



**WOKINGHAM**  
BOROUGH COUNCIL



Bracknell Forest Borough Council and Wokingham Borough Council

## Green Belt Review

FINAL REPORT



June 2016  
Amec Foster Wheeler Environment  
& Infrastructure UK Limited



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## Report for

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Doc Ref. L38120

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## Document revisions

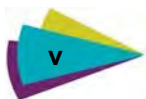
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## Executive summary

See separate document





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# 1. Study Remit and Policy Context

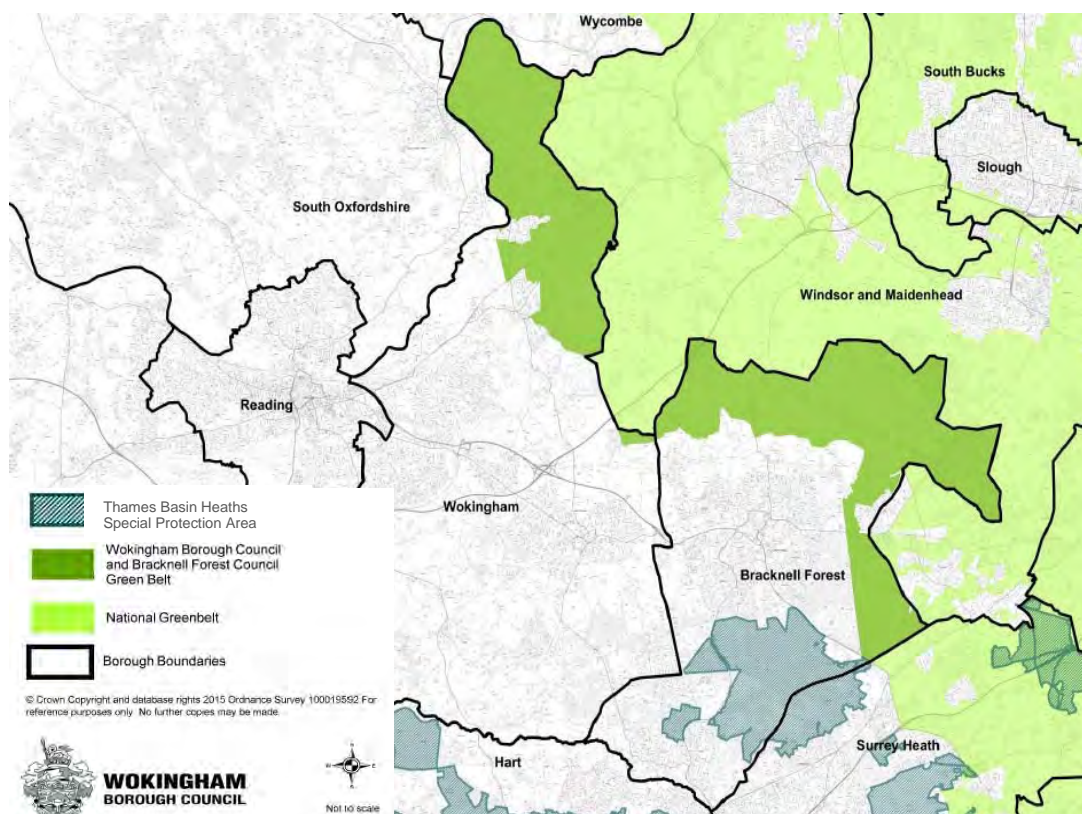
## 1.1 Study Remit

1. This report has been produced for the purpose of setting out the results of a review of the Green Belt in Bracknell Forest Borough and Wokingham Borough. This is the first comprehensive review of the Green Belt undertaken for the Councils and the Review will form part of the evidence base for the emerging Local Plans in the determination of appropriate policies and proposals for development. The overall objective is to test the Green Belt against the five purposes set for it in the National Planning Policy Framework (NPPF) (para 80) and to determine the extent to which it is contributing to those purposes which are:
  - ▶ To check the unrestricted sprawl of large built-up areas.
  - ▶ To prevent neighbouring towns from merging into one another.
  - ▶ To assist in safeguarding the countryside from encroachment.
  - ▶ To preserve the setting and special character of historic towns.
  - ▶ To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
2. The objective of the Review is to test the Green Belt against the five purposes set for it in national policy to determine the extent to which it is contributing to those purposes. **The report does not identify land for release or development.** Along with other studies, the report will be used as part of the evidence base in the production of the Local Plans for the Boroughs. The Review is in three parts: Part 1 is a strategic review of the Green Belt; Part 2 is a refined review which assesses its local roles and Part 3 reviews the role of the Green Belt in relation to villages within Bracknell Forest Borough.

## 1.2 Study Area and Relationship with the Metropolitan Green Belt

3. Figure 1.1 illustrates the Green Belt within Bracknell Forest Borough and Wokingham Borough and its relationship with the Metropolitan Green Belt, being part of the outer extent of the Green Belt surrounding London.

Figure 1.1 The Green Belt in Bracknell Forest Borough and Wokingham Borough and its sub-regional context

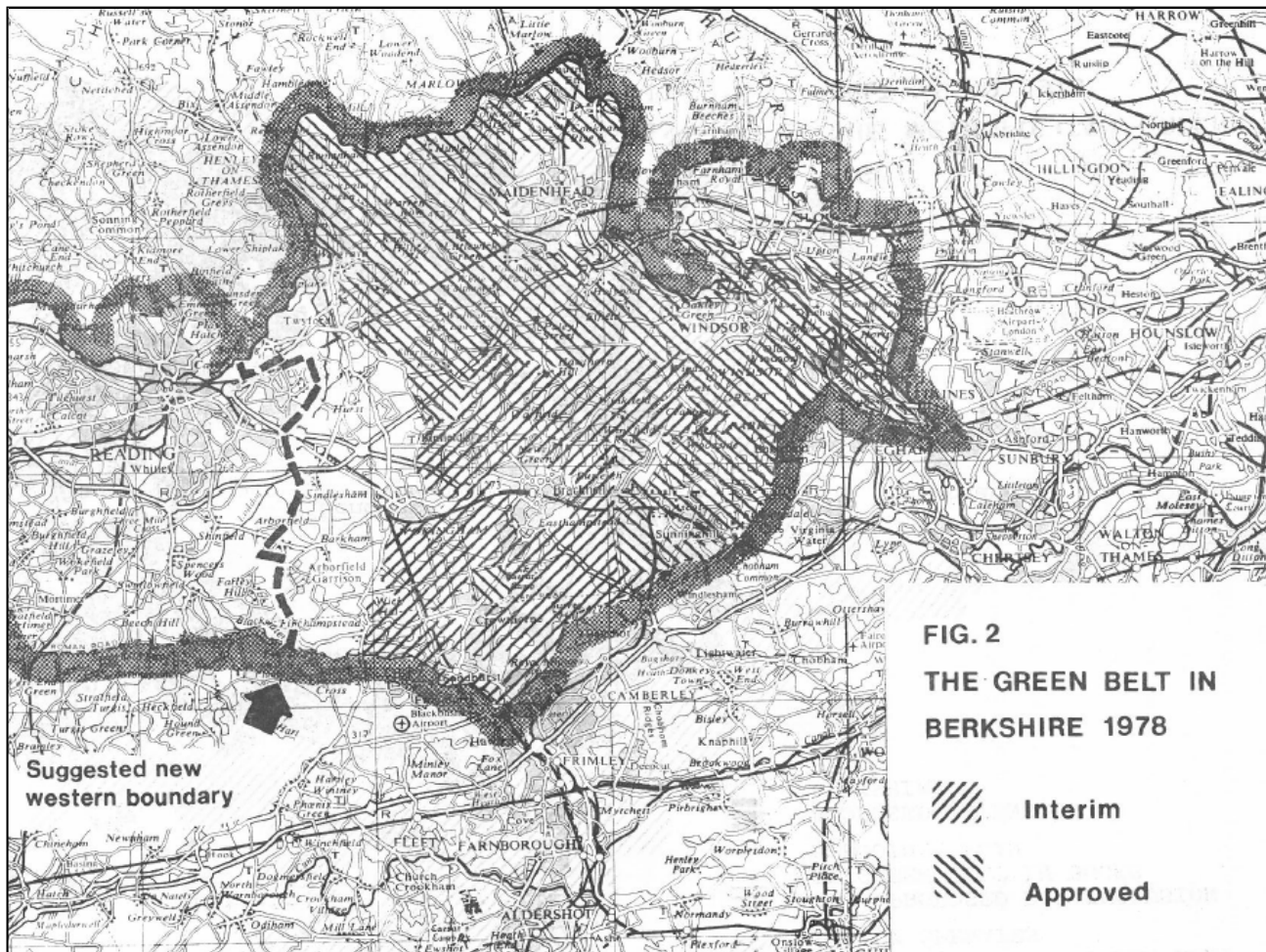




### 1.3 History of Designation of the London Metropolitan Green Belt

4. The Green Belt within Bracknell Forest Borough and Wokingham Borough is part of the London Metropolitan Green Belt which although proposed for inclusion by the County Council in 1958-59<sup>1</sup>, was not confirmed by the Secretary of State until September 1974.
5. Although the Secretary of State approved the extent of Green Belt within Bracknell Forest Borough and Wokingham Borough in 1974, he indicated that the precise boundaries around Bracknell and Wokingham towns needed to await the conclusion of review of growth potential of these areas (as part of "Area 8") in the Strategic Plan for the South East (SPSE) (1974) – the extent of Berkshire's Green Belt as approved in 1974 is illustrated in Figure 1.2.

Figure 1.2 The Extent of Berkshire's Green Belt 1978



Source: Green Belt Subject Plan: Draft for Consultation (Royal County of Berkshire) February 1979

6. Following the Secretary of State's approval of the extent of Green Belt in Berkshire, the County Council commenced work on the Structure Plans for East<sup>2</sup> and Central<sup>3</sup> Berkshire which would confirm the extent of Green Belt within the county and in the latter one's case would also indicate where the growth associated with the SPSE would be delivered in the centre of the county<sup>4</sup>. The County Council also commenced work on a Green Belt Local Plan for Berkshire (GBLP) which would confirm its boundaries (taking account of the policies in the East and Central Berkshire Structure Plans) and would remove the differentiation between "approved" and "interim" Green Belt.

<sup>1</sup> As part of the First Review of the County Development Plan

<sup>2</sup> The East Berkshire Structure Plan covered Slough together with Windsor & Maidenhead Boroughs

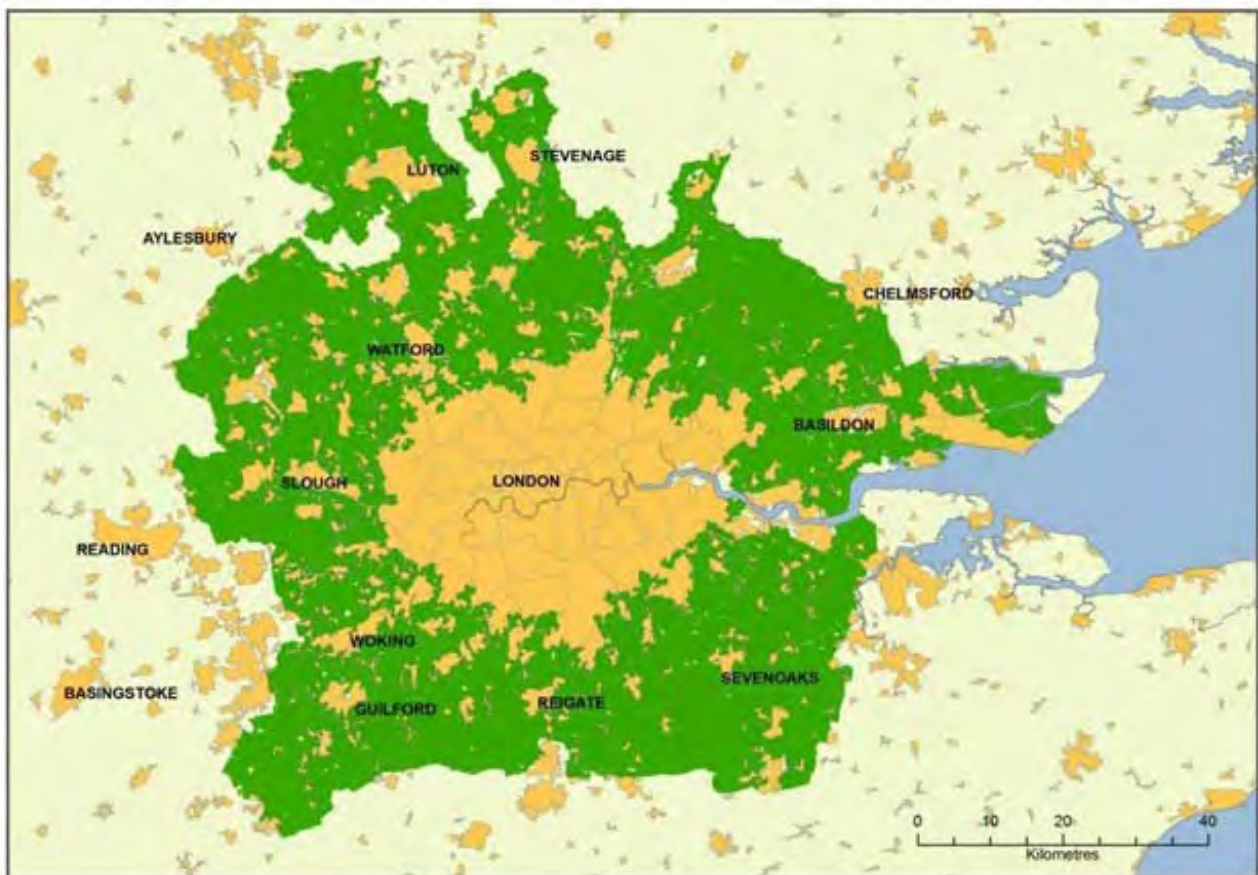
<sup>3</sup> The Central Berkshire Structure Plan covered Bracknell Forest, Reading and Wokingham Boroughs together with the Theale/Burghfield Common parts of West Berkshire (then Newbury District)

<sup>4</sup> A West Berkshire Structure Plan was produced for the remainder of the then Newbury District.



7. The Secretary of State's approval (paragraph 8.2) of the Central Berkshire Structure Plan (CBSP) on 14 April 1980 included both his rejection of the County Council's proposed extension to the Green Belt to east Reading together with the removal of the designation from the land surrounding and to the south of both Bracknell and Wokingham towns (see areas shown in Figure 3). In removing Green Belt from between Bracknell and Wokingham, the Secretary of State (paragraph 8.3 of his decision letter) "*modified Policy EN2 to emphasise the importance of protecting open land between Wokingham and Bracknell.*" The Secretary of State's approval of the Green Belt also noted (paragraph 8.2) that "*he does not rule out the possibility in a future alteration of the Plan of some modest extension of the green belt within the general presumption of 12-15 miles [19.2-24 km] depth [around London], as the Panel themselves envisage.*" He indicated that (paragraph 8.2) it was "*considered that a significant extension of the already approved Metropolitan Green Belt in Berkshire at the present time [April 1980] would be premature, since it would effectively close options that have yet to be examined by the County Council in consultation with District Councils for the accommodation of longer term development*" after 1983.
8. Following the Secretary of State's approval of the CBSP in 1980, the County Council's GBLP (adopted 23 April 1985) confirmed the Green Belt boundaries across Berkshire (including in Bracknell Forest Borough and Wokingham Borough). With the exception of the rear garden of 6 Harvest Place, Wargrave, the Green Belt boundaries within Bracknell Forest Borough and Wokingham Borough have not changed since adoption of the GBLP. The rear garden of 6 Harvest Place was removed from the Green Belt upon adoption of the Wokingham District Local Plan (WDLP) on 11 March 2004 taking account of the recommendations of the Part 2 Local Plan Inspector (paragraph 3.17) (October 2001). The Green Belt within Bracknell Forest Borough and Wokingham Borough forms part of the Metropolitan Green Belt surrounding London (Figure 1.3).

Figure 1.3 The Metropolitan Green Belt



source: CPRE (<http://www.cpre.org.uk/resources/housing-and-planning/green-belts/item/1957-green-belts-in-england-key-facts>)

## 2. Approach and Methodology

### 2.1 Approach to the Review

1. The Green Belt Review is in three parts, taking a progressively more refined evaluation of the Green Belt, at strategic, local and settlement scales. Part 1 is a strategic review of Green Belt purposes and Part 2 is a more refined consideration of the contribution to Green Belt purposes of more specific parcels of land which sit within the strategic parcels (in some cases these could be further subdivided). Part 3 considers the character and role of villages within the Green Belt in Bracknell Forest Borough only<sup>5</sup>, drawing conclusions on the suitability for the in-setting of villages within the Green Belt, as required by paragraph 86 of the NPPF.
2. The Review is an objective study which considers the extent to which the land meets Green Belt purposes. As such the results provide a reference point for planning decisions relating to land allocations, and is one aspect of the evidence base used to make such decisions. The Review does not take account of any development proposals (strategic or otherwise) or sites being promoted through the plan-making process (such as promoted through the 'call for sites'), although the results of the Review can be used as part of the evidence to appraise such sites, providing the context for specific site configurations which cannot be anticipated by this Review.
3. The NPPF places emphasis on the importance of the permanence of the Green Belt and its defining boundaries. This means that the survey is related to clear features on the ground that enclose specific tracts of land which can in turn be subdivided. Thus parcels have been defined at a strategic scale to give an overview of the contribution of the land to Green Belt purposes in the context of its role as part of the Metropolitan Green Belt. These are refined to a greater level of detail as part of the Part 2 Review where more detail on the specific contribution of land to Green Belt purposes according to local circumstances is explored using some additional specific assessment criteria.
4. The assessment criteria are used to help guide the narrative which accompanies the judgement on the degree to which the parcels of land fulfil Green Belt purposes. They are not a metric by which the relative contribution of a parcel might be scored, but are used together to help guide professional judgement.

### 2.2 Review Methodology

#### Identification of Parcels for the Part 1 Strategic Review

5. Identification of appropriate parcels for assessment has been through the use of Ordnance Survey (OS) maps and aerial photographs, in the first instance, followed by site visits. Well-defined physical features (roads and rivers) are used to define 23 parcels in Wokingham Borough and 24 parcels in Bracknell Forest Borough) used to as the basis of the field survey. The definition of parcels at this scale helps to make the assessment exercise manageable and puts the Green Belt in its strategic context. The parcels do not bear any relation to landscape character areas or land of ecological importance, for example, although these have a bearing on the assessment of the character of the parcels in respect of their land use and degree of visual enclosure. Reference is made, where appropriate, to key constraints affecting the land which are mapped in Appendix G. The parcels identified for assessment are illustrated in Figures 2.1 and 2.2.

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<sup>5</sup> Wokingham Borough defines settlements within its existing Development Plan i.e. Core Strategy. Using this definition, the settlements located within the Green Belt are not considered to have sufficient services and facilities.



Figure 2.1 Wokingham Borough Parcels for the Part One Strategic Review

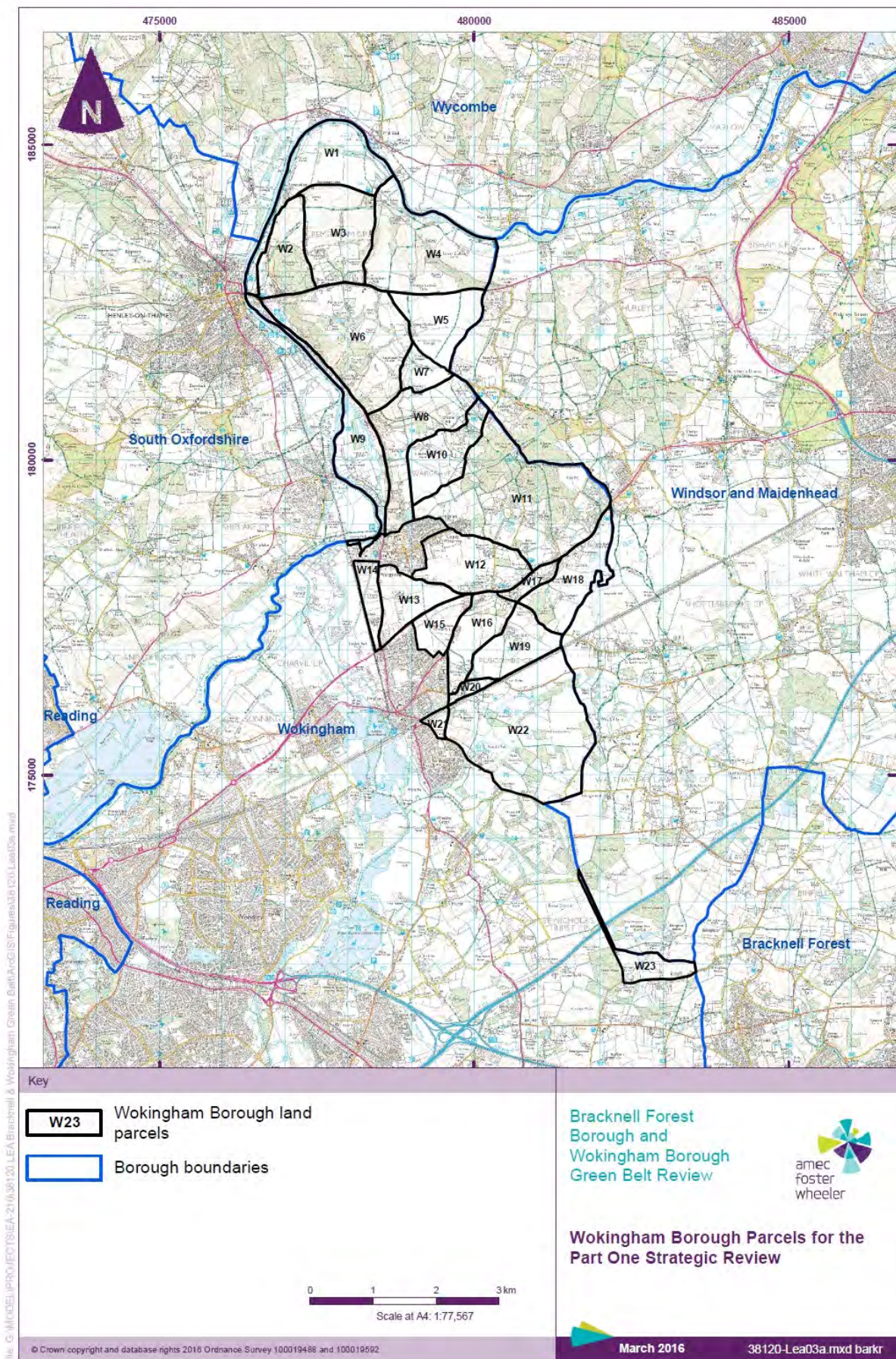
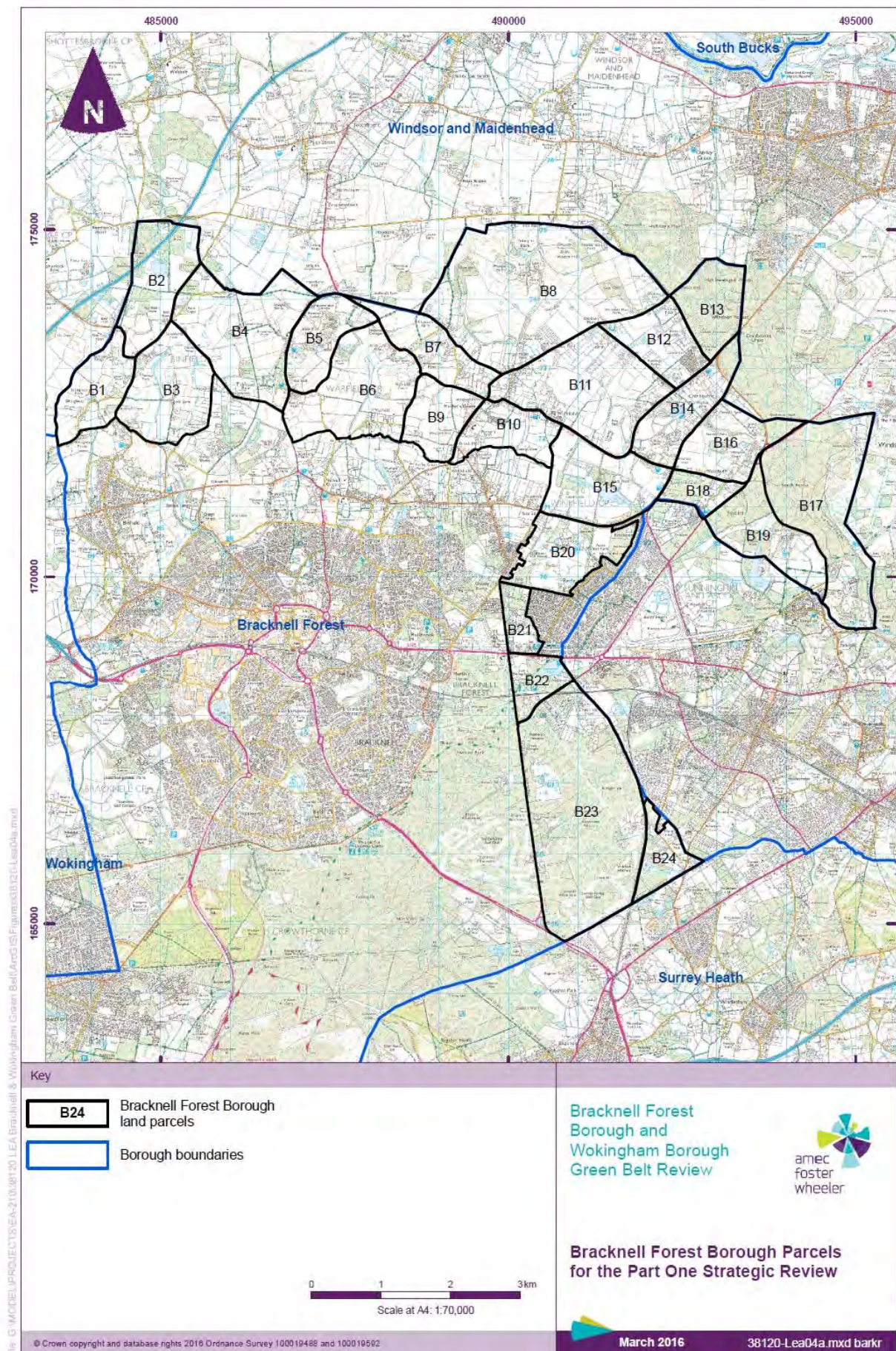




Figure 2.2 Bracknell Forest Borough Parcels for the Part One Strategic Review



## Parcels for the Part 2 Refined Review

6. Figures 2.3 and 2.4 illustrate the parcels identified for the consideration of the Green Belt at a local scale. These were based on knowledge gained through site visits made for the Part 1 Strategic Review, providing the basis for a more detailed appraisal of fulfilment of Green Belt purposes which takes into account local circumstances. The focus for the parcels is settlement edges where there is likely to be particular pressure for development, whilst additionally for Bracknell Forest Borough, the outer edge of the Green Belt is scrutinised to determine its contribution to containing development in these localities.
7. Subdivision of the strategic parcels can be complex given that the internal boundaries may not always be robust, such as hedgerows or tree lines separating fields of varying scales. To ensure consistency, a broad hierarchy of division has been employed using Public Rights of Way (PRoW) where possible, these being legal entities which are often defined by a hedgerow, woodland edge or other boundary feature. Whilst PRoW may not always present a substantial boundary, for some large-scale landscapes this may be the only means of subdivision. Where a PRoW boundary is insubstantial, a clear alternative boundary such as a woodland edge, treeline or stream is used. The Part 2 Refined Review is based on the use of 39 Parcels/Sub-Parcels in Wokingham Borough and 49 Parcels/Sub-Parcels in Bracknell Forest Borough.



Figure 2.3 Wokingham Borough Parcels and Sub-Parcels for Assessment

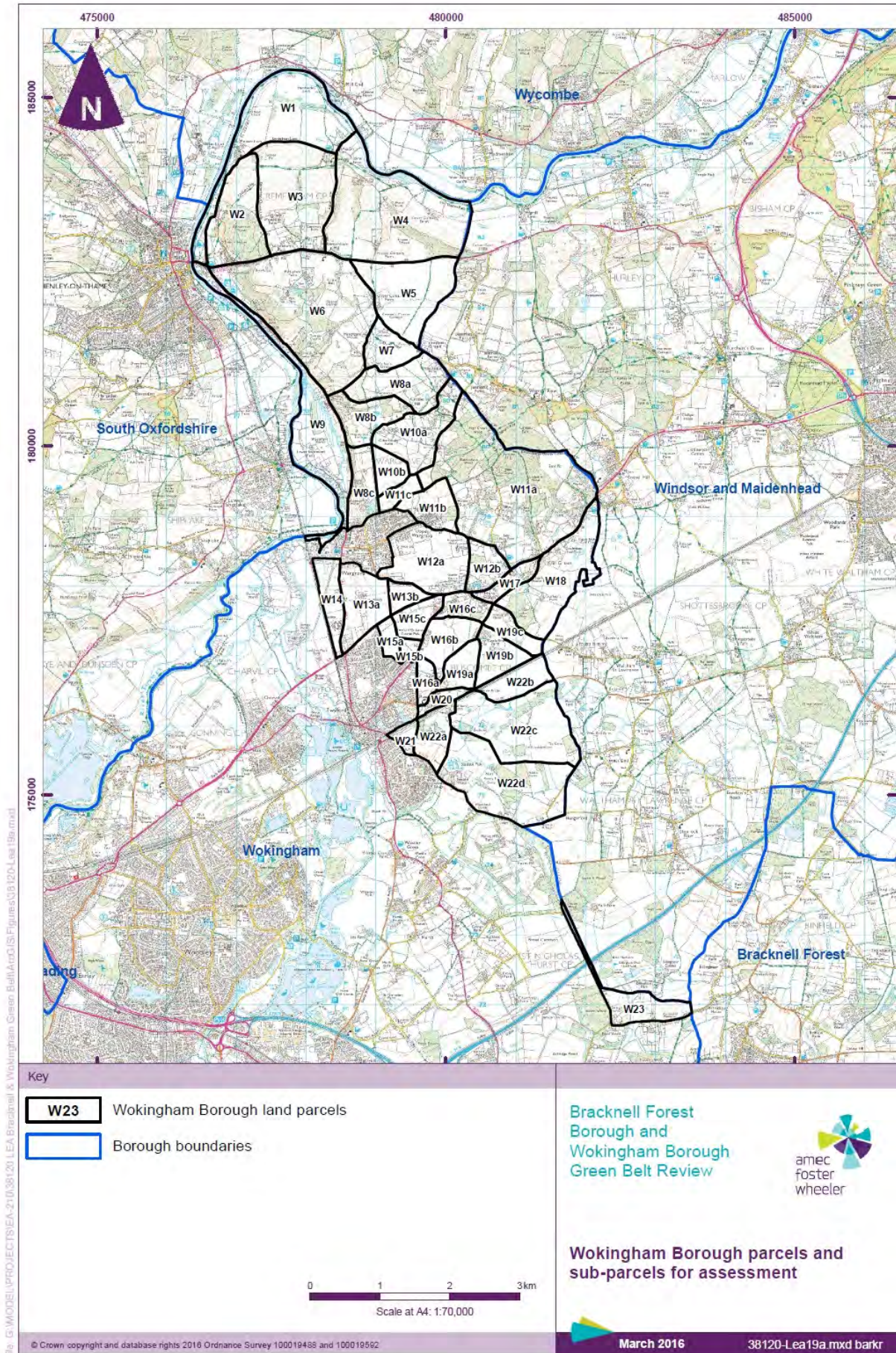
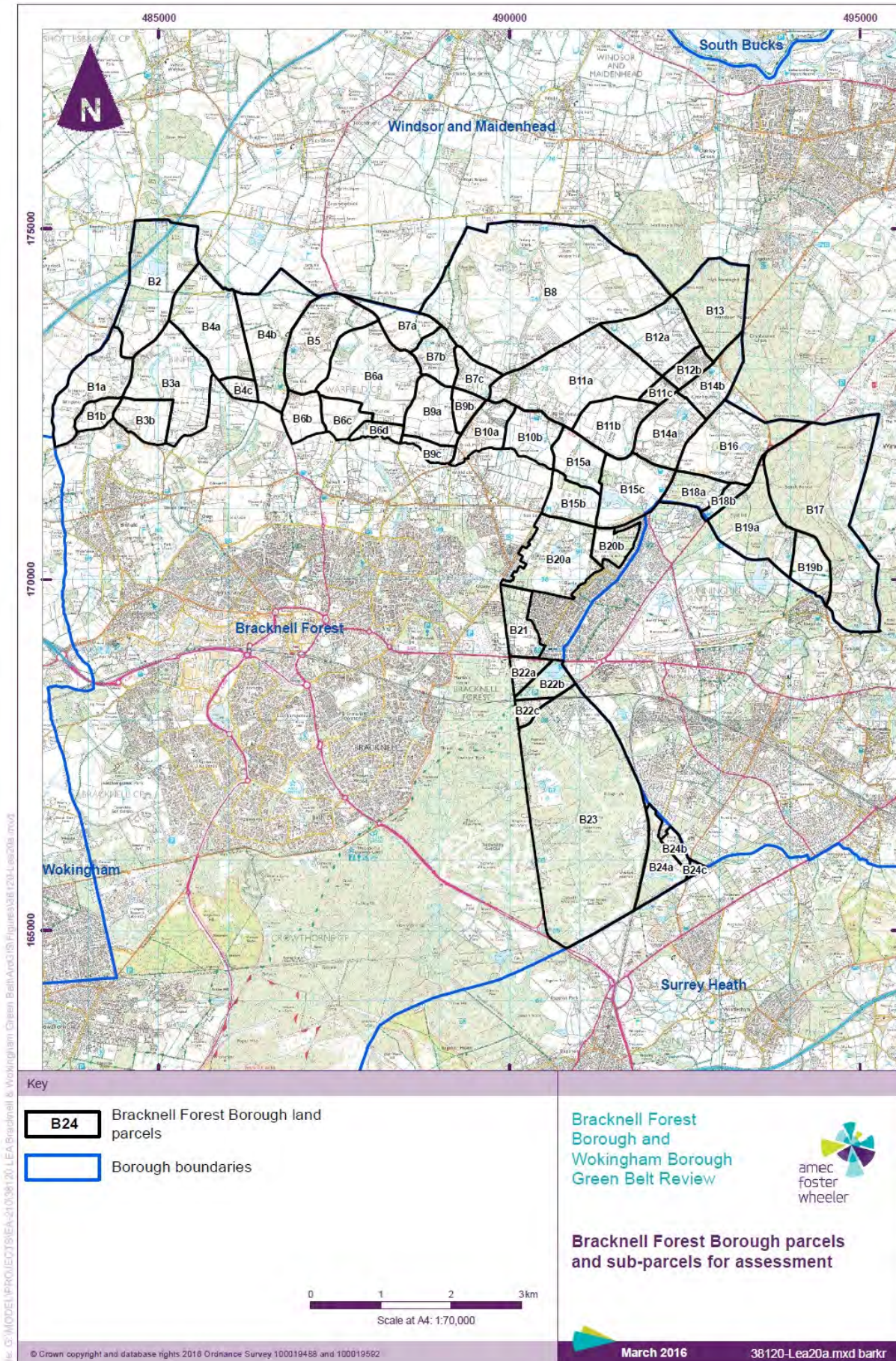




Figure 2.4 Bracknell Forest Borough Parcels and Sub-Parcels for Assessment





## 2.3 Assessment of parcels against Green Belt purposes

8. Each parcel was assessed for its contribution against the five Green Belt purposes as set out in national policy (NPPF para 80). The definitions set out in Table 2.1 guided the assessment, along with a detailed Assessment proforma set out in Section 2.4 below.

Table 2.1 Definition of Terms Applied in the Review<sup>6</sup>

Green Belt Purpose (NPPF para 80)	Definition
<b>To check the unrestricted sprawl of large built-up areas</b>	<p>Sprawl – spread out over a large area in an untidy or irregular way (Oxford Dictionary online).</p> <p>Large built-up areas – in the context of this study this is Greater London but also towns within and adjoining the Green Belt – Bracknell, Ascot, Henley-on-Thames, Twyford, Wargrave, Windsor and Maidenhead.</p> <p>(Note for the Part 2 Refined Review, all built up areas within and adjacent to Wokingham Borough and Bracknell Forest Borough are considered).</p>
<b>To prevent neighbouring towns, from merging into one another</b>	<p>Neighbouring towns – Bracknell, Ascot, Henley-on-Thames, Twyford, Wargrave, Windsor and Maidenhead.</p> <p>Merging – this can be by way of general sprawl (above) or;</p> <p>Ribbon development – the building of houses along a main road, especially one leading out of a town or village (Oxford Dictionary Online). This includes historical patterns of, or current pressures for, the spread of all forms of development along movement corridors, particularly major roads.</p>
<b>To assist in safeguarding the countryside from encroachment</b>	<p>Encroachment – ‘a gradual advance beyond usual or acceptable limits’ (Oxford Dictionary online).</p> <p>The countryside – open land with an absence of built development and urbanising influences, and characterised by rural land uses including agriculture and forestry.</p> <p>Openness – absence of built development or other urbanising elements (i.e. not openness in a landscape character sense which concerns topography and woodland / hedgerow cover).</p>
<b>To preserve the setting and special character of historic towns</b>	<p>Historic town – settlement or place with historic features identified in local policy or through conservation area or other historic designation(s) – in the context of this study these are Henley-on-Thames, Wargrave, Twyford, Windsor and Maidenhead.</p> <p>(Note for the Part 2 Refined Review, all built up areas within and adjacent to Wokingham Borough and Bracknell Forest Borough are considered).</p>
<b>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</b>	<p>Where development in open countryside is likely to render previously developed land less attractive to develop,</p>

9. Through fieldwork each parcel was assessed using a survey proforma (see section 2.4 below) in respect of its contribution to Green Belt purposes (notably in respect of the key criterion of openness) along with the robustness of the boundaries which define that parcel in light of the fundamental aim of Green Belt Policy which is to “prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and their permanence” (NPPF para 79). The desk and field study was undertaken by a team comprising Town Planners and a Landscape Architect.

<sup>6</sup> Note: in response to the consultation on methodology (Appendix F and Table 2.5) these definitions have been revised.

10. As part of the assessment of each identified parcel against the five purposes of Green Belts, the assessment considered the following:
- ▶ Existing land use;
  - ▶ Proximity and relationship to built-up areas;
  - ▶ Degree of enclosure/openness;
  - ▶ Distance and visual connection to historic urban centres/key urban areas; and
  - ▶ Relationship to the countryside.
11. A straightforward colouring system (see Table 2.2) and accompanying commentary is used to set out the conclusions for each parcel and to produce maps which summarise the extent to which each parcel fulfils each Green Belt purpose and an overall assessment (a summary matrix and five accompanying maps). This provides a simple tabular and graphical presentation of the contribution to the purposes of the Green Belt, strategically and locally. None of the judgements on the relative contribution of the parcel to Green Belt purposes are scored or weighted and the overall assessment reflects professional judgement on the contribution of the parcel to Green Belt purposes as a whole. Thus a Significant Contribution in respect of separation for example, and a Limited Contribution in all other respects, can lead to an overall Significant Contribution reflecting the parcel's prime purpose. Equally, contributions across a number of purposes may still only lead to a judgement of a Contribution overall.

**Table 2.2 The Colouring Assessment for Individual Green Belt Purposes and Cumulative Contribution<sup>7</sup>**

The parcel makes a <b>Significant Contribution</b> to (a) Green Belt purpose(s) and release (either in whole or part) is only likely to be considered where particular material planning considerations exist to justify this.	<b>SC</b>
The parcel makes a <b>Contribution</b> to (a) Green Belt purpose(s) and release (either in whole or part) would need to be balanced against various material planning considerations.	<b>C</b>
The parcel makes a <b>Limited Contribution</b> to (a) Green Belt purpose(s) indicating that release (either in whole or part) could be considered in the context of other material planning considerations.	<b>LC</b>

## 2.4 Survey Proforma

12. Table 2.3 sets out the assessment criteria which were used to assess the contribution of the parcels to Green Belt purposes. The assessment criteria act as guide questions to help develop judgements on the relative contribution of the land to Green Belt purposes and are not necessarily answered individually or are applicable to all parcel assessments, given the variety of their character and location.

**Table 2.3 Green Belt Assessment Criteria**

Green Belt Purpose/NPPF topic	Strategic Assessment Criteria	Additional Detailed Criteria for Part 2 Assessment
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>	<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</li> </ul>

<sup>7</sup> Note: in response to the consultation on methodology (Appendix F and Table 2.5) these definitions have been revised.

Green Belt Purpose/NPPF topic	Strategic Assessment Criteria	Additional Detailed Criteria for Part 2 Assessment
	<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>	<p>subsequent coalescence between such settlements?</p> <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>
To prevent neighbouring towns merging into one another	<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>	<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>
To assist in safeguarding the countryside from encroachment	<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>	<ul style="list-style-type: none"> <li>Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>
To preserve the setting and special character of historic towns	<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>	No additional criteria used.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	Not relevant at a local scale.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> </ul>	No additional criteria used.



Green Belt Purpose/NPPF topic	Strategic Assessment Criteria	Additional Detailed Criteria for Part 2 Assessment
	<ul style="list-style-type: none"> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	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.
<b>Promoting positive use of the Green belt (NPPF paragraph 81)</b>		
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<ul style="list-style-type: none"> <li>No additional criteria used.</li> </ul>
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<ul style="list-style-type: none"> <li>No additional criteria used.</li> </ul>
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<ul style="list-style-type: none"> <li>No additional criteria used.</li> </ul>
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	<ul style="list-style-type: none"> <li>No additional criteria used.</li> </ul>
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<ul style="list-style-type: none"> <li>No additional criteria used.</li> </ul>

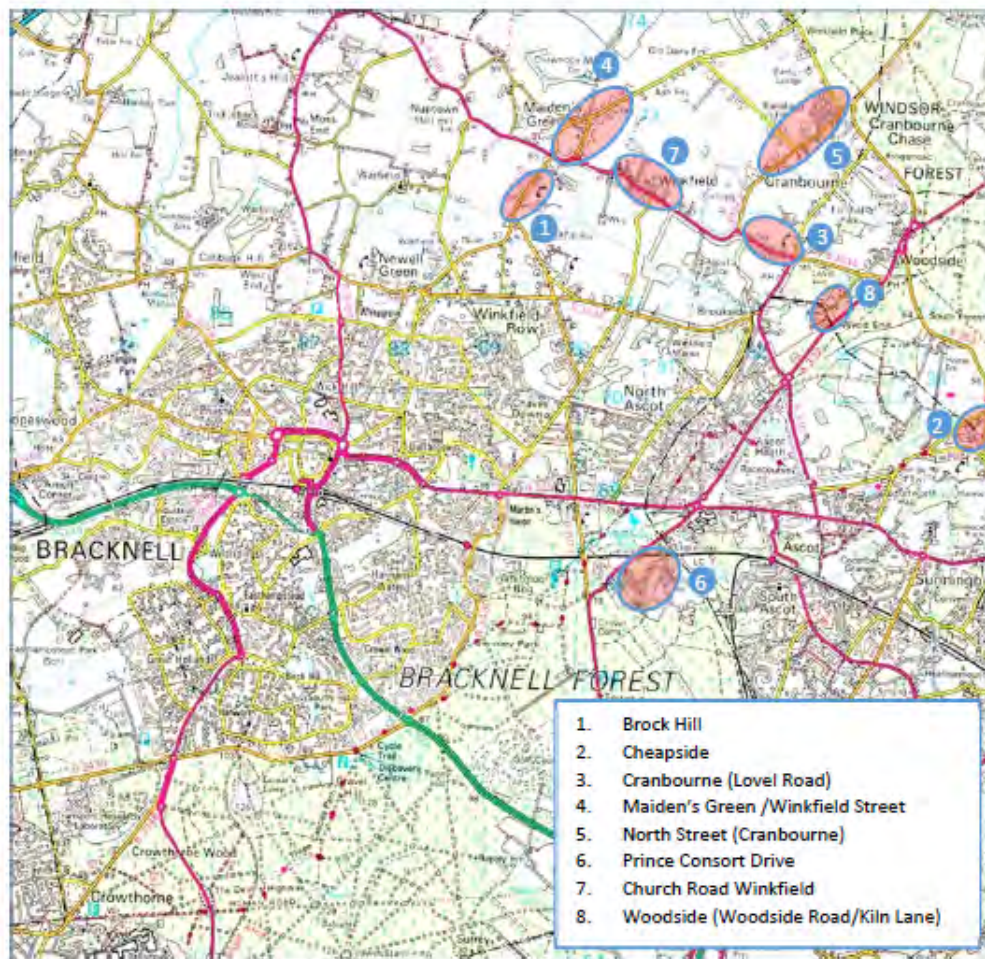
## 2.5 Village definition within the Green Belt

13. The NPPF (para 86) states that particular attention is to be paid to the settlements 'washed over' by Green Belt and whether there could be case for their removal from the Green Belt to allow appropriate development. The following villages in Bracknell Forest Borough are surveyed in detail in Part 3 of this study:

- ▶ Brock Hill
- ▶ Cheapside
- ▶ Cranbourne (Lovel Road)
- ▶ Maidens Green/Winkfield Street
- ▶ North Street (Cranbourne)
- ▶ Prince Consort Drive
- ▶ Church Road Winkfield
- ▶ Woodside (Woodside Road/Kiln Lane)

Their location is illustrated in Figure 2.5.

Figure 2.5 Location of Bracknell Forest Borough's Green Belt Villages



## 2.6 Consultation and the Duty to Co-operate Statement

14. In order to help promote good planning and fulfil the obligations of the Duty to Co-operate, interested parties were consulted on the study methodology (Appendix F) prior to its commencement. Table 2.4 details the organisations consulted who were emailed on 1<sup>st</sup> February 2016; the consultation ran from Monday 1<sup>st</sup> February until 5pm Monday 15<sup>th</sup> February 2016.

Table 2.4 Organisations Consulted on the Green Belt Review Methodology

Adjoining Authorities/Parishes	Wokingham Borough Parish/Town Councils	Bracknell Forest Borough Parish/Town Councils
Royal Borough of Windsor & Maidenhead	Arborfield and Newland Parish	Bracknell Town
Reading Borough Council	Barkham Parish	Binfield Parish
West Berkshire Council	Charvil Parish	Warfield Parish
Slough Borough Council	Finchampstead Parish	Winkfield Parish
Surrey County Council	Ruscombe Parish	Sandhurst Town
Runnymede Borough Council	Shinfield Parish	Crowthorne Parish
Surrey Heath Borough Council	Sonning Parish	
Hampshire County Council	Hurst Parish	
Hart District Council	Swallowfield Parish	

Basingstoke & Deane Borough Council	Twyford Parish
Oxfordshire County Council	Wargrave Parish
South Oxfordshire District Council	Winnersh Parish
Buckinghamshire County Council	Wokingham Without Parish
Wycombe District Council	Earley Town
South Bucks District Council	Wokingham Town <sup>#</sup>
Beech Hill Parish	Woodley Town <sup>#</sup>
Waltham St Lawrence Parish	Remenham Parish <sup>#</sup>

<sup>#</sup> Consultation ran between 22<sup>nd</sup> March and 12<sup>th</sup> April 2016

15. Responses to the consultation and how these observations have been taken into account are set out in Table 2.5.

**Table 2.5 Responses to the Consultation on the Green Belt Review Methodology**

Consultee	Response	Response and how Addressed in the Green Belt Review
<b>Crowthorne Parish Council</b>	Information noted – will take into account when work is undertaken on the Neighbourhood Plan.	Noted
<b>Binfield Parish Council</b>	1. Consultation period is unhelpful given monthly committee cycles	Noted re: timelines although the Councils will be continuing to engage Parish and Town Councils throughout the Local Plan process.
	2. Method does not make clear how the categories of 'significant contribution', 'contribution' and 'limited contribution' will be defined – what criteria will make up these definitions, will these be objective or subjective?	Acknowledged that more detail will be helpful. Amendments made to definitions table.  Site assessment proforma included as an Appendix setting out criteria for the professional judgement of contribution. There are no objective criteria for a study of this kind.
	3. The criteria for these categories should be based only on objective, and published, criteria.	See response above.
<b>Remenham Parish Council</b>	1. Green Belt (GB) land (together with Conservation and Covenanted areas) is central to the whole of Remenham, which acts as a recreational lung and green backdrop for the historic town of Henley-on-Thames and its internationally-known Royal Regatta (and the wider WBC community) and RPC husbands Remenham GB land for future generations. In large measure this land has a defensible Thames/Thames Path boundary with South Oxfordshire; Henley-on-Thames access is via its A4130 and A321 (yet even along these roads fields, historic country house estates/parkland and woodland form the dominant views) and footpaths (whose use is encouraged on RPC's website and additional footpaths come into play at times of Thames flooding).	Information noted.
	2. The subdivision of Remenham GB into parcels is somewhat arbitrary	Disagree – the subdivision is based on the road network in the first instance (being strong boundaries), subsequently further subdivided where finer-grained analysis is required. In addition, this is the Metropolitan Green Belt and not the 'Remenham Green Belt'.
	3. Were (a) three-levels of local GB or (b) the extraction of settlements washed-over by GB to be review outcomes, RPC would want to avoid this catalysing future GB	Disagree – these categorisations do not imply loss of Green Belt.

Consultee	Response	Response and how Addressed in the Green Belt Review
	environmental/recreational losses (for the whole community).	
	4. Given the importance of this subject, might it be appropriate for the Proforma review on an individual GB parcel by Amec to be independently doubly-assessed	Disagree – the study is an objective piece of work which is to be used as part of the Council's evidence base. There is no need for 'double-assessment'.
<b>Ruscombe Parish Council</b>	Whilst the proposed methodology looks reasonable, it is not understood how the 'parcels' were arrived at.	<p>The method states that: Well-defined physical features such as roads and rivers will be used to define the parcels. An initial subdivision of the Green Belt across the Boroughs has identified around 50 parcels which will be reviewed as part of the field survey (Figures 2 and 3).</p> <p>Definition through roads and railways at this strategic scale. Other boundary features such as Public Rights of Way and woodland edges will form a more detailed parcel definition.</p>
<b>Warfield Parish Council</b>	No comments.	Noted
<b>Woodley Town Council</b>	No comments.	Noted
<b>Twyford Parish Council</b>	1. Consultation period is unhelpful given monthly committee cycles	Noted re: timelines although the Councils will be continuing to engage Parish and Town Councils throughout the Local Plan process.
	2. The Council firmly state that Green Belt land should remain Green Belt.	The purpose of the Green Belt Review is not to identify or recommend land for release from the Green Belt. Consideration of these matters will be undertaken through the Local Plan process.
<b>Runnymede Borough Council</b>	No comments.	Noted
<b>Royal Borough of Windsor &amp; Maidenhead</b>	1. Given the geographical proximity of these studies we believe it is important that the broad approach to the studies is similar, although we accept there may be a case for a degree of variation to suit local characteristics.	The methodological approach to the studies is fundamentally different. See responses to detailed points of methodology set out in this table and the specific comparison of methodologies discussed in section 3.5.
	2. Assessment at larger scale may not reveal the variation in contribution which different areas  [We] would suggest that that a finer scale is utilised towards the urban edge. In addition to roads and rivers which bisect the current parcels consideration should be given to other readily recognisable features such as smaller water courses, woodland edges, tree belts and ridge lines. The methodology contains no commitment to the consideration of sub-areas.	Noted. The study is clearly divided into two parts – a Part 1 Strategic Review considering strategic purposes, and a Part 2 Refined Review which uses a finer division of parcels. An appropriate scale for subdivision of the Green Belt is very much dependent upon the grain of the land and the presence of appropriate boundaries which could theoretically contain development and help to define permanence. At the very local scale,



Consultee	Response	Response and how Addressed in the Green Belt Review
		<p>numerous permutations could be possible through the use of field boundaries, for example. This is neither practical nor useful in addressing the strategic role of the Green Belt (in this case part of the Metropolitan Green Belt). In order to keep the study manageable with useable outputs, a balance needs to be struck and the combination of a Part 1 and Part 2 assessments is considered to be an effective means of addressing this.</p> <p>The methodology states that: "An initial subdivision of the Green Belt across the Boroughs has identified around 50 parcels which will be reviewed as part of the field survey."</p> <p>Noted that the method could have been clearer in respect of defining smaller parcels as part of the Part 2 Refine Review. This is addressed in the methodology above.</p>
	<p>3. We would welcome clarification on what is meant by "particular attention will be paid to both inner and outer boundaries of the Green Belt." Given the geographical location of both Bracknell and Wokingham, neither authority is located near to the inner boundary of the Green Belt. Is it intended to refer to the boundaries of settlements which are themselves excluded from the Green Belt?</p>	<p>This merits further explanation in respect of the local geography of the Green Belt. There are inner and outer boundaries in respect of the Green Belt as it is constituted locally, as well as part of the Metropolitan Green Belt.</p>
	<p>4. Whilst noting that the contribution a parcel makes to a Green Belt purpose will be categorised as significant contribution, contribution, or limited contribution, the draft methodology provides no illustration of how each will be scored. It is not therefore possible to understand how these judgements will be made. The assessment proforma presents open questions with no guidance of how these will be interpreted or used. Without this the assessments will not be transparent and risk being inconsistent with consequences for robustness.</p>	<p>The methodology deliberately does not use scoring in order to avoid absolute judgements. The questions on the proforma assist in reaching the judgement on the degree of contribution to Green Belt purposes which overall is a professional opinion.</p>
	<p>5. <b><u>To check the unrestricted sprawl of large built-up areas</u></b></p> <p>There appears to be inconsistency between Table 1 and the assessment pro-forma. Table 1 defines the large built-up areas as comprising London whereas the pro-forma appears to infer consideration of multiple built-up areas. Studies undertaken elsewhere, including the RBWM study, have considered large built-up areas to comprise all larger settlements drawing from a settlement hierarchy or whether settlements are excluded from the Green Belt. We would encourage the methodology to adopt a similar approach. Avoiding the outward spread of London is achieved not simply by constraining growth of London at its margins but equally by constraining settlements in the Green Belt themselves growing so that they progressively erode the countryside around them (and possibly join London).</p>	<p>Clearer definition is provided in the definitions of built-up areas i.e. the London metropolitan area and its satellite settlements within the Green Belt considered in the Part 1 Strategic Review, and those in the Part 2 Refined Review in respect of local purposes and interactions with built areas of various scales (Table 2.2).</p>
	<p>6. We query how land how the rounding off a built-up area can be applied in the event that only London is considered. In the event that other built-up areas are taken into account, it is unclear how this differs from the consideration of the lands relationship to the built-up</p>	<p>Considered in Part 2 where detail is appropriate.</p>



Consultee	Response	Response and how Addressed in the Green Belt Review
	area. It is further unclear how this can be practically considered given the large scale of the parcels.	
	7. In addition to those matters outlined, we would suggest that consideration is given to degree of visual containment and the types of boundaries that would be achieved. The impact of development which is visually contained from the wider countryside is lower compared to land which is more visible. A durable boundary would guard against encroachment beyond the parcel.	Agreed – this matter will be given attention in the Part 2 Review.
	8. <b><u>To prevent neighbouring towns from merging</u></b> Table 1 defines the relevant towns as Bracknell and Ascot. Whilst supporting the identification of Ascot as a relevant settlement (please note that the Ascot area comprises three distinct excluded settlements: Ascot, North Ascot and South Ascot), we would recommend that other settlements are also considered. Studies undertaken elsewhere, including the RBWM study, have considered relevant settlements to comprise all settlements regardless of size or function. We would encourage the methodology to adopt a similar approach. Settlements within RBWM and in proximity to Bracknell Forest and Wokingham and therefore considered most relevant to the study are Hurley, Warren Row, Knowl Hill, Waltham St Lawrence, Shurlock Row, Holyport, Fifield, Maidenhead and Windsor. We would welcome clarification as to why Twyford isn't identified within the methodology as a relevant settlement.	Disagree with the need to consider the various smaller settlements listed. Henley, Bracknell, Ascot, Maidenhead, Windsor, Wargrave and Twyford are considered to be large built up and/or historic towns.
	9. <b><u>To assist in safeguarding the countryside from encroachment</u></b> We would suggest that consideration of enclosure by a built-up area and by built form is more relevant to the consideration of sprawl. We would suggest the focus is amended to consider the level of visual containment by a full range of features both including built form and natural or landscape elements such as tree belts and woodland.	Whilst visual containment is important, the overall development footprint is also relevant, giving an overview of the evolution of a built-up area and the resulting pressures created.
	10. <b><u>To preserve the setting and special character of historic towns</u></b> Table 1 defines the relevant towns as Henley-on-Thames and Windsor. Whilst supporting the identification of Windsor as a relevant historic settlement, we would recommend that other settlements are also considered. Studies undertaken elsewhere, including the RBWM study, have considered relevant settlements where a conservation area relates to the settlement's core. We would encourage the methodology to adopt a similar approach. We note that preserving the setting and character of villages is included elsewhere.	Twyford is the additional town considered in this sense.
	11. <b><u>Permanence of Green Belt</u></b> The methodology recognises and supports the need to assess the durability of the existing boundary of the Green Belt and that which could be achieved should land be released. We would advocate this consideration within the assessment of the purposes of Green Belt rather than as a separate consideration. It is further unclear how this	Boundary definition is considered at both strategic and local contexts, and in respect of the finer-grained parcels in Part 2.

Consultee	Response	Response and how Addressed in the Green Belt Review
	can be practically considered at potential allocation level given the large scale of the parcels.	
	<p><b>12. <u>Sustainable patterns of development</u></b></p> <p>It is unclear what is intended by this aspect of the pro-forma. Under the Green Belt purpose of preventing the unrestricted sprawl of large built up areas, the relationship of parcels to the built-up area is assessed. This will consider whether development within the parcel would result in an efficient and sustainable settlement pattern or whether it will lead to inefficient unsustainable forms such as a poorly related protrusion or ribbon development. In addition, it is hard to see how the study can consider the consequences of channelling development to particular locations without full information on development needs and land supply across functional geography and assessments of transport impacts etc.</p>	<p>The intention is, in this context, a straightforward one – to offer an opinion on the geography of potential development in relation to a service centre, for example. Para 84 of the NPPF starts the process by asking that local planning authorities consider the consequences for sustainable development of where development might be located, and it is therefore reasonable to touch on the matter in Green Belt Review, with detailed issues such as transport considered at a later stage.</p>
	<p><b>13. <u>Local role of Green Belt - defining boundaries</u></b></p> <p>We support consideration being given to the defensibility or durability of boundaries. As referenced above, we suggest that this is not a local characteristic but an important element of considering how land contributes to restricting sprawl and encroachment. It is important to consider both the existing boundary of the Green Belt and that which could be achieved should land be deemed suitable for development or removal from the Green Belt.</p>	<p>Both the Part 1 Strategic Review and the Part 2 Refined Review consider the robustness and suitability of existing and potential boundaries.</p>
	<p><b>14. <u>Promoting positive use of the Green Belt</u></b></p> <p>It is unclear how these aspects of the draft methodology assist the purpose of the study being whether land meets the purposes of Green Belt. Whilst agreeing these are all important factors that could reasonably be considered when assessing the suitability of land through a Housing and Economic Land Availability Assessment process, these issues are independent of the purpose of the Green Belt and cannot objectively be considered at this stage. We suggest this element is removed from the study.</p>	<p>Disagree. The NPPF (para 81) clearly requests that Local Authorities consider the positive use of the Green Belt and it is reasonable that this matter is addressed, at least in passing, through a Green Belt Review where the overall function of the Green Belt is being considered.</p>

## 3. Part 1: Strategic Review of the Green Belt

### 3.1 Overview

1. The character of the Green Belt in both Wokingham Borough and Bracknell Forest Borough comprises largely open countryside (that is free of substantial built development) although it is generally highly accessible, being in the immediate vicinity of several settlements.
2. Land use is predominantly agricultural (including woodland) as might be expected, but also present to varying degrees are other types of land use associated with the urban fringe including 'horsiculture', although significantly in Wokingham Borough and Bracknell Forest Borough this is elevated to a very significant level to include extensive horse-breeding, training and polo establishments. Characteristic of the Green Belt in both Wokingham Borough and Bracknell Forest Borough is the presence of significant estates which lends a high degree of unity to land use and condition of key elements of the landscape such as hedgerows and woodland. There is no clear evidence of derelict land.
3. The Green Belt in both Boroughs is wooded to varying degrees (being variously copses, larger dense woodland and wood-pasture) which helps to visually absorb development by breaking long-distance views, containing substantial built form and thereby helps to retain a largely rural character and sense of openness. However, when viewed on plan (through an aerial photograph or map) in some localities there is clear incremental development which cumulatively influences the character of the Green Belt towards fragmented residential development. For both Boroughs, landscape condition is generally good, with a strong character, reflecting the general health of agricultural practices.
4. The general sense of openness reflects the application of Green Belt policy but there is also widespread evidence of incremental development, often associated with large dwellings in extensive grounds, which creates an urbanised impression in some places. Equally, there are some clear 'pinch points' (notably between Bracknell and Ascot, and Twyford and Wargrave) where the gap between the settlements has been eroded by built development and land use change which gives a developed appearance and sense of visual enclosure. These local pressures are extreme examples of more widespread pressures relating to the gradual erosion of openness through incremental development, a result of land use pressures (such as 'horsiculture'), but also the particular nature of housing demand (large properties set in extensive grounds) in this area.

### 3.2 Results of the Survey

5. The results of Strategic Review of Green Belt purposes is illustrated in Figures 3.1 and 3.2 and set out in Tables 3.1 and 3.2. They demonstrate that the Green Belt is overall and within specific parcels making a Contribution or Significant Contribution to Green Belt purposes as set out in the NPPF. Whilst there is inevitable variability amongst the degree of contributions to specific purposes, no land was identified as making such a Limited Contribution to Green Belt purposes as to warrant removal from the Green Belt.
6. **Appendices A and B** set out the detailed evaluation of each strategic parcel, along with maps illustrating the relative contribution of each parcel to the five Green Belt purposes as defined in the NPPF.



### 3.3 Wokingham Borough Strategic Parcel Assessment

Figure 3.1 Wokingham Borough: Overall Contribution to Green Belt Purposes

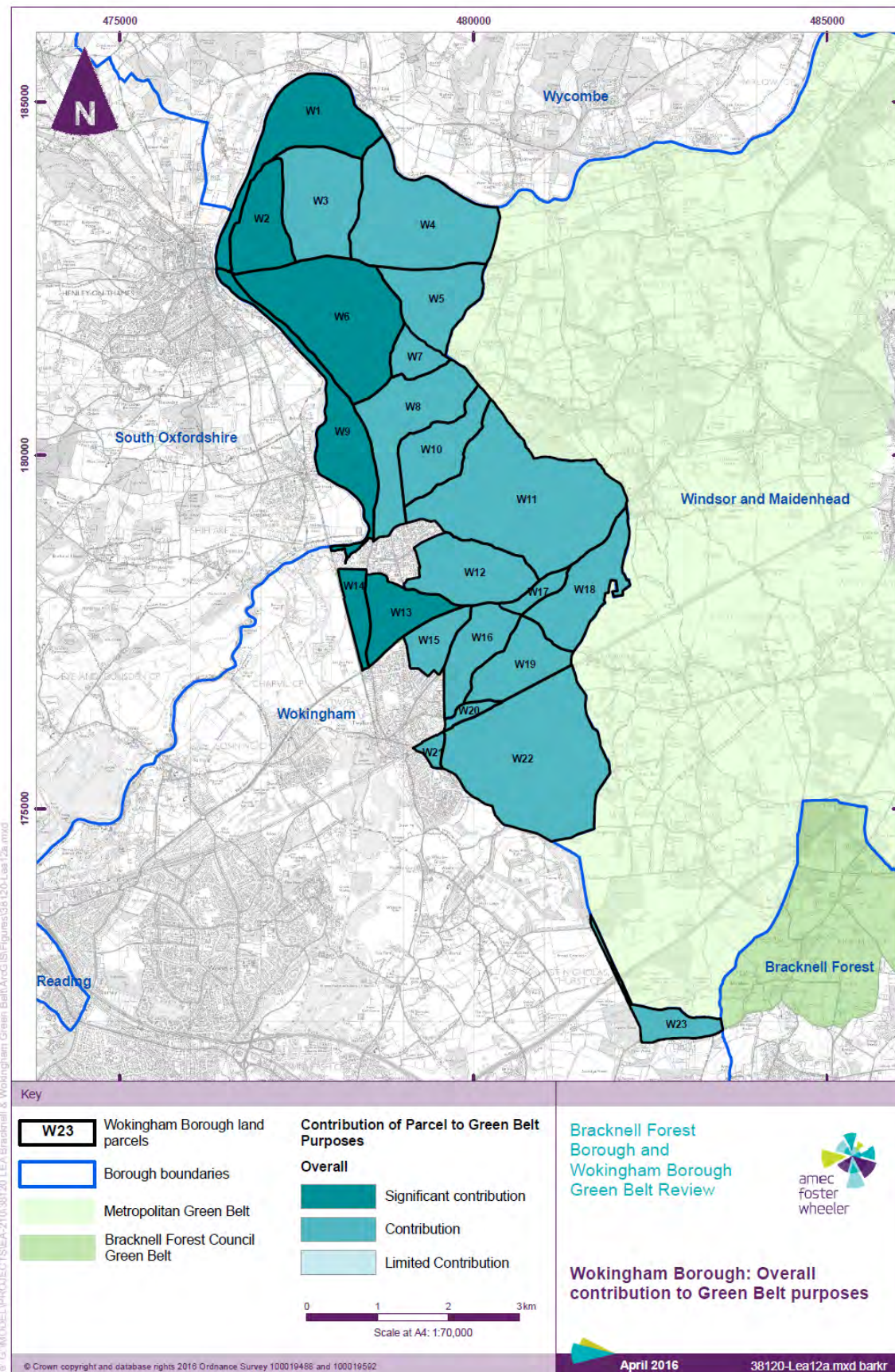


Table 3.1 Wokingham Borough: Strategic Assessment of Contribution to Green Belt Purposes (see Appendix A for detailed assessment by individual purpose)

Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Summary commentary on overall contribution to Green Belt purposes
W1	Land between the River Thames and Remenham Lane	C	LC	SC	SC	LC	SC	The southern extent of the parcel forms a significant part of the setting of Henley-on-Thames, also preventing incremental change to relatively remote open countryside to the north.
W2	Land between Remenham and the A4130 White Hill	C	LC	SC	SC	LC	SC	Forms a significant part of the easterly setting of Henley-on-Thames, preventing incremental change to open countryside.
W3	Land between Aston and the A4130 White Hill	LC	LC	C	C	LC	C	Partially intruded by development along White Hill, this parcel has a largely rural character and makes a contribution to maintaining this in an accessible location off the A4130. Part of the open countryside to the east forming the setting for Henley-on-Thames.
W4	Land between the River Thames and the A4130 White Hill	LC	LC	C	C	LC	C	Relatively remote rural land forming an important part of the southerly context for the Chiltern Hills AONB. Makes a contribution to maintaining rural character in an accessible location off the A4130. Part of the rural gateway from the east to Henley-on-Thames.
W5	Land between the A4130 Henley Road and Culham Lane	LC	LC	C	C	LC	C	Protects the open countryside which is sensitive to development from encroachment and forms part of the wider rural area between Henley-on-Thames and Maidenhead.
W6	Land between the A421 Wargrave Road, the A4130 White Hill and Culham Lane/Kentons Lane	C	LC	SC	SC	LC	SC	Forming an important part of the easterly context for Henley-on-Thames, this heavily wooded parcel makes a significant contribution to the rural character of the area, both as the landscape backdrop to Henley and part of the easterly and southerly entrances to the town.
W7	Land between Culham Lane, Kentons Lane and Worleys Lane	LC	LC	C	LC	LC	C	A relatively small parcel which is part of the open rural landscape of the plateau above the River Thames, and makes a contribution to keeping this land open. Part of the wider rural context for more sensitive land to the west.
W8	Land between the A421 Wargrave Road, Crazies Hill and Kentons Lane/Worleys Lane	LC	LC	SC	C	LC	C	A complex landscape which is part of the land rising eastward from the River Thames, clearly making a contribution to maintaining the rural character of the land and the southerly entrance to Henley-on-Thames. Locally helps to check development at Wargrave, although there is existing development restraint in the form of the Wargrave Conservation Area. Whilst the parcel makes a significant contribution to preventing encroachment, overall, the parcel is judged to make a contribution to Green Belt purposes, reflecting the current extent of built development and connection with the open countryside to the east.
W9	Land between the A421 Wargrave Road and the River Thames	C	LC	SC	SC	LC	SC	The valley bottom floodplain for the River Thames and Hennerton Backwater, visually this is a highly sensitive landscape which maintains the open aspect of land to the east of Henley-on-Thames (albeit very narrow for over half its length between the A321 and the River Thames). Forms a very significant part of the local context for the River Thames from Lower Shiplake to Henley-on-Thames.



Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Summary commentary on overall contribution to Green Belt purposes
W10	Land between Crazies Hill and Highfield Road	LC	LC	C	LC	LC	C	A plateau landscape with an open character which is sensitive to change. Keeps land open and complements the wider rural landscape to the east beyond Cockpole Green and Holly Cross. Part of the context for the hamlets of Cockpole Green, Crazies Hill and Holly Cross.
W11	Land to the north east of Wargrave between Highfield Road, Blakes Lane and the A4 Bath Road	LC	LC	C	LC	LC	C	Prevents encroachment into an extensive landscape of greatly varying land uses and which is part of the wider countryside toward Maidenhead. Makes a contribution to keeping this land open. Locally helps to contain the north eastern fringes of Wargrave which is potentially vulnerable to incremental change.
W12	Land to the south east of Wargrave between the B477 Mumbery Hill and Blakes Lane	LC	LC	C	LC	LC	C	Prevents encroachment into an extensive landscape which is part of a transition to remoter countryside towards Maidenhead. Makes a contribution to keeping this land open particularly where it abuts Wargrave. Locally forms the south easterly setting for Wargrave and helps maintain the identity of Hare Hatch.
W13	Land to the south of Wargrave north of the A4 New Bath Road	LC	SC	LC	C	LC	SC	Whilst being visually enclosed as a result of its market garden use, the parcel helps to contain Twyford and retain the undeveloped gap between Twyford and Wargrave, helping to retain their separate identities.
W14	Land to the south west of Wargrave between the A321 Wargrave Road and a railway line	LC	SC	C	C	LC	SC	Although built development occupies around half of the parcel, it nevertheless retains and contributes to maintaining the openness of the land in the narrow gap between Twyford and Wargrave, helping to retain their separate identities and linking with the wider countryside beyond the railway line to the west.
W15	Land to the north east of Twyford between the A4 new Bath Road and the A3032 London Road	C	C	C	C	LC	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town.
W16	Land to the east of Twyford between the A3032 London Road and Castle End Road	C	LC	C	C	LC	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Sensitive to urban encroachment given topography and accessibility. Locally, an important part of the context for Ruscombe and Twyford as approached along the B3024 Waltham Road. Helps maintain the identity of Hare Hatch to the north east.
W17	Land between the A4 Bath Road and Scarletts Lane	LC	LC	C	LC	LC	C	Despite being intruded by various types of development, the parcel retains a reasonably open aspect, and locally helps maintain the identity of Hare Hatch.
W18	Land between the A4 Bath Road, Scarletts Lane and Milley Lane	LC	LC	C	LC	LC	C	Open countryside which is part of the wider Green Belt extending to Maidenhead. Locally helps maintain the identity of Hare Hatch.
W19	Land between Castle End Road and Milley Lane	LC	LC	C	C	LC	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the easterly context for the town. Sensitive to urban encroachment given topography and accessibility. Locally is an important part of the context for Ruscombe and Twyford as approached along the B3024 Waltham Road and the identity of Hare Hatch to the north east.

Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Summary commentary on overall contribution to Green Belt purposes
W20	Land to the north east of Roscombe south of Waltham Road	C	LC	C	SC	LC	C	Part of the eastern context of Twyford in conjunction with larger parcels to the north and south. Locally, despite its limited size, forms part of the gateway to and context for Ruscombe. Whilst the parcel makes a significant contribution to the setting of Ruscombe, strategically the parcel is judged to make a contribution to Green Belt purposes, in combination with adjacent parcels.
W21	Land to the east of Twyford, west of Stanlake Lane	C	LC	C	C	LC	C	Part of the south eastern context of Twyford, notwithstanding size, single use (sports field) and high degree of containment.
W22	Land to the east of Twyford, north of the B3018 Waltham Road	C	LC	C	SC	LC	C	Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east. Whilst the parcels make a significant contribution to the setting of Twyford along the B3018, strategically the parcel is judged to make a contribution to Green Belt purposes, in combination with adjacent parcels.
W23	Land to the north west of Binfield, north of Maidenhead Road	LC	LC	C	LC	LC	C	Part of the outer edge of the Green Belt which is relatively accessible and sensitive to urbanisation. Helps to maintain open countryside in the vicinity of Binfield and north west Bracknell more generally.

## Commentary

7. The Green Belt in Wokingham Borough fulfils its role as part of the outer extent of the Metropolitan Green Belt and performs a number of specific roles: protecting the countryside from urban encroachment across its extent, maintaining the setting of Henley-on-Thames to the east of the River Thames (and more generally the Chiltern Hills AONB to the north), and also also a significant separation role between Twyford and Wargrave whilst also protecting the setting of Twyford. There are no instances where the overall role of the Green Belt is limited to the extent that it makes no contribution to Green Belt purposes as defined in the NPPF. In summary, the role of the Green Belt in Wokingham Borough is as follows:

- ▶ **Checking the sprawl of large built-up areas** – the Green Belt makes at least a contribution, and in some cases a significant contribution, to containing development within its current boundaries, relating to Twyford and Wargrave and to a lesser extent Henley-on-Thames which is bounded to the east by the River Thames.
- ▶ **Preventing neighbouring towns from merging** – The Green Belt makes a significant contribution to the separation of Twyford and Wargrave (acknowledging this to be of more local significance given that Wargrave is not formally a town<sup>8</sup>).
- ▶ **Safeguarding the countryside from encroachment** – the Green Belt makes at least a contribution, and in some cases a significant contribution, to limiting development in the open countryside, maintaining its openness. This widely applicable role reflects pressures for change associated with increased accessibility to nearby towns.
- ▶ **Preserving the setting and character of historic towns** – the Green Belt makes a significant contribution for both Henley-on-Thames and to a lesser extent Twyford which has significant amounts of new development on its outskirts which largely conceals the historic core.
- ▶ **Assisting in urban regeneration** – the Green Belt makes a limited contribution to urban regeneration, reflecting the character of the settlements within or adjacent to the Green Belt.

<sup>8</sup> In the Wokingham Borough Core Strategy Policy CP9, Wargrave is referred to as a 'modest development location', reflecting the level of existing or proposed services.

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

### 3.4 Bracknell Forest Borough Strategic Parcel Assessment

Figure 3.2 Bracknell Forest Borough: Overall Contribution to Green Belt Purposes

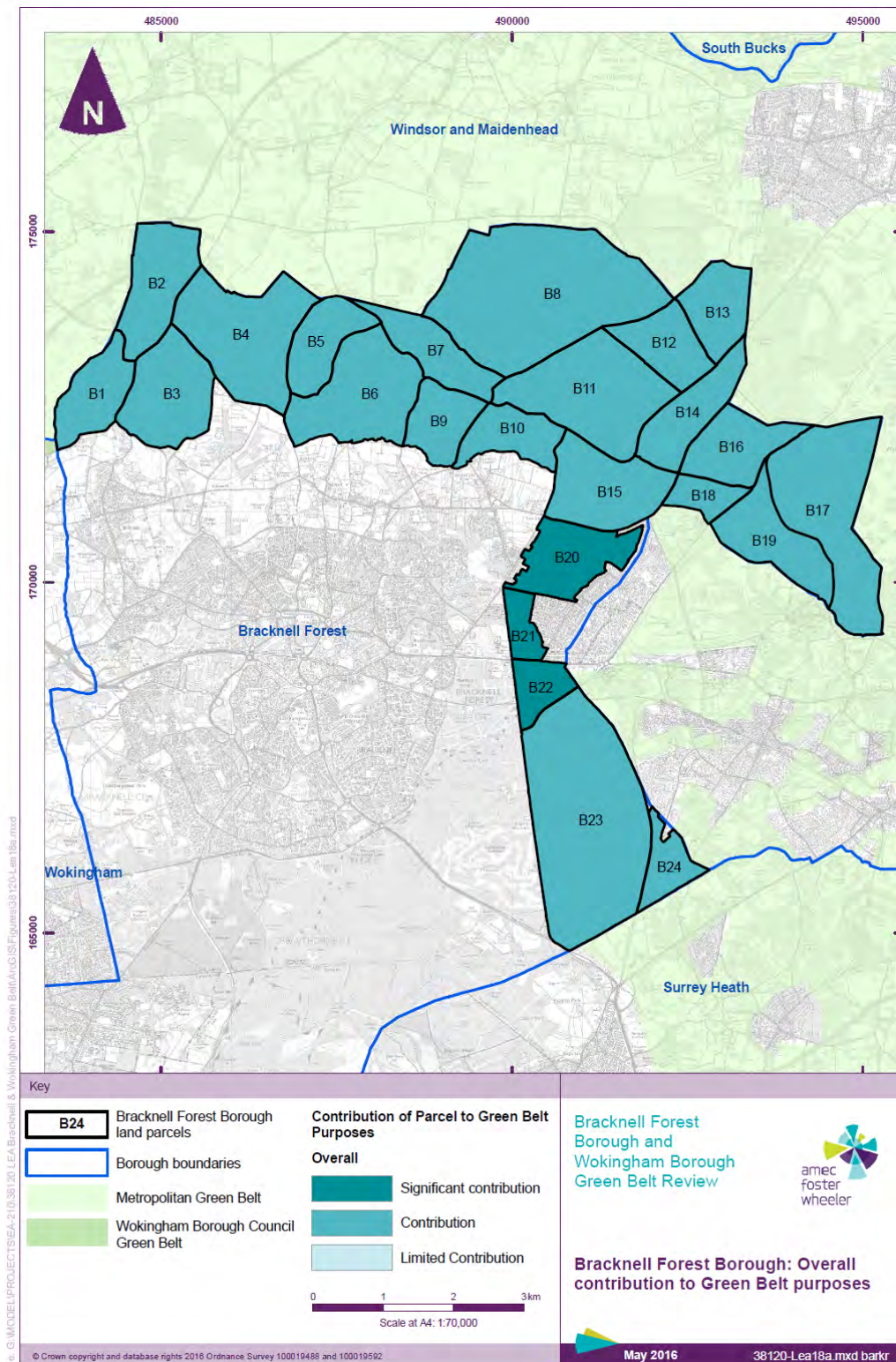


Table 3.2 Bracknell Forest Borough: Strategic Assessment of Contribution to Green Belt Purposes (see Appendix B for detailed assessment by individual purpose)

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



Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Summary commentary on overall strategic function
	Ascot Road/Kingscroft Lane and Hawthorn Lane/Bishops Lane							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.
B8	Land to the north of Maiden's Green between Winkfield Land and Drift Road	LC	LC	C	LC	LC	C	Dominated by Foliejon Park and surrounding farmland, the relatively remote character and openness makes the land sensitive to change. Green Belt designation contributes limiting incremental encroachment which would be damaging to this large tract adjoining the wider Greenbelt to the north.
B9	Land to the west of Brock Hill, between the A3022 Bracknell Road, the A330 Kingscroft Lane/Cocks Lane and Malt Hill	LC	LC	C	LC	LC	C	Relatively accessible, the parcel is sensitive to encroachment from existing uses and additional pressure. A parcel at risk from incremental change associated with built development on its eastern edge, but also relative accessibility to the northern outskirts of Bracknell.
B10	Land between Brock Hill and Winkfield, south of the A330 Church Road	LC	LC	C	LC	LC	C	Contributes to maintaining the openness of the landscape through helping to limit encroachment associated with incremental change of settlements on the periphery of the parcel. A parcel at risk from incremental change associated with built development on its western and northern edges, but also relative accessibility to the northern outskirts of Bracknell. Local sensitivity associated with the Winkfield Conservation Area.
B11	Land to the north of Winkfield bounded by North Street, Crouch Lane and Winkfield Lane	LC	LC	C	LC	LC	C	Contributes to limiting incremental change in a parcel which is relatively accessible but still largely rural in character. Evidence of some incremental urbanisation to the south west associated with Maiden's Green and Winkfield, and north east associated with Cranbourne. Local sensitivity associated with the Winkfield Conservation Area.
B12	Land to the north of Cranbourne between Crouch Lane, Drift Road and Winkfield Lane	LC	LC	C	LC	LC	C	Contributes to containing both incremental and more substantial change associated with development at Cranbourne. At risk from incremental change associated with the expansion of Cranbourne to the west, but also general land use change.
B13	Land to the north of Cranbourne between Drift Road and Winkfield Road	LC	LC	C	LC	LC	C	In combination with adjacent Green Belt in Windsor & Maidenhead, contributes to maintaining the openness of the land in this vicinity. Part of the containment of Cranbourne, although there is the clear boundary of Drift Road.
B14	Land to the south east of Cranbourne between North Street and the A330 Hatchet Lane	LC	LC	C	LC	LC	C	Helps to limit incremental development on the periphery of the parcel associated with the dispersed settlement of Cranbourne. At risk from incremental change associated with the expansion of Cranbourne to the west, but also general land use change.
B15	Land to the south east of Winkfield between the A330	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green



Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Summary commentary on overall strategic function
	Pigeonhouse Lane, Braziers Lane and Forest Row							Belt to the north of Ascot and north east of Bracknell, and maintaining the overall openness of the parcel and the integrity of its land use pattern.
B16	Land to the north of Woodside, west of Mounts Hill, east of the A330 Hatchet Lane	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot, and maintaining the overall openness of the parcel and the integrity of its land use pattern.
B17	Land to the east of Woodside and Cheapside between the B383 Sunninghill Road and Windsor Great Park	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot, and maintaining the overall openness of the parcel and the integrity of its land use pattern.
B18	Land to the south of Woodside, between the B3034 Lovel Lane, the A332 Windsor Road and the A330 Hatchet Lane	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot, and maintaining the overall openness of the parcel and the integrity of its land use pattern.
B19	Land to the south east of Woodside, south west of the B383 Sunninghill Road	LC	LC	C	LC	LC	C	Contributes to Green Belt purposes through preventing encroachment into open countryside, complementing the wider Green Belt to the north of Ascot, and maintaining the overall openness of the parcel and the overall integrity of its land use pattern.
B20	Land to the north of North Ascot between Locks Road and Forest Ride	SC	SC	LC	LC	LC	SC	Forms an important part of the separation of Bracknell and North Ascot, notwithstanding development around the periphery of the parcel. Potentially very significant pressures for incremental change on its eastern and western fringes, notwithstanding domination of land use by Mill Ride golf course.
B21	Land to the west of North Ascot, bounded by the B3017 Priory Road to the west and the A329 London Road to the south	SC	SC	LC	LC	LC	SC	The narrowness of the gap between Ascot and Bracknell at this point means that the role of Green Belt is critical in maintaining a sense of separation, notwithstanding the developed character of the parcel to the south. Potentially very significant pressures for change across the parcel.
B22	Land to the south of North Ascot bounded by the A329 London Road to the north, the A332 Kings Ride to the south east and the B3017 Swinley Road to the west	SC	SC	LC	LC	LC	SC	The narrowness of the gap between Ascot and Bracknell at this point means that the role of Green Belt is critical in maintaining a sense of separation, notwithstanding the high degree of visual enclosure afforded by woodland. Potentially very significant pressures for change to the west and south of the parcel in particular.
B23	Land to the west of South Ascot bounded by the A332 Swinley Road to the west and the	C	LC	C	LC	LC	C	Despite being dominated by dense woodland which creates a high degree of visual enclosure, the parcel helps to contain pressures for incremental change in its periphery. Notwithstanding its scale and broadly uniform character, potential pressures

Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Summary commentary on overall strategic function
	Ascot-Bagshot railway to the east							for incremental change, particularly to the north and west of the parcel.
B24	Land to the south of South Ascot, bounded by the Ascot-Bagshot railway to the west and the Borough boundary to the north east and south east	C	LC	C	LC	LC	C	In combination with Green Belt in Windsor and Maidenhead Borough, helps to contain development pressure from South Ascot in this direction. Potentially vulnerable to incremental change, particularly on the parcel's eastern extent.

## Commentary

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

- **Checking the sprawl of large built-up areas** – the Green Belt makes at least a contribution to and in some cases a significant contribution to containing development (notably in the very narrow gap between Bracknell and North Ascot) within its current boundaries.
- **Preventing neighbouring towns from merging** – The Green Belt makes a significant contribution to this purpose in the very narrow gap between Bracknell and North Ascot.
- **Safeguarding the countryside from encroachment** – the Green Belt generally makes a contribution, to limiting development in the open countryside which is readily accessible from the built-up areas of Bracknell and Ascot immediately to the south.
- **Preserving the setting and character of historic towns** – the Green Belt makes a limited contribution in this respect, being unrelated to an historic town.
- **Assisting in urban regeneration** – the Green Belt makes a limited contribution to urban regeneration, reflecting the character of the settlements within or adjacent to the Green Belt.

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

### 3.5 Relationship with the Green Belt in the Royal Borough of Windsor and Maidenhead<sup>9</sup>

11. The Green Belt within Wokingham Borough and Bracknell Forest Borough adjoins the Green Belt within the Royal Borough of Windsor and Maidenhead (RBWM). The RBWM has carried out a Green Belt Purpose Analysis<sup>10</sup>. The methodology used is different to that of this review, based on 500m<sup>2</sup> squares of the Ordnance Survey National Grid and the scoring of these according to the extent to which they meet the assessment criteria used. As set out above, this review by contrast, grades parcels which are defined by clear features on the ground, resulting in quite different outputs. As a result, it is difficult to precisely reconcile the conclusions reached in respect of land which straddles the boundary between the authorities.

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<sup>9</sup> Bracknell Forest Borough also adjoins Surrey Heath Borough for which a Green Belt Review has not been undertaken

<sup>10</sup> Royal Borough of Windsor and Maidenhead (2013) Green Belt Boundary Study (Parts 1 and 2) and Green Belt Purpose Analysis



## 4. Part 2: Refined Review of the Green Belt

### 4.1 Purpose of the Part 2 Review

1. The Part 1 Strategic Review gave an overall assessment of the contribution of the Green Belt in Wokingham Borough and Bracknell Forest Borough to Green Belt purposes. The Part 2 Refined Review sets out a more detailed review of the fulfilment of Green Belt purposes through sub-division of some of the strategic parcels and the inclusion of the consideration of local purposes served by the Green Belt. Some of the parcels used for the review are reasonably large, typically bounded by roads, and a refined review has subdivided these using a variety of features such as further minor roads, Public Rights of Way (where running alongside a hedge or wood) and woodland edges. The resultant sub-parcels are often at the scale of a single field.
2. Sub-division of parcels was focused on land in the vicinity of built-up areas in the case of Wokingham Borough but widely in the case of Bracknell Forest Borough, reflecting the different sources of development pressure.
3. The method employed to assess the contribution of the parcels mirrors that of the Part 1 Strategic Review, but with additional survey criteria added to help respond to local issues, such as the contribution to keeping the identity of villages (as set out in Table 2.3), and the exclusion of consideration of the regeneration purpose, this being irrelevant at a very local scale.

### 4.2 Results of the Survey

4. The results of Refined Review of Green Belt purposes are illustrated in Figures 4.1 and 4.2 and set out in Tables 4.1 and 4.2. They demonstrate a largely similar pattern to the strategic review, with some local variation where a specific role has been identified. This is clearest in the vicinity of Twyford and Ruscombe where the significant contribution of sub-parcels to protecting local character and setting was identified, and in Bracknell Forest Borough where there is evidence of the piecemeal encroachment of development into the Green Belt. No sub-parcels were assessed at making a lesser contribution than the strategic parcel in which they sit. As with the Part 1 Strategic Review, there are no instances where the overall role of the Green Belt is limited to the extent that it makes no contribution to Green Belt purposes as defined in the NPPF.
5. **Appendices C and D** set out the detailed evaluation of each strategic parcel, along with maps illustrating the relative contribution of each parcel to the five Green Belt purposes as defined in the NPPF.

Figure 4.1 Wokingham Borough: Refined Assessment of Overall Contribution to Green Belt Purposes

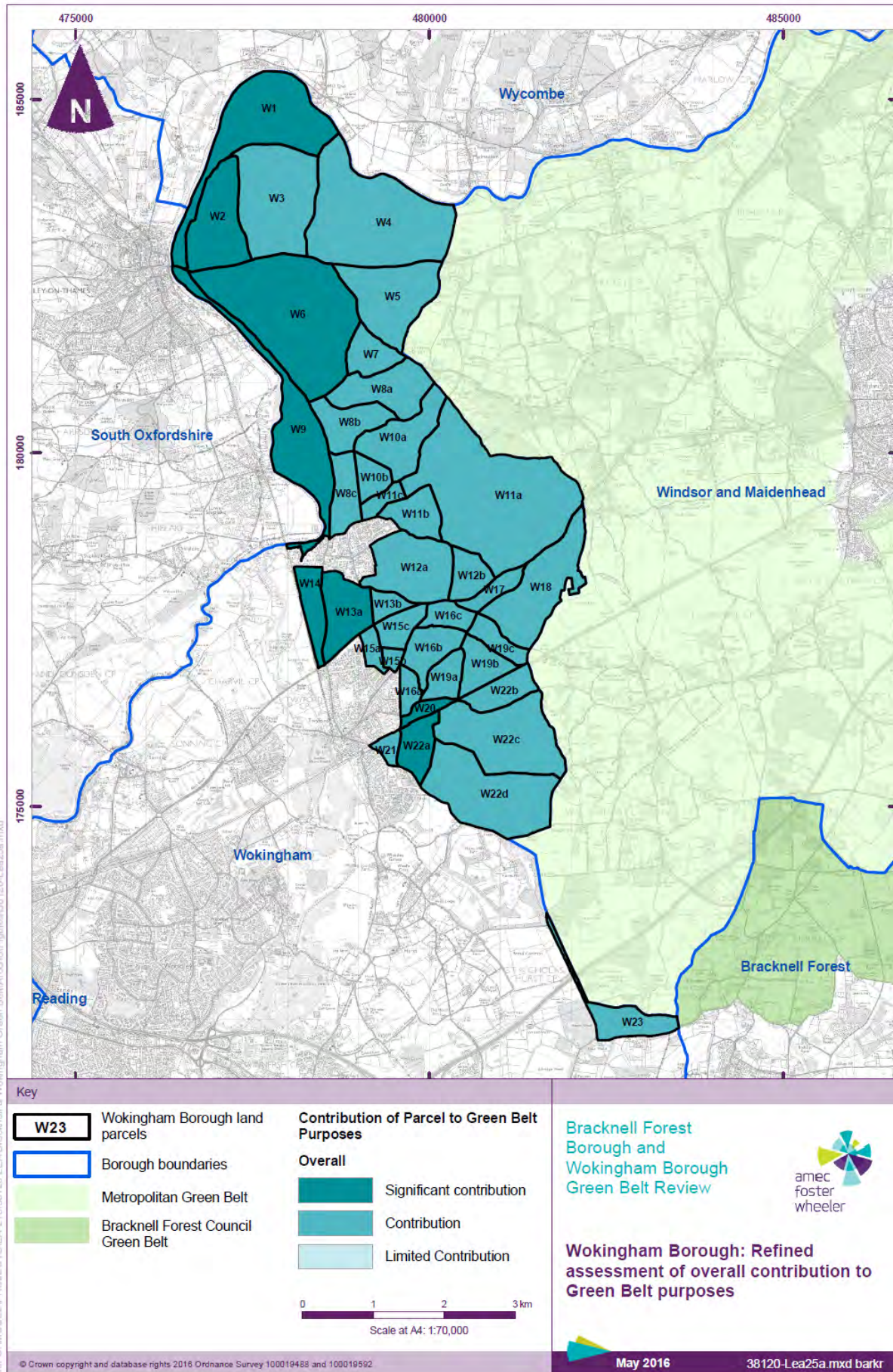


Table 4.1 Wokingham Borough: Refined Assessment of the Contribution to Green Belt Purposes (see Appendix C for detailed assessment by individual purpose)

Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Summary commentary on overall contribution to Green Belt purposes
W1	C	LC	SC	SC	SC	To the south of the parcel forms a significant part of the setting of Henley-on-Thames, also preventing incremental change to a relatively remote rural landscape to the north.
W2	C	LC	SC	SC	SC	Forms a significant part of the easterly setting of Henley-on-Thames, preventing incremental change to a rural landscape.
W3	LC	LC	C	C	C	Partially intruded by development along White Hill, this parcel has a largely rural character and makes a contribution to maintaining this in an accessible location off the A4130. Part of the open countryside to the east forming the setting for Henley-on-Thames.
W4	LC	LC	C	C	C	Relatively remote rural land forming an important part of the southerly context for the Chiltern Hills AONB. Makes a contribution to maintaining rural character in an accessible location off the A4130. Part of the rural gateway from the east to Henley-on-Thames.
W5	LC	LC	C	C	C	Protects the open countryside which is sensitive to development from encroachment and forms part of the wider rural area between Henley-on-Thames and Maidenhead.
W6	C	LC	SC	SC	SC	Forming an important part of the easterly context for Henley-on-Thames, this heavily wooded parcel makes a significant contribution to the rural character of the area, both as the landscape backdrop to Henley and part of the easterly and southerly entrances to the town.
W7	LC	LC	C	LC	C	A relatively small parcel which is part of the open rural landscape of the plateau above the River Thames, and makes a contribution to keeping this land open. Part of the wider rural context for more sensitive land to the west.
W8a	LC	LC	C	LC	C	Protects open countryside from encroachment.
W8b	C	LC	SC	C	C	Protects open countryside from encroachment as part of the easterly context for the River Thames. Overall, however, the parcel is judged to make a contribution to Green Belt purposes reflecting its broader connection with open countryside to the east.
W8c	C	LC	SC	C	C	Contributes to the southerly entrance to Henley-on-Thames and the northerly entrance to Wargrave. Prevents encroachment more generally, protecting the easterly context of the River Thames in particular. Overall, however, the parcel is judged to make a contribution to Green Belt purposes reflecting existing development restraint through the Wargrave Conservation Area.
W9	C	LC	SC	SC	SC	The valley bottom floodplain for the River Thames and Hennerton Backwater, visually this is a highly sensitive landscape which maintains the open aspect of land to the east of Henley-on-Thames (albeit very narrow for over half its length between the A321 and the River Thames). Forms a very significant part of the local context for the River Thames from Lower Shiplake to Henley-on-Thames.
W10a	LC	LC	C	LC	C	A plateau landscape with an open character which is sensitive to change. Keeps land open and complements the wider rural landscape to the east beyond Cockpole Green and Holly Cross.
W10b	LC	LC	C	LC	C	A plateau landscape with an open character which is sensitive to change. Keeps land open and complements the wider rural landscape to the east



Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Summary commentary on overall contribution to Green Belt purposes
						beyond Cockpole Green and Holly Cross. Part of the context for the hamlets of Cockpole Green, Crazies Hill and Holly Cross.
W11a	LC	LC	C	LC	C	Locally helps to contain the north eastern fringes of Wargrave which is potentially vulnerable to incremental change.
W11b	C	LC	C	LC	C	Locally helps to contain the north eastern fringes of Wargrave which is potentially vulnerable to incremental change.
W11c	C	LC	C	LC	C	Prevents encroachment into an extensive landscape of greatly varying land uses and which is part of the wider countryside toward Maidenhead.
W12a	C	LC	C	LC	C	Prevents encroachment into an extensive landscape which is part of a transition to remoter countryside. Forms much of the easterly setting of Wargrave, and has been subject to intrusion on its fringes with Twyford.
W12b	LC	LC	C	LC	C	Prevents encroachment into an extensive landscape which is part of a transition to remoter countryside. Part of the setting for Hare Hatch.
W13a	LC	SC	LC	C	SC	Whilst being visually enclosed as a result of its market garden use, the parcel helps to contain Twyford and retain the undeveloped gap between Twyford and Wargrave, helping to retain their separate identities.
W13b	LC	C	LC	LC	C	Whilst being visually enclosed as a result of its market garden use, the parcel helps to contain Twyford and retain the undeveloped gap between Twyford and Wargrave, helping to retain their separate identities.
W14	LC	SC	C	C	SC	Although built development occupies around half of the parcel, it nevertheless retains and contributes to maintaining the openness of the land in the narrow gap between Twyford and Wargrave, helping to retain their separate identities and linking with the wider countryside beyond the railway line to the west.
W15a	C	C	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Part of the transition to open countryside towards and beyond Hare Hatch. Helps to maintain a sense of openness along the A4 New Bath Road. Poorly defined internal boundaries being narrow tree lines and/or unmanaged hedgerows.
W15b	C	C	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Part of the transition to open countryside towards and beyond Hare Hatch. Poorly defined internal boundaries being narrow tree lines and/or unmanaged hedgerows.
W15c	LC	C	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Part of the transition to open countryside towards and beyond Hare Hatch. Helps to maintain a sense of openness along the A4 New Bath Road. Poorly defined internal boundaries being narrow tree lines and/or unmanaged hedgerows.
W16a	C	LC	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Sensitive to urban encroachment given topography and accessibility. Locally, an important part of the context for Ruscombe and Twyford as approached along the B3024
W16b	C	LC	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Sensitive to urban encroachment given topography and accessibility. Locally, an important part of the context for Ruscombe and Twyford as approached along the B3024 Waltham Road.

Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Summary commentary on overall contribution to Green Belt purposes
W16c	LC	LC	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Sensitive to urban encroachment given topography and accessibility. Helps maintain the identity of Hare Hatch to the north east.
W17	LC	LC	C	LC	C	Despite being intruded by various types of development, the parcel retains a reasonably open aspect, and locally helps maintain the identity of Hare Hatch.
W18	LC	LC	C	LC	C	Open countryside which is part of the wider Green Belt extending to Maidenhead. Locally helps maintain the identity of Hare Hatch.
W19a	C	LC	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the easterly context for the town. Sensitive to urban encroachment given topography and accessibility. Locally is an important part of the context for Ruscombe and Twyford as approached along the B3024 Waltham Road.
W19b	LC	LC	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the easterly context for the town. Sensitive to urban encroachment given topography and accessibility. Locally is an important part of the context for Ruscombe and Twyford.
W19c	LC	LC	C	LC	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the easterly context for the town. Sensitive to urban encroachment given topography and accessibility. Locally is an important part of the identity of Hare Hatch to the north east.
W20	C	LC	C	SC	SC	Part of the eastern context of Twyford in conjunction with larger parcels to the north and south. Locally, despite its limited size, forms part of the gateway to and context for Ruscombe.
W21	C	LC	C	C	C	Part of the south eastern context of Twyford, notwithstanding size, single use (sports field) and high degree of containment.
W22a	C	LC	C	SC	SC	Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east. Along the B3018 Waltham Road, makes a significant contribution to the south eastern setting of Twyford.
W22b	LC	LC	C	C	C	Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east.
W22c	LC	LC	C	C	C	Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east.
W22d	LC	LC	C	C	C	Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east. Along the B3018 Waltham Road, contributes to the setting of Twyford.
W23	LC	LC	C	LC	C	Part of the outer edge of the Green Belt which is relatively accessible and sensitive to urbanisation. Helps to maintain open countryside in the vicinity of Binfield and north west Bracknell more generally.

## Commentary

- Specification of finer-grained parcels substantiates the conclusions of the strategic review of Green Belt purposes, where land to the east of Wargrave and Twyford is identified as making a contribution to Green Belt purposes, this being significant in relation to land in the vicinity of Ruscombe which protects the setting of the village, and for land to the east of Twyford (east of the B3018 Waltham Road). In respect of the latter, any development in this location would create a sense of unrestricted sprawl into open countryside. There are no instances where the overall role of the Green Belt is limited to the extent that it makes no contribution to Green Belt purposes as defined in the NPPF.

**Bracknell Forest Borough and Wokingham Borough Green Belt Review**

**Bracknell Forest Borough: Refined assessment of overall contribution to Green Belt purposes**

May 2016

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Table 4.2 Bracknell Forest Borough: Refined Assessment of the Contribution to Green Belt Purposes (see Appendix D for detailed assessment by individual purpose)

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.
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

Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
						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.
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 (and its Conservation Area) to the north of the parcel.
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

Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
						of some incremental urbanisation to the south east associated with Maiden's Green and Winkfield and its 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.
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.



Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
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.
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.

Parcel/ Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
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.

## 5. Part 3: Consideration of the in-setting of Bracknell Forest Borough's Green Belt Villages

### 5.1 Introduction and methodology

1. Part 3 of the Review considers the case for in-setting various settlements within Bracknell Forest Borough. This exercise is required by the NPPF to determine whether there remains a case for keeping villages washed over by the Green Belt, by virtue of their contribution to Green Belt purposes in respect of helping to maintain openness. The current saved Policy GB3 of the Bracknell Forest Borough Local Plan (January 2002) states the following:

***Policy GB3 Residential development within Green Belt Villages***

*4.49 Within the Green Belt villages listed below, there is a general presumption against proposals for the erection of dwellings and other residential development except where such proposals constitute:*

- (i) infilling; or*
- (ii) the subdivision of an existing dwelling into two or more units; or*
- (iii) the provision of accommodation for domestic or personal staff or aged relatives in a separate but subordinate unit formed within, or by an extension of, the existing dwelling; or*
- (iv) replacement, alteration or limited extension to existing dwellings*

*provided that proposals would not adversely affect the character of the area, cause danger or inconvenience on the public highway or result in any other environmental harm. These Green Belt villages are (all in Winkfield Parish):*

- (i) Brock Hill;*
- (ii) Cheapside;*
- (iii) Cranbourne (Lovel Road);*
- (iv) Maidens Green/Winkfield Street;*
- (v) North Street (Cranbourne);*
- (vi) Prince Consort Drive;*
- (vii) Church Road, Winkfield ; and*
- (viii) Woodside (Woodside Road/Kiln Lane)*

*4.51 In accordance with the basic principle of safeguarding the Green Belt's open, rural and undeveloped character there is a presumption against allowing any building for new residential development, even inside a Green Belt Village. The sole exception is in the case of infilling. For the purposes of this plan "infilling" will be defined as building on undeveloped single plots of land for residential purposes which closes existing small gaps in an otherwise built up frontage. The infill plot should be comparable in size and shape to those developed plots which adjoin the infill site and must have an existing frontage to a suitable road. Development consistent with this definition will be acceptable in principle. In determining the character of a particular locality, matters such as density, siting relationships, design and external appearance will be examined.*

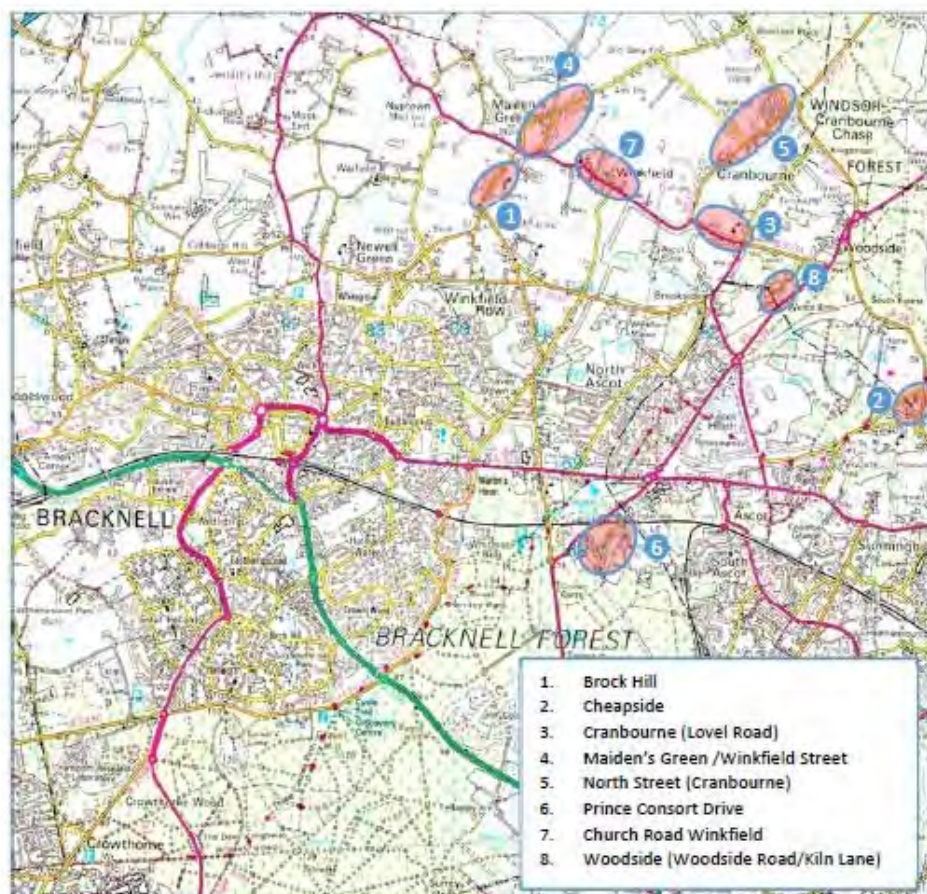
2. The NPPF at paragraph 86 requires that the status of villages currently washed over by Green Belt should be reviewed to determine whether this is still appropriate: *"If it is necessary to prevent development in a village primarily because of the important contribution which the open character of 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."*

3. It is appropriate to undertake this exercise as part of the broader review of Green Belt purposes, where the settlement can be put into its wider context. Each village currently has an 'envelope' which is the principal extent of development in the village. 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 at the discretion of the Council, 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."* In practice this helps to ensure that the villages continue to be able to develop in a sensitive way. This will promote sustainable development that will help meet the needs of local communities though appropriate infill and/or meeting local needs, for example.
4. The villages named in Policy GB3 (Figure 5.1) have been reviewed against Green Belt purposes. Appendix E sets out the results of the survey which reviewed the results of a previous survey<sup>11</sup>, considering:
  - ▶ **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 within the 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.

Figure 5.1 Bracknell Forest Borough's Green Belt Villages assessed for potential In-setting



<sup>11</sup> Land Use Consultants (September 2015) Bracknell Forest Landscape Evidence Base – recommendations in relation to landscape designations, gaps and Green Belt villages

## 5.2 Village-by-village analysis – potential for, and consequences of, inseting

5. Table 5.1 sets out the results of the survey of each village, an analysis and recommendation as to whether in-setting is appropriate. The full appraisal is set out in Appendix E.

Table 5.1 Bracknell Forest Borough's Green Belt Villages: Potential for In-setting

Settlement	Character and Relationship with the Green Belt	Analysis and Recommendation
Brock Hill	<p>A small street village with houses largely of late Victorian character with generally long back gardens bordering onto open countryside.</p> <p>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> <p>Open space is limited to gardens and grass verges which together contribute to the sense of openness.</p>	<p>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.</p> <p>In this location, Green Belt designation contributes to preventing encroachment into open countryside. In-setting and therefore potential further development would impinge upon this.</p> <p><b>Recommendation: Do not in-set and retain current boundary.</b></p>
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>	<p>The village in this location has an open character and a relationship with the wider Greenbelt 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><b>Recommendation: Do not in-set and retain current boundary.</b></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>	<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><b>Recommendation: Do not in-set and retain current boundary.</b></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 impression is therefore one of open character with glimpsed views to open countryside, creating a sense of continuity between the two.</p>	<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 would potentially be lost by in-setting the village, and thereby potentially increasing its density.</p> <p><b>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.</b></p>

Settlement	Character and Relationship with the Green Belt	Analysis and Recommendation
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.	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.  <b>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).</b>
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.	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.  <b>Recommendation: Do not in-set and retain current boundary.</b>
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. The overall character of the village is one of compactness which maintains a connection with the wider countryside in which it is set.	The compact character of the village, focused on the A330 Church Road, helps to retain a high degree of connection with the surrounding countryside, in turn contributing to the openness of the Green belt in this location. In-setting would potentially alter this relationship.  <b>Recommendation: Do not in-set and retain current boundary.</b>
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.	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.  <b>Recommendation: Do not in-set and retain current boundary.</b>

## 5.3 Conclusion

6. The survey of the character of the eight Green Belt villages has revealed that, notwithstanding the effects of some relatively recent development, they largely retain their open character and therefore make a positive contribution to the wider Green Belt. This reflects their typically linear, low density built form, with frequent glimpsed views to the wider countryside which typically adjoins back gardens. There is no clear case for in- setting of the villages and thereby creating a new development boundary within which in-fill development could occur, although in two cases re-definition of the village envelope could be considered. This accords with 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.”*



## 6. Study Conclusions

### 6.1 Conclusions and Justification

1. Across both Boroughs, Green Belt parcels make at least a Contribution to one or more Green Belt purposes and no areas have been identified which merit removal from the Green Belt.

The assessment of the Green Belt in Wokingham Borough and Bracknell Forest Borough has identified that overall it contributes to the purposes of Green Belt, as specified in the NPPF, with no instances of the Green Belt not fulfilling its intended purpose. There are a number of instances where the Green Belt makes a significant contribution to its overall strategic purposes, in some cases extending to the local level where there is a particular relationship between a settlement and the immediate Green Belt. There are no parcels which do not make at least a contribution to one or more of the purposes of Green Belt, and many perform multiple functions. Any proposals for the removal of Green Belt designation through the Local Plan process, justified by Exceptional Circumstances or development in the Green Belt justified through Very Special Circumstances, would need to take account of these overall findings.

2. There is no obvious case for an extension to the Green Belt in Wokingham Borough or within Bracknell Forest Borough.

The Green Belt in Wokingham Borough is considered to be robust in its extent. The westerly extent of the Green Belt (and thus that of the Metropolitan Green Belt) is demarcated by the clear boundaries of the River Thames, a railway line and the B3018 Waltham Road. Land to the west within Wokingham Borough is of a different character, being the outskirts of Reading (Woodley) with largely open countryside associated with the Thames and its floodplain between Woodley and Twyford. The Green Belt is tightly drawn around the built edge of Twyford and Wargrave. To the east of the Borough, the Green Belt encompasses the Royal Borough of Windsor & Maidenhead. Detailed consideration of an extension of the Green Belt in either Wokingham Borough or Bracknell Forest Borough would need to be considered through a further study.

3. There is no clear case for the in-setting of Green Belt villages in Bracknell Forest Borough but there may be a case for a re-examination of the village envelopes to allow for development to meet local needs.

The villages within the Green Belt are typically of an open character (i.e. built development set along roads in a linear fashion), only one property deep and with glimpsed views of the open countryside beyond. Whilst there are clearly some exceptions to this, (notably development off North Street Cranbourne), these are few and relatively modest. In-setting is intended to allow villages to grow to meet their needs and by definition requires the identification of clear boundaries to allow this occur. Whilst there is an envelope around each village which generally traces the edge of built development, there are numerous combinations of land parcels which could be used.

4. Opportunities for Positive Land Management

- a. In some locations in proximity to the built-up area, the Green Belt could benefit from positive land management (in light of para 81 of the NPPF). This could help address some of the typical negative characteristics associated with the so-called 'urban fringe' which include:
  - ▶ erosion of landscape structure through the removal and decay of field boundaries;
  - ▶ unmanaged hedgerows leading to 'gappy' boundaries;
  - ▶ unmanaged woodland resulting in poor structure and reduced opportunities for healthy succession;

- ▶ fragmentation of land holdings associated with sale and lease for horsiculture;
  - ▶ changes in land management associated with land help for 'hope value' leading to scrub encroachment;
  - ▶ unsympathetic, hard urban edges associated with estate development which abuts open farmland.
- b. By no means can all of the urban fringe thus be characterised, but combinations of these factors operate to lesser or greater degrees. These issues have long been nationally recognised and they are the subject of various interventions countrywide through initiatives such as community forestry. These can demonstrate that relatively modest interventions such as tree planting and access improvements can potentially make a significant difference to the quality of the landscape in these areas. On a larger scale, the role of community forestry in particular and its natural fit with Green Belt is acknowledged in the NPPF (para 92).
- c. Where development takes place this can offer the opportunity for positive land management both as part of the development footprint and in the immediate environs. Thus it is reasonable to expect that any development on Green Belt land (through Very Special Circumstances) pays heed to its context and contributes to the character and quality of its setting. Particular attention needs to be paid to:
- ▶ Development densities, building heights and designs appropriate to the receiving environment;
  - ▶ Sensitive edge treatment, avoiding visually harsh transitions between built development and the wider countryside; and
  - ▶ Connecting to and enhancing existing Green Infrastructure and access opportunities.
- d. Direct intervention to strengthen the landscape character is typically reliant upon new development prompting opportunities to improve recreational opportunities, for example. The progressive erosion of landscape structure and wider changes in land use (for example to horsiculture) can greatly affect both the appearance of the Green Belt and the sense of openness that should characterise it. Whilst landscape quality is not a Green Belt criterion, as noted in the NPPF, identifying opportunities for enhancing landscape character of the Green Belt is important. Where development takes place consideration should be given to positive land management and/or enhancement of landscape structure, ranging from the provision of recreational and nature conservation opportunities as more comprehensive approaches through to PRow enhancement and tree planting as part of selected intervention.

## 6.2 Consultation and the Duty to Co-operate

5. Consultation on the methodology for the Green Belt Review was undertaken to ensure that key interested parties (adjoining local authorities and Town and Parish Councils within Bracknell Forest Borough and Wokingham Borough) were given an early opportunity to comment on the approach being adopted. A number of helpful observations were made and these were used to adapt the methodology accordingly.







# Appendix A

## Wokingham Borough Strategic Assessment

See separate document





# Appendix B

## Bracknell Forest Borough Strategic Assessment

See separate document







# Appendix C

## Wokingham Borough Refined Assessment

See separate document







# Appendix D

## Bracknell Forest Borough Refined Assessment

See separate document





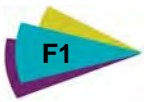
# Appendix E

## Bracknell Forest Borough Green Belt Villages Assessment

See separate document







# Appendix F

## Green Belt Methodology Consultation Document

See separate document





## Appendix G Constraints Maps

See separate document

