

The Villages

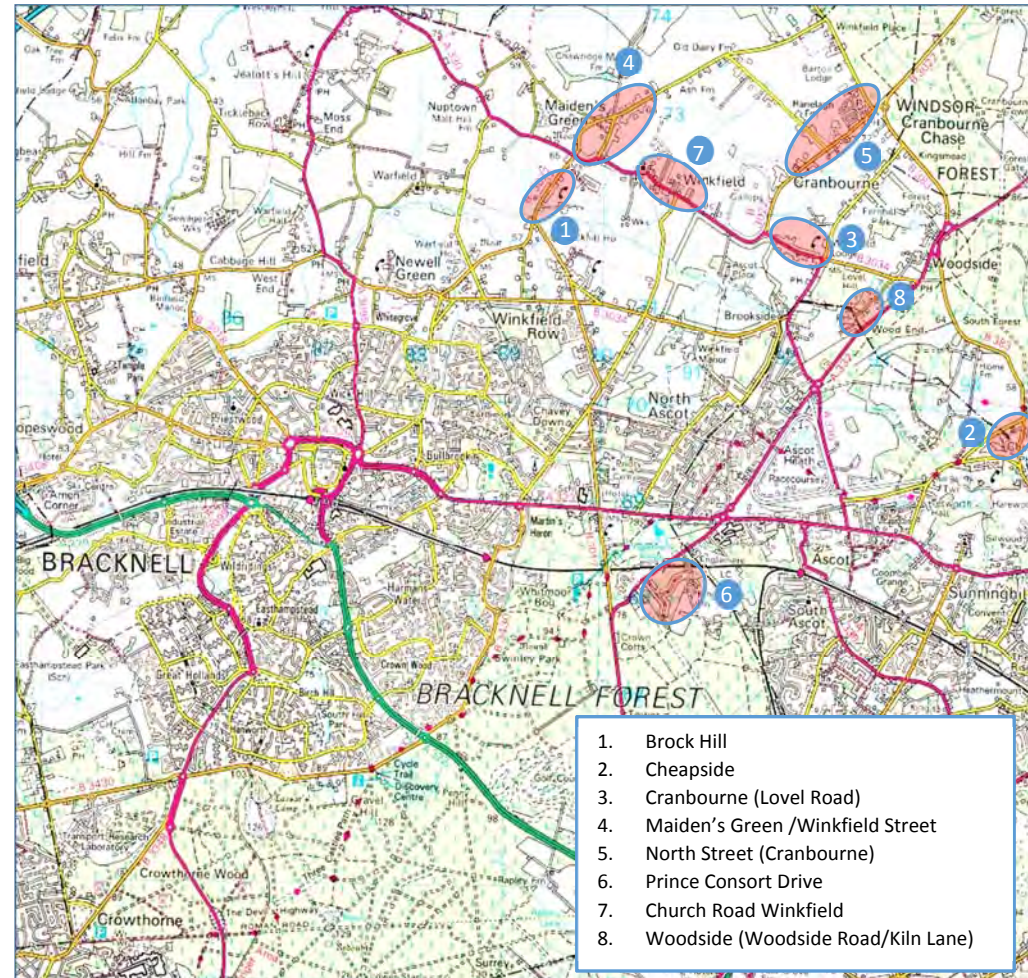
The Green Belt to north east and east of Bracknell contains eight 'Green Belt villages'. These are 'washed over' by Green Belt which were first identified in the Bracknell Forest Local Plan (2002). Policy GB3 sets a general presumption against residential development in these areas except for infilling or other defined purposes. Proposals have to avoid adversely affecting the character of an area or causing other environmental harm.

Purpose and Method of Appraisal

As part of the review of the Green Belt across the Borough, the NPPF requires that there is consideration of settlements set within the Green Belt and whether the designation can be removed to allow appropriate growth, specifically:

"If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt" (NPPF para 86).

Policy in the NPPF does not preclude the definition of a village envelope, even if a village remains washed over by the Green Belt, which would allow for limited infilling, thereby complying with para 89(5) which allows for "limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan."



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Analysis

The following analysis of character and relationship with the Green Belt takes a similar approach to the assessment of the parcels of the wider Green Belt. The criteria used for assessment are finer grained in their detail and with a specific focus on the relationship of built development with its context, as follows:

- **General character** – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).
- **Density and layout of buildings** – degree of spaciousness/enclosure, opportunities for infill, existing village boundary.
- **Presence and character of open space** – location and relationship with settlement.
- **Interface with the surrounding landscape** – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.

Judgements made on the contribution of the village and its immediate setting to Green Belt purposes uses a similar three-colour grading:

SC	Significant Contribution	The village and its immediate setting are integral to (a) Green Belt purpose(s) and exclusion would cause unacceptable harm.
C	Contribution	The village and its immediate setting are important (a) Green Belt purpose(s) and exclusion is likely to cause harm.
LC	Limited Contribution	The village and its immediate setting make a modest, if any, contribution to (a) Green Belt purpose(s) and exclusion is unlikely to cause harm.

Summary Assessment

Settlement	Character and Relationship with the Green Belt	Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Analysis and Recommendation
Brock Hill	A small street village with houses largely of late Victorian character with generally long back gardens bordering onto open countryside. Mixed arable/pastoral land uses with substantial farm enterprises and a garden centre immediately to the north of the village which creates a sense of urbanisation and general activity.	LC	LC	C	LC	LC	C	The village is of a very small scale with a strong visual and physical connection with the surrounding countryside. It is of a largely open character, being only one dwelling deep, with long back gardens directly bordering open countryside. In this location, Green Belt designation contributes to preventing encroachment into open countryside. In-setting and therefore

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Settlement	Character and Relationship with the Green Belt	Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Analysis and Recommendation
	Open space is limited to gardens and grass verges which together contribute to the sense of openness.							potential further development would impinge upon this. Recommendation: Do not in-set and retain current boundary.
Cheapside	<p>The village is split between Bracknell Forest Borough (being the north east corner bounded by Water Splash Lane, Dorian Drive/Cheapside Court and Sunninghill Road) and the remainder with the Royal Borough of Windsor and Maidenhead.</p> <p>Overall, the village is of a compact form, largely surrounded by dense woodland. As such there is limited visual intrusion into the wider Green Belt. The part of the village falling within Bracknell Forest presents a more open aspect than the remainder of the village, with glimpsed views out to the surrounding parkland landscape.</p> <p>Open space is limited to gardens, grass verges and paddocks along Water Splash Lane, which together contribute to the sense of openness.</p>	LC	LC	C	LC	LC	C	<p>The village in this location has an open character and a relationship with the wider Green Belt to the north adjacent to and across Water Splash Lane.</p> <p>In this location, Green Belt designation contributes to preventing encroachment into open countryside. Whilst the degree of openness is variable across the village, including modest office buildings at Cheapside Court, this is not of a sufficient scale to warrant in-setting.</p> <p>Recommendation: Do not in-set and retain current boundary.</p>
Cranbourne (Lovel Road)	<p>Part of the wider village of Cranbourne, this area presents a village character, hosting the primary school and public houses although no shops which are to the north west along North Street) spread along Lovel Road and Hatchet Lane. Houses are, in the main, one deep, of low density with gardens backing directly onto open countryside. There are various glimpsed views of the open countryside between the houses, although relatively recent infill has reduced permeability and hence sense of openness to a degree. Overall, however, the general sense of openness remains.</p>	LC	LC	C	LC	LC	C	<p>The village is clearly of an open character which is congruent with the wider largely undeveloped landscape, As such further development through extension of increasing density would compromise this relationship. Green Belt designation has probably maintained the open character of the village and the sense of a clear relationship between the settlement and its setting in open countryside.</p> <p>Recommendation: Do not in-set and retain current boundary.</p>
Maiden's Green/Winkfield Street	<p>Essentially a street village, comprising a number of 'arms' which creates a complex footprint, particularly in the context of many of the properties being substantial (particularly toward the centre of the village) and set back from the road in spacious grounds. Notwithstanding sporadic infill, the overall</p>	LC	LC	SC	LC	LC	SC	<p>Green Belt designation has probably served to maintain the open character of the settlement, preventing excessive infilling and thereby retaining its rural character. This connection</p>

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	impression is therefore one of open character with glimpsed views to open countryside, creating a sense of continuity between the two.							would potentially be lost by in-setting the village, and thereby potentially increasing its density. Recommendation: Do not in-set. Potential opportunity to 'round-off' the village envelope to the north of Church Road opposite Old Vicarage Cottage (thus allowing modest infill) without significant harm to the Green Belt in this locality.
North Street (Cranbourne)	A Cranbourne is essentially a street village but with substantial development plots set back from the roads, notably the Cranbourne Hall Mobile Home Park (which is <i>de facto</i> permanent, given the type of dwellings) and of an unusually dense character, and more recently the redevelopment at very low density of a previously developed site, now called Montague Park (which lies outside the village envelope). More generally, there is considerable variation in the type and plot size of properties within this part of the village, with late Victorian houses interspersed with modern infill, and a physically disconnected extension to the village to the south. Despite the diversity of properties and development densities, the overall impression is nevertheless one of an open character with a reasonably strong connection to the wider countryside.	LC	LC	C	LC	LC	C	Notwithstanding the existence of relatively dense aspects to this part of Cranbourne (principally the Cranbourne Hall Mobile Home Park which is reasonably well screened from roads on two sides), the overall character of the village is an open one, with reasonably strong connections to the wider countryside throughout. In-setting the village, or part of it such as the Mobile Home Park, would potentially lose this connection and allow more dense development, thereby damaging the Green Belt in this location through urbanisation. Recommendation: Do not in-set. Potential opportunity to extend the village envelope to the west of North Street where there has been redevelopment of a previously developed site (now called Montague Park).
Prince Consort Drive	Essentially a cluster of large detached dwellings set within extensive grounds, many of which retain their woodland character, which are in turn located within the dense woodland setting of the locality. The development comprises two roads with direct access onto the A332 Kings Ride, with no focal point. There is no visual connection with the wider Green Belt.	LC	LC	C	LC	LC	C	There is no sense that this is anything more than a housing estate, further development of which through intensification would alter the character of the development. Recommendation: Do not in-set and retain current boundary.
Church Road, Winkfield	A street village with a substantial church as its focal point, comprising a mixture of large dwellings set within large gardens and smaller dwellings of varying types to the east.	LC	LC	C	LC	LC	C	The compact character of the village, focused on the A330 Church Road, helps to retain a high degree of connection with the surrounding

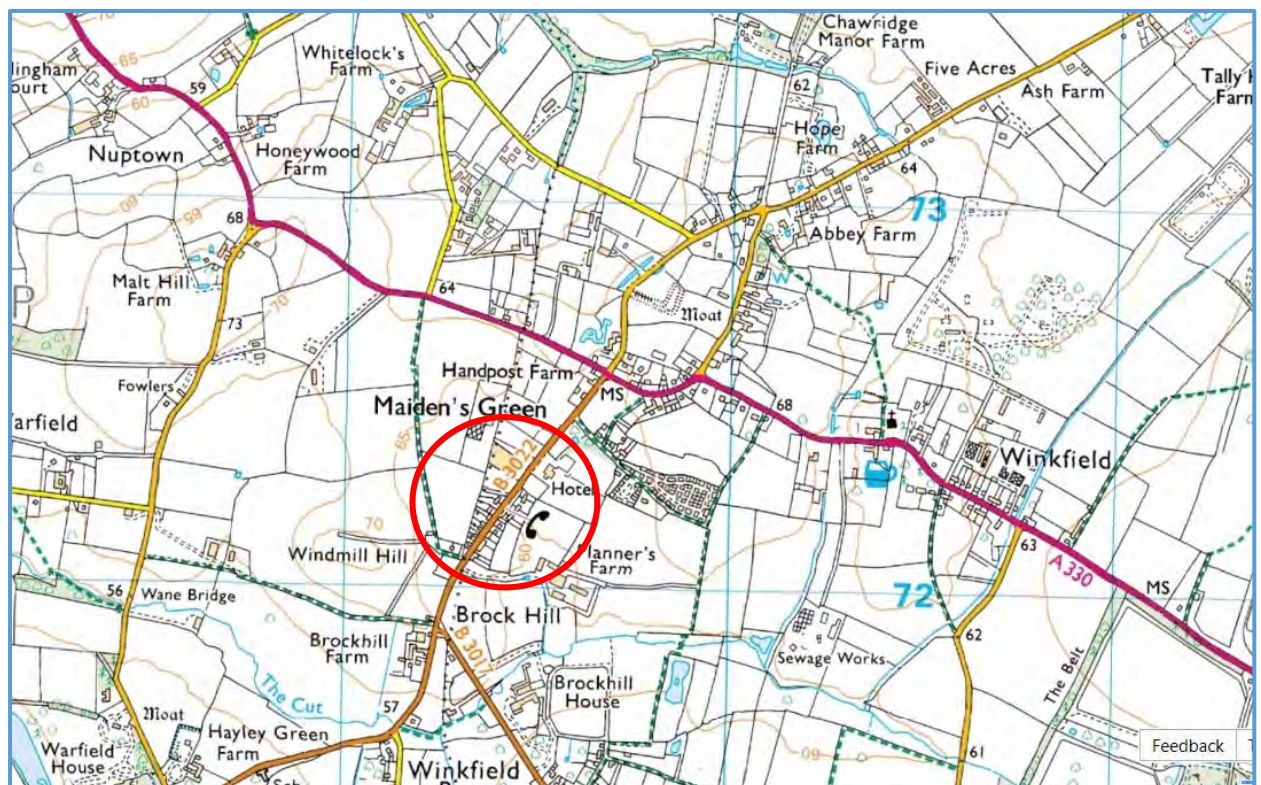
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Settlement	Character and Relationship with the Green Belt	Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Analysis and Recommendation
	The overall character of the village is one of compactness which maintains a connection with the wider countryside in which it is set. The western part of the village, which includes the church, is a Conservation Area.							countryside, in turn contributing to the openness of the Green belt in this location. In-setting would potentially alter this relationship. Recommendation: Do not in-set and retain current boundary.
Woodside (Woodside Road/Kiln Lane)	A compact development, with the original development centred on Woodside Road, and newer extensions to the south along Kiln Road and Fydler's Close (all of which lies within Windsor & Maidenhead). Overall the village is of a relatively low density and particularly so to the north of Woodside Road (which lies within Bracknell Forest Borough) where the visual connection to the open countryside is stronger through glimpsed views.	LC	LC	C	LC	LC	C	The village is of a generally compact character, but of relatively low density, which maintains a strong connection with the open countryside in which it sits, in turn contributing to the openness of the Green Belt in this location. In-setting would potentially alter this relationship. Recommendation: Do not in-set and retain current boundary.

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NOTE: THE VILLAGE BOUNDARIES SHOWN ON THE AERIAL PHOTOGRAPHS ARE APPROXIMATED AND INTENDED TO REFERENCE THE VILLAGE AND ITS CONTEXT ONLY. THEIR PRECISE ALIGNMENT WILL BE MAPPED AS PART OF THE LOCAL PLAN.

BROCKHILL

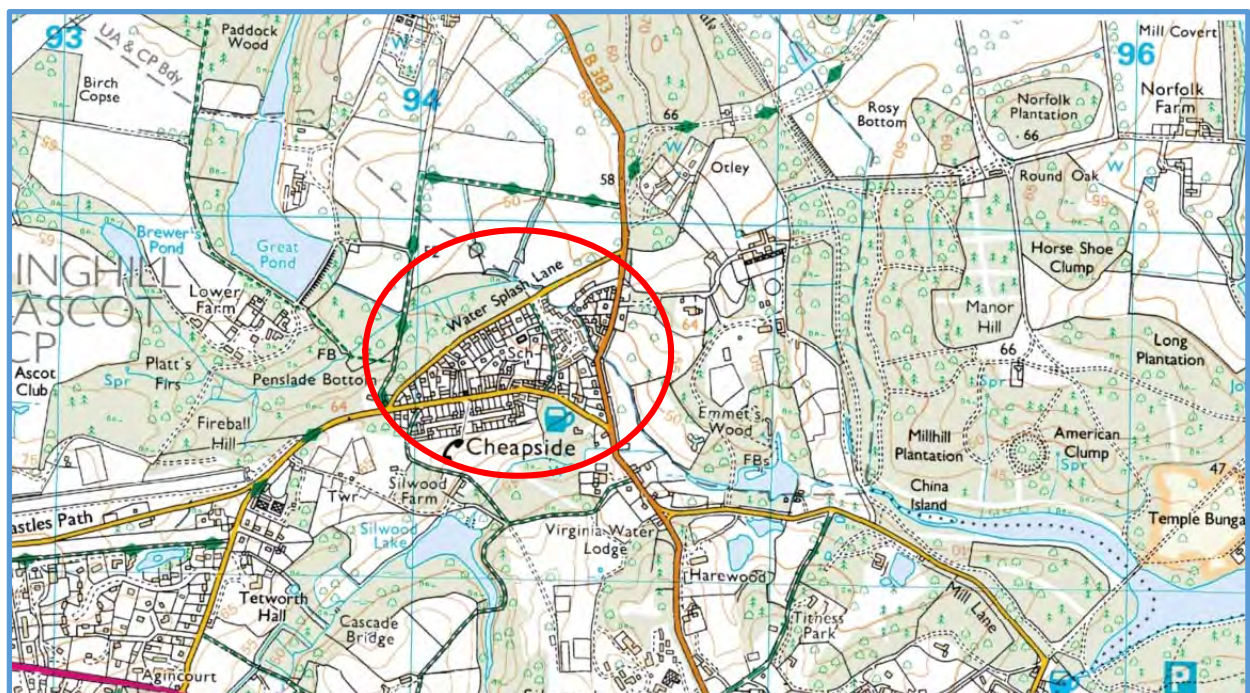
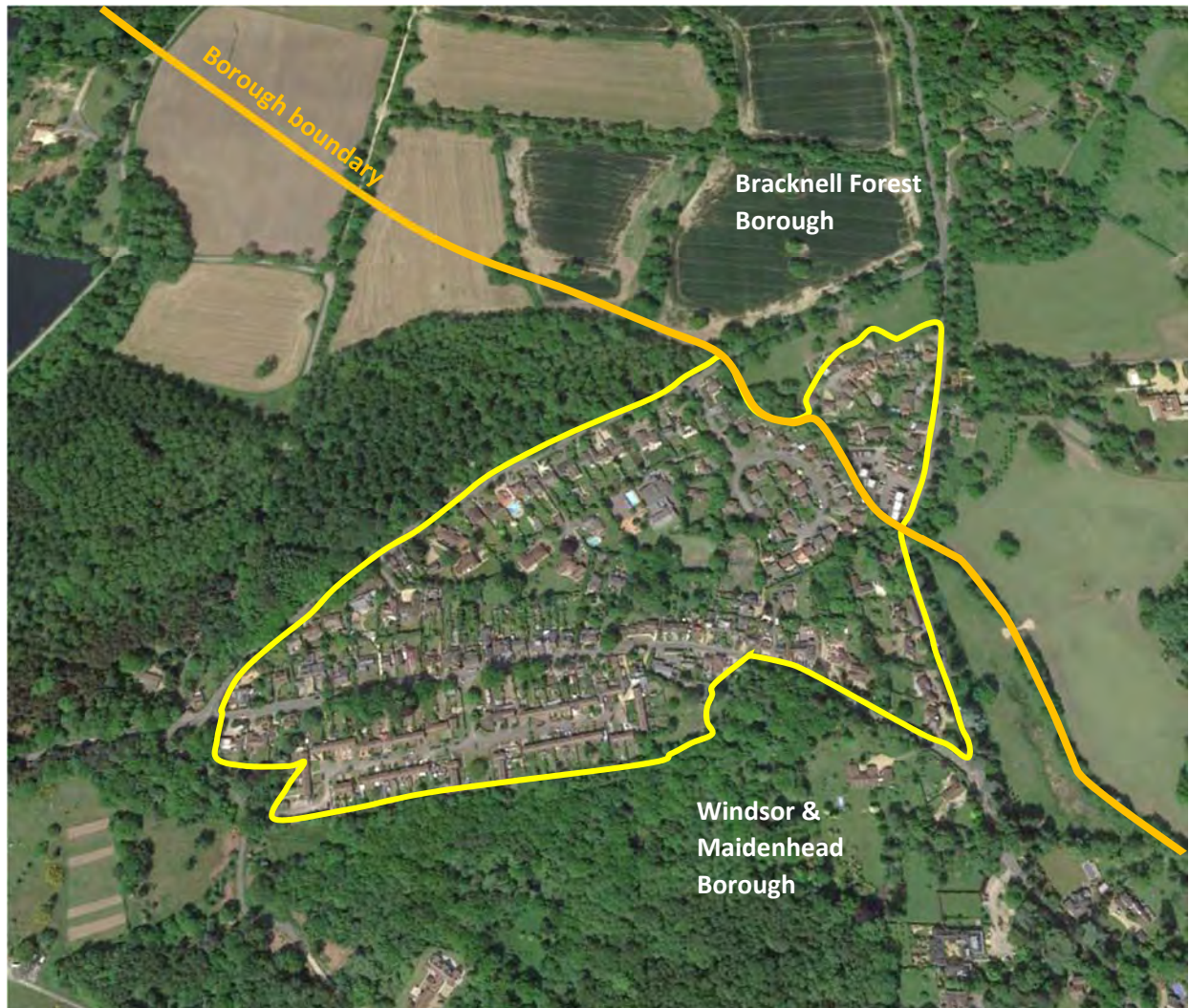


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Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	<p>Small street village of generally late Victorian building character, although various examples of 20th century infill.</p> <p>Surrounded by mixed arable/pastoral land uses with substantial farm enterprises and a garden centre immediately to the north of the village which creates a sense of urbanisation and general activity.</p>
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Low density, but no obvious infill opportunities within the existing tightly drawn village boundary.
Presence and character of open space – location and relationship with settlement.	No formal areas of open space.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	<p>Houses are one deep extending from the Bracknell Road, with long back gardens bordering onto open countryside.</p> <p>Glimpsed views to open countryside in the centre of the village, although its scale means is such that there is the impression of integration with the surrounding countryside.</p>

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CHEAPSIDE



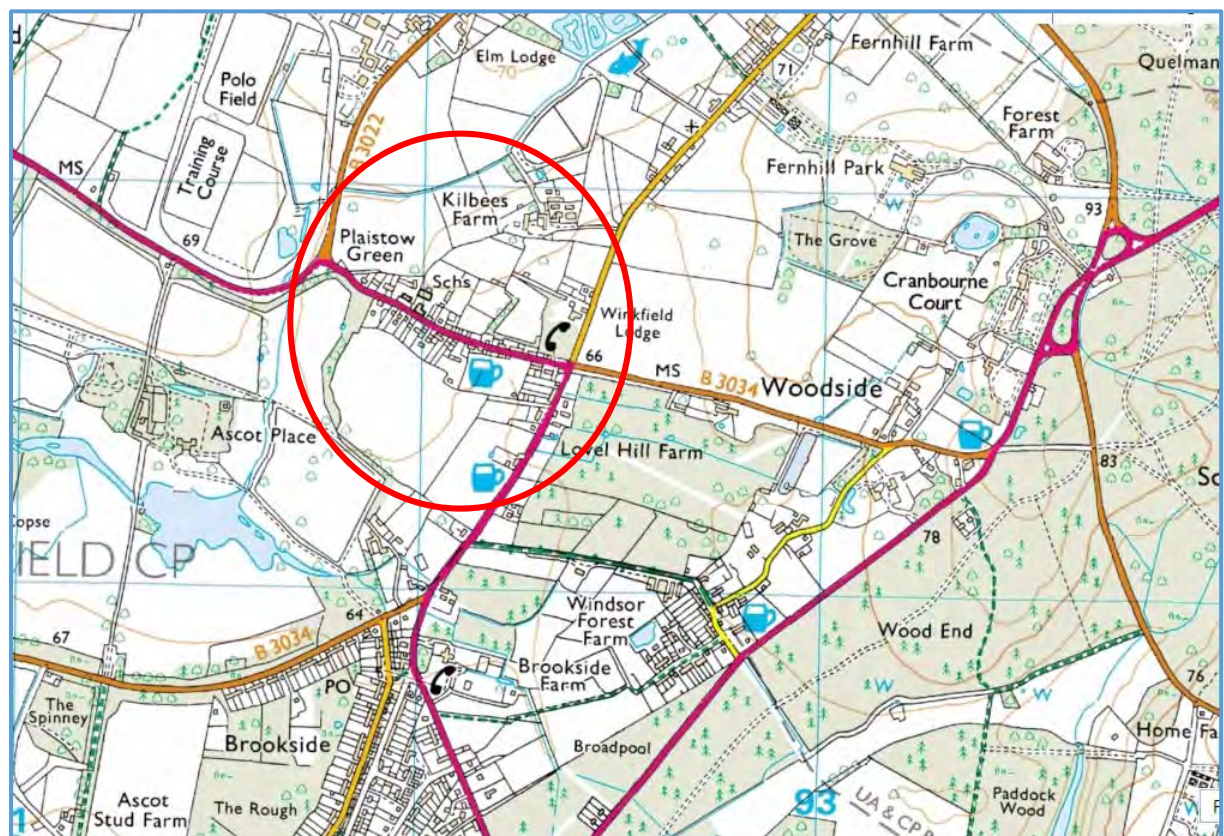
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Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	The north westerly corner of the village, being land to the rear of houses along Dorian Drive and defined by Watersplash Lane and Sunninghill Road, lies with Bracknell Forest Borough, the remainder of the village being within the Royal Borough of Windsor and Maidenhead.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Development is of varying eras and densities, most recent and 'urbanised' being the collection of office buildings at Cheapside Court. Whilst development is compact, with no remaining opportunities for infill, it retains a sense of openness and thus connection with the surrounding landscape.
Presence and character of open space – location and relationship with settlement.	No formal areas of open space.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	Notwithstanding being part of a much larger village area extending into the Royal Borough of Windsor and Maidenhead, there is a clear connectivity between the development and the wider countryside, particularly evident along Water Splash Lane, but also in the wider context of Windsor Great Park immediately to the east.

Photographs of land to the south east of Water Splash Lane showing its northerly setting



CRANBOURNE. LEVEL ROAD



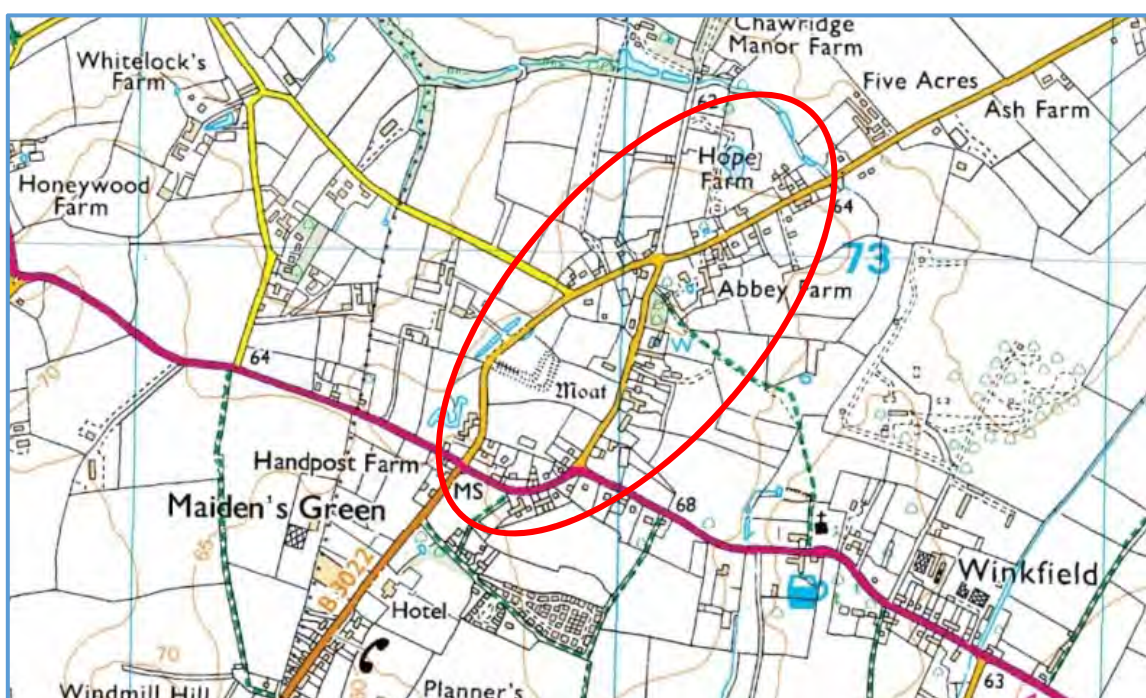
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Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	This part of Cranbourne presents a village character, hosting the primary school and public houses although no shops which are to the north west along North Street) spread along Lovel Road and Hatchet Lane.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Houses are, in the main, one deep, of low density with gardens backing directly onto open countryside. Some relatively recent infill has reduced permeability and hence sense of openness with limited further opportunities for further concentration. Overall, the general sense of openness remains.
Presence and character of open space – location and relationship with settlement.	Playing fields adjacent to Lovel Road with views towards the open countryside to the south.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	The depth and low density of the properties along Lovel Road have a sense of openness and connection with the parent countryside through glimpsed and some more extensive views.

Photographs looking east and west along Lovel Road and south across open space from Lovel Road



MAIDEN'S GREEN/WINKFIELD STREET



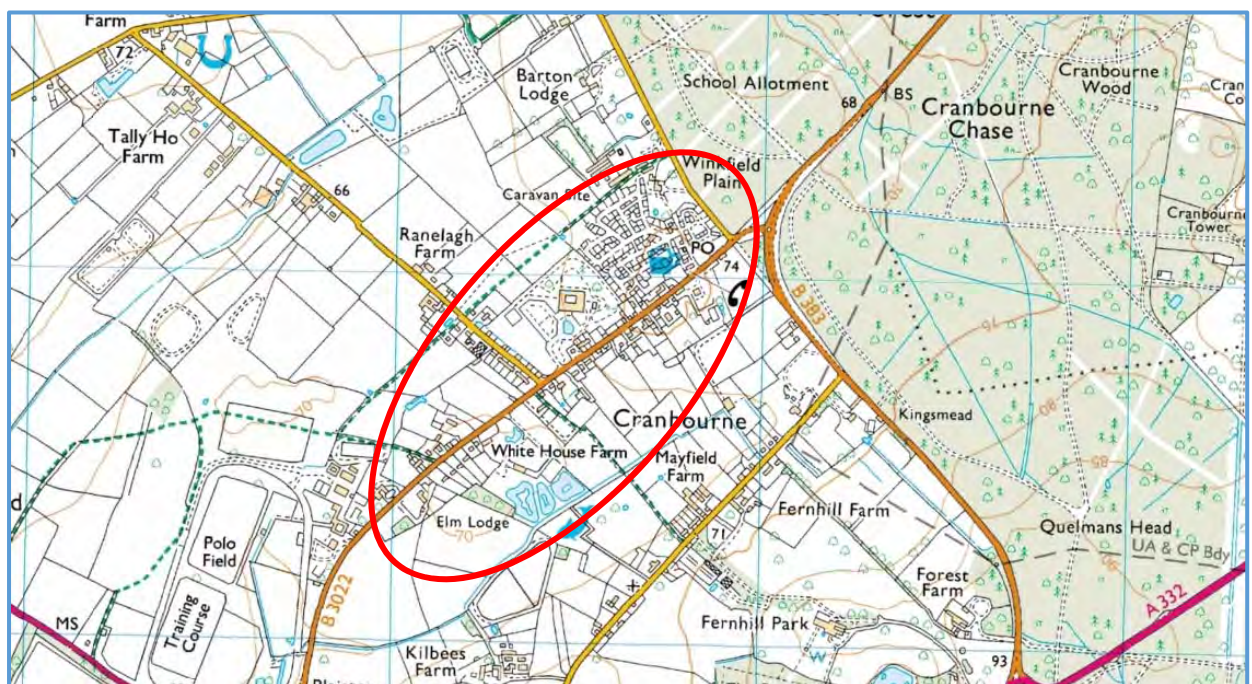
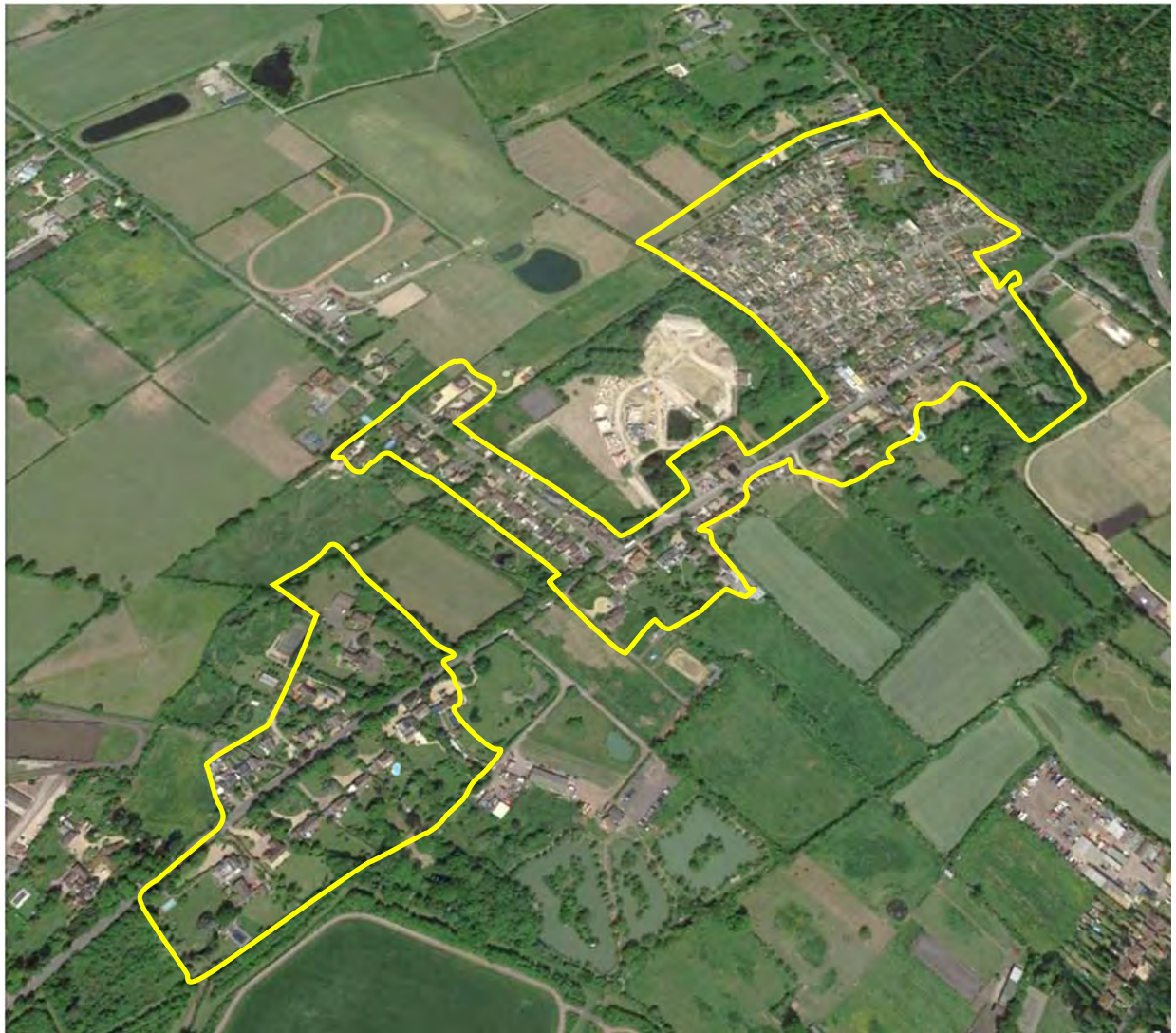
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Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	Essentially a street village, comprising a number of 'arms' which creates a complex footprint, particularly in the context of many of the properties which are of varying eras being substantial (particularly toward the centre of the village) and set back from the road in spacious grounds.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Notwithstanding sporadic infill, the overall impression is one of open character with glimpsed views to open countryside, creating a sense of continuity between the two. Opportunities for infill appear to have been taken within the tightly drawn settlement boundary.
Presence and character of open space – location and relationship with settlement.	No formal areas of open space.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	The nature of the properties which are typically set within large gardens backing onto open countryside creates an immediate connection between the village and its parent countryside.

Maiden's Green from Winkfield Lane (top photographs) and from Winkfield Street (bottom photographs)



NORTH STREET, CRANBOURNE



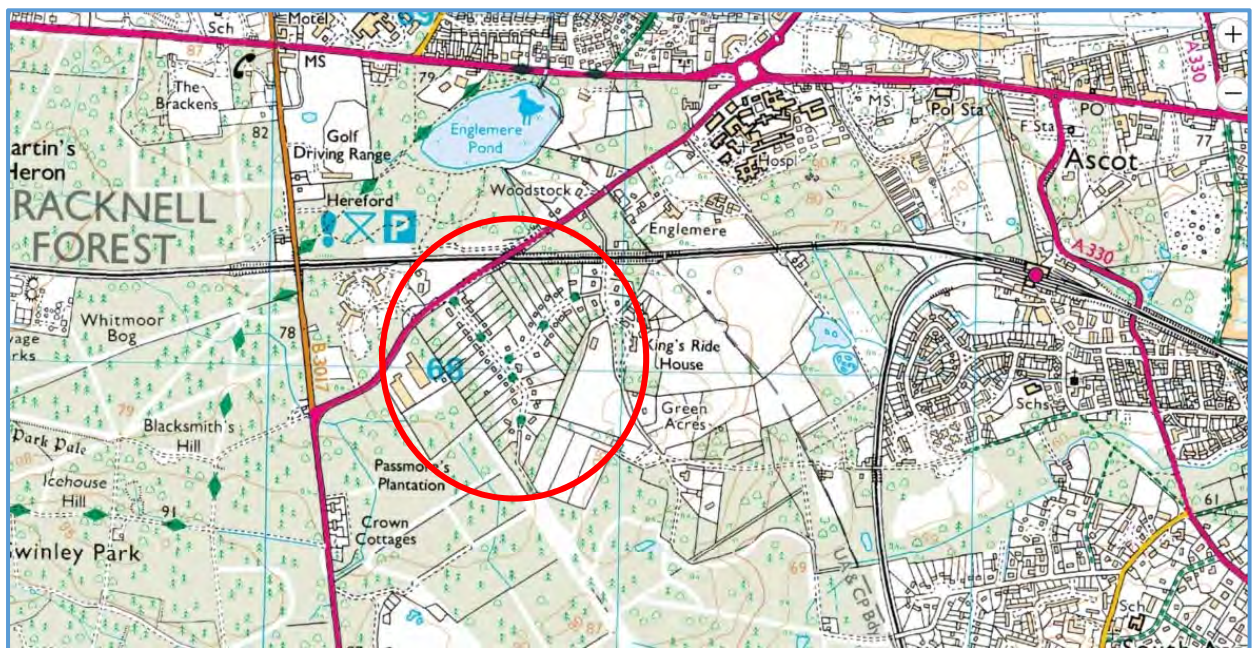
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Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	A relatively complex settlement pattern, essentially a street village but with substantial development plots set back from the roads, notably the Cranbourne Hall Mobile Home Park (which is <i>de facto</i> permanent, given the type of dwellings) and of an unusually dense character, and more recently the redevelopment at very low density of a previously developed site, now called Montague Park. This development currently falls outside the village envelope.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Generally of lower density and considerable variation in the type and plot size of properties within this part of the village, with late Victorian houses interspersed with modern infill, and a physically disconnected extension to the village to the south. Few if any clear infill opportunities exist within current village boundary.
Presence and character of open space – location and relationship with settlement.	No formal areas of open space.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	Of greatly varying character and density, although properties typically back onto open countryside, giving an overall impression of open character with a reasonably strong connection to the wider countryside.

Montague Park, Mobile Home Park and properties off North Street



PRINCE CONSORT DRIVE



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General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	Essentially a cluster of large detached dwellings set within extensive grounds, many of which retain their woodland character, which are in turn located within the dense woodland setting of the locality. The development comprises two roads with direct access onto the A332 Kings Ride, with no focal point.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Very low density large properties with some infill potential.
Presence and character of open space – location and relationship with settlement.	No formal areas of open space.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	The character of the settlement, with extensive gardens which blend into the wider wooded landscape, means that there is a continuity of character with the wider Green Belt. As such, a sense of openness is maintained, despite the woodland absorbing a significant amount of development.

Photographs along Prince Consort Drive



CHURCH ROAD, WINKFIELD



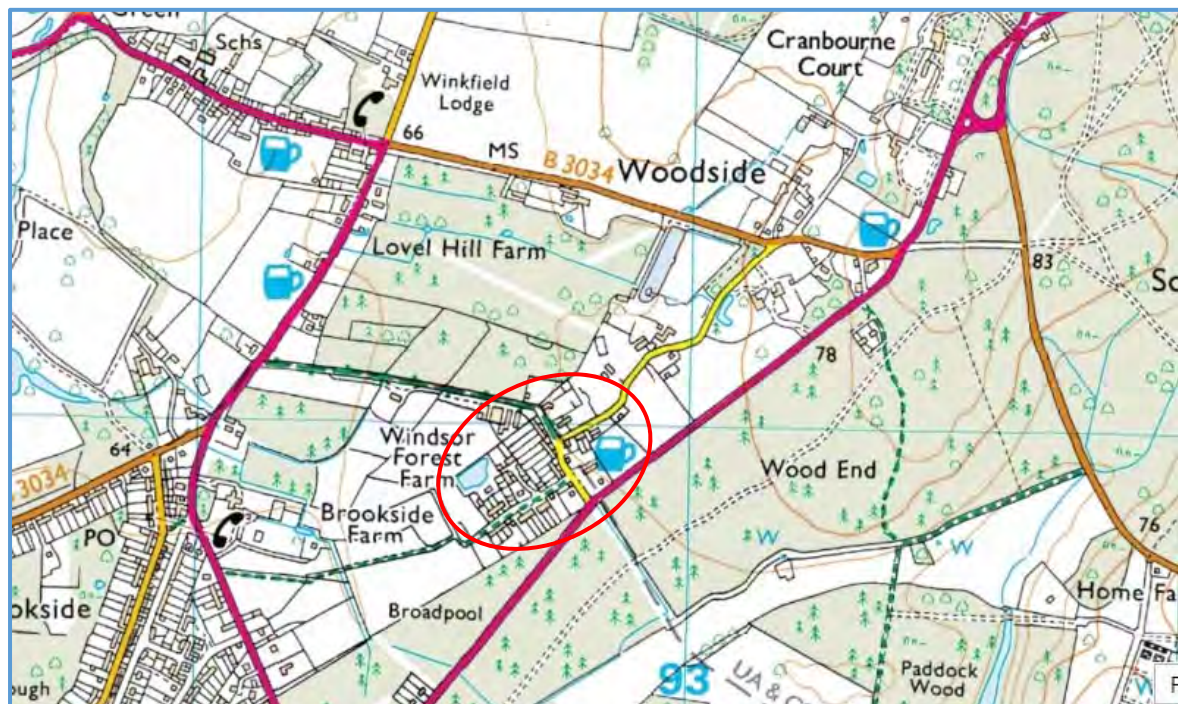
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Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	A street village with a substantial church as its focal point and the wider Conservation Area. Properties are typically substantial, set in relatively large plots, of varying eras, but which together create a strong sense of character.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Comprising a mixture of large dwellings set within large gardens and smaller dwellings of varying types to the east. The overall character of the village is one of compactness which maintains a connection with the wider countryside in which it is set.
Presence and character of open space – location and relationship with settlement.	No formal open space (apart from Church of St Mary graveyard).
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	Houses are one deep with substantial gardens adjacent to the wider countryside, with glimpsed and wider views from Church Road.

Photographs showing village character along Church Road



WOODSIDE



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General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	A compact development, with the original development centred on Woodside Road, and newer extensions to the south along Kiln Road and Fydler's Close (all of which lies within Windsor & Maidenhead Borough).
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Reasonably spacious given medium density of development. Very limited infill potential.
Presence and character of open space – location and relationship with settlement.	No formal open space.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	Most properties back directly onto open countryside and offer a reasonable sense of connectivity with the wider landscape.

Views along Woodside Road looking west

