distance from a service centre.	No, given the parcel's distance from a service centre.



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B7 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B7a	B7b	B7c
			within the Green Belt or towards locations beyond the outer Green Belt boundary.			

Sub-Parcels B9a, B9b and B9c



## Appendix D: Bracknell Forest Refined Assessment

Boundary between sub-parcel 9a and 9c and looking towards the outer Green Belt Boundary (The Cut) at mid-distance (looking Eastward from Malt Hill)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B9 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B9a	B9b	B9c
<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> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent</li> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B9 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B9a	B9b	B9c
	<ul style="list-style-type: none"> <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>	parcel from a built-up area.	<ul style="list-style-type: none"> <li>coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	parcel from a built-up area.	parcel from a built-up area.	parcel from a built-up area.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.
<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</li> </ul>	<b>CONTRIBUTION</b>  Contributes to openness through preventing encroachment of urban development into open	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b>  Contributes to openness through preventing encroachment of urban development	<b>SIGNIFICANT CONTRIBUTION</b>  Significant role in protecting openness through preventing encroachment development around	<b>CONTRIBUTION</b>  Contributes to openness through preventing encroachment of urban development into open countryside.

## Appendix D: Bracknell Forest Refined Assessment

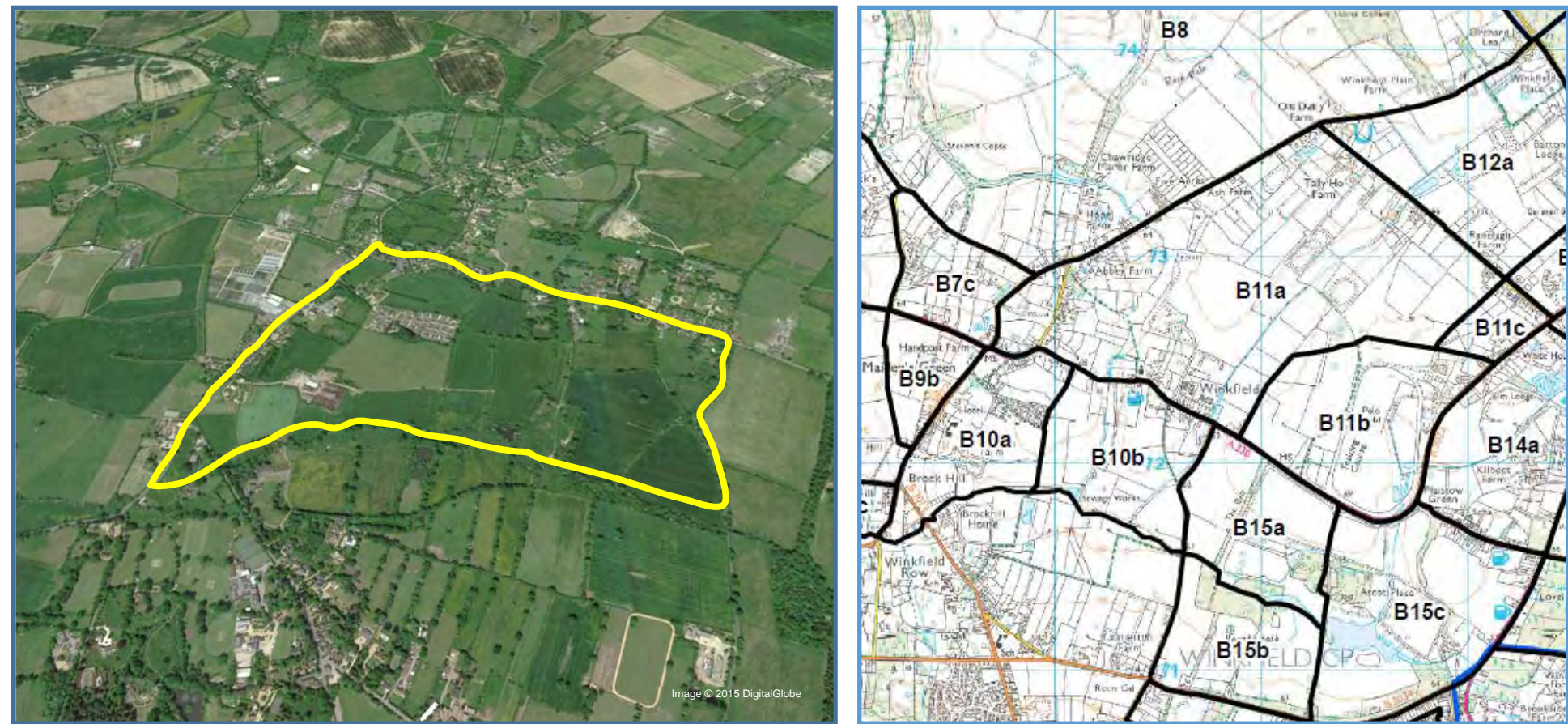
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B9 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B9a	B9b	B9c
	<p>mass and scale of adjacent urbanising built form?</p> <ul style="list-style-type: none"> <li>Do strong boundaries exist to contain development?</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>	countryside, particularly to the east around Brockhill, notwithstanding development associated with agricultural enterprises.		into open countryside.	Brockhill, notwithstanding development associated with agricultural enterprises.	
<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><b>LIMITED CONTRIBUTION</b></p> <p>No direct role given the location of the parcel remote from historic towns.</p>	No additional criteria used.	<p><b>LIMITED CONTRIBUTION</b></p> <p>No direct role given the location of the parcel remote from historic towns.</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No direct role given the location of the parcel remote from historic towns.</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No direct role given the location of the parcel remote from historic towns.</p>
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<p><b>CONTRIBUTION</b></p> <p>Relatively accessible, the parcel is sensitive to encroachment from existing uses and additional</p>	Not applicable	<p><b>CONTRIBUTION</b></p> <p>Open agricultural land, which parcels contributes to maintaining the openness of the</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>A sub-parcel (along with adjacent parcels 7c and 10a) which is particularly at risk</p>	<p><b>CONTRIBUTION</b></p> <p>Open agricultural land, which parcels contributes to maintaining the openness of the</p>

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B9 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B9a	B9b	B9c
		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.		Green Belt in this location.	from incremental change, some of it under permitted agricultural uses, and the consequent amalgamation of development at this junction between the A330 and the B3022.	Green Belt in this location.
<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.	Not applicable	Roads to the north and west, PROW along intermittent hedgerows/tracks to the east and south.	Roads to the north and east, PROW along intermittent hedgerows/tracks to the west.	Intermittent hedgerows/tracks to the north, 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.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Distant from a service centre.	Distant from a service centre.	Distant from a service centre.



Sub-Parcels B10a and B10b



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B10 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B10a	B10b
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B10 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B10a	B10b
<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>	<b>CONTRIBUTION</b> Contributes to openness through preventing encroachment of urban development into open countryside, particularly to the west around Brockhill and to the north around Winkfield.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>SIGNIFICANT CONTRIBUTION</b> A parcel at risk from incremental change associated with built development on its eastern and northern edges, but also relative accessibility to the northern outskirts of Bracknell.	<b>CONTRIBUTION</b> Contributes to maintaining the openness of the landscape through helping to limit encroachment associated with incremental change of Winkfield to the north of the parcel.
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel which is remote from historic towns.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel which is remote from historic towns.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel which is remote from historic towns. Locally forms southern context for the Winkfield Conservation Area.



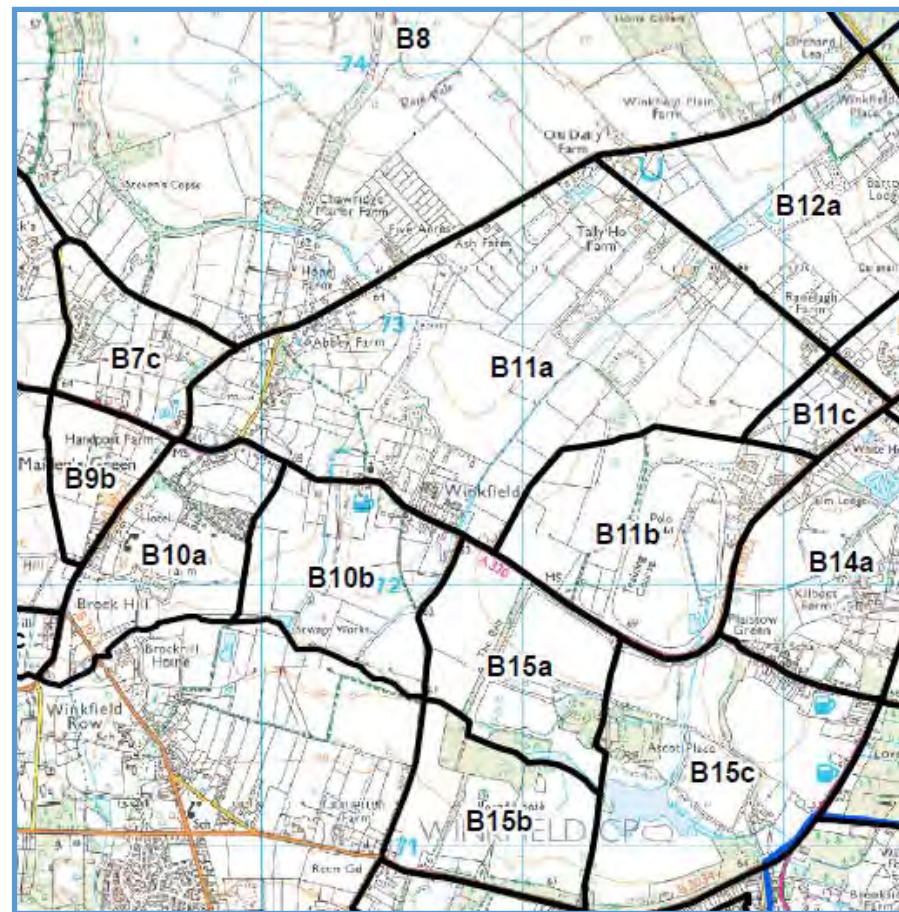
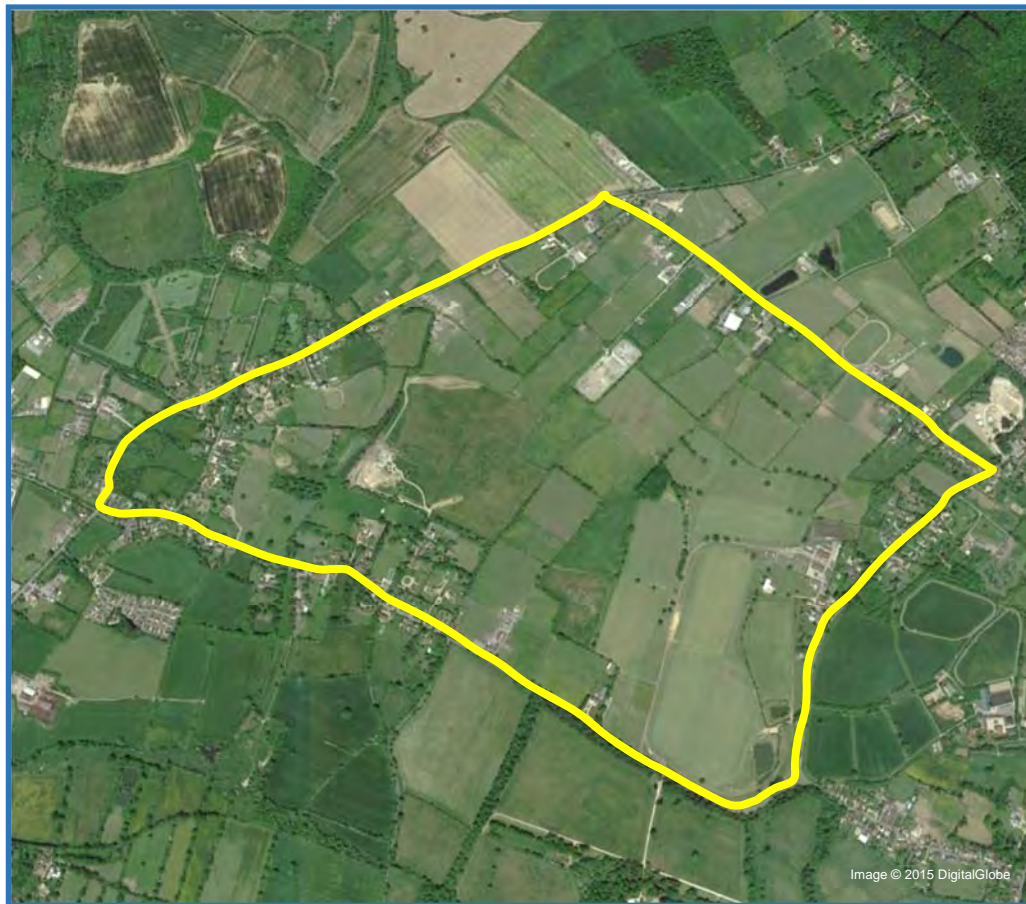
## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B10 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B10a	B10b
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>CONTRIBUTION</b> 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.	Not applicable	<b>SIGNIFICANT CONTRIBUTION</b> A sub-parcel (along with adjacent parcels 7c and 9b) which is particularly at risk from incremental change and the consequent amalgamation of development. Limiting such pressures for change thus makes a significant contribution to Green Belt purposes.	<b>CONTRIBUTION</b> Contributes to maintaining the openness of the landscape through helping to limit encroachment associated with incremental change of Winkfield to the north of the parcel. Locally forms southern context for the Winkfield Conservation Area.
<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 Church Road to the north, B3022 Bracknell Road to the west and Braziers Lane to the east, with The Cut to the south.	Not applicable	Roads to the north, east and west; The Cut to the south, PRoW/intermittent hedgerow to the east.	Roads to the north, east The Cut to the south, PRoW/intermittent hedgerow to the west.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B10 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B10a	B10b
<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.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	No, given the parcel's distance from a service centre.	No, given the parcel's distance from a service centre.

Sub-Parcels B11a, B11b and B11c





## Appendix D: Bracknell Forest Refined Assessment

### Boundary between sub-parcels B11a and B11b (looking south west from Crouch Lane)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B11 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B11a	B11b	B11c
<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> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term</li> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the parcel from a built-up area.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B11 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B11a	B11b	B11c
	<ul style="list-style-type: none"> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>		<ul style="list-style-type: none"> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>			
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.
<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> </ul>	<b>CONTRIBUTION</b>  Contributes to the maintenance of the open countryside in this location which is vulnerable to encroachment from surrounding settlements.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b>  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 east associated	<b>CONTRIBUTION</b>  Contributes to limiting incremental change in a parcel which is relatively accessible but still largely rural in character.	<b>SIGNIFICANT CONTRIBUTION</b>  Contributes significantly to maintaining openness as part of a settlement which is subject to incremental change.

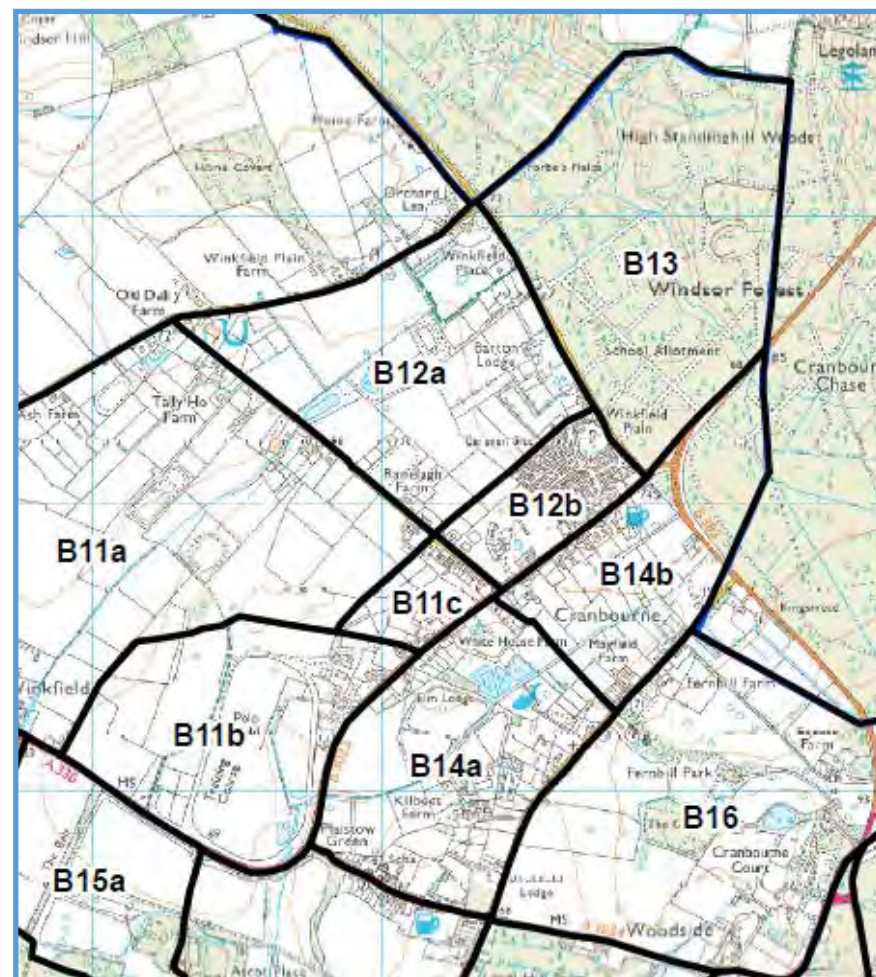
## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B11 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B11a	B11b	B11c
	<ul style="list-style-type: none"> <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>			with Maiden's Green and Winkfield.		
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel which is remote from historic towns.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel which is remote from historic towns. Locally forms northern context for the Winkfield Conservation Area.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel which is remote from historic towns.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel which is remote from historic towns. Locally forms southern context for the Winkfield Conservation Area.
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>CONTRIBUTION</b>  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	Not applicable	<b>CONTRIBUTION</b>  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 east associated with Maiden's Green	<b>CONTRIBUTION</b>  Contributes to limiting incremental change in a parcel which is relatively accessible but still largely rural in character.	<b>SIGNIFICANT CONTRIBUTION</b>  Contributes significantly to maintaining openness as part of a fragmented settlement which is subject to incremental change and vulnerable to



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B11 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B11a	B11b	B11c
		associated with Maiden's Green and Winkfield and north east associated with Cranbourne.		and Winkfield. Locally forms northern context for the Winkfield Conservation Area.		amalgamation of built development, particularly when considered in combination with parcel 12b immediately to the north.
<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.	Not applicable	Roads to the north and west, PRoW with intermittent hedgerows to the south.	Roads to the south, PRoW with intermittent hedgerows to the south.	Roads to the north and east, PRoW with intermittent hedgerows 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.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	No, given the parcel's distance from a service centre.	Possibly, being part of Cranbourne.	Possibly, being part of Cranbourne.



## Appendix D: Bracknell Forest Refined Assessment

Boundary between sub-parcels 12a and 12b (looking north eastwards from Crouch Lane)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B12 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B12a	B12b
<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> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b> No direct role given separation of the parcel from a built-up area.



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B12 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B12a	B12b
	<ul style="list-style-type: none"> <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>		<ul style="list-style-type: none"> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>		
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b> No direct role given location which is not between two built-up areas.
<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> </ul>	<b>CONTRIBUTION</b> Contributes to the maintenance of the open countryside in this location which is vulnerable to encroachment from Cranbourne to the south east.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b> Contributes to the maintenance of the open countryside in this location which is vulnerable to encroachment from Cranbourne to the south east.	<b>SIGNIFICANT CONTRIBUTION</b> Whilst being largely developed, the parcel nevertheless has an important relationship with the surrounding open countryside and as part of Cranbourne more widely. Makes a significant contribution to preventing further development. in combination with

## Appendix D: Bracknell Forest Refined Assessment

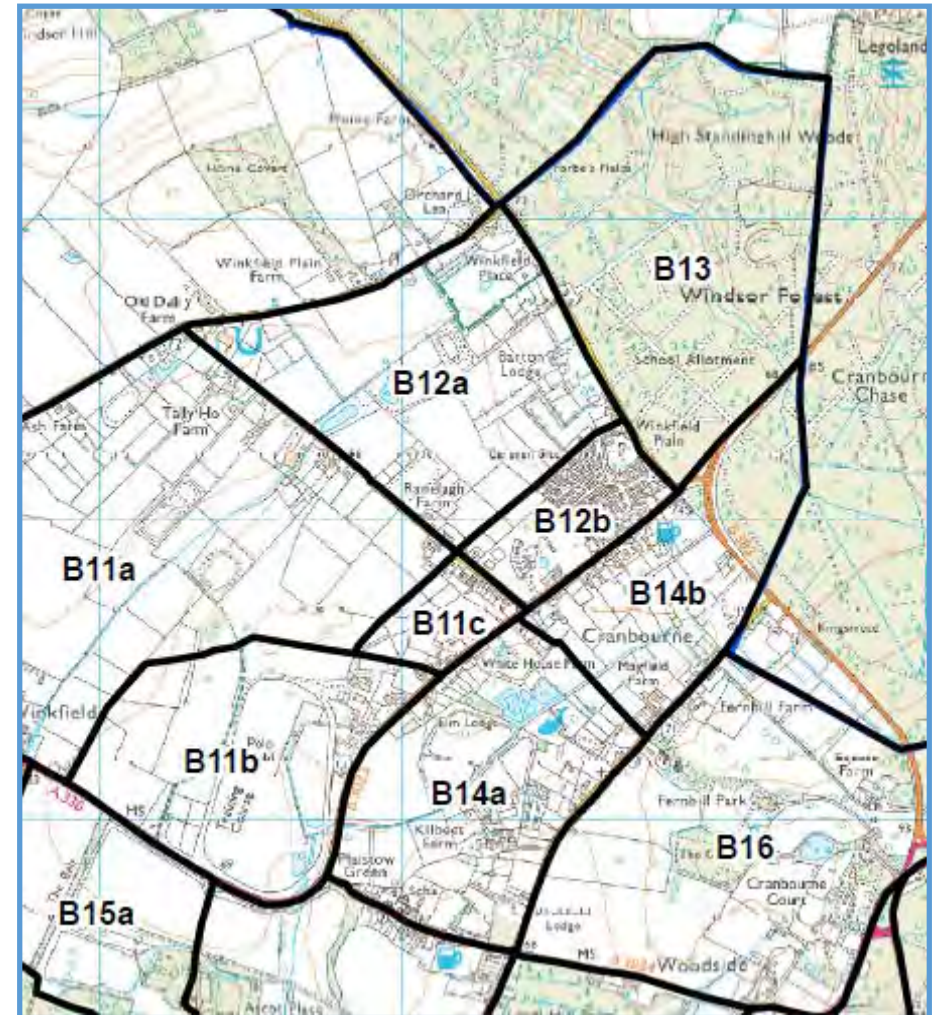
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B12 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B12a	B12b
	<ul style="list-style-type: none"> <li>Do strong boundaries exist to contain development?</li> <li>Is there any evidence of significant containment 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>				parcel 11c immediately to the south.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel remote from historic towns.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel remote from historic towns.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel remote from historic towns.
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>CONTRIBUTION</b>  Contributes to containing both incremental and more substantial change associated with development at Cranbourne. At risk from incremental	Not applicable	<b>CONTRIBUTION</b>  Contributes to containing both incremental and more substantial change associated with general land use change.	<b>SIGNIFICANT CONTRIBUTION</b>  Significant contribution to containing both incremental and more substantial change associated with development at Cranbourne, particularly in combination with parcel 11c immediately to the south. At risk from incremental change

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B12 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B12a	B12b
		change associated with the expansion of Cranbourne to the west, but also general land use change.			associated with the expansion of Cranbourne to the west, but also general land use change.
<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.	Not applicable	Roads to the north, south, and west, Undefined PRoW/built edge to the east.	Roads to the north, south and east, undefined PRoW/built edge 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.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	No, given the parcel's distance from a service centre.	Possibly, being part of Cranbourne.



Sub-Parcels B14a and 14b



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B14 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B14a	B14b
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B14 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B14a	B14b
<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>	<b>CONTRIBUTION</b> 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.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b> 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.	<b>CONTRIBUTION</b> 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.
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.



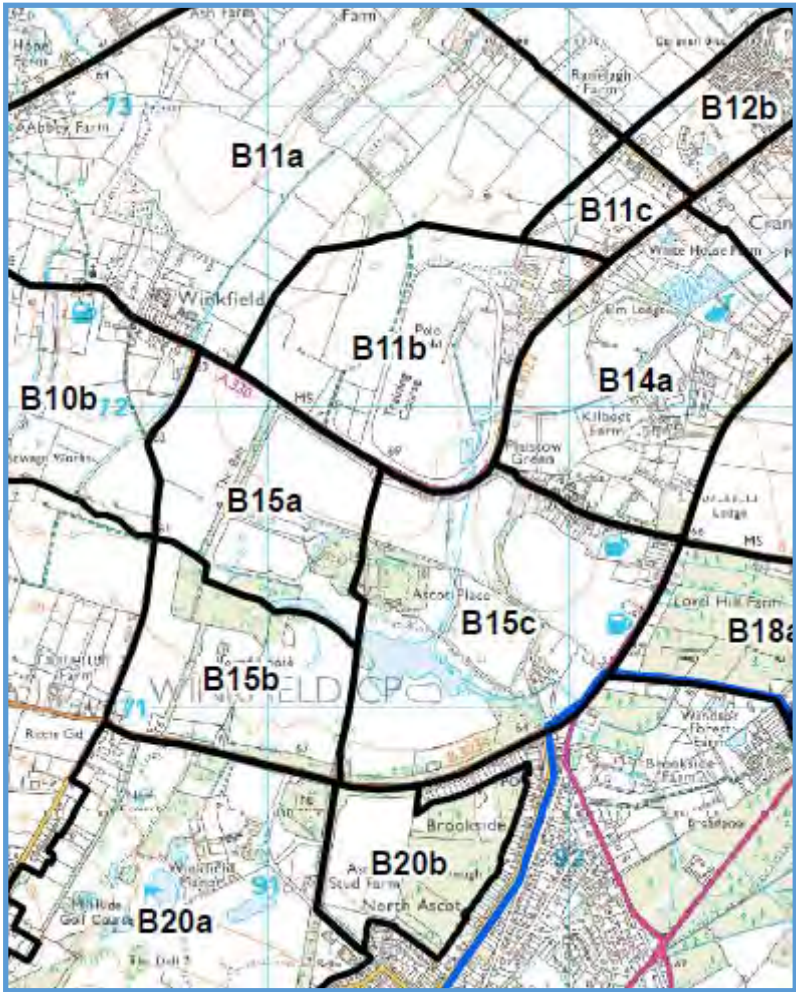
## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B14 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B14a	B14b
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>CONTRIBUTION</b> 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.	Not applicable	<b>CONTRIBUTION</b> 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 in this parcel which is characterised by relatively small fields and varying degrees of peripheral development on three sides.	<b>CONTRIBUTION</b> 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.
<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.	Not applicable	Roads to the north and south, PRoW/hedgerow to the east, Borough boundary to the north.	Roads to the west, east and south, PRoW/hedgerow Borough boundary 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>	Cranbourne acts as a modest service centre.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards	Cranbourne acts as a modest service centre.	Cranbourne acts as a modest service centre.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B14 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B14a	B14b
			locations beyond the outer Green Belt boundary.		

Sub-Parcels B15a, B15b and B15c





## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B15 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B15a	B15b	B15c
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>CONTRIBUTION</b>  Forms the northerly boundary (in part) to North Ascot.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.

## Appendix D: Bracknell Forest Refined Assessment

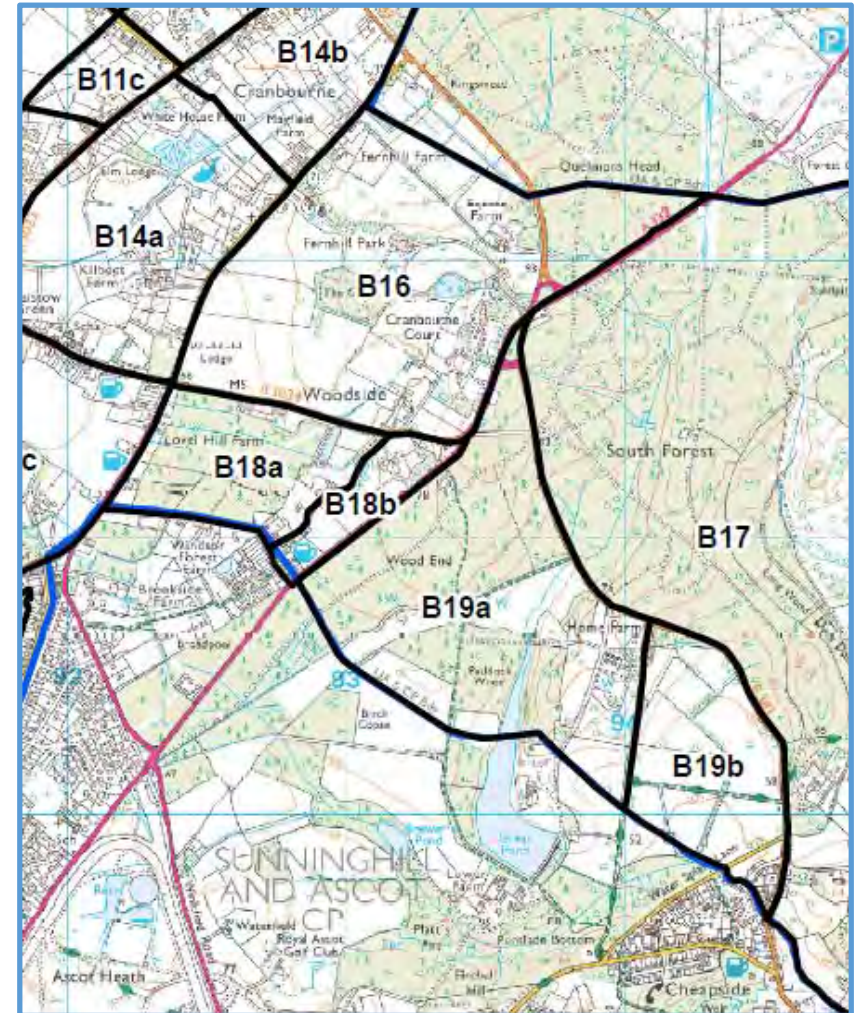
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B15 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B15a	B15b	B15c
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character 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>	<b>CONTRIBUTION</b> Protects open countryside to the north east of Bracknell, complementing Green Belt to the north, east and west, from development	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b> Protects open countryside to the north east of Bracknell, complementing Green Belt to the north, east and west, from development.	<b>CONTRIBUTION</b> Protects open countryside to the north east of Bracknell, complementing Green Belt to the north, east and west, from development.	<b>CONTRIBUTION</b> Protects open countryside to the north east of Bracknell, complementing Green Belt to the north, east and west, from development.
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B15 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B15a	B15b	B15c
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>CONTRIBUTION</b> Protects open countryside to the north east of Bracknell, complementing Green Belt to the north, east and west, from development.	Not applicable	<b>CONTRIBUTION</b> Protects open countryside to the north east of Bracknell, complementing Green Belt to the north, east and west, from development.	<b>CONTRIBUTION</b> Protects open countryside to the north east of Bracknell, complementing Green Belt to the north, east and west, from development.	<b>CONTRIBUTION</b> Protects open countryside to the north west of Ascot North, complementing Green Belt to the north, east and west, from development.
<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).	Not applicable	Defined by roads to the north and west, The Cut to the south and a private road to the east.	Defined by roads to the south and west, The Cut to the north and a private road to the east.	Defined by roads to the north and south and a private road to the east.
<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).	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Detached from, but in the proximity of, a main service centre (North Ascot).	Detached from, but in the proximity of, a main service centre (North Ascot).	Proximate to North Ascot.



Sub-Parcels B18a and B18b



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B18 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B18a	B18b
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.

## Appendix D: Bracknell Forest Refined Assessment

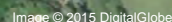
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B18 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B18a	B18b
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>Does the parcel have the character of open 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>	<b>CONTRIBUTION</b> Part of an arc of open countryside to the north of North Ascot, protected against the incremental encroachment of built development.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b> Part of an arc of open countryside to the north of North Ascot, protected against the incremental encroachment of built development.	<b>CONTRIBUTION</b> Part of an arc of open countryside to the north of North Ascot, protected against the incremental encroachment of built development.
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B18 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B18a	B18b
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>CONTRIBUTION</b> 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.	Not applicable	<b>CONTRIBUTION</b> 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.	<b>CONTRIBUTION</b> Contributes to Green Belt purposes through preventing encroachment into open countryside, albeit containing modest development associated with the hamlet of Woodside and dispersed development along Woodside Road.
<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.	Not applicable	Defined by roads on all sides.	Defined by roads 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>	Detached from service centre.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Detached from service centre.	Detached from service centre.





## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B19 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B19a	B19b
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.	<b>LIMITED CONTRIBUTION</b>  No direct role given separation of the parcel from a built-up area.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.	<b>LIMITED CONTRIBUTION</b>  No direct role given location which is not between two built-up areas.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B19 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B19a	B19b
<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>	<b>CONTRIBUTION</b> Part of a wider area of land forming open countryside between Ascot and Windsor, protected from encroachment.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b> Part of a wider area of land forming open countryside between Ascot and Windsor, protected from encroachment.	<b>CONTRIBUTION</b> Part of a wider area of land forming open countryside between Ascot and Windsor, protected from encroachment notwithstanding development associated with Cheapside immediately to the south of the parcel.
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel remote from historic towns.



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B19 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B19a	B19b
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>CONTRIBUTION</b> 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.	Not applicable	<b>CONTRIBUTION</b> 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.	<b>CONTRIBUTION</b> 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. To the south east corner, washes over and thereby contains the northern extent of the large hamlet of Cheapside, with a transition to open countryside across Water Splash Lane.
<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.	Not applicable	Defined by roads to the north east and north west; undefined Borough boundary to the south west.	Defined by roads to the east, private road to the west and undefined Borough boundary to the south west.
<b>Sustainable patterns of development</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote</li> </ul>	Relatively remote from service centres.	Consider the specific consequences of channelling development towards urban areas	Relatively remote from service centres.	Relatively remote from service centres.

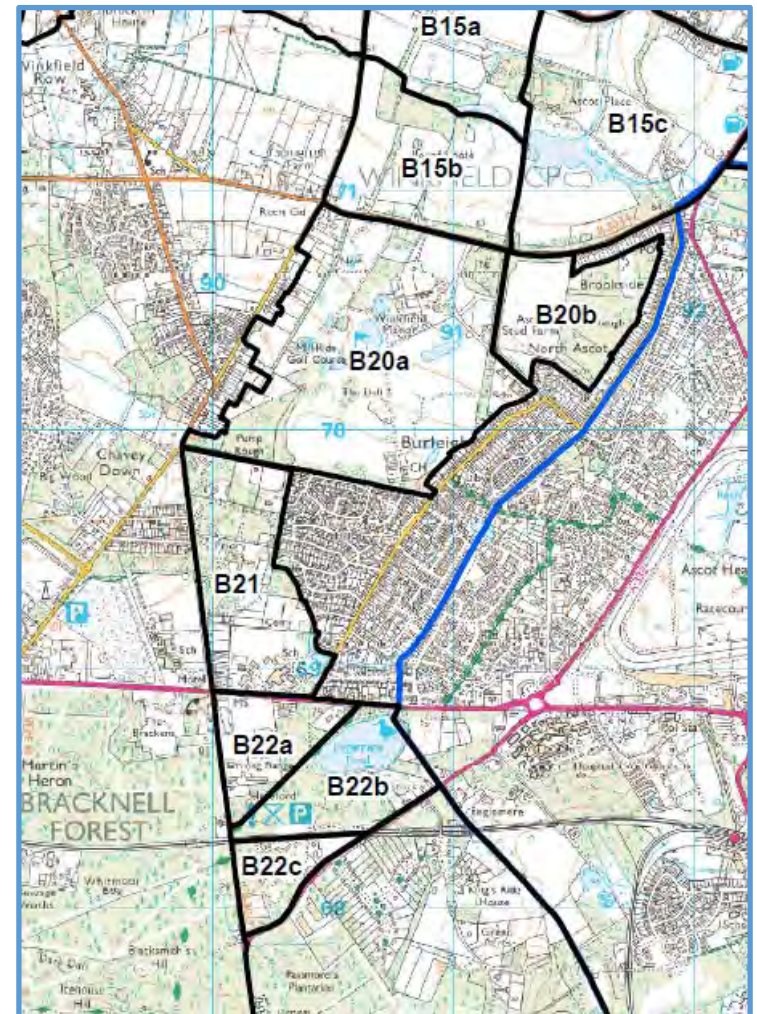
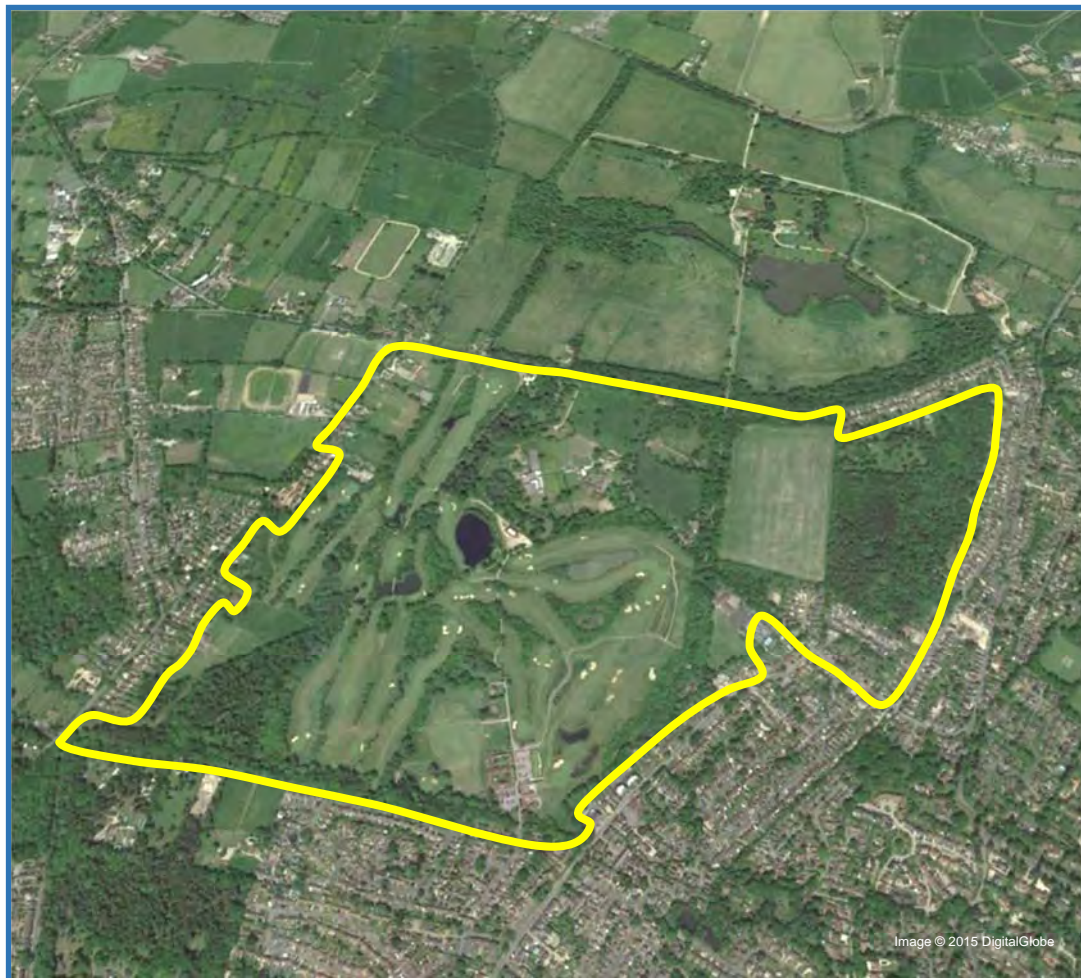


## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B19 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B19a	B19b
(NPPF paragraph 84)	sustainable patterns of development?		inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.		

## Appendix D: Bracknell Forest Refined Assessment

### Sub-Parcels B20a and B20b





## Appendix D: Bracknell Forest Refined Assessment

### Boundary roads between sub-parcels 20a and 20b (Looking north west along Rhododendron Walk and north along Coach Road)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B20 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B20a	B20b
<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> </ul>	<b>SIGNIFICANT CONTRIBUTION</b> Contains North Ascot immediately to the south, and ribbon development along Locks Ride.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> </ul>	<b>SIGNIFICANT CONTRIBUTION</b> Contains North Ascot immediately to the south, and ribbon development along Locks Ride.	<b>SIGNIFICANT CONTRIBUTION</b> Contains North Ascot immediately to the south and east.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B20 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B20a	B20b
	<ul style="list-style-type: none"> <li>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> </ul>		<ul style="list-style-type: none"> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>		
<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>	<b>SIGNIFICANT CONTRIBUTION</b>  Part of a series of parcels preventing the merger of Bracknell and North Ascot.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>SIGNIFICANT CONTRIBUTION</b>  Part of a series of parcels preventing the merger of Bracknell and North Ascot.	<b>SIGNIFICANT CONTRIBUTION</b>  Part of a series of parcels preventing the merger of Bracknell and North Ascot.
<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> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.



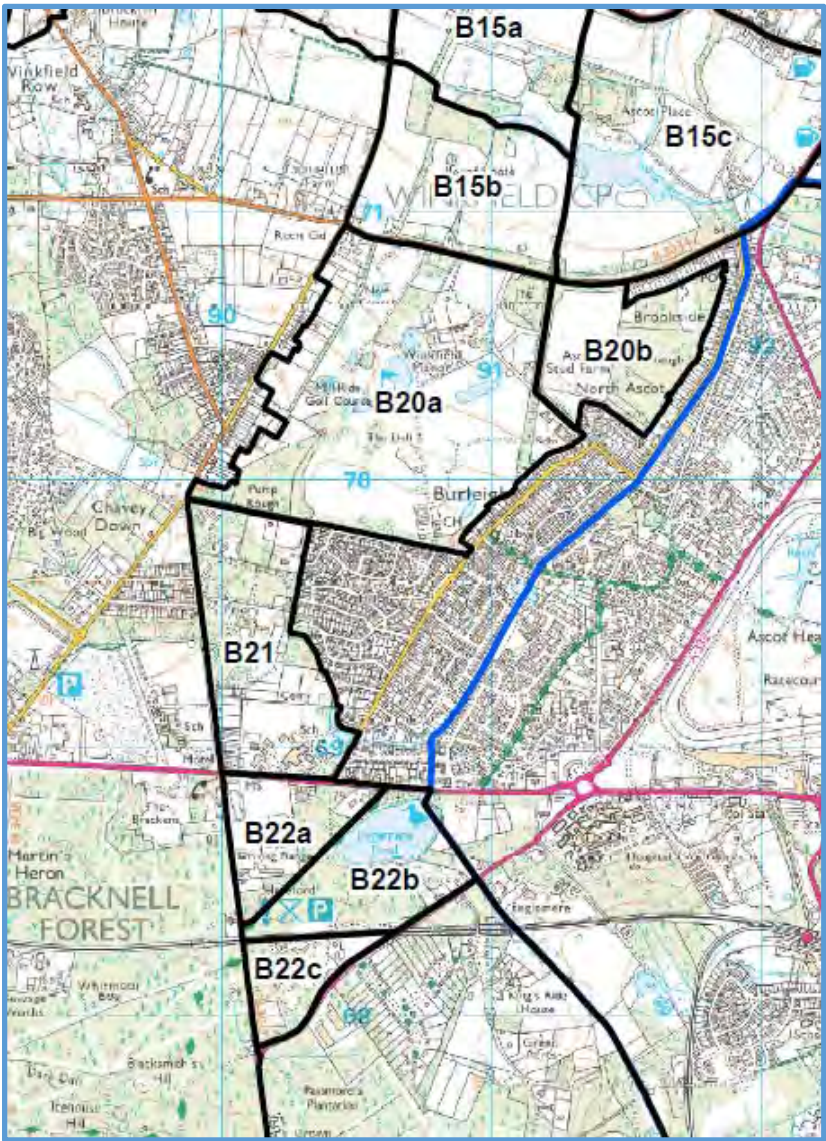
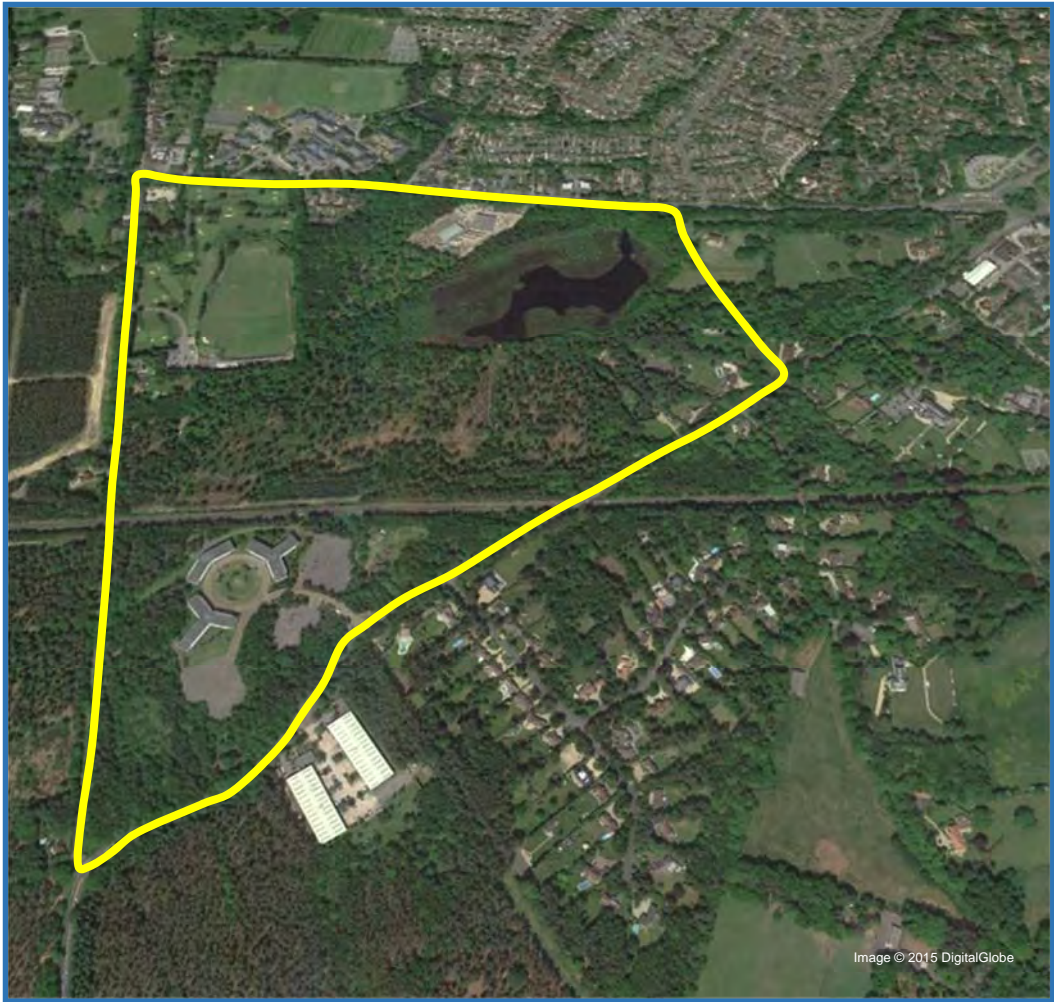
## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B20 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B20a	B20b
	<ul style="list-style-type: none"> <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>				
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>SIGNIFICANT CONTRIBUTION</b>  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	Not applicable	<b>SIGNIFICANT CONTRIBUTION</b>  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 western fringes, notwithstanding domination of	<b>SIGNIFICANT CONTRIBUTION</b>  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

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B20 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B20a	B20b
		incremental change on its eastern and western fringes, notwithstanding domination of land use by Mill Ride golf course.		land use by Mill Ride golf course.	change on its eastern fringes.
<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.	Not applicable	Defined by surrounding roads and PRoW to the east.	Defined by urban edge and PRoW 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>	Detached from but in proximity to service centres of North Ascot and Bracknell.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Detached from but in proximity to service centres of North Ascot and Bracknell.	Detached from but in proximity to service centres of North Ascot and Bracknell.

Sub-Parcels B22a, B22b and B22c





## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B22 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B22a	B22b	B22c
<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>	<b>SIGNIFICANT CONTRIBUTION</b>  Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>SIGNIFICANT CONTRIBUTION</b>  Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.	<b>SIGNIFICANT CONTRIBUTION</b>  Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.	<b>SIGNIFICANT CONTRIBUTION</b>  Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.
<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>	<b>SIGNIFICANT CONTRIBUTION</b>  Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>SIGNIFICANT CONTRIBUTION</b>  Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.	<b>SIGNIFICANT CONTRIBUTION</b>  Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.	<b>SIGNIFICANT CONTRIBUTION</b>  Forms part of the remaining gap between Bracknell and North Ascot at its narrowest point.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B22 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B22a	B22b	B22c
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.
<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>	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.	<b>LIMITED CONTRIBUTION</b>  No direct role given the location of the parcel.

## Appendix D: Bracknell Forest Refined Assessment

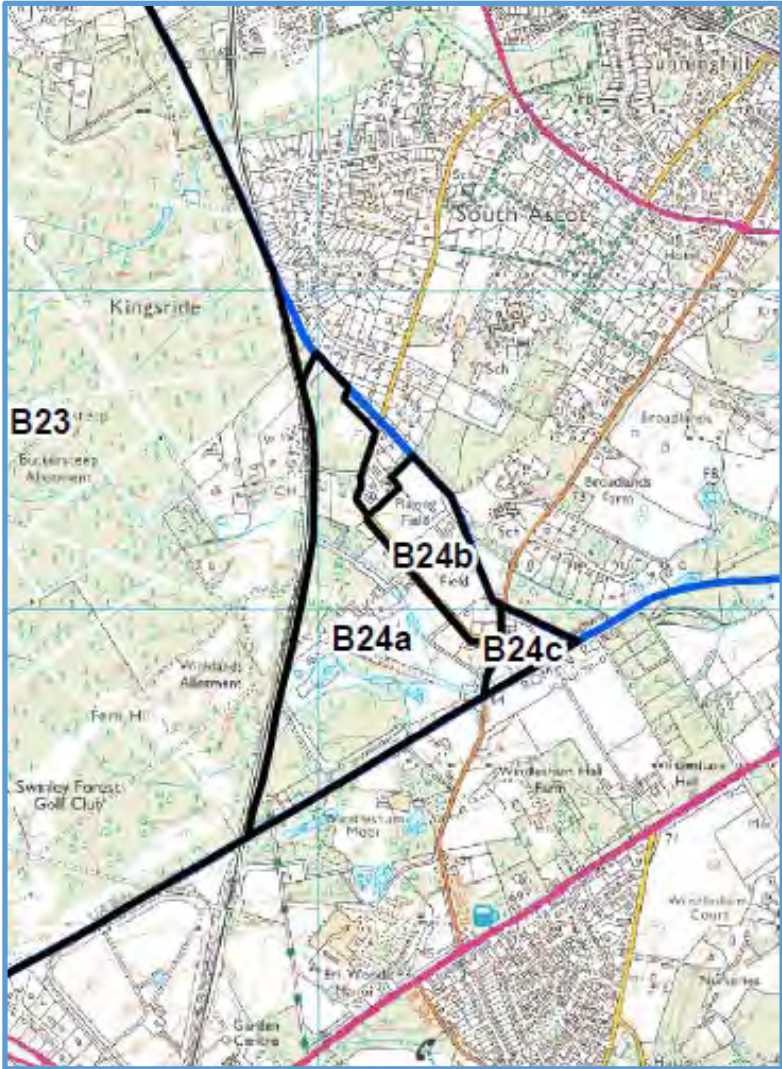
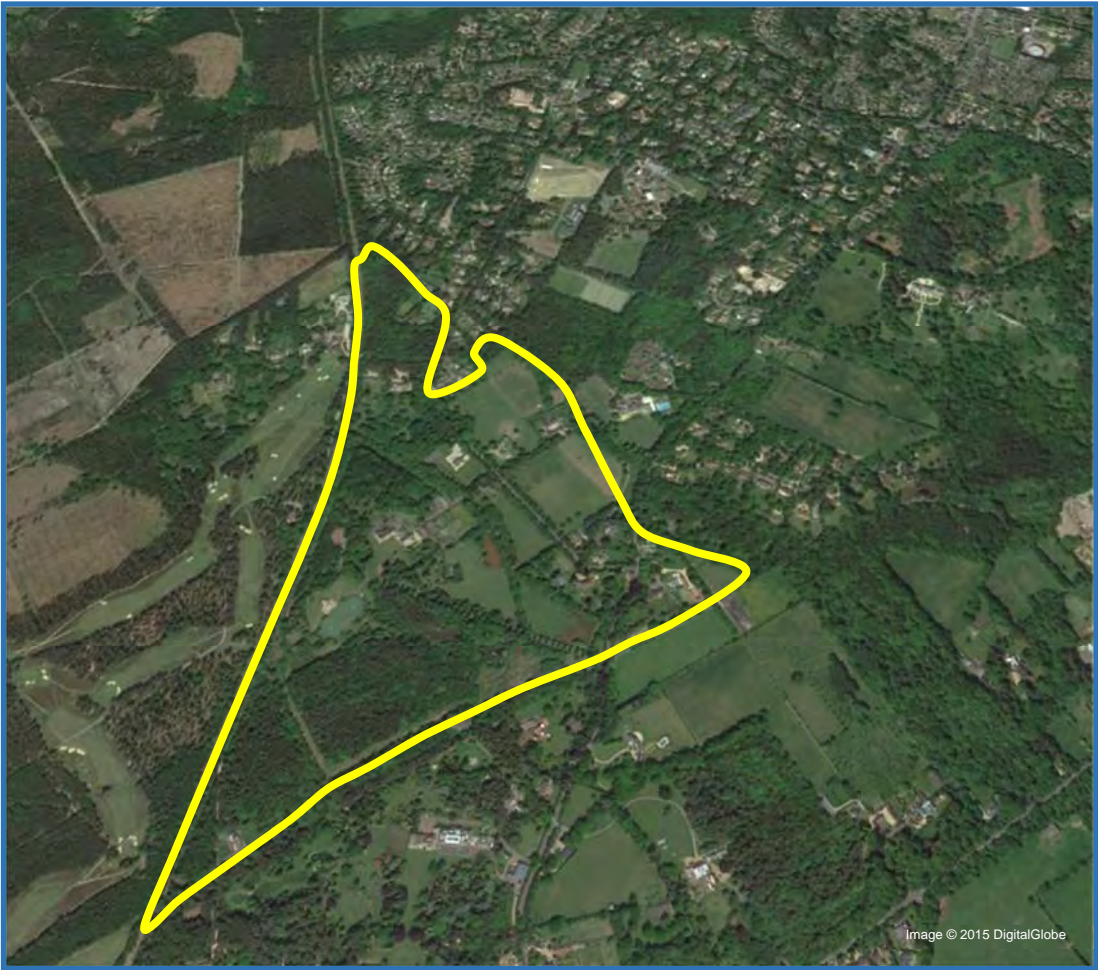
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B22 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B22a	B22b	B22c
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>SIGNIFICANT CONTRIBUTION</b>  The narrowness of the gap between Ascot and Bracknell at this point means that the role of Green Belt is critical in maintaining a sense of separation, notwithstanding the high degree of visual enclosure afforded by woodland. Potentially very significant pressures for change to the west and south of the parcel in particular.	Not applicable	<b>SIGNIFICANT CONTRIBUTION</b>  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 visual enclosure afforded by woodland. Potentially very significant pressures for change across the sub-parcel which is dominated by the Lavender Park Golf Course but also contains peripheral development.	<b>SIGNIFICANT CONTRIBUTION</b>  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 visual enclosure afforded by woodland. Potentially very significant pressures for change to the west and south of the sub-parcel in particular.	<b>SIGNIFICANT CONTRIBUTION</b>  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 visual enclosure afforded by woodland. The sub-parcel is dominated by a single industrial unit/offices and is reasonably well screened, but further development would add to the sense of urbanisation.
<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.	Not applicable	Roads to the north west, PRoW to the south east.	Road and railway to the north and south, PRoW to the west, undefined Borough boundary to the east.	Railway to the north, roads to the west and east.



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B22 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B22a	B22b	B22c
<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.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	In the vicinity of North Ascot.	In the vicinity of North Ascot.	In the vicinity of North Ascot.

Sub-Parcels B24a, B24b, B24c



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B24 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B24a	B24b	B24c
<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>	<b>CONTRIBUTION</b> Helps to contain the built edge of Ascot South, (notwithstanding some intrusion by suburban development).	<ul style="list-style-type: none"> <li>Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<b>CONTRIBUTION</b> Helps to contain the built edge of Ascot South, (notwithstanding some intrusion by suburban development).	<b>CONTRIBUTION</b> Helps to contain the built edge of Ascot South, (notwithstanding some intrusion by suburban development).	<b>CONTRIBUTION</b> Helps to contain the built edge of Ascot South, (notwithstanding some intrusion by suburban development).
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel.	<ul style="list-style-type: none"> <li>Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel.

## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B24 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B24a	B24b	B24c
<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>	<b>CONTRIBUTION</b> Safeguards remaining open land from further incursion.	<ul style="list-style-type: none"> <li>Are there clear and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<b>CONTRIBUTION</b> Safeguards remaining open land from further incursion.	<b>CONTRIBUTION</b> Safeguards remaining open land from further incursion.	<b>CONTRIBUTION</b> Safeguards remaining open land from further incursion.
<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>	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel.	No additional criteria used.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel.	<b>LIMITED CONTRIBUTION</b> No direct role given the location of the parcel.



## Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B24 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B24a	B24b	B24c
<b>Overall Contribution to Green Belt Purposes</b>	Not applicable	<b>CONTRIBUTION</b> 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.	Not applicable	<b>CONTRIBUTION</b> 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, despite domination by a single very large dwelling and associated grounds.	<b>CONTRIBUTION</b> In combination with Green Belt in Windsor and Maidenhead Borough, helps to contain development pressure from South Ascot in this direction. Being a combination of pasture land, sports uses and large dwellings, this land is vulnerable to incremental change.	<b>CONTRIBUTION</b> 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, despite domination by a single very large dwelling and associated grounds.
<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.	Not applicable	Defined to the west by a railway line, roads and built edge to the east, informal path to the south.	Road to the west, built edge to the east.	Road to the west, woodland edge to the east, private 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>	Part of South Ascot.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards	Part of South Ascot.	Part of South Ascot.	Part of South Ascot.

Appendix D: Bracknell Forest Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel B24 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	B24a	B24b	B24c
			locations beyond the outer Green Belt boundary.			