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# Winkfield Neighbourhood Plan

## TOPIC: Green Infrastructure and Landscape

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**Synopsis:** This topic paper will provide evidence to support the policy approach being taken in the Winkfield Neighbourhood Plan with regard to the natural environment.

Questionnaire (November 2016) results have been analysed and summarised in document 'Summary Report on the 2016 Neighbourhood Development Plan Survey for Winkfield Parish Council', so Section 10 (Policies) has been updated accordingly. Some policies have been removed.

This is one of 4 documents that make up the Green Infrastructure and Landscape Topic Papers:

- **wnspg\_green\_infra\_evidence:** This is the main evidence document which contains many maps and photos
- **wnspg\_green\_infra\_assessment\_local\_green\_space:** Supplement A: Assessment of Local Green Space in Winkfield Parish
- **wnspg\_green\_infra\_cycle\_route\_proposals:** Supplement B: Proposed Cycle Routes through Winkfield Parish
- **wnspg\_green\_infra\_summary:** Winkfield NP Green Infrastructure and Landscape Summary Document

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## 2. Definition of Green Infrastructure & Landscape

This topic paper will provide evidence to support the policy approach being taken in the Winkfield Neighbourhood Plan with regard to the natural environment.

The natural environment, open spaces and habitats all come together under the umbrella of **Green Infrastructure** which is fundamental to well-planned and healthy communities. Green infrastructure can be provided in a variety of ways:

- It can be green or open spaces that can link together to create an informal but planned network across a wide geographical area.
- It can be parks, gardens, woodland, green corridors, wildlife habitats/sites, open spaces, watercourses, street trees, gardens and the open countryside.
- It can also be areas that perform functions such as nature conservation, food production (farmland), footpaths, bridleways and cycle routes, areas for flood risk management.

### 2.1. Natural England's Definition of Green Infrastructure

*Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multi-functional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.*

*Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland. Consequently it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.*

### 3.BFC Parks and Open Space Strategy

Bracknell Forest Council's Parks and Open Space Strategy (Parks and Countryside Strategy) is about the management and development of recreational green space, particularly within the context of contribution to quality of life.

This relates to and supports a number of policy documents. Of most significance are the Bracknell Forest Sustainable Community Strategy and the Bracknell Forest Local Development Framework. Also of direct relevance are the Rights of Way Improvement Plan, Biodiversity Action Plan, Cultural Strategy, and Play Strategy.

Green space provision within Bracknell Forest has previously been assessed as part of the Bracknell Forest Borough Study of open space, sports, recreational and leisure facilities (Planning Policy Guidance Note 17) October 2006. The resulting vision as set out in this study is:

"A high quality, accessible network of clean, safe and attractive green spaces and facilities which allow people to improve their health and well-being through recreation and sport now and in the future."

And closely reflects the vision for the Sustainable Community Strategy:

"Bracknell Forest will have a reputation for its distinguished green landscape and contemporary, vibrant town centre. Contributing to this unique identity will be many neighbourhoods offering accessible facilities to meet individuals' needs. Local communities will be strengthened with people feeling safe and getting on well together. Ensuring everyone has similar opportunities and is included in public life will enhance confidence in public services. Preserving our green heritage will be key to the future development of the area, integrating environmental concerns into all activities. The Borough will have a prosperous and diverse economy, offering local jobs, personalised public services and a range of ways to spend leisure time.

Key objectives of the strategy are:

- **Provision:** Protect and establish public open space for recreation, play, sport, health, biodiversity, heritage and climate change mitigation and adaption that is appropriate to need; strategically located; and adaptable to future requirements
- **Maintenance:** Provide safe and welcoming public open space; attain and improve quality standards
- **Use and Enjoyment:** Make sure public open space supports well-being; encourages participation; and facilitates social inclusion.

## 4. Trees

### 4.1. Trees and the Planning System

Trees are important elements of green infrastructure, contributing to urban cooling through evapotranspiration and providing micro-climatic effects that can reduce energy demands in buildings. They therefore represent a key resource that can significantly contribute to climate change adaptation.

Trees can offer many benefits, including:

- Providing visual amenity, softening or complementing the effect of the built environment, and adding maturity to new developments;
- Displaying seasonal change and providing opportunities for wildlife in built-up areas;
- Making places more comfortable in tangible ways by contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare.
- Flood protection measures.

Where tree retention or planting is proposed in conjunction with nearby construction, the objective should be to achieve a harmonious relationship between trees and structures that can be sustained **in the long term**. In Bracknell Forest we often see planting conditions/requirements initially complied with only to be ripped up by the new residents e.g. buildings too close to large trees which create shade. With limited enforcement abilities this is detracting from our woodland heritage. The good practice recommended by British Standards is intended to assist in achieving this objective. BS 5837:2012 is applicable whether or not planning permission is required. It follows a logical sequence of events that has tree care at the heart of the process. The full sequence of events might not be applicable in all instances; for example, a planning application for a conservatory might not require the level of detail that needs to accompany a planning application for the development of a site with one or more dwellings.

Under the UK planning system, Local Planning Authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account when dealing with planning applications. Where trees are statutorily protected, it is important to contact the Local Planning Authority and follow the appropriate procedures before undertaking any works that might affect the protected trees.

Planning conditions are frequently used by Local Planning Authorities as a means of securing the retention of trees, hedgerows and other soft landscaping on sites during development and for a period following completion of the development. If it is proposed to retain trees for the long term then a TPO is often used rather than a planning condition. If valid planning conditions are in place then anyone wishing to undertake work to trees shown as part of the planning condition must ensure they liaise with the LPA and obtain any necessary consent or variation.

The nature and level of detail of information required to enable a Local Planning Authority to properly consider the implications and effects of development proposals varies between stages and in relation to what is proposed. Table B.1 of British

Standard **BS5837:2012 Trees in relation to design, demolition and construction – Recommendations** provides advice to both developers and Local Planning Authorities on an appropriate amount of information that will need to be provided either at the planning application stage or via conditions.

Winkfield Parish originally formed part of Windsor Forest (see William Faden's "Plan of his Majesty's Forest of Windsor" dated 1788-1791) and contains a number of veteran trees including significant oaks some of which are specimens of one hundred years plus with some notable trees closer to two centuries old.

Natural England and the Forestry Commission's standing advice for planning authorities is that Veteran Trees and Ancient Woodland should be taken into account by planning authorities where relevant when determining planning applications.

Trees and woodland classed as 'ancient' or 'veteran' are irreplaceable. Ancient woodland takes hundreds of years to establish and is considered important for its wildlife, soils, recreation, cultural value, history and contribution to landscapes.

'Ancient woodland' is any wooded area that has been wooded continuously since at least 1600 AD. It includes:

- 'ancient semi-natural woodland' mainly made up of trees and shrubs native to the site, usually arising from natural regeneration
- 'plantations on ancient woodland sites' areas of ancient woodland where the former native tree cover has been felled and replaced by planted trees, usually of species not native to the site

Ancient semi-natural woodland and plantations on ancient woodland sites have equal protection under the National Planning Policy Framework.

'Wooded continuously' doesn't mean there has been a continuous tree cover across the entirety of the whole site. Open space, both temporary and permanent, is an important component of woodlands.

Ancient wood pastures and historic parkland can be a distinct form of ancient woodland. Many have not been included on the Ancient Woodland Inventory because their low tree density meant that they didn't register as woodland on historical maps. Where ancient wood pastures are identified they should receive the same consideration as other forms of ancient woodland.

'Veteran trees' are trees which, because of their age, size or condition are of cultural, historical, landscape and nature conservation value. They can be found as individuals or groups within ancient wood pastures, historic parkland, hedgerows, orchards, parks or other areas.

Planning authorities should refuse planning permission for developments that would lead to loss or deterioration of irreplaceable habitats unless the need for, and benefits of, the development in that location clearly outweigh the loss. Read more in the National Planning Policy Framework.

A survey of Veteran Trees within Winkfield Parish was undertaken by Paul Craven, Head of Grounds Maintenance and Facilities, Winkfield Parish Council in 2008 and 2009,

with a further area covered in 2014. However this only includes trees located within Winkfield Parish Designated Green Spaces and Lambrook School.

## 4.2. Tree Preservation Orders (TPOs)

TPO Maps are provided in Section 11.6 below.

TPOs are administered by Local Planning Authorities (LPA) (e.g. a borough, district or unitary council or a national park authority) and are made to protect trees that bring significant amenity benefit to the local area. This protection is particularly important where trees are under threat. All types of tree can be protected, and a TPO can protect anything from a single tree to all trees within a defined area or woodland. Any species can be protected, but no species is automatically protected by a Tree Preservation Order.

A TPO is a written order which, in general, makes it a criminal offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by that order, or to cause or permit such actions, without the authority's permission. Anyone found guilty of such an offence is liable. In serious cases the case may be dealt with in the Crown Court where an unlimited fine can be imposed.

Trees (above a certain size) that fall under a Conservation Area such as Winkfield Row and Winkfield Village are automatically protected. If any stem on the tree is larger than 7.5 centimetres diameter when measured at 1.5 metres above ground level it is automatically protected. However there are a number of historic or iconic trees and woodlands within the Parish that should be protected for biodiversity value as well as amenity value.

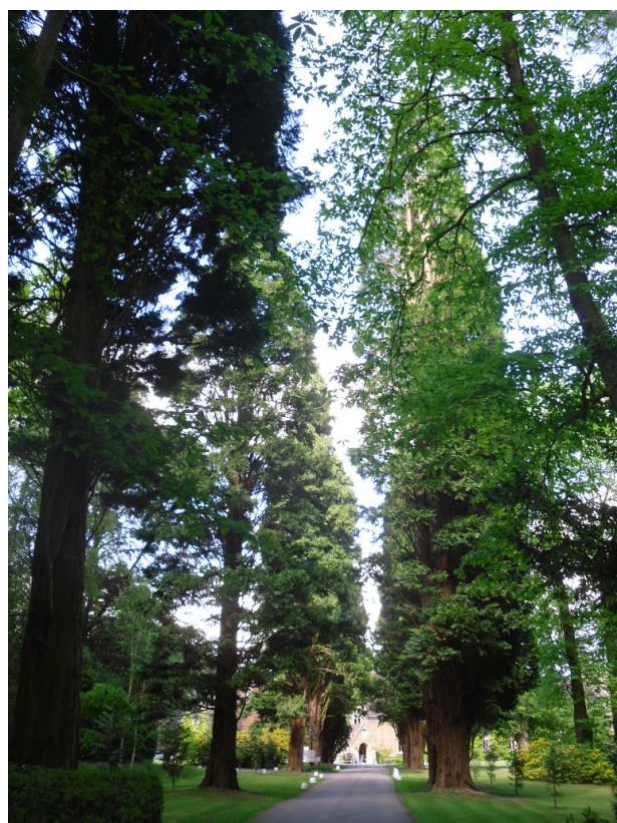


Figure 1 Ascot Priory





We suggest that any significant trees within the grounds of any listed building or within the grounds of a property registered under the Historic Environment Register should be automatically protected under the NDP, as well as those identified as landmarks, and /or significant views. Examples: The tree located outside St Mary's Church, Winkfield, the large Oaks located within the hamlet of Chavey Down, the trees within Ascot Priory and the area known as The Brackens sited at the corner of the London Road, Ascot and Swinley Road.

For information on Tree Preservation Orders in place in Bracknell Forest, refer to:  
<http://maps.bracknell-forest.gov.uk/LocalView/Sites/TPO/>

### 4.3. Ancient Trees and Ancient Woodlands

An ancient Cedar Tree is located at Winkfield St Marys Church opposite The White Hart Public House.

Natural England has provided the following maps of Ancient Woodlands in and around Winkfield Parish. Ancient woodland is identified using presence or absence of woods from old maps, information about the wood's name, shape, internal boundaries, location relative to other features, ground survey, and aerial photography.

#### 4.3.1. Ancient Woodlands North of London Road A329

The blue areas in the following map indicate Ancient Woodlands in Winkfield Parish North that include:

- Land by Bishops Lane Farm, on the western border of Winkfield Parish.
- Land by Nobbscrook Farm, south of Drift Road
- Land by Winkfield Plan Farm, north of Winkfield Lane, near Drift Road
- High Standinghill Woods between Badgers Bridge and Legoland
- Windsor Gt Park both sides of Sheet Street Road A332, by Peanut Roundabout
- Woodend, east Windsor Road A332, south of Lovel Lane B3034
- Windsor Forest north east of Sunninghill Road B383
- Buckhurst Park, near the western tip of Virginia Water Lake
- Land surrounding the northern half of Great Pond, west of Sunninghill Park

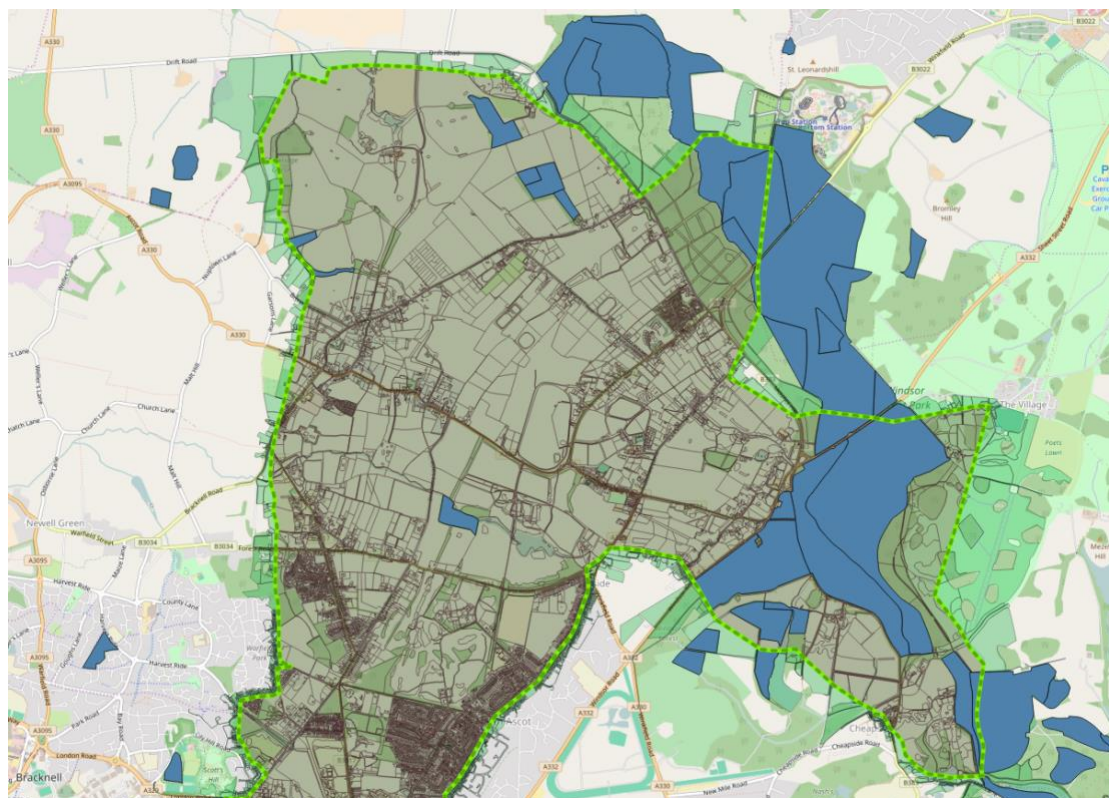


Figure 2 Ancient Woodlands in Winkfield Parish North

#### 4.3.2. Ancient Woodlands in Winkfield Parish South

There is also a small area of Ancient Woodland north west of Bagshot Park extending across the Surrey border into Winkfield Parish.

## 5. Open Space, Green Belt, Gaps

This section covers existing open space, Green Belt, Gaps and opportunities to fund the improvement of our environment.

### 5.1. Existing Open Space

The BFC Core Strategy sets out a planning framework for guiding the location and level of development in BFC up to 2026. The current BFC Local Plan consists of the Core Strategy (2008), the Site Allocations Local Plan (2012) and the saved policies in the Bracknell Forest Borough Local Plan 2002 (Appendix Section 11.1). These documents will be replaced by the new BFC Local Plan which is at an early stage, with a first Issues and Options consultation being held in Summer 2016. The Winkfield Neighbourhood Plan provides the local community with an opportunity to influence decisions about Local Green Spaces, Local Gaps and Strategic Gaps in the new BFC Local Plan.

Existing Open Space includes Local Gaps and Strategic Gaps identified in the map 'BFC Core Strategy 2008' in Appendix Section 11.4. A previously (2006) proposed Local Gap (CS9ii Winkfield Row to Martin's Heron) has already shrunk. Section 5.5 describes Palm Hills Development on land which was included in the Site Allocations Local Plan (2012).

Section 9 lists existing and Candidates Sites for Local Green Spaces. This Local Green Space status would protect Existing Open Space from inappropriate building development. Section 9 lists Bog Lane, which is an example of a Green Space at risk.

Existing Open Space in Winkfield Neighbourhood also includes farmland, Crown Estate and other areas not managed by councils. It is in the interest of these managers to respect the local community wishes, expressed via the Winkfield Neighbourhood Plan, to help sustain our Green Infrastructure which is fundamental to well-planned and healthy communities. For example, Section 7.5 proposes a Green Cycleway through Swinley Park to New Forest Ride.



## 5.2. London Green Belt

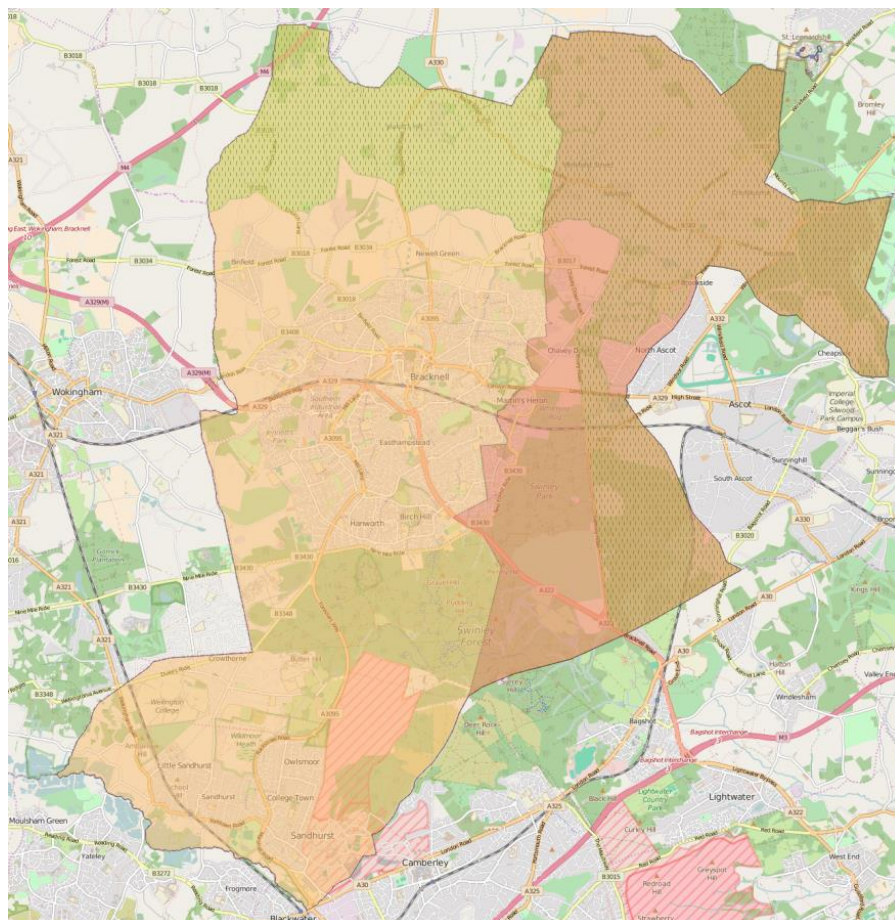


Figure 3 Bracknell Forest and Green Belt

In the above map

- green dotted areas indicate London Green Belt land
- orange indicates Bracknell Forest
- pink indicates Winkfield Neighbourhood within Bracknell Forest

The junction of Smewins Rd and Drift Rd mark the northwest corner of Bracknell Forest on Green Belt Land which extends south to Carters Hill, Church Lane, Ryehurst Lane, Bottle Lane, Maidenhead Rd and Westhatch Lane. Further east, the junction of Bracknell Rd and Winkfield Row is on Green Belt land on the western boundary of Winkfield Parish. Section 11.3 below shows more detailed maps of Winkfield Neighbourhood on Green Belt land. Most of Winkfield Neighbourhood North is in Green Belt. Locks Ride and Priory Road have Green Belt to the East and non-GreenBelt (pink) to the West. The eastern side of Winkfield Neighbourhood South is in Green Belt. Swinley Road has Green Belt land to the East (Swinley East) and non-GreenBelt to the West (Swinley Park). Swinley Park and Swinley East are Crown Estate. Existing Open Space also includes Green Belt. Most of Winkfield Neighbourhood is on London Green Belt land, but this needs protection from inappropriate use of "Special Circumstance" caveats which have already been used to permit building on Green Belt land. SPAE (Society for Protection of Ascot and Environs) helps to minimise the erosion of Green Belt by working with LGBC (London Green Belt Council) which campaigns nationally. Fifty Thousand Homes have been built on Green Belt land in the last ten years.

### 5.2.1.Green Belt Under Threat In Ascot

Important factors influencing Site Allocations (Section 8.3 below) in Winkfield Neighbourhood include

- The NPPF Paragraph 87 (8.9.1 below)
- SPAE (Society for Protection of Ascot and Environs)
- LGBC (London Green Belt Council)
- CPRE (Campaign to Protect Rural England)
- Eric Pickles, the Local Government Secretary
- Chris Skidmore MP
- Prime Minister Theresa May
- Communities Secretary Sajid Javid
- The Lyons Report which is expected to form the basis of housing policy
- Flood Zones

In October 2016, Green Belt became a hot topic in the press, following the publication of a report by Sir Michael Lyons. Chis Skidmore (Chairman of The All Party Parliamentary Group on the Green Belt) said "Now we have clear proof that Ed Miliband is intending to launch another land grab on Green Belt."

Eric Pickles and Theresa May have supported Sajid Javid's declaration that Green Belt is "absolutely sacrosanct", but LGBC have produced a report 'Safe Under Us?' which identifies 203 sites in the London Green Belt which are under threat from development. The majority of these sites are required to meet housing targets and appear in local planning authorities' draft or adopted local plans. This indicates that local planning authorities support the proposed site allocations and that these threats are genuine. Richard Knox-Johnston (Chairman of LGBC) said "Promises were made in the Conservative General Election manifesto that the green belt would be 'Safe under us'. However councils are telling their residents that there is no alternative but to build in the green belt."

Figures from Glenigan, the planning and construction industry experts, published in August found that 5,600 new homes were approved to be built on Green Belt last year, compared to just 2,260 in 2009/10 – a 148% increase over the 5-year period. According to CPRE, Councils across England have approved plans for 275,000 homes on Green Belt land, including 117,000 on the London Green Belt.

Ascot is just one of many examples of how London's Green Belt land is gradually being eroded. An article in the Financial Times describes the threat facing Ascot from release of Green Belt land. RBWM is considering de-designating Ascot High Street and a swath of other Ascot Green Belt areas to accommodate 1,600 homes that RBWM says must be built over the next two decades.

### 5.3. Funding by S106 and CIL

This section shows how statutory mechanisms offer opportunities to fund the improvements to our environment.

#### 5.3.1.S106

Planning obligations under Section 106 of the Town and Country Planning Act 1990, commonly known as S106 agreements, make a development proposal acceptable in planning terms. They are focused on site-specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and CIL.

#### 5.3.2.Community Infrastructure Levy (CIL)

Community Infrastructure Levy is a new system of funding infrastructure through planning charges that BFC can ask developers to pay for most new building projects. The money can be used to fund a wide range of infrastructure needed to support new development with the district, not necessarily in the location where the money is raised. Where the authority has indicated that it intends to fund an item of infrastructure through CIL, it cannot then also seek money through S106 for the same thing. In February 2015 BFC published a list of infrastructure projects or types of infrastructure that it intends to fund wholly or partly through CIL revenue. These listed projects will no longer be funded through S106 planning obligations. These projects include the following:

- Education:
- Libraries: Improvements to existing and provision of new library facilities.
- Built Sports: Improvements to existing and provision of new sports facilities.
- Police: Funding of facilities / equipment.
- Provision and enhancement of Suitable Alternative Natural Green Space (SANG) described in Section 5.4 below
- Transport: BFC have identified 17 Local Road Network Capacity Improvements, including 6 that may impact Winkfield Parish. Details are available in the Winkfield Neighbourhood Plan Topic Paper: Highways / Parking / Traffic.
- Footpath and Cycleway accessibility improvements: BFC have identified 26 CIL-funded footpath/cycleway projects in Bracknell Forest, but only 2 of these are in Winkfield Parish (the largest of all the parishes)

It is herein proposed that CIL-funded projects in Bracknell Forest should include:

- proposed footpath/cycleway routes identified in Section 7.7 below
- improved pedestrian/cycle access to Kingswood described in Section 8.8
- additional allotments described in Section 9.3 below
- drainage for Asher Recreation Ground described in Section 9.1 below

## 5.4. Thames Basin Heaths Special Protection Area

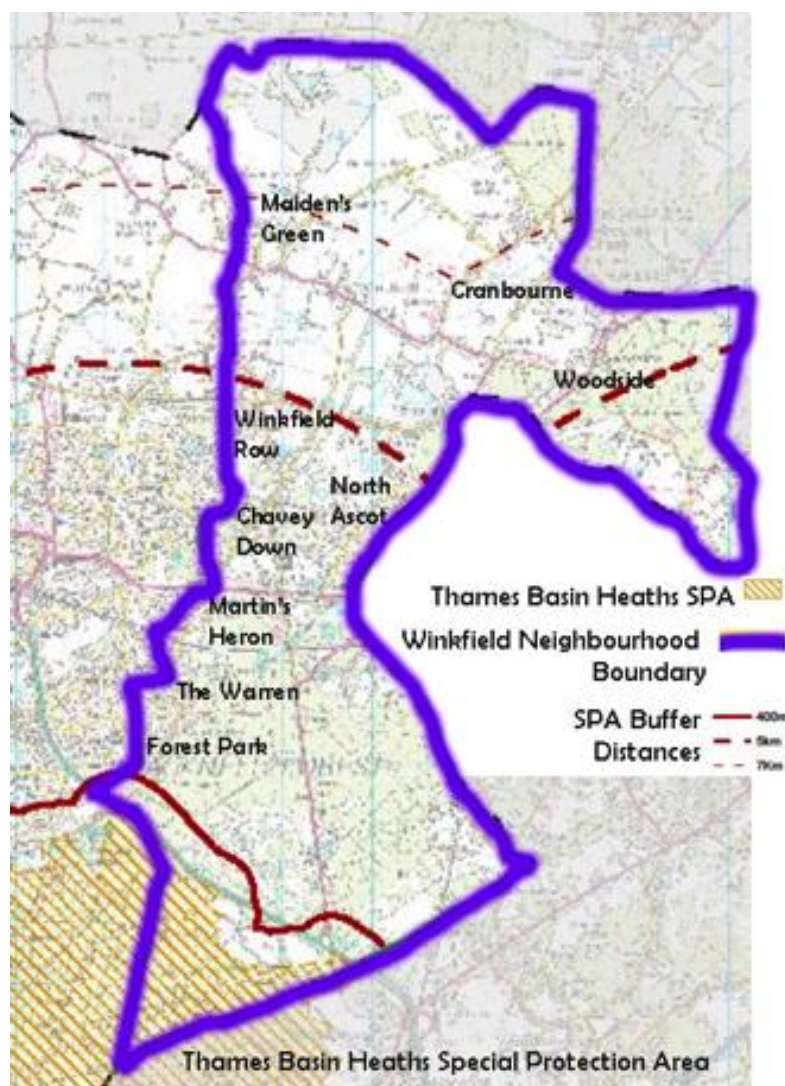


Figure 4 Thames Basin Heaths SPA Buffer Zones

This section shows how SANGS and SAMM offer opportunities to improve our environment, when housing developments occur within the TBH SPA 5km buffer zone.

The UK participates in an EC Directive on the Conservation of Wild Birds which provides a framework for the conservation and management of, and human interactions with wild birds in Europe (Section 8.9.2 below). This Directive protects the Thames Basin Heaths Special Protection Area (TBH SPA) located across the counties of Surrey, Hampshire and Berkshire. The SPA supports important breeding populations of Nightjar and Woodlark, both of which nest on the ground, and Dartford Warbler which often nests in gorse. The south of Winkfield Neighbourhood is in TBH SPA.

Building proposals with more than 50 dwellings (e.g. WINK 6 and WINK 31 in Section 8.7.2 below) in the 7km Buffer Zone require that landowners and developers consult Natural England to agree on suitable mitigation measures. The middle of Winkfield

Neighbourhood is dominated by the 5km buffer zone, thereby presenting opportunities to get contributions (from developers) to SANG and SAMM described below.

Natural England has warned about domestic pets foraging in the TBH SPA and has developed an agreement with Borough Councils to mitigate the threat to these endangered ground-nesting birds. BFC has a duty to ensure that all the activities they regulate will have no adverse effect on the integrity of the SPA. Regulation 61 of the Habitats Regulations requires BFC to assess the possible effects of the various proposals, including planning applications, on the SPA. The mitigation measures Natural England believes are able to mitigate against this impact are contributions (from developers) to SANG and SAMM described below.

#### **5.4.1.SANGS**

The provision of suitable alternative natural greenspace (SANGS) makes available an alternative site (e.g. Englemere Pond) for new residents to use for recreational purposes, instead of the SPA. This mitigation framework applies to all settlements within 5km of TBH SPA e.g. Winkfield Row and North Ascot. These Suitable Alternative Natural Green Spaces mean theoretically that cats and dogs are less likely to venture into the TBH SPA. However, we need to make this impact realistic. Dog-walkers near "The Rough" (North Ascot) have said that Englemere Pond is too far to walk and that they are unlikely to start walking to Englemere Pond just because of improved boardwalks around the Pond. We need more local, easily accessible SANGS sites. Section 5.4.3 describes the threshold for bespoke SANGS.

#### **5.4.2.SAMM**

Contribution towards Strategic Access Management and Monitoring (SAMM) ensures that access management implemented in one area of the SPA does not simply displace visitors onto another part of the SPA. SAMM should be used to ensure that new residents in new housing developments can access a nearby SANG without using their car. In recent years small housing estates have been built in Ascot as cul-de-sacs with only one point of entry and exit. Footpaths should enable pedestrians to enter an estate on one side and exit the estate on another side. SAMM should contribute towards new Cycleway/Walkway routes connecting new housing developments to a nearby SANG, so that dog-walkers will be encouraged to walk to a local SANG, instead of driving to The Look Out and letting their dogs forage in Swinley Forest, where Nightjar and Woodlark both nest on the ground.

#### **5.4.3.Contributions to SANG and SAMM**

Full details of contributions and actions are provided in Thames Basin Heaths Special Protection Area Briefing Note for Applicants (link in Section 11.1).

To illustrate a small housing estate levy, if a small housing estate was built on Ascot Heath School Playing Fields, developers would be required to pay into the SAMM fund and into a SANGS fund which is currently being used to improve (boardwalks etc) Englemere Pond SANGS Site. For each 3 bedroom house, the developer would be required to pay £2,400 into SANG and £711 into SAMM; totalling £3,111.

To illustrate a large housing estate levy, if a housing estate with net increase of 109 dwellings or more were built in Winkfield Row within the TBH SPA 5km Buffer Zone, then developers would be required to fund the provision of a bespoke SANGS. Per dwelling, similar (to the small housing estate) levies would apply but the costs of bespoke SANGS with 'per bedroom' SAMM contributions would depend on the mix of housing.



### 5.5. Local Gap between Winkfield Row & Martin's Heron

Gaps retain identity of settlements by preventing coalescence with nearby settlements. Local Gap 4 between Bracknell and Ascot was identified in the Entec Study Report (Appendix Section 11.4.211.4) and included in the Core Strategy submission version (2006) to protect Ascot from Bracknell urban sprawl. However, the local gap was removed by the planning inspector and therefore did not feature in the adopted Core Strategy (2008). The 2006 map and 2008 map are both provided in Appendix Section 11.4. The 2008 map shows 'Major Locations for Growth' between Binfield and Warfield. Although Binfield has experienced some coalescence, the 2008 map shows Binfield protected by a strategic gap in the west and protected by a local gap in the east.

The proposed Local Gap between Bracknell and Ascot is illustrated in

- Figure 53 LDF Core Strategy Spatial Framework 2006
- Figure 54 Gaps & Green Wedges North – Entec Study 2006
- Figure 56 LCA F1: Chavey Down Wooded Sands
- Figure 5 Local Gap 4 in Entec Study 2006
- Figure 6 Reduced Local Gap 4 in BFC Draft Local Plan 2018

Paragraphs 126 & 127 on page 21 of the Core Strategy Inspector's Report 2007 (link in Appendix Section 11.1) explains why this Local Gap was removed by the planning inspector who stated "North Ascot is separated from Bracknell by the Green Belt, albeit by a relatively narrow strip of Green Belt. Therefore, there can be no real threat of coalescence". CPRE (The Campaign to Protect Rural England) estimated that Fifty Thousand Homes have been built on green belt land in the last ten years. Councils across England have approved plans for 275,000 homes on Green Belt land, including 117,000 on the London Green Belt (Section 5.2.1 above). Contrary to the Core Strategy Inspector's Report 2007, there is a real threat of coalescence across the narrow strip of Green Belt land west of North Ascot.

The Winkfield Neighbourhood Plan has found a compromise that does not conflict with the Core Strategy Inspector's Report 2007 or with the Draft Bracknell Forest Local Plan 2018 Evidence base document CLP.Ev.5b - Bracknell Forest Landscape Recommendations Report.

The Draft Bracknell Forest Local Plan 2018 Evidence base is available here

<https://www.bracknell-forest.gov.uk/draft-bracknell-forest-local-plan/evidence-base>

Section 'CLP/Ev/5 - Development in the Green Belt and Countryside' includes a Local Gap between Bracknell and Ascot (Figure 6 Reduced Local Gap 4 in BFC Draft Local Plan 2018). This is part of a larger area called 'LCA F1: Chavey Down Wooded Sands'. As explained above, the Draft Bracknell Forest Local Plan 2018 has dismissed the Entec Study Report and the term 'Local Gap 4'. Section 8.7.6 below describes SHELAA Site WINK22 in Whitmoor Forest (Land to south of London Road, east of Bog Lane and west of Swinley Road).

In the 2016 Neighbourhood Development Plan Survey, most residents supported the adoption of the 2006 proposal from BFC for a local gap so that Bracknell and Ascot would remain separated by a green strip of land stretching from Winkfield Row to Martin's Heron to prevent Bracknell merging with Ascot. 88% agreed, including 71% who agreed strongly.

The Draft Bracknell Forest Local Plan 2018 includes a proposal to build on Whitmoor Forest, so it is prudent for the Winkfield Neighbourhood Plan to propose a reduced Local Gap 4 which excludes WINK22.

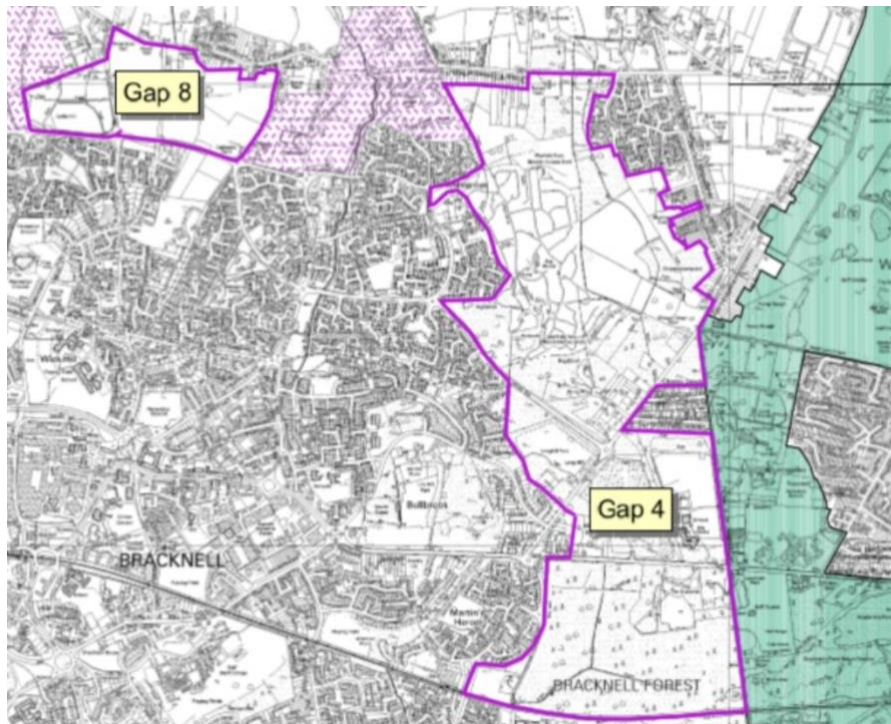


Figure 5 Local Gap 4 in Entec Study 2006

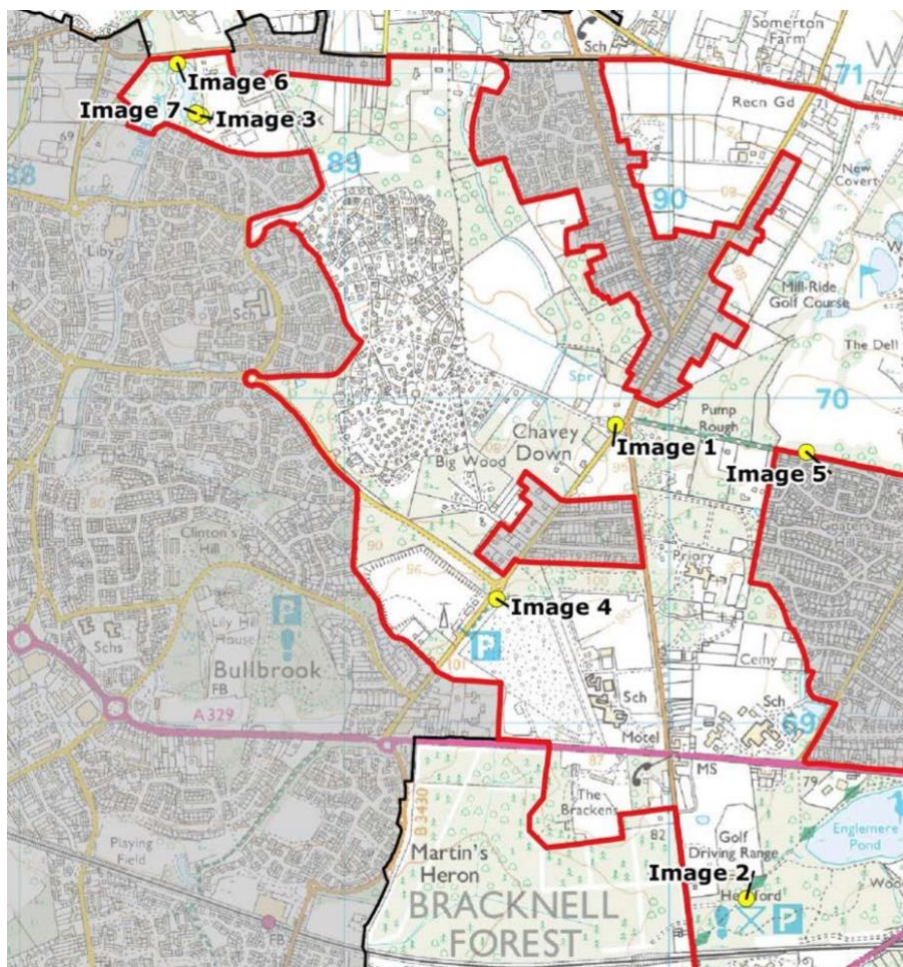


Figure 6 Reduced Local Gap 4 in BFC Draft Local Plan 2018

The Winkfield Neighbourhood Plan proposes that Local Gap 4 (Winkfield Row to Martin's Heron part of a larger area called 'LCA F1: Chavey Down Wooded Sands' in the Draft Bracknell Forest Local Plan 2018 Evidence base) is given added protection to guard against the very real threat of Ascot being overrun by Bracknell urban sprawl. The Winkfield Neighbourhood Plan accepts the exclusion of WINK22 (Whitmoor Forest), in order that this proposal does not conflict with Draft Bracknell Forest Local Plan 2018.

### **5.5.1. The Brackens, London Road**

SHELAA Site WINK 21 is The Brackens described in Section 8.7.6 below. Berkeley Homes submitted planning applications for the site at The Brackens. They presented their proposals at The Brackens, London Road, Ascot, SL5 8BE on Wednesday 11th January 2017. 59 dwellings are proposed in the middle of Local Gap CS9ii (Winkfield Row to Martin's Heron). Although The Brackens is not on Green Belt Land, this proposal (WINK 21) directly challenges the assurances in the Core Strategy Inspector's Report 2007.



## 6. Wildlife

This section covers Wildlife distribution, Wildlife corridors and connectivity to networks in adjacent Parishes. To improve the wellbeing of people, plants and animals, Winkfield Neighbourhood Plan needs to ensure that wildlife corridors and habitats continue to play a role in the local landscape. We should continue to seek opportunities to enhance and develop these corridors and habitats. Wildlife Corridors mostly follow water courses even when they go underground.

### 6.1. Sites of Special Scientific Interest (SSSI)

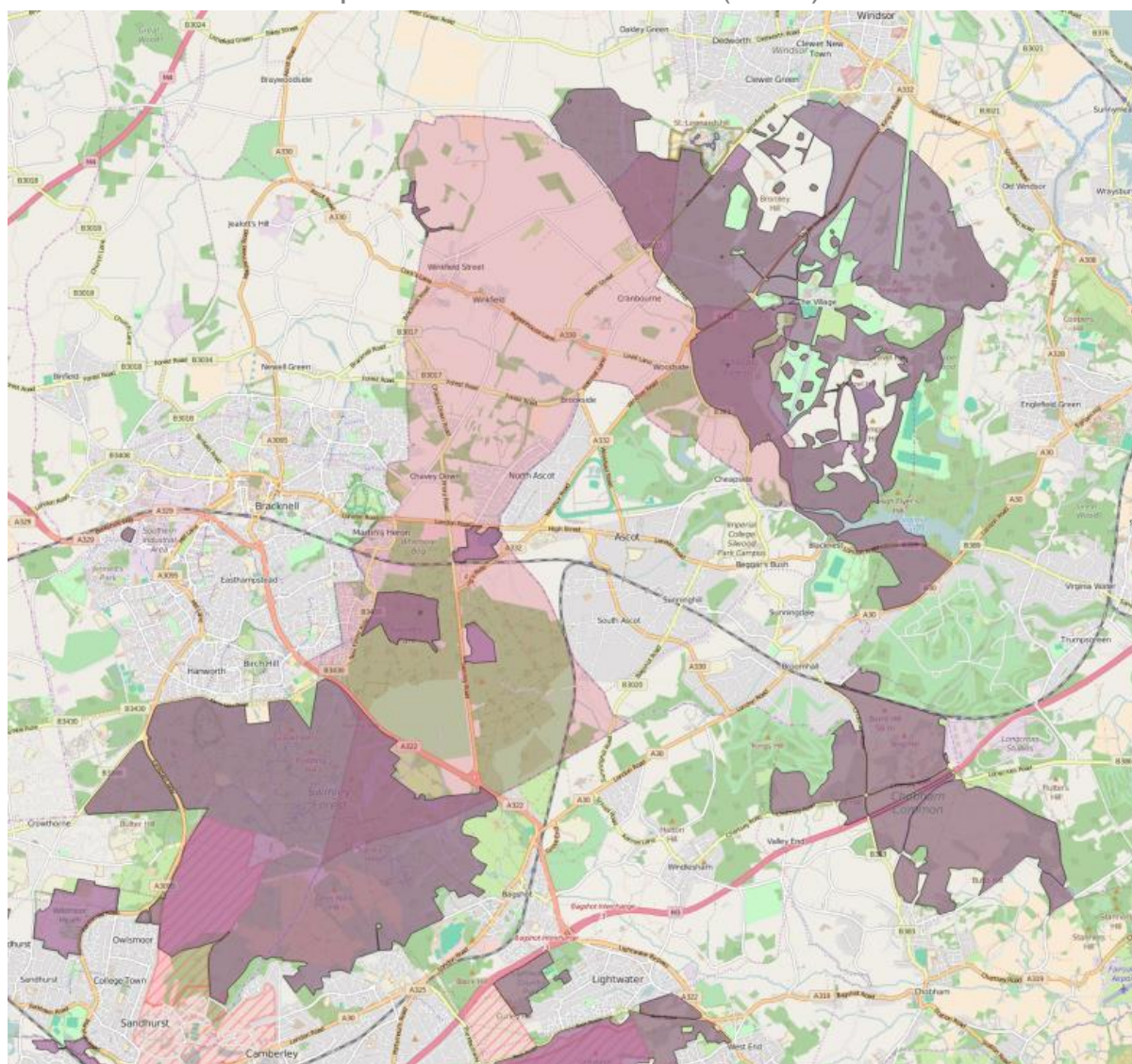


Figure 7 SSSIs (purple) in and around Winkfield Neighbourhood

Natural England have provided the above map. A Site of Special Scientific Interest is a conservation area denoting a protected area in the UK. SSSI's are the basic building blocks of site-based nature conservation legislation. The NPPF protects SSSI's (Section 8.9.2 below). SSSI's include parts of Swinley East (Brickpits east of A322), parts of Swinley Park, Windsor Forest east of B383, Thames Basin Heaths Special Protection Area (Swinley Forest south of the A322 explained in Section 5.4) and Englemere Pond which is also a SANG (Section 5.4.1). Ascot Wildlife have objected to an SSSI being used as a SANG.

## 6.2. Wildlife in Ascot

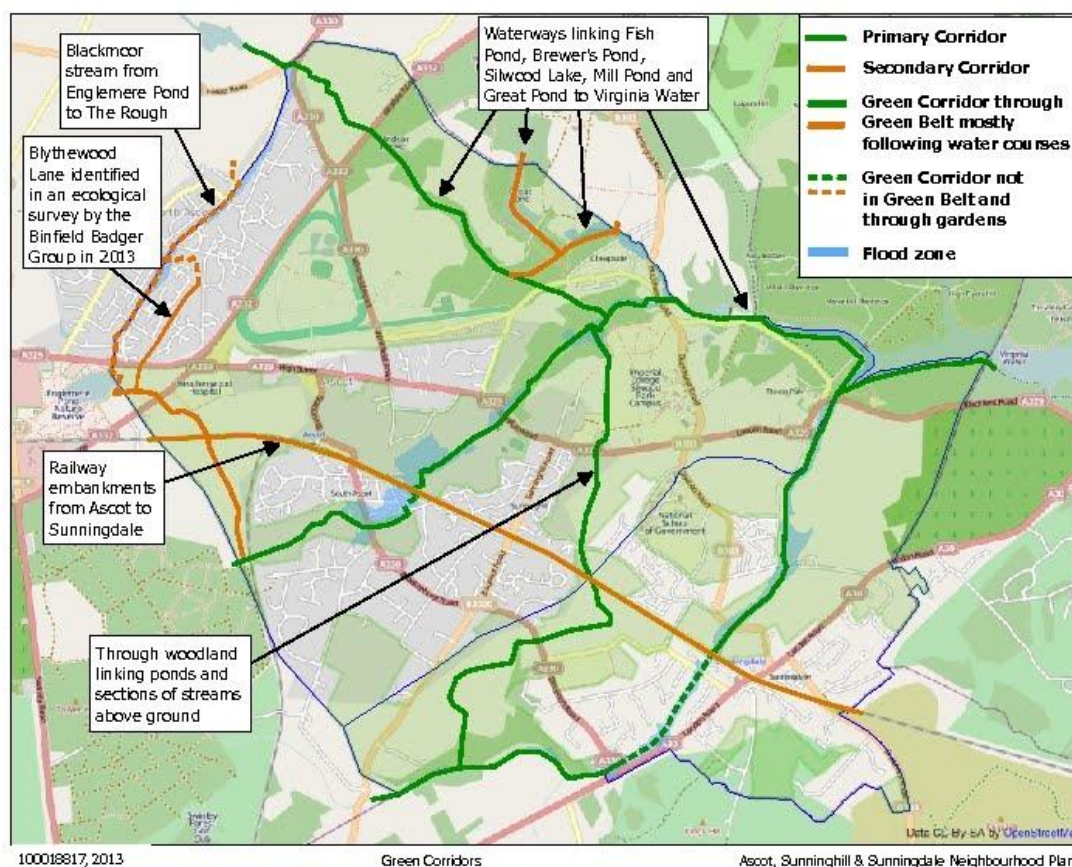


Figure 8 Green Corridors in the AS&S NP

Wildlife in Ascot (Link in Appendix Section 11.1) has developed this map of green corridors to support the migration of plants and animals.

The Ascot, Sunninghill and Sunningdale Neighbourhood Plan was adopted by RBWM in March 2014. This put in place these green corridors through the parishes of Sunninghill and Ascot and Sunningdale as shown above.

The following extracts from Wildlife in Ascot maps help substantiate the need for these green corridors.



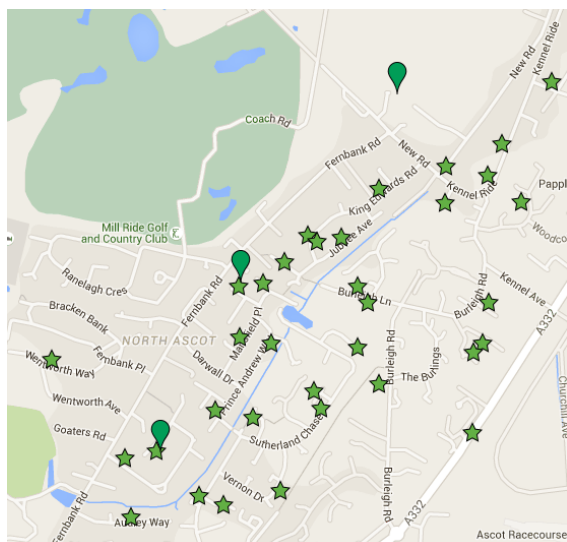


Figure 9 Extract from WiA Map of Hedgehogs seen in 2014

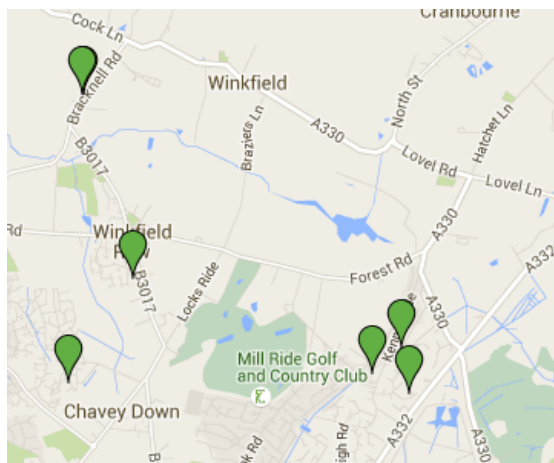


Figure 10 Extract from WiA Map of Toads seen in 2015

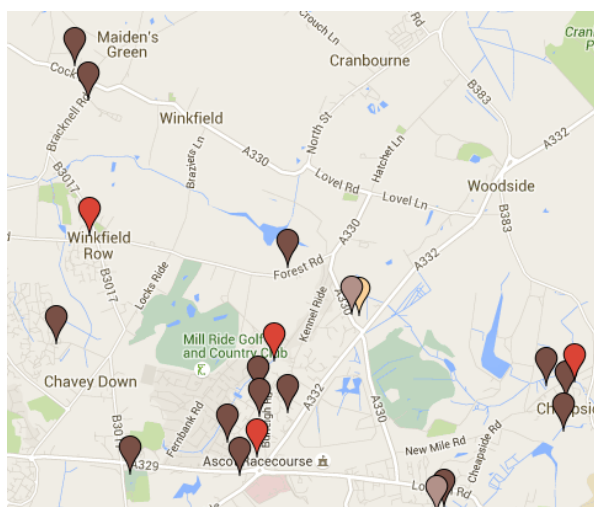


Figure 11 Extract from WiA map of Owls heard in 2015

### 6.3. Wildlife in Winkfield Neighbourhood

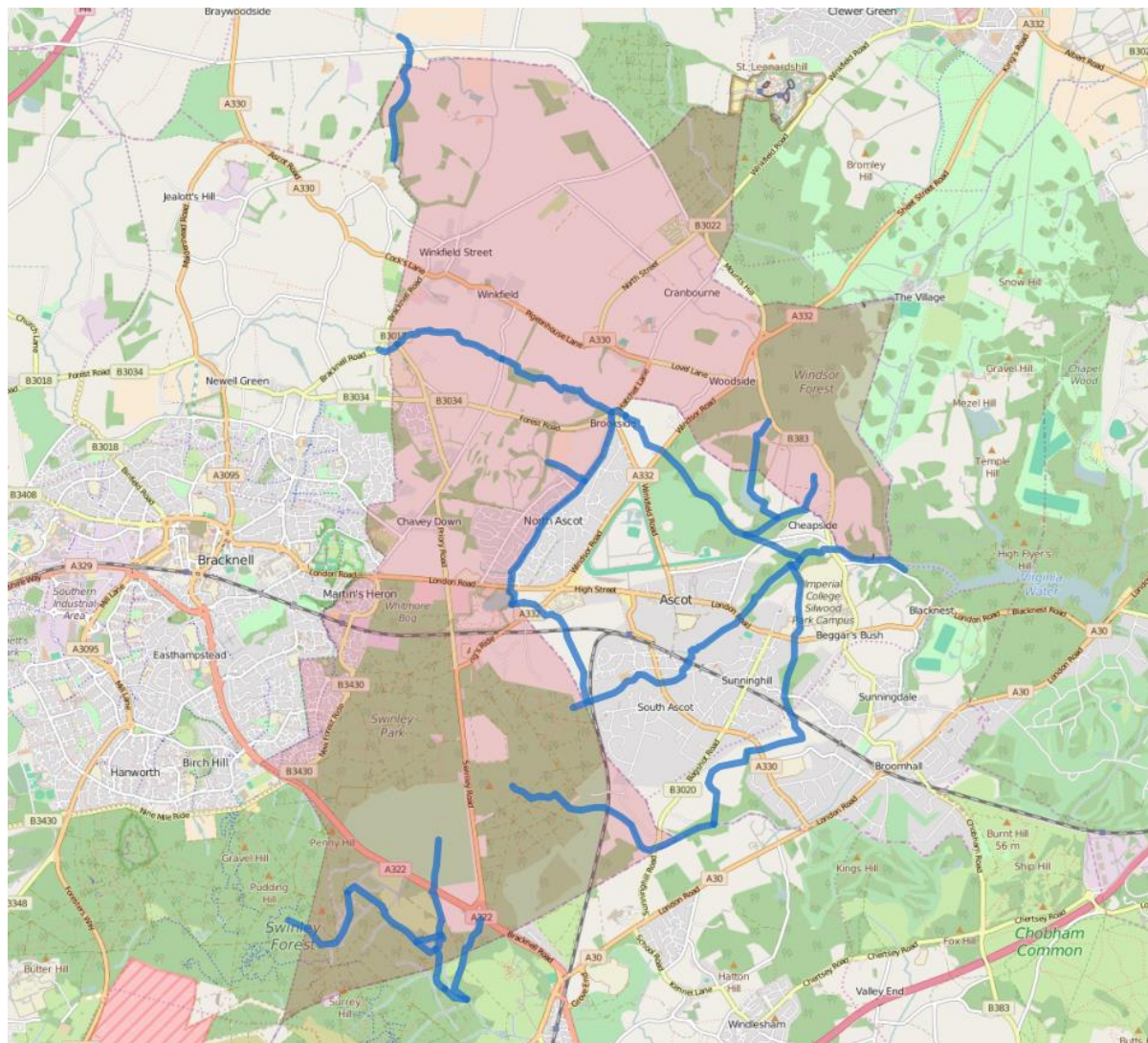


Figure 12 Wildlife Corridors in Winkfield Neighbourhood

Wildlife corridors (blue lines above) allow wildlife to migrate, feed and breed. Wildlife in Ascot ([ascot.wildlife@gmail.com](mailto:ascot.wildlife@gmail.com)) worked with a professional ecologist to identify wildlife corridors by highlighting water courses through Ascot, Sunninghill and Sunningdale. Wildlife in Ascot and Bracknell Forest Biodiversity Officer have assisted Winkfield Neighbourhood Plan Steering Group in identifying water courses through Winkfield Neighbourhood. More detailed maps are provided in Section 11.5 below.

Winkfield Neighbourhood Plan Steering Group conducted a small survey to identify plant species, badger tunnels, great crested newts, rare orchids, birds, etc in Winkfield Neighbourhood.

A resident wrote that many frogs newts and dragon fly exist in and around Towns Bourne Pond (Section **Error! Reference source not found.**) which is cared for by WPC.

A resident listed the following species he regularly spots in the forest near Kings Ride: Deer, Foxes, Herons, Adders, Grass Snakes, Rabbits, Owls, Lizards.



## 6.4. TVERC

TVERC (Thames Valley Environmental Records Centre) exchanges wildlife sighting data with various organizations, including Ascot Wildlife, BBOWT, Forestry Commission, Environment Agency and Natural England. Wildlife (protected species, rare, scarce or declining species) distribution data is plotted onto GIS (Geographical Information System) layers and sold to the public.

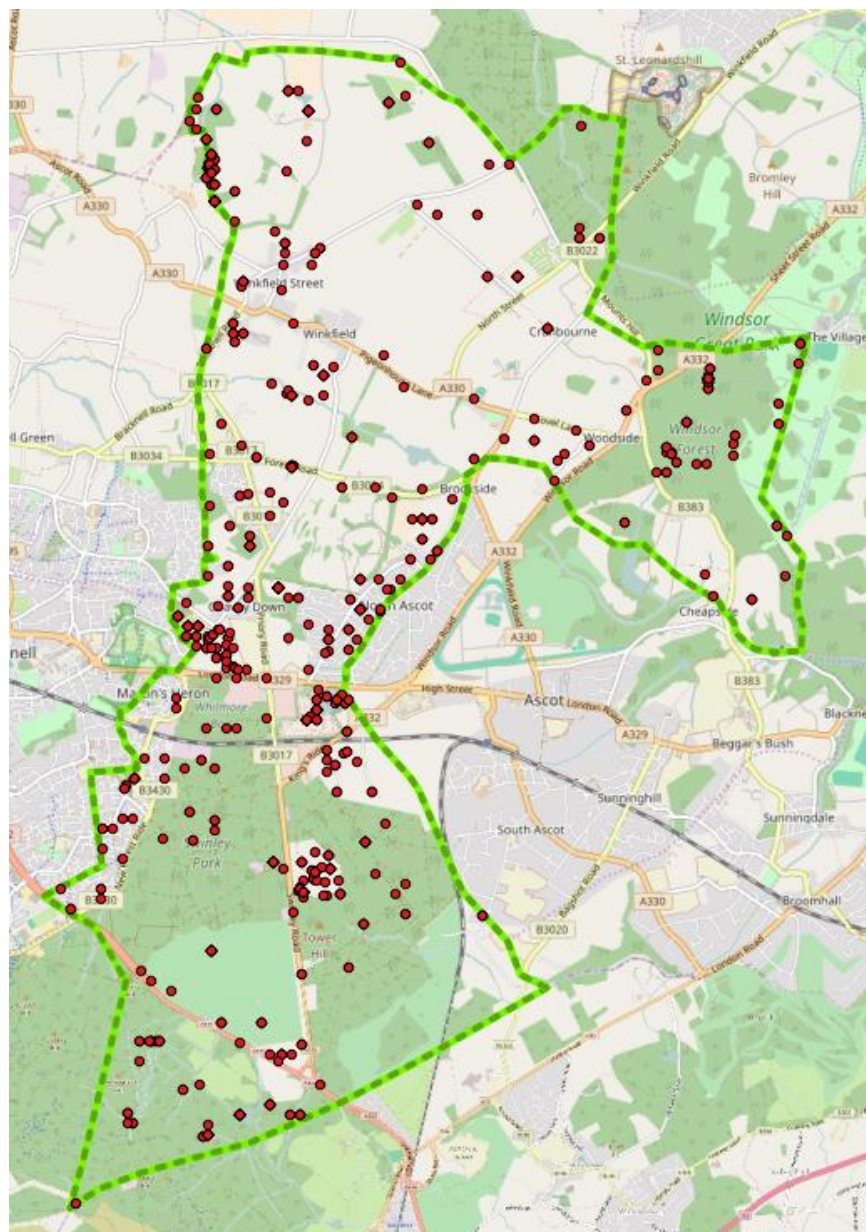


Figure 13 Wildlife sightings in Winkfield Parish

The above map and the following maps are the result of combining GIS layers from OpenStreetMap, Mastermap (© Crown copyright and database rights 2016 Ordnance Survey 100019488) and TVERC, for which WPC have paid a fee.

TVERC have provided the red dots in the above map overlaid on OpenStreetMap. Red dots identify locations of over 1200 sightings (years 1990 to 2016) of protected, rare, scarce or declining species (flora and fauna). The following maps are filtered to provide more focused maps of wildlife groups.



## 6.5. Amphibians

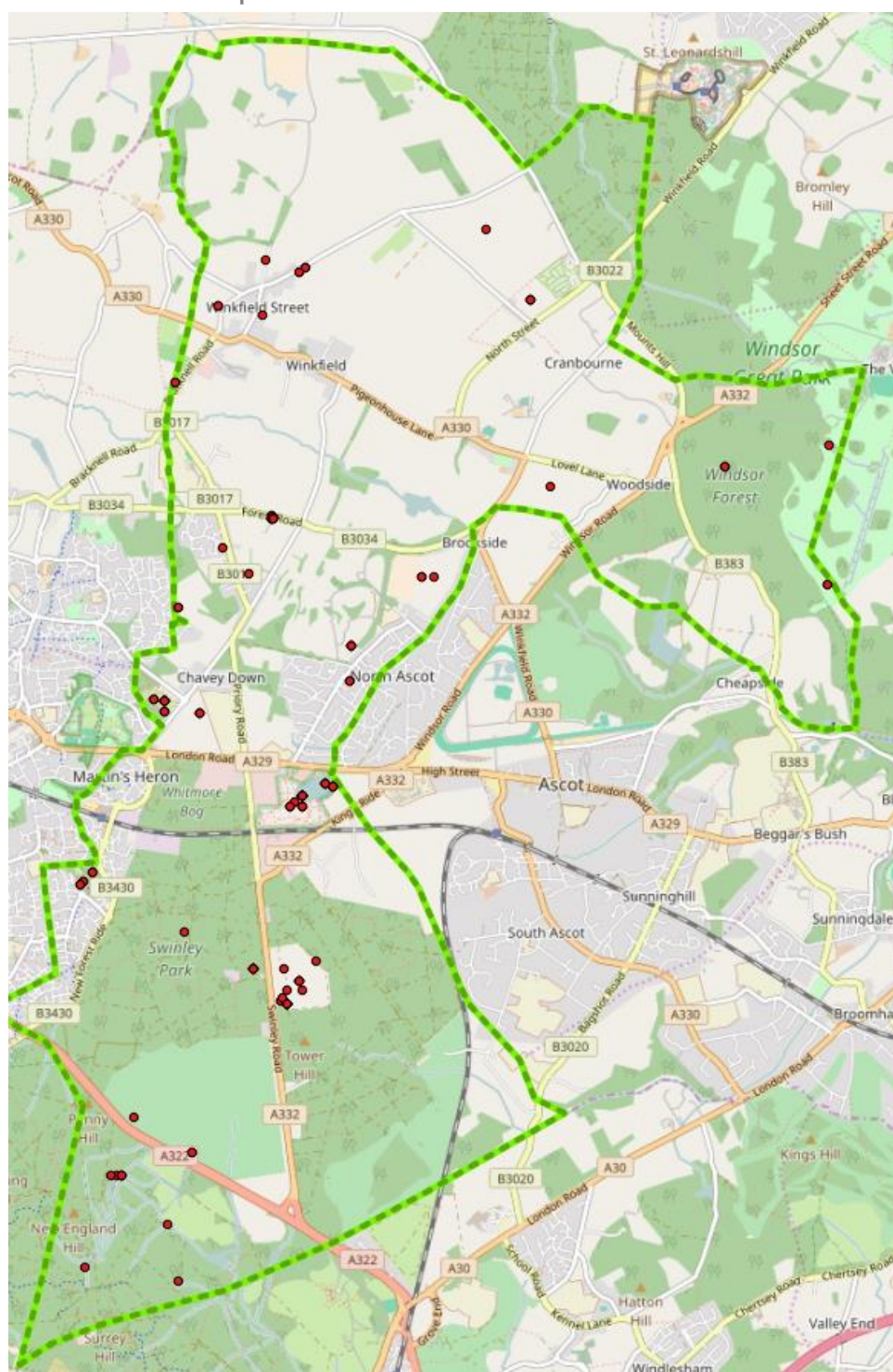


Figure 14 Newts, Frogs and Toads in Winkfield Parish

TVERC have provided the red dots in the above map overlaid on OpenStreetMap. Red dots identify locations of 164 sightings (years 1991 to 2016) of amphibians (Great Crested Newt, Smooth Newt, Palmate Newt, Common Frog, Common Toad) in Winkfield Parish with each sighting ranging from 1 specimen upto a single sighting of 500 juvenile toads.

## 6.6. Reptiles

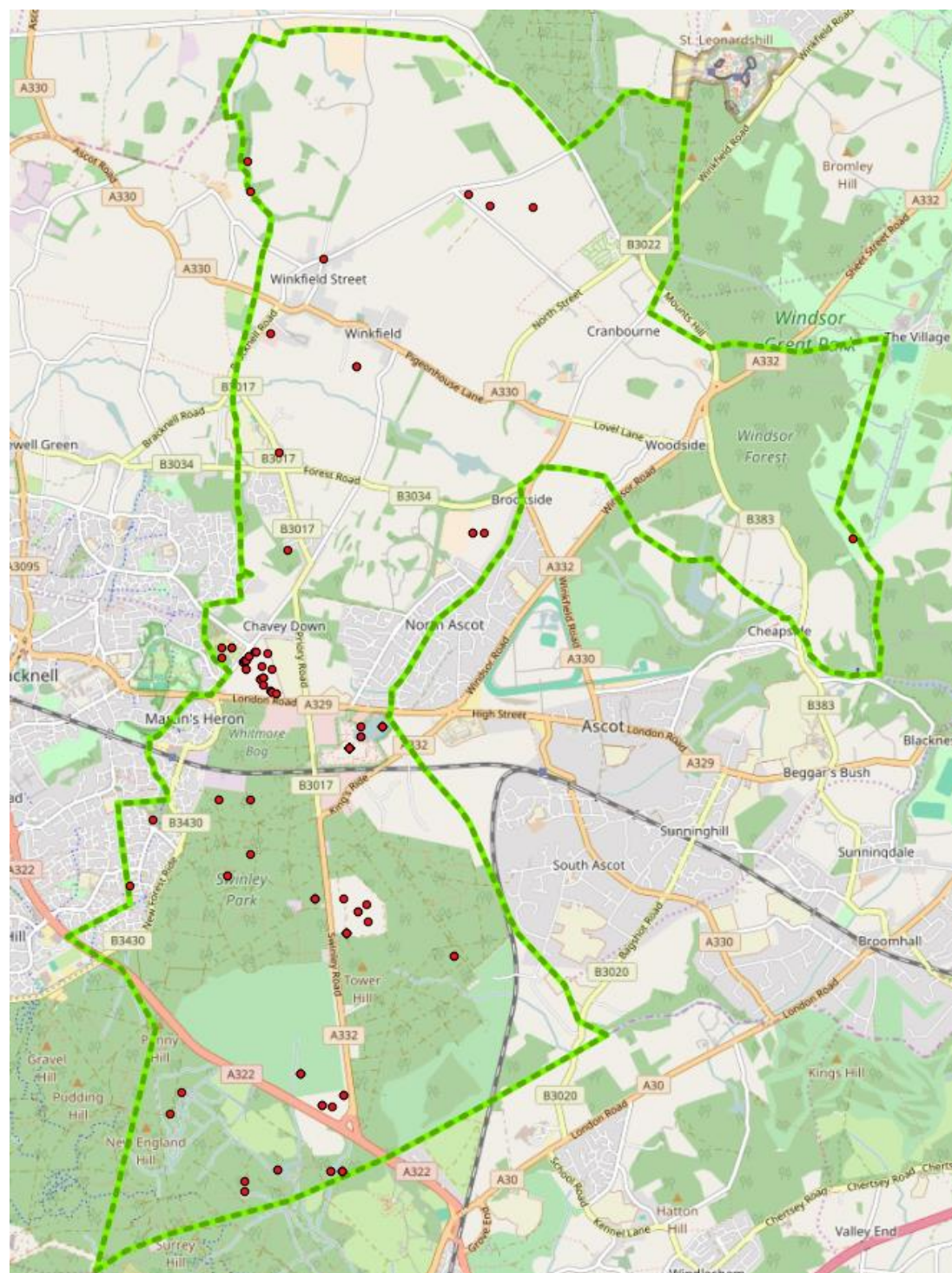


Figure 15 Sightings of Reptiles in Winkfield Parish

TVERC have provided the red dots in the above map overlaid on OpenStreetMap. Red dots identify locations of 138 sightings (years 1991 to 2016) of reptiles (Slow-worm, Common Lizard, Grass Snake and Adder) in Winkfield Parish with each sighting ranging from 1 specimen upto a single sighting of 3 Adders and a single sighting of 4 Grass Snakes.





## 6.8. Birds

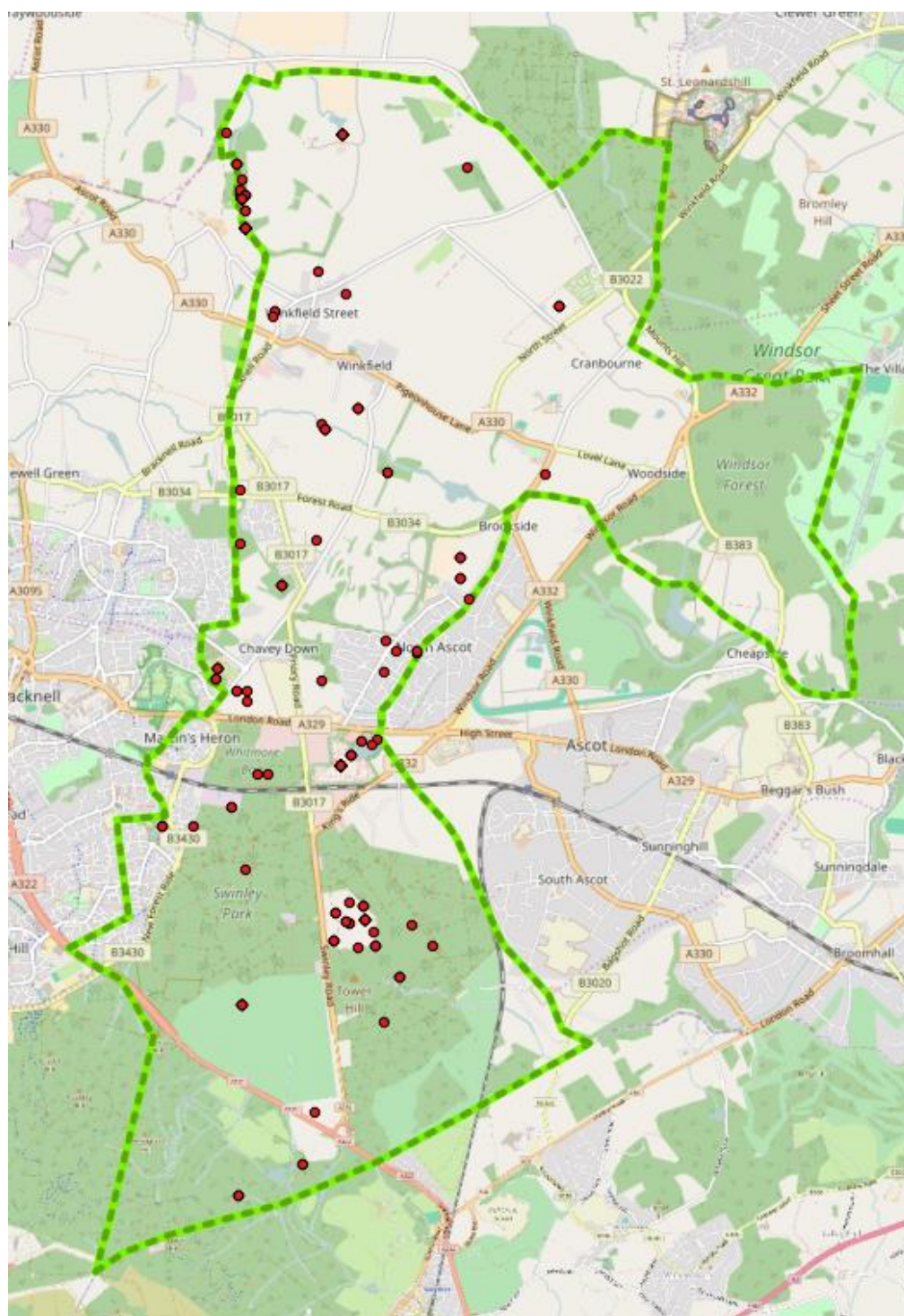


Figure 17 Birds in Winkfield Parish

TVERC have provided the red dots in the above map overlaid on OpenStreetMap. Red dots identify locations of 325 sightings (years 1991 to 2016) of protected, rare, scarce or declining species of birds in Winkfield Parish with each sighting ranging from 1 specimen (e.g. Pied Flycatcher) upto a single sighting of 200 specimens (Redwings). Other species include Lapwing, Teal, Gadwall, Curlew, Woodcock, Cuckoo, Barn Owl, Short-eared Owl, Nightjar, Bullfinch, Dartford Warbler, Red Kite, Kestrel, Hobby, Owl, Nightjar, Swift, Kingfisher, Green Woodpecker, Lesser Spotted Woodpecker, Skylark, House Martin, Tree Pipit, Wagtail, Dunnock, Nightingale, Redstart, Fieldfare, Song Thrush and Mistle Thrush.



## 6.9. NERC Act Section 41 Habitats of Principle Importance

The Natural Environment and Natural Communities (NERC) Act (2006) established a new independent body – Natural England – responsible for England’s natural environment for the benefit of current and future generations. TVERC have provided the following digital map of Habitats of Principle Importance in Winkfield Parish as listed in NERC Act Section 41.

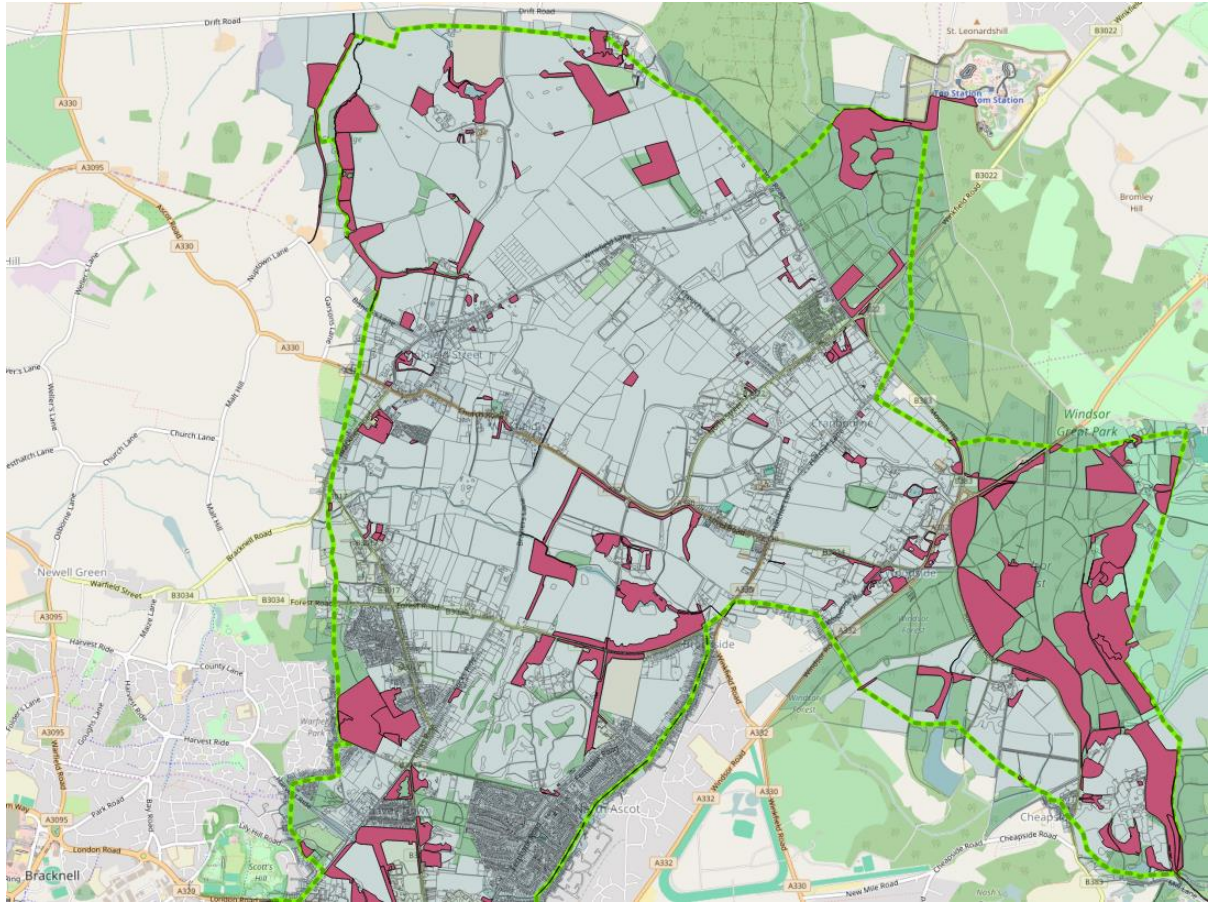


Figure 18 Habitats of Principle Importance in Winkfield Parish North

The above map shows red-pink Habitats of Principle Importance in Winkfield Parish North overlaid on OpenStreetMap and Mastermap (© Crown copyright and database rights 2016 Ordnance Survey 100019488).



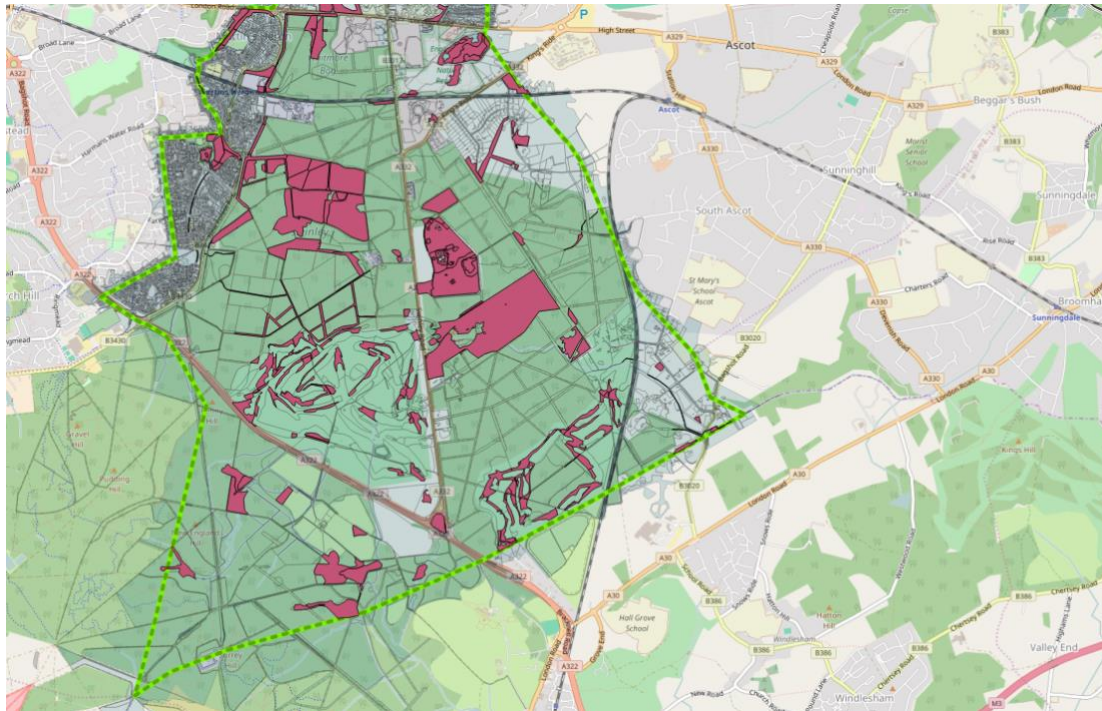


Figure 19 Principle Habitats in Winkfield Parish South

The above map shows red-pink Habitats of Principle Importance in Winkfield Parish South overlaid on OpenStreetMap and Mastermap (© Crown copyright and database rights 2016 Ordnance Survey 100019488).

## 6.10. Wildlife Sites and Proposed Wildlife Sites

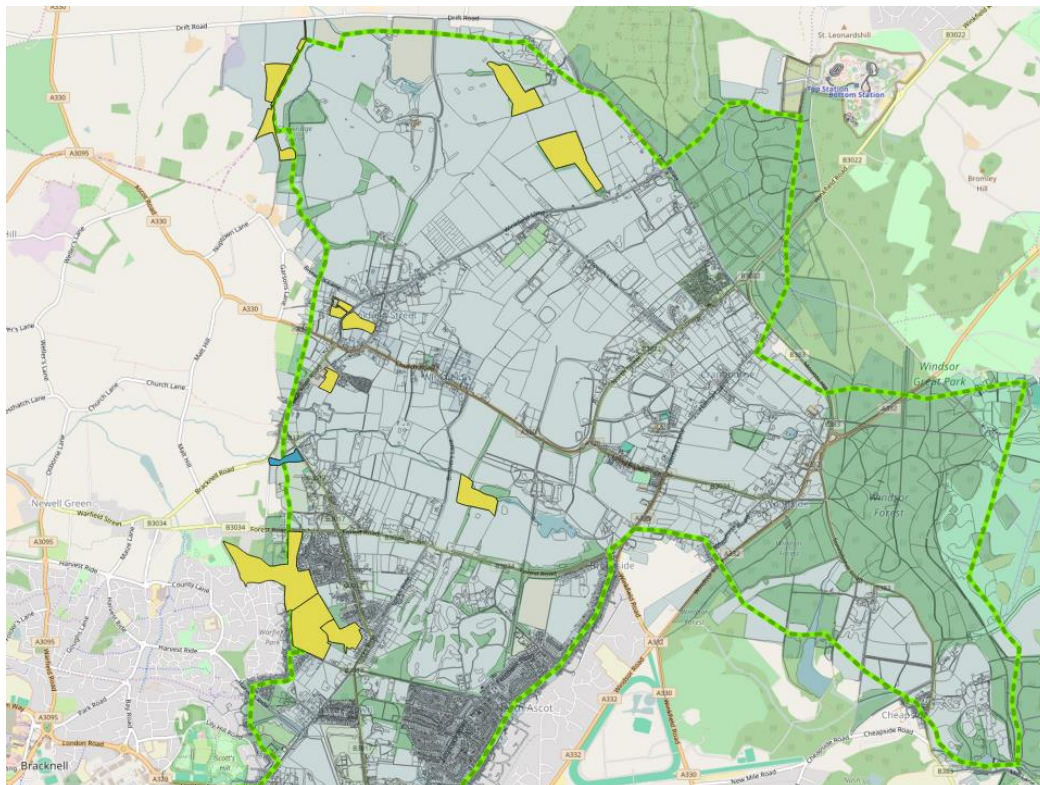


Figure 20 Wildlife Sites in Winkfield Parish North

The above map shows yellow Wildlife Sites and one blue Proposed Wildlife Site in Winkfield Parish North overlaid on OpenStreetMap and Mastermap (© Crown copyright and database rights 2016 Ordnance Survey 100019488).

The UK Biodiversity Action Plan (UK BAP) was published in 1994, and was the UK Government's response to the Convention on Biological Diversity. Proposed Wildlife Sites are where information has been received that they may support important areas of UK Biodiversity Action Plan priority habitats of important populations of protected species, rare, scarce or declining species. Local Wildlife Sites are sites which have already been approved by the selection panel. TVERC have provided these digital maps of Wildlife Sites.

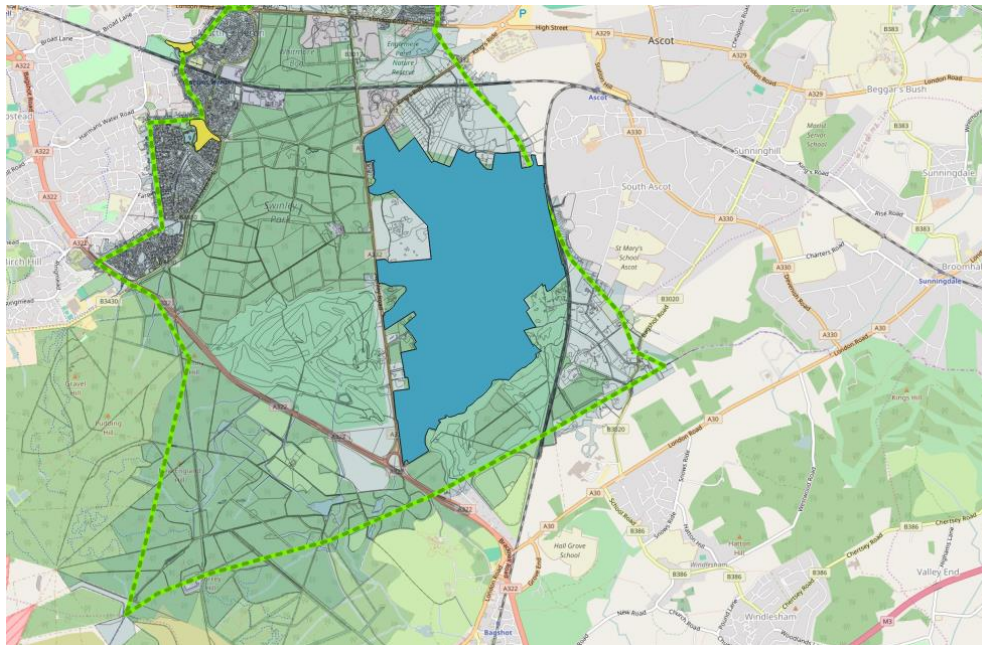


Figure 21 Wildlife Sites in Winkfield Parish South

The above map shows shows yellow Wildlife Sites and one blue Proposed Wildlife Site (Swinley East) in Winkfield Parish South overlaid on OpenStreetMap and Mastermap (© Crown copyright and database rights 2016 Ordnance Survey 100019488).



### 6.11. Paddock Adjacent to The Cut - Species Summary

A local landowner engaged the services of TVERC to survey the species on a proposed Local Wildlife Site - Paddock Adjacent to The Cut (SU87V28), on the north border of Lambrook School Playing Fields. This paddock gets severely flooded and is within the floodzone described in section 8.2 below. Owners of adjacent land are submitting SHLAA proposals to build on their land.



Figure 22 Paddock Adjacent to The Cut (SU87V28)

The survey was conducted in July 2016 by Katherine Holmes, Berkshire Biodiversity Officer at TVERC. For brevity, the plants listed below represents only 30% in the survey results. Birds, Invertebrates and Amphibians are all listed below.

<b>Birds</b>	<b>Invertebrates</b>	<b>Amphibians</b>	<b>Plants</b>
Blackbird	Banded Demoiselle	Common Frog	Agrimony
Blackcap	Comma		Alder
Buzzard	Gatekeeper		Amphibious Bistort
Chaffinch	Large White		Annual Meadow-grass
Carrion Crow	Migrant Hawker		Ash
Dunnock	Ringlet		Barren Brome
Great Spotted Woodpecker	Small Skipper		Bittersweet
Great Tit	Southern Hawker		Black Bryony
Green Woodpecker	Speckled Wood		Blackthorn
House Martin			Broad-leaved Dock
Jackdaw			Greater Plantain
Long-tailed Tit			Broad-leaved Willowherb
Magpie Pica pica			Common Bird's-foot-Trefoil
Nuthatch			Cow Parsley
Red Kite			Crack-Willow
Robin			Creeping Buttercup
Song Thrush			Dog-rose
Swallow			Elder
Wood Pigeon			Elm
Wren			False Fox-sedge



#### 6.12. Historic Hedgerows, green frontages, highway verges

There is an ancient hedgerow Gap in Winkfield Street from the Vicarage to the next Detached house with absentee owner. The hedgerow has been subject to a cutting order by BFBC but yet to be cut.

#### 6.13. Greener Greenways and Sustrans



Figure 23 Sustrans Greener Greenways

Sustrans (Link in Appendix Section 11.1) has begun a large-scale project to survey, protect and enhance biodiversity along some of the traffic-free sections of the National Cycle Network. Properly managed Cycle Greenways shelter wildlife, transpire oxygen, sequester carbon and pollutants, and add grace and tranquillity to the landscape. We suggest that this is an opportunity for the Crown Estates, RBWM and BFC to comply with NPPF Paragraph 35 (Section 8.9.4 below), by supporting Sustrans, protecting wildlife in Thames Basin Heaths and promoting Cycle Greenways.

## 7. Rights of Way, Walkways, Cycleways

This section covers routes in the villages and the wider parish and connectivity to networks in adjacent Parishes.

### 7.1. Rights of Way

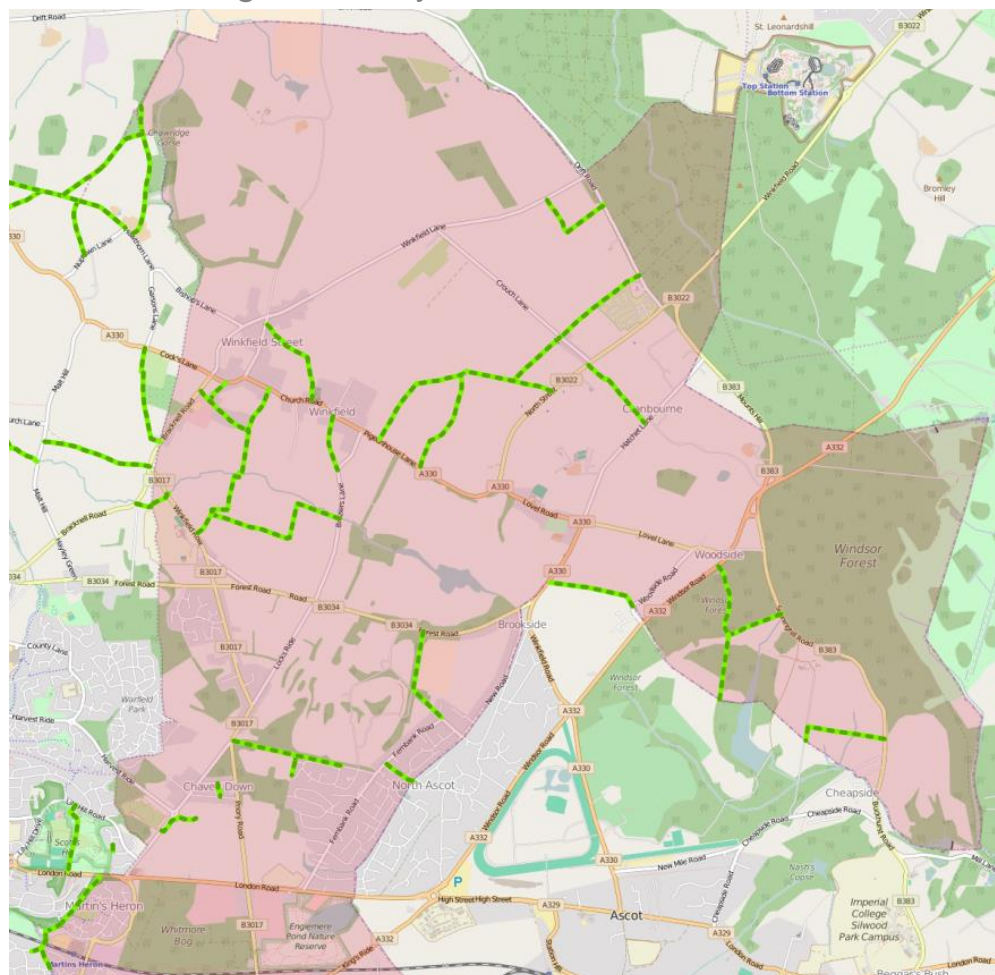


Figure 24 Rights of Way in Winkfield Neighbourhood

In the south west corner there is a Public Right of Way through Allsmoor Lane by the Winkfield Parish border. All other Rights of Way in Winkfield Neighbourhood are north of London Road A329. Parts of Sunninghill Park (Crown Estate) contain Public Rights of Way from Woodside to Cheapside but cycling is prohibited.

### 7.2. Combined Cycleway/Walkways and Greenways

Combined Cycleways/Walkways provide safe off-road pedestrian paths and cycle routes for young and old. On-road cycling is too dangerous for many people. Additional safe off-road cycle routes would encourage people to use this healthier means of transport, thereby ameliorating the gridlock traffic congestion already harming our health twice daily in Forest Road, Winkfield Road, Windsor Road and London Road. We live in a car-dominated culture which must change for the sake of our children's health. BFC has done an excellent job making it safe for people to cycle off-road in areas surrounding Bracknell Town, but there is a shortage of

- safe cycle routes from Ascot to Bracknell
- safe cycle routes from Ascot to Windsor

### 7.3. Sustrans and National Cycle Routes

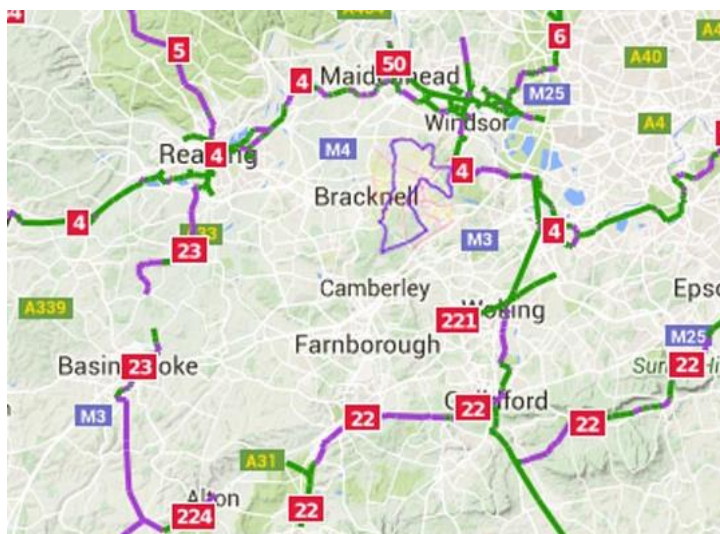


Figure 25 NCRs around Winkfield Neighbourhood

Sustrans (Link in Appendix Section 11.1) has developed the National Cycle Network. To comply with NPPF Paragraph 35 (Section 8.9.4 below), Winkfield Neighbourhood needs a Safe Cycle Route to connect to National Cycle Route 4 from Woodside Village.

### 7.4. Windsor ABC

Windsor ABC (Link in Appendix Section 11.1) promotes Safe Cycle Routes and Cycle Greenways (Section 6.13 Sustrans) from Windsor to Ascot, Bracknell and Crowthorne. In 'Supplement B: Proposed Cycle Routes through Winkfield Parish' (wnspg\_green\_infra\_cycle\_route\_proposals), Section 2.6 (Cycle Routes Needed for Commuting to Windsor) includes a map showing just one of the Windsor ABC proposed routes, but it includes Swinley East and Swinley West (Swinley Park) where cycling is currently prohibited. At the SPAE AGM (May 2016) RBWM's new mayor confirmed that there will never be a safe commutable cycle route through Windsor Great Park. Alternative routes are therefore included in this document.

### 7.5. Existing Cycle Routes between Bracknell and Windsor

NPPF Paragraph 35 (Section 8.9.4 below) requires that BFC

- Give priority to pedestrian and cycle movements
- Create safe & secure layouts which minimise conflicts between traffic and cyclists

In 'Supplement B: Proposed Cycle Routes through Winkfield Parish' (wnspg\_green\_infra\_cycle\_route\_proposals), Section 2.5 includes 'Cycleways East of Bracknell' which shows that there are plenty of combined Cycleways/Walkways west of Martin's Heron and Chavey Down. The BFC Definitive Map shows that Warfield Park and Forest Park are well served by combined Cycleways/Walkways connecting to Bracknell Town.

To the east of Martin's Heron there is only one Cycleway/Walkway, which continues along the A329 London Road to Ascot.

In 'Supplement B: Proposed Cycle Routes through Winkfield Parish' (wnspg\_green\_infra\_cycle\_route\_proposals), Section 4 (Links to other Cycle Maps) provides a link to the 'Green Cycle Route'. Section 4 also provides a link to the 'Red Cycle Route' from the Look Out Discovery Centre and Coral Reef Waterworld to Bracknell town centre.

## 7.6. Winkfield Parish Disconnected from NCR4

To comply with NPPF Paragraph 35, Winkfield Neighbourhood needs Safe Cycle Routes to connect to National Cycle Route 4. Bicycle accidents have happened near the Woodside Peanut Roundabout which is unsafe for most cyclists, thereby isolating Ascot from Windsor. Windsor ABC has ascertained that there is no safe commutable cycle route from Ascot to Windsor.

In 'Supplement B: Proposed Cycle Routes through Winkfield Parish' (wnspg\_green\_infra\_cycle\_route\_proposals), Section 2.4 includes a map showing National Cycle Route 4 (in red) from A328 in the east, heading north towards Windsor, with a safe crossing (Rangers Gate closed at night) over Sheet Street Rd (B332).

## 7.7. Proposed Safe Cycle Routes

So that BFC can comply with NPPF Paragraph 35, in 'Supplement B: Proposed Cycle Routes through Winkfield Parish' (wnspg\_green\_infra\_cycle\_route\_proposals), Section 3 provides details and maps of the following proposed safe cycle routes that should be developed to safely link Bracknell to Windsor via Ascot. Each Proposed Cycle Route has a reference (e.g. WNP.PCR.01) used in the Policies Section 10 below.

- WNP.PCR.01: Met Office R/A, Forest Rd, Woodside
- WNP.PCR.03: Woodside to Legoland, Windsor



## 8. Opportunities and Site Allocations

This section addresses the need to find places to build new homes in Winkfield Neighbourhood. However, even the NPPF's (8.9 below) presumption in favour of sustainable development competes with designations that should protect most land in Winkfield Parish according to the NPPF. When landowners and agents propose a new site for consideration (Section 8.5 below), they should be aware of

- existing building density
- flood risk areas
- the need to promote sustainable transport as required under paragraph 35 of the NPPF
- designations that theoretically protect most land in Winkfield Parish according to the NPPF.

### 8.1. Existing Building Density in Winkfield Parish

The following maps were constructed from Mastermap (© Crown copyright and database rights 2016 Ordnance Survey 100019488). Mastermap shows dense areas of building developments in Winkfield Parish.

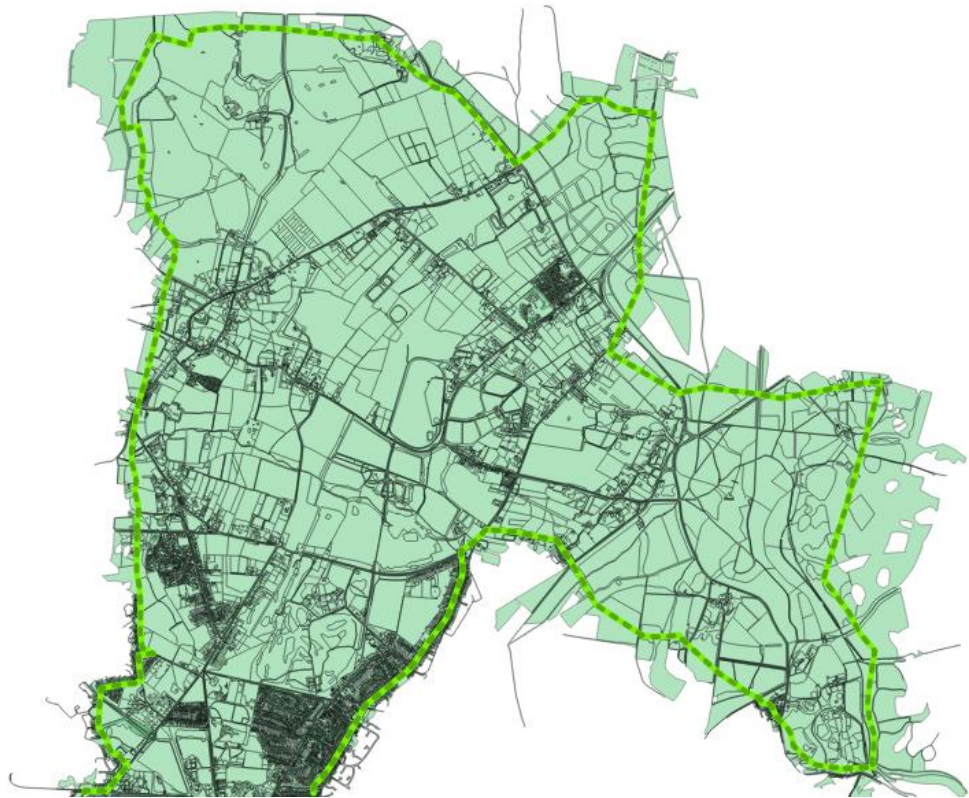


Figure 26 Mastermap © Crown copyright 100019488: Building density in Winkfield Parish North



Figure 27 Mastermap © Crown copyright 100019488: Building density in Winkfield Parish South

## 8.2. Flood Zones in Winkfield Parish

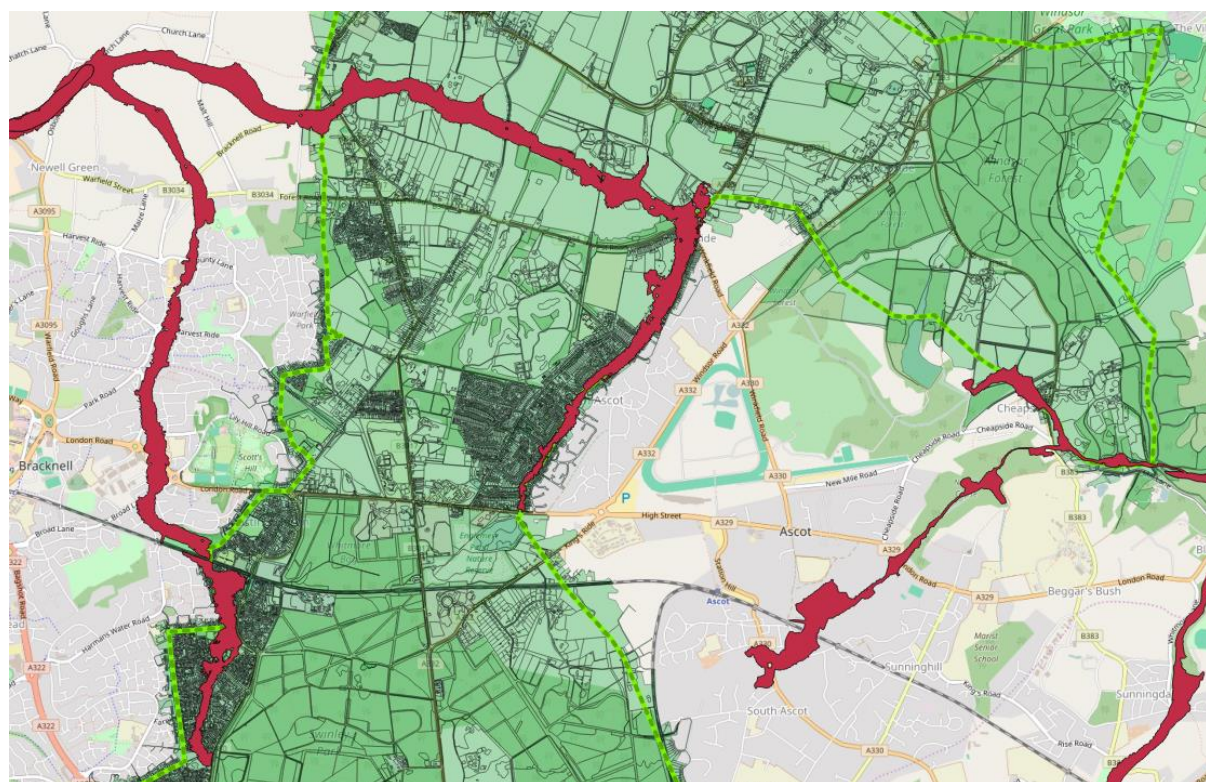


Figure 28 Flood zones in Winkfield Parish

The above map was constructed from

- Environment Agency Floodzones Map (red areas)



- Mastermap © Crown copyright & database rights 2016 Ordnance Survey 100019488
- Open Street Map

Numerous houses are in a flood risk area west of New Forest Ride B3430, south of the railway track. This floodzone courses south through housing estates along Savernake Way and Allsmoor Lane, ending at New Forest Ride B3430.

Another floodzone heads east from Sunninghill Park, then circumvents the north side of Cheapside Village, crossing Buckhurst Road and straddling the RBWM border until it crosses the border and joins Virginia Water Lake.

The largest floodzone (in the above map) courses under (sometimes over) Brockhill Bridge (Bracknell Road) eastwards into Winkfield Parish through Lambrook School Playing Fields (section 6.11 above) to Brockhill House east of Winkfield Row B3017. The Paddock Adjacent to The Cut (SU87V28) is described in Section 6.11 above. Owners of adjacent land are submitting SHLAA proposals (Section 8.5 below) to build houses on their land. Even if the houses were built on stilts, the sewers (which do overflow) and infrastructure would be entirely unsuitable.

This floodzone continues east to Braziers Lane at Cooper's Bridge, then south eastwards to Forest Road B3034 where it heads south along New Road. This floodzone spreads westward into The Rough and continues southwards, straddling the RBWM border, crossing Kennel Ride into Nursery Lane. This floodzone courses through many housing estates, tapers off along the RBWM border and ends at London Road A329.

### 8.3. Site Allocations Local Plan (SALP) and SADPD

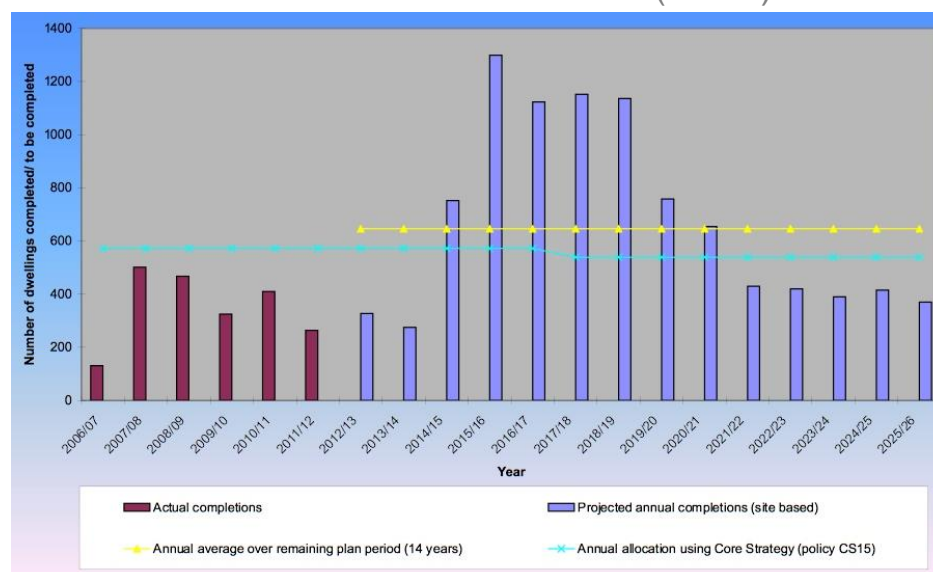


Figure 29 Bracknell Forest SALP Housing Trajectory

The above figure is from the BFC Site Allocations Local Plan (SALP) adopted in 2013 (Section 11.1 below), which is one of the planning documents (along with the BFC Core Strategy, adopted in 2008) that guide the scale, type and location of new development in the Borough. The SALP is defined in the Site Allocations Development Plan Document (SADPD). The SALP is an essential part of implementing the adopted Core Strategy. In particular, the SALP:

- identifies sites for future housing development in the Borough;
- ensures that appropriate infrastructure is identified and delivered alongside new development; and,
- revises the boundaries of certain designations shown on the Policies Map e.g. defined employment areas.

Once adopted, the planning policies in the Site Allocations Development Plan Document (SADPD) will be used to determine planning applications along with policies in the Core Strategy, saved policies in the Bracknell Forest Borough Local Plan (2002) and saved policy NRM6 in the South East Plan (2009) (relating to the Thames Basin Heaths Special Protection Area (Section 5.4). Bracknell Forest Council have a target to build new houses in Bracknell Forest between 2013 and 2026 as indicated in the above graph. This assessment has already been increased since the publication of the SALP. Increased demand will influence the assessment of new SHLAA sites explained in Section 8.5 below.

#### 8.4. Comprehensive Local Plan

The BFC SALP is being replaced by the Comprehensive Local Plan. The first consultation ran from 13th July to 25th July 2016. Consultation on the draft plan will be in Summer 2017 and adoption in February 2019.

#### 8.5. SHLAA

The BFC website invites land owners and agents to submit a form to propose a new site for consideration. The website warns that any site details submitted cannot be treated as confidential. The Strategic Housing Land Availability Assessment (SHLAA) identifies and assesses sites that may have future potential for housing. The assessment includes looking at whether the site can actually be developed. The SHLAA does not actually allocate sites for housing; that is being done through the SADPD (Section 8.3 above).

The council has prepared a SHLAA, which forms part of the evidence base for the SADPD. The original SHLAA uses a base date of 31 March 2009. It is updated annually. Although there are no major changes, the authors of this Green Infrastructure and Landscape Topic Paper have been advised by BFC to await the delivery of a new SHLAA sites map and a new map to replace Figure 57 SHLAA Sites (in blue) in the SALP 2013. These maps (due out within the next few months) will show additional submissions.

The SHLAA helps the council assess whether there is a five-year supply of deliverable sites for housing in the borough, as required by government. Bracknell Forest Council is using the housing requirement of 10,780 dwellings for the period 2006-2026 (based on Core Strategy policy CS15).

#### 8.6. SHLAA Sites in Adopted SALP 2013

New maps (SALP and SHLAA) were published in November 2016. There were only 3 sites in Winkfield Parish in the BFC SALP adopted in 2013. In November 2016 there are more sites which will be in the draft SALP/Comprehensive Local Plan to be consulted in Summer 2017.

The 3 SHLAA sites (overview map provided in Section 11.4.5 below) in Winkfield Parish in the BFC SALP adopted in 2013 were as follows:

- 152 New Road
- Sandbanks/Palm Hills Estate, London Road
- Land at Bog Lane

The following 3 maps were constructed from 2 data sources

- Adopted Policy Plan 2013 Sites: GIS & Gazetteer Manager, BFC



- Mastermap: Crown Copyright and database rights 2016 Ordnance Survey 1000194488. Mastermap shows the housing plots and other detailed features around these sites.

### 8.6.1.152 New Road

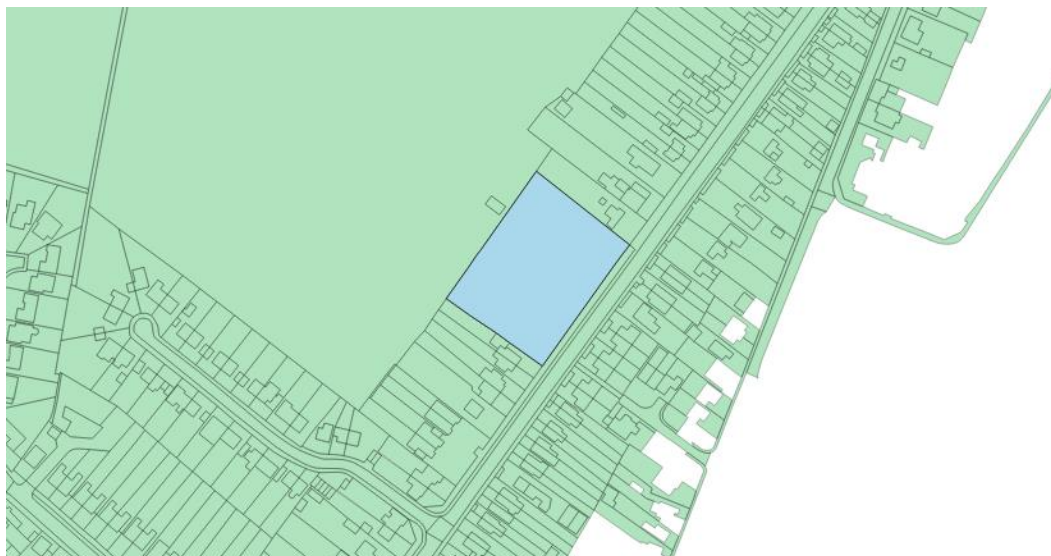


Figure 30 152 New Road

### 8.6.2.Sandbanks/Palm Hills Estate



Figure 31 Sandbanks/Palm Hills Estate, London Rd

The Palm Hills Development was proposed at the junction of London Road A329 and Longhill Road. Palm Hills site was included in the SALP adopted in 2013 (Section 8.3 above). This land is now classed as settlement and not countryside. It is located on the edge of Local Gap CS9ii which was included in the Core Strategy submission version (2006) to protect Ascot from Bracknell urban sprawl (Section 5.5 above).

### 8.6.3. Land at Bog Lane

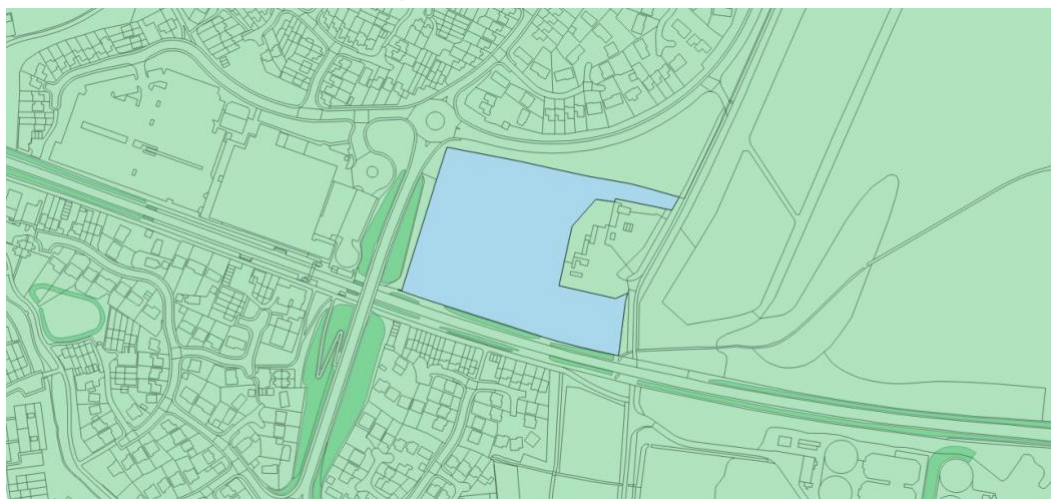


Figure 32 Land at Bog Lane

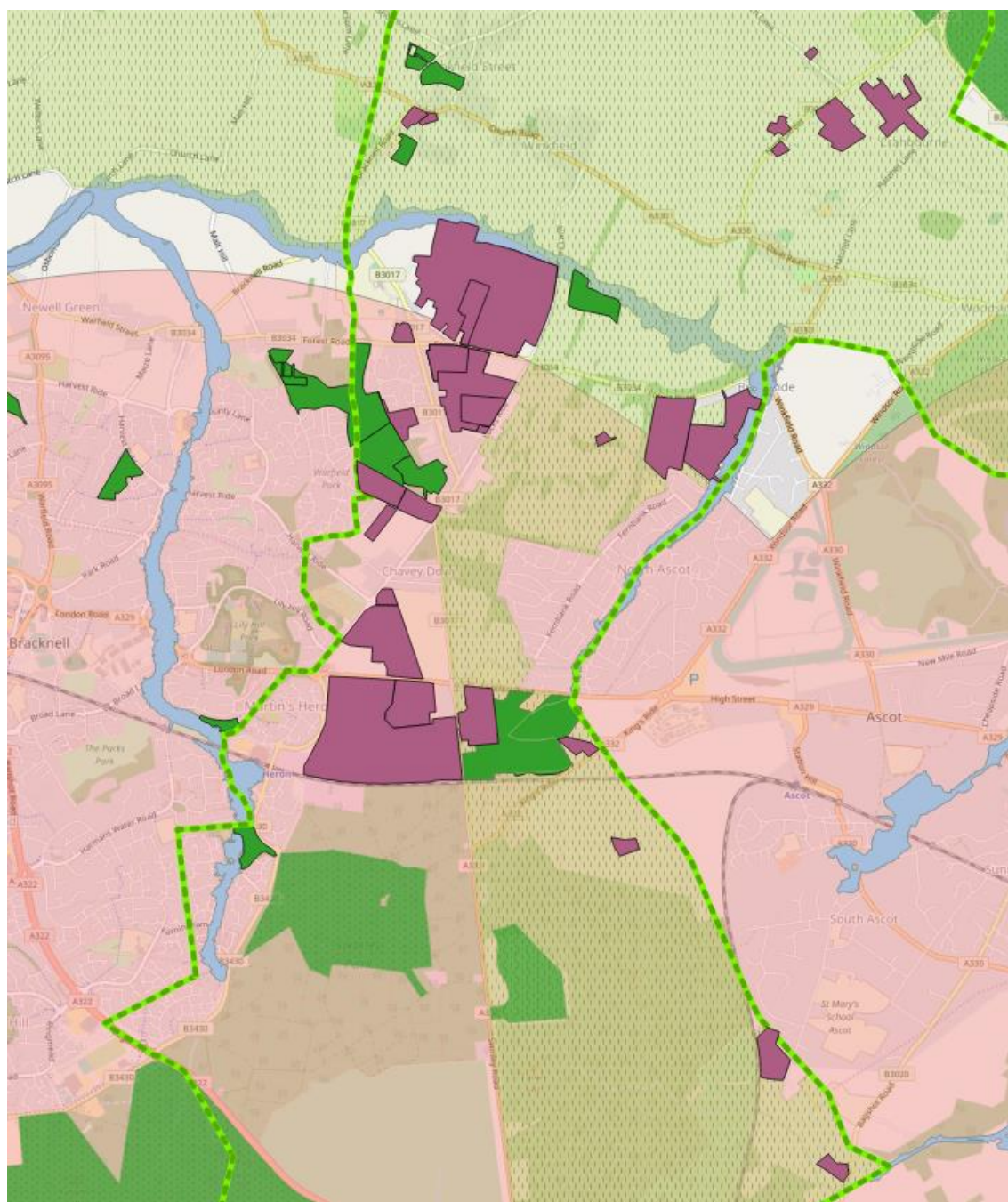
## 8.7. SHELAA Sites Published November 2016

SHLAA has been replaced by the Strategic Housing and Economic Land Availability Assessment (SHELAA). In the new SHELAA maps published in November 2016, there are 31 Winkfield Parish sites. However there is no assumption that any of these new sites will be included in the draft SALP/Comprehensive Local Plan to be consulted in Summer 2017. There are numerous restrictions that limit the suitability of the new SHELAA sites (published in November 2016). Contrary to assertions about sacrosanct designations (e.g. Sajid Javid and Green Belt in Section 5.2.1 above) there is also no guarantee that designations can be upheld when housing land appears to be in short supply. Similar to international oil supply, land supply is also controlled by landowners and developers. The following 31 sites have been recommended by the 2016 SHELAA Report, with provision for approximately 3000 dwellings in Winkfield Parish.

Site Number	Location	Area, hectares	Green Belt?	Potential Capacity as defined in report	Map in Document Section
WINK 1	Junction of Bracknell Road (B3022) and Cocks Lane (A330)	1.21	Yes	27	8.7.1
WINK 2	Land at Elmea, Baileys Garage and the Haven, Maidens Green	0.55	Yes	14	8.7.1
WINK 3	Meadow View, Crouch Lane (land between Mulberry and The Acre)	0.36	Yes	9	8.7.2
WINK 4	Chilston Mews, North Street	1.07	Yes	24	8.7.2
WINK 5	Land to south west of Elm Lodge, North Street	0.6	Yes	10	8.7.2
WINK 6	White House Farm North Street (Royal Berkshire Fishery)	5.82	Yes	55	8.7.2
WINK 7	Ronans, Forest Road	1.35	Greenfield	21	8.7.3
WINK 8	Land at Row Farm (north and south of Forest Road) Winkfield Row	8.33	Greenfield	174	8.7.3
WINK 9	Somerton Farm, Forest Road, Winkfield Row	17.31	Greenfield	300	8.7.3

Site Number	Location	Area, hectares	Green Belt?	Potential Capacity as defined in report	Map in Document Section
WINK 10	Land north and south of Forest Road, Winkfield Row	10.04	Greenfield	211	8.7.3
WINK 11	Lyford Meadow, land west of Locks Ride	4.25	Greenfield	81	8.7.3
WINK 12	Land to rear of 89 Locks Ride	0.53	Greenfield	9	8.7.3
WINK 13	89 Locks Ride	0.28	Greenfield	7	8.7.3
WINK 14	Land west of Braziers Lane/Locks Ride and north and south of Forest Road (Winkfield Row)	71	Greenfield	1120	8.7.3
WINK 15	Whitegates, Mushroom Castle, Winkfield Row	2.48	Greenfield	46	8.7.3
WINK 16	Land to rear of Chavey Down Farm, Longhill Road	4.63	Greenfield		8.7.5
WINK 17	Land at Chavey Down Farm, Longhill Road	3.16	Greenfield	48	8.7.5
WINK 18	Whitegates, Longhill Road	1.71	Greenfield	14	8.7.5
WINK 19	Land between London Road and Longhill Road	1.12	Greenfield		8.7.6
WINK 20	London Road former landfill site	13.02	Yes		8.7.6
WINK 21	The Brackens, London Road	7.66	Previously developed countryside	59	8.7.6
WINK 22	Land to south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest)	45.78	Greenfield	715	8.7.6
WINK 23	Lavender Park Golf Club, Swinley Road	7.6	Yes	112	8.7.7
WINK 24	Woodstock, Kings Ride	1.68	Yes	24	8.7.7
WINK 25	Highbury, Prince Albert Drive	1.35	Yes	30	8.7.8
WINK 26	Swinley Edge, Coronation Road	4.68	Yes	18	8.7.9
WINK 27	Earlywood Orchard, Coronation Road	1.69	Yes	32	8.7.9
WINK 28	Winkfield Manor, Forest Road	0.55	Yes	8	8.7.10
WINK 29	Land south of Forest Road and north of Rhododendron Walk (land east of Ascot Stud Farm)	11.37	Yes	207	8.7.10
WINK 30	Land at the Rough	11.67	Yes		8.7.10
WINK 31	Land between North Street and Hatchet Lane	7.22	Yes	125	8.7.2





- WINK 7, 8, 9, 10, 11, 12, 13, 14 and 15 straddling Forest Road.
- WINK 16, 17 and 18, south of WINK 15, bordering onto a Wildlife Site.
- WINK 19, 20, 21 and 22 straddling London Road, east of Longhill Road & New Forest Ride. West of Priory Rd & Swinley Rd B3017. North of the railway track.
- WINK 23 and 24 south of London Road, bordering onto Englemere Pond
- WINK 25 on Prince Albert Drive on Green Belt Land.
- WINK 26 and 27 in the southeast corner, within Green Belt Land
- WINK 28, 29 and 30 south of Forest Road, west of New Road

Each of these SHELAA proposals has at least one of the following features

- in the Thames Basin Heaths Special Protection Area 5km Buffer Zone
- located on the Flood Zone and wildlife corridor
- located on Green Belt Land
- borders onto Nature Reserves and SSSI Units
- been the subject of planning applications, rejections, appeals and consultations
- been the subjects of letters to and from MPs
- been the subjects of campaigns
- been the subjects of petitions collecting thousands of residents' signatures
- have had wildlife sightings recorded by TVERC
- contradict assurances (Local Gap CS9ii) in the Core Strategy Inspector's Report
- contradict sustainable transport requirements under paragraph 35 of the NPPF

The 31 SHELAA sites are shown in the following detailed maps.

### 8.7.1.WINK 1 and 2

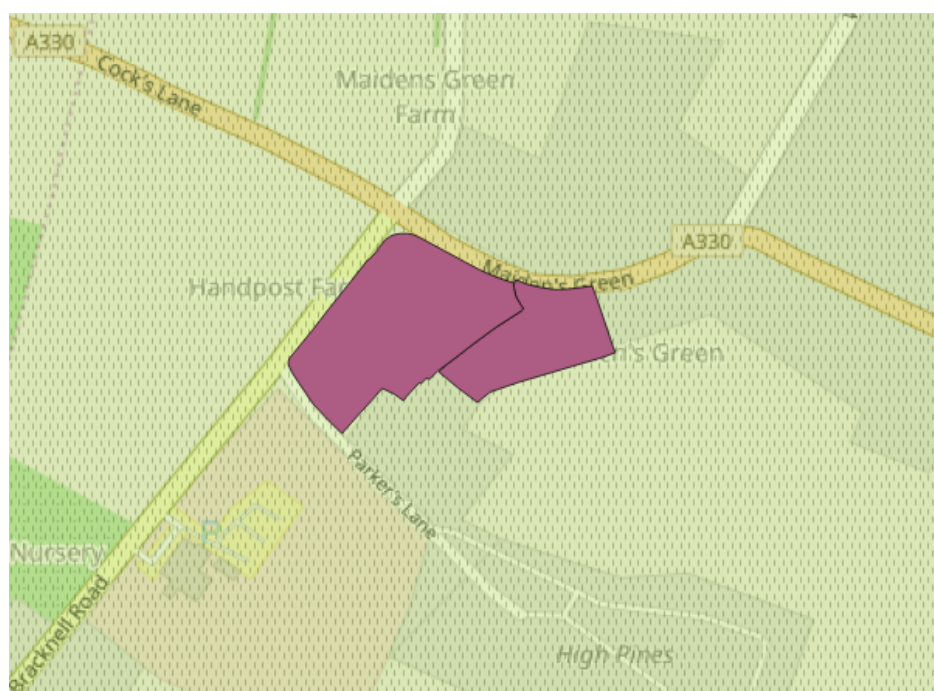


Figure 34 WINK 1 and WINK 2

- WINK 1 is on the Junction of Bracknell Road (B3022) and Cocks Lane (A330). North of Stirrups Country Hotel. 27 dwellings proposed.
- WINK 2 is east of WINK 1. Land at Elmea, Baileys Garage and the Haven, Maidens Green. 14 dwellings proposed

Both sites are on Green Belt Land. They are in the Thames Basin Heaths Special Protection Area 7km Buffer Zone, but small sites would not be an issue for Natural England. Not a SSSI. Not a Flood Zone. Not Ancient Woodland. Significant Wildlife sites are in close proximity (Section 6.10 above) to the north and south of these sites.

### 8.7.2.WINK 3, 4, 5, 6 and 31



Figure 35 WINK 3, 4, 5, 6 and 31

- WINK 3 is Meadow View, Crouch Lane (land between Mulberry and The Acre). 9 dwellings proposed.
- WINK 4 is Chilston Mews, north side of North Street. 24 dwellings proposed.
- WINK 5 is Land to south west of Elm Lodge, south side of North Street, south of WINK 4. 10 dwellings proposed.
- WINK 6 is White House Farm North Street (Royal Berkshire Fishery). 55 dwellings proposed.
- WINK 31 is Land between North Street and Hatchet Lane. 125 dwellings proposed.

All these sites are on Green Belt Land. The larger sites are in the Thames Basin Heaths Special Protection Area 7km Buffer Zone. Proposals with more than 50 dwellings (WINK 6 and WINK 31) in the 7km Buffer Zone require that landowners and developers consult Natural England. Not a SSSI. Not a Flood Zone. Not Ancient Woodland. TVERC do have records of wildlife sightings in these areas.



### 8.7.3.WINK 7, 8, 10, 11, 12, 13 and 15

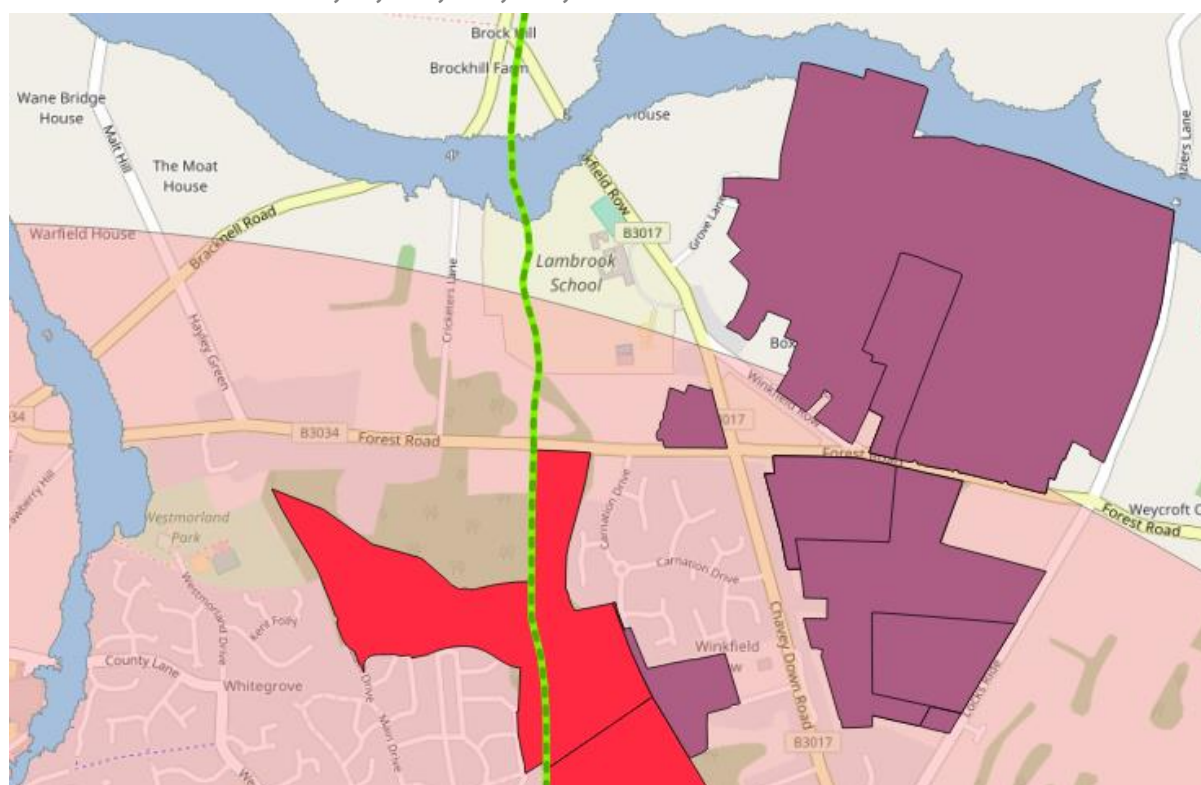


Figure 36 WINK 7, 8, 9, 10, 11, 14 and 15

- WINK 7 is Ronans, Forest Road. 21 dwellings proposed.
- WINK 8 is Land at Row Farm (north and south of Forest Road) Winkfield Row. 74 dwellings proposed.
- WINK 9 is detailed in the next section.
- WINK 10 is Land north and south of Forest Road, Winkfield Row. 211 dwellings proposed.
- WINK 11 is Lyford Meadow, land west of Locks Ride. 81 dwellings proposed.
- WINK 12 is Land to rear of 89 Locks Ride. 9 dwellings proposed.
- WINK 13 is 89 Locks Ride. 7 dwellings proposed.
- WINK 14 is detailed in the next section.
- WINK 15 is Whitegates, Mushroom Castle, Winkfield Row. 46 dwellings proposed.

None of these sites are on Green Belt Land, but they are all Greenfield sites. Part of WINK 14 is in a (blue) Flood Zone (Section 8.2) which is also a wildlife corridor (Section 6.3). West of WINK 15 borders onto a Local Wildlife Site (red) identified by TVERC (Section 6.4 above). Most of these sites are in the TBH SPA (pink) 5km Buffer Zone. The remaining areas are in the 7km zone, so landowners and developers must consult Natural England. WINK 9 and 10 exceed the ceiling described in Section 5.4.1 above, so these proposals should offer opportunities to develop multiple bespoke SANGS (Section 5.4.1 above). Some of these sites have been the subjects of hearings and petitions that have collected hundreds of residents' signatures. A campaign gained enormous local support. TVERC do have records of wildlife sightings in these areas (Section 6.11 above).

#### 8.7.4.WINK 9 and 14



Figure 37 WINK 9, WINK 14 and 'The Cut'

The above map shows

- WINK 9 (Orange): Somerton Farm, Forest Road, Winkfield Row. 300 dwellings proposed.
- WINK 14 (Red): Land west of Braziers Lane/Locks Ride & north & south of Forest Rd. (Winkfield Row). 1120 dwellings proposed.

Flood Zone 3 geographical data was downloaded from The Environment Agency. Flood Zone 3 straddles the brook ('The Cut') on the northern border of WINK 14 and WINK 9, which is also a wildlife corridor. Serious flooding occurs when 'The Cut' swells to a river. The WNPSG have been advised by the Environment Agency. Floodzone 3 means 1 in a 100 chance of flooding, Floodzone 2 is 1 in a 1000. The Environment Agency confirmed it is absolutely not possible to have a pumping station to fix the flooding issues because Floodzone 3 is a fluvial flood area. Pumping station is only suitable for surface water. BFC's NPPF section on flooding defines Floodzone 3, i.e. floodzone 3b is a functional floodplain and floods regularly. There is a kink in the sewer. During heavy periods of rain, human effluent and contaminated sewage water discharges from at least half of the ten manholes located a few feet from 'The Cut', a public footpath Willowbrook and Badgers Drift, plus manholes on the B3017 and B3022. This seeps into Lambrook School playing fields and smells bad.

The following photos show the drains bubbling over with sewerage in the Paddock Adjacent to 'The Cut' near WINK 14.





Figure 38 Contaminated sewage water discharging from a manhole by 'The Cut'



Figure 39 Bursting manhole by 'The Cut' near Lambrook School. View across B3017.



Figure 40 Paddock and flooded public footpath Willowbrook and Badgers Drift

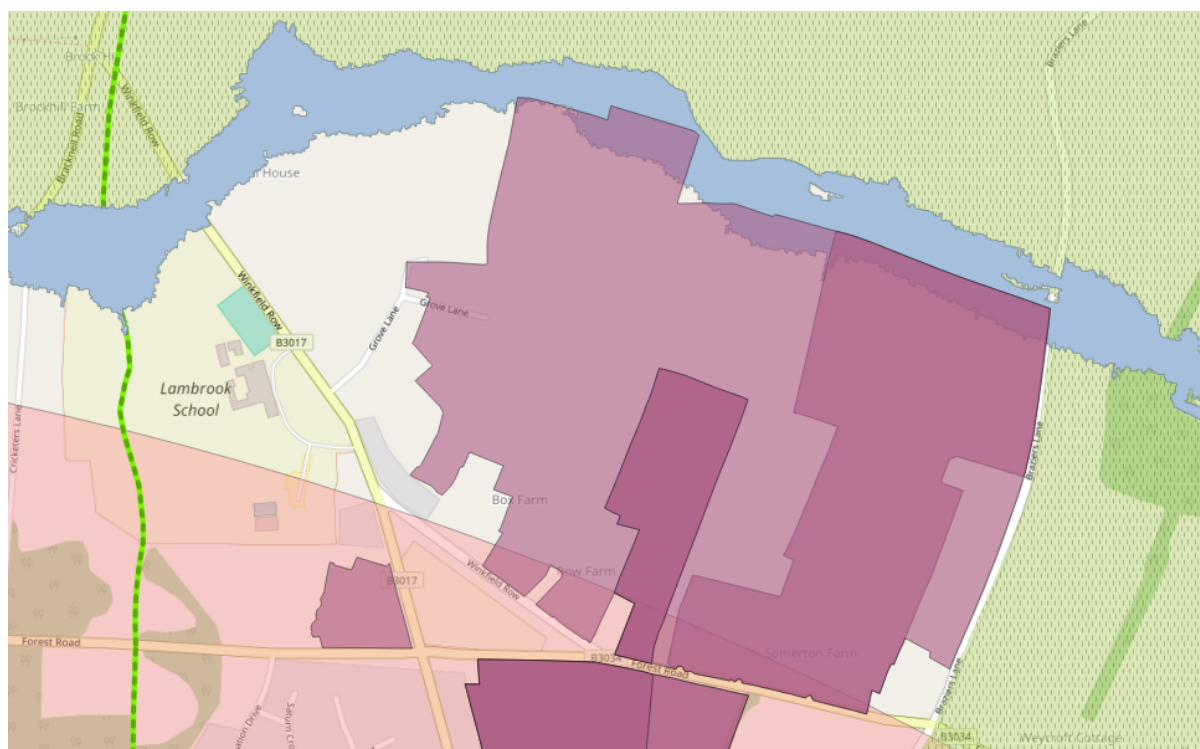


Figure 41 Lambrook School, Flood Zone 3, WINK 14 and WINK 9

### 8.7.5.WINK 16, 17 and 18



Figure 42 WINK 16, 17 and 18

- WINK 16 is Land to rear of Chavey Down Farm, Longhill Road.
- WINK 17 is Land at Chavey Down Farm, Longhill Road. 48 dwellings proposed
- WINK 18 is Whitegates, Longhill Road. 14 dwellings proposed

These sites are not on Green Belt Land. They are in the Thames Basin Heaths Special Protection Area 5km Buffer Zone, but not quite large enough to require a bespoke



SANGS. Not a SSSI. Not a Flood Zone. Not Ancient Woodland. A significant Wildlife Site borders this area (Section 6.10 above).

These sites are within the Local Gap CS9ii proposed by BFC in 2006 to keep Ascot separated by green space from Bracknell. Paragraphs 126 & 127 on page 21 of the Core Strategy Inspector's Report 2007 explains why Local Gap CS9ii (between Winkfield Row and Martin's Heron) disappeared from BFC maps between 2006 and 2008. The Inspector's Report states "North Ascot is separated from Bracknell by the Green Belt, albeit by a relatively narrow strip of Green Belt. Therefore, there can be no real threat of coalescence". Although WINK 16, 17 and 18 are not on Green Belt Land, these proposals directly challenge the assurances in the Core Strategy Inspector's Report 2007.

### 8.7.6.WINK 19, 20, 21 and 22

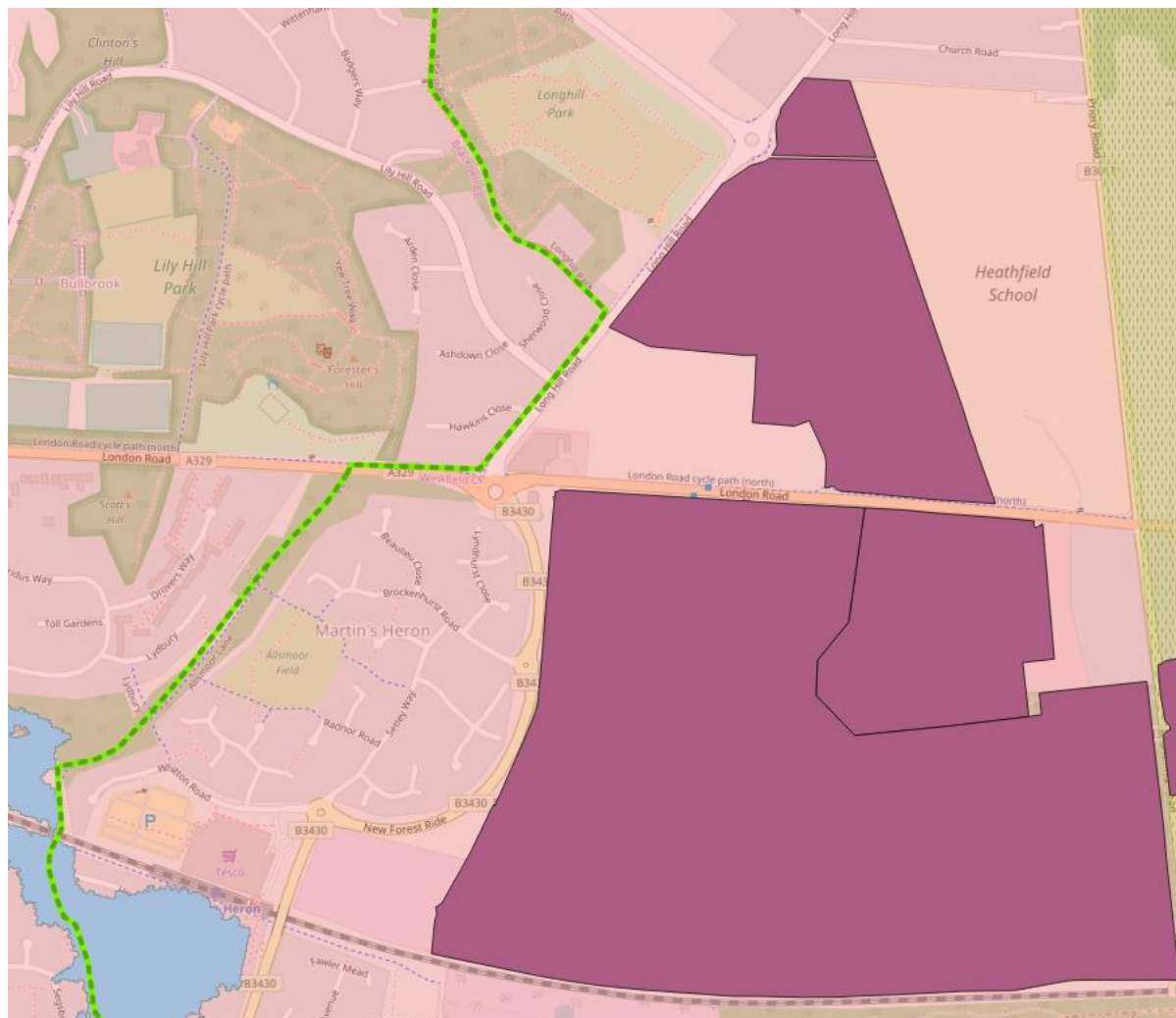


Figure 43 WINK 19, 20, 21 and 22

- WINK 19 is Land between London Road and Longhill Road.
- WINK 20 is London Road former landfill site. Green Belt Land.
- WINK 21 is The Brackens, London Road. 59 dwellings proposed. Previously developed countryside.
- WINK 22 is Land to south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest). 715 dwellings proposed

Apart from WINK 20, these sites are not on Green Belt Land. They are in the Thames Basin Heaths Special Protection Area 5km Buffer Zone. Not a SSSI. Not a Flood Zone. Not Ancient Woodland. A significant SSSI borders this area (Section 6.1 above).

These sites are within the Local Gap CS9ii proposed by BFC in 2006 to prevent coalescence between Ascot and Bracknell. Although WINK 19, 21 and 22 are not on Green Belt Land, these proposals directly challenge the assurances in the Core Strategy Inspector's Report 2007, as explained in the previous section.

### 8.7.7.WINK 23 and 24



Figure 44 WINK 23 and 24

- WINK 23 is Lavender Park Golf Club, Swinley Road. 112 dwellings proposed
- WINK 24 is Woodstock, Kings Ride. 24 dwellings proposed

SHELAA sites WINK 23 and 24 are south of London Road, bordering onto Englemere Pond Nature Reserve. Both sites are on Green Belt Land and are in the Thames Basin Heaths Special Protection Area 5km Buffer Zone.

WINK 23 exceeds the ceiling described in Section 5.4.1 above, so it should demand a separate bespoke SANG, but this entitlement could be defeated by close proximity to Englemere Pond SANG which should not be a SANG as this contradicts its original designation as a SSSI (Section 6.1 above).

WINK 24 does not promote sustainable transport as required under paragraph 35 of the NPPF (Section 8.9.4 below). A substantial housing development of terraced and semi-detached dwellings is proposed (planning application 16/00732) without any serious





- WINK 26 is Swinley Edge, Coronation Road, straddling the border into RBWM. 18 dwellings proposed.
- WINK 27 is Earlywood Orchard, Coronation Road. 32 dwellings proposed.

Both sites are on Green Belt Land.

### 8.7.10. WINK 28, 29 and 30

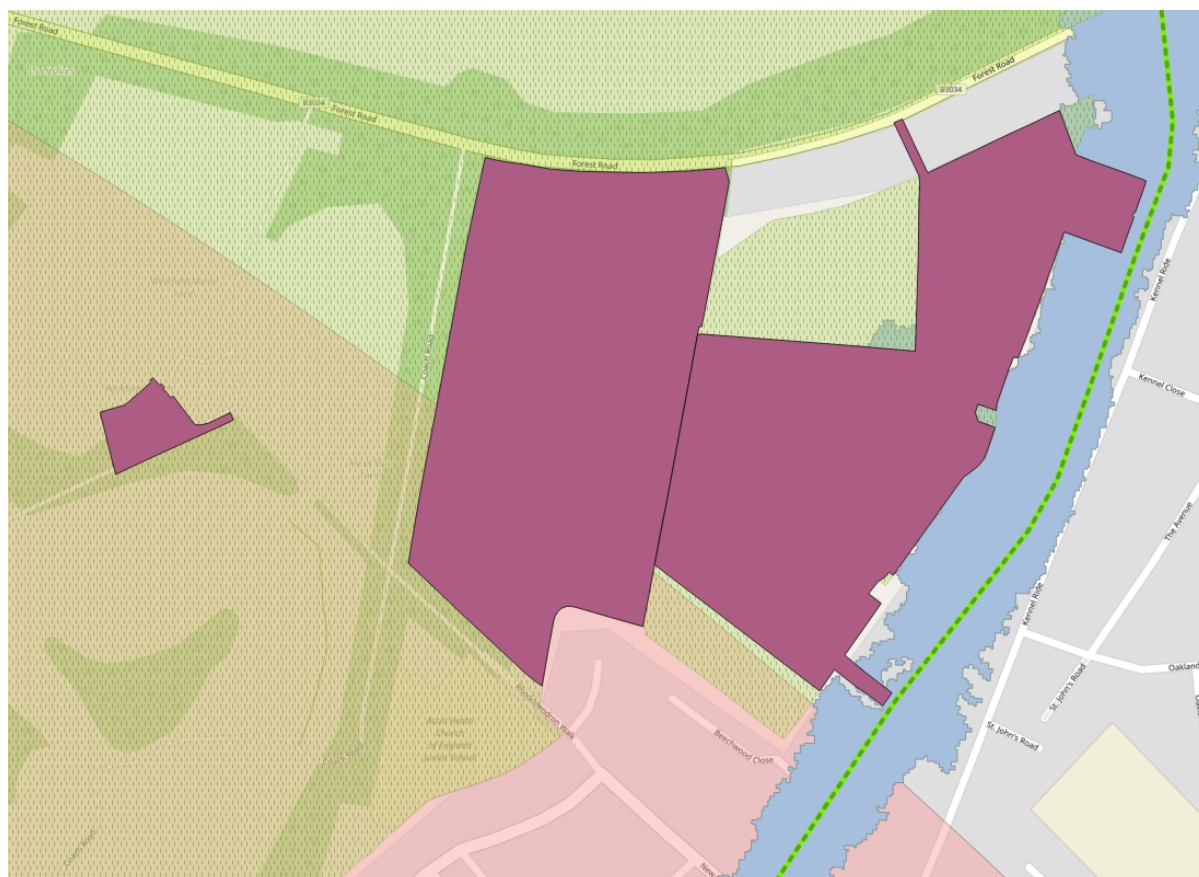


Figure 47 WINK 28, 29 and 30

- WINK 28 is Winkfield Manor, Forest Road. 8 dwellings proposed. Is on Green Belt Land and within TBH SPA 5km Buffer Zone.
- WINK 29 is Land south of Forest Road and north of Rhododendron Walk (land east of Ascot Stud Farm). 207 dwellings proposed.
- WINK 30 is Land at the Rough, west of New Road. It is located on the Flood Zone and is on the wildlife corridor defined in Section 6.3 above

WINK 29 and 30 both straddle the TBH SPA 5km Buffer Zone and are within Green Belt Land. These sites have been the subjects of letters to and from MPs. A campaign gained enormous local support. A petition collected hundreds of residents' signatures. TVERC have records of wildlife sightings in these areas.

## 8.8. Sustainable Transport and Kingswood

The details of planning application 16/00732 Kingswood can be found on the BFC website. SHELA site WINK 24 (Section 8.7.7 above) is the same site. Kingswood was an office complex off Kings Ride, almost opposite Prince Consort Drive. A substantial housing development of terraced and semi-detached dwellings is proposed without any

serious consideration for footpaths or cycleways from this isolated location into Ascot Town Centre. We suggest that this planning application is undesirable unless proper pedestrian/cycle access is provided to the site. Currently the proposal does not promote sustainable transport as required under paragraph 35 of the NPPF (Section 8.9.4 below). There was a proposal to put a pedestrian refuge in the middle of the heavily trafficked A332, which is entirely inadequate. What is required to meet the NPPF requirements is a fully considered safe pedestrian/cycle route to link in with the existing routes from Heatherwood hospital. Without this no parent is going to allow their children to walk/cycle to their schools or the school bus stop at Heatherwood. It is too dangerous. Additionally this development is 1.5 miles from the nearest shops and almost 2 miles from a rail station. Without this proper access route, it is unsustainable within NPPF definitions.

## 8.9. The National Planning Policy Framework (NPPF)

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are to be applied. The NPPF is the major policy framework that influences the BFC Core Strategy (Section 8.3 above) and influences whether a SHLAA/SHELA site can actually be developed. Greg Clark MP (Minister for Planning) included the following statement in his introduction to the NPPF.

*"Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision. This framework sets out clearly what could make a proposed plan or development unsustainable."*

Exceptions to the above-described presumption are provided in the following NPPF Section paragraphs, which are very relevant to the designations of land in Winkfield Parish.

### 8.9.1. Protecting Green Belt land: NPPF Para. 87

NPPF Paragraph 87: *"As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."* Green Belt status impacts large parts of Winkfield Parish illustrated in Section 5.2 above and in Section 11.3 below.

### 8.9.2. Conserving/enhancing natural environment: Para. 118

NPPF Paragraph 118: *"When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:*

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made"*

Section 6.1 above illustrate large parts of Winfield Parish protected by NPPF Paragraph 118.

### **8.9.3.Conserving/enhancing natural environment: Para. 119**

NPPF Paragraph 119: *"The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined."*

An example of a Birds Directive is the EC Directive on the Conservation of Wild Birds which impacts large parts of Winkfield Parish in the TBH SPA 5km buffer zone illustrated in Section 5.4 above.

### **8.9.4.Sustainable Transport: Para. 35**

NPPF Paragraph 35: *"Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed where practical to*

- *Accommodate the efficient delivery of goods and supplies*
- *Give priority to pedestrian and cycle movements, and have high quality public transport facilities*
- *Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones*
- *Incorporate facilities for charging plug-in and other ultra-low emission vehicles*
- *Consider the needs of people with disabilities by all modes of transport"*

Section 8.8 above describes a recent attempt to disregard Paragraph 35.

Section 7.7 above provides opportunities to bring BFC back in line with Paragraph 35.



## 9. Sites for Local Green Spaces

Paragraph 76 of the National Planning Policy Framework (NPPF) states:

*"Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period."*

Paragraph 77 of the National Planning Policy Framework states the criteria to be applied in designating Local Green Space:

*The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

The Natural Environment White Paper "The Natural Choice: securing the value of nature 2011)" highlights the importance of green spaces to health and happiness of local communities.

Green spaces, particularly natural green spaces, located close to local people provide a range of social, environmental and economic benefits, including:

- Improved mental and physical health
- Increased social and physical activity
- Reduced crime
- Improvements to children's learning
- Increased voluntary action
- Improved community cohesion and sense of belonging
- Potential for local food growing
- More attractive places to live, work, play, visit and invest
- Enhanced opportunities for wildlife habitats and wildlife corridors
- Climate change adaption for example by flood alleviation.

There are a number of important green/open spaces identified within Winkfield Parish. The community of Winkfield should endeavour to identify and designate areas of particular importance for them as "Local Green Space" to enable to provide special protection from new development.

Some of the following sites have already been designated by Bracknell Forest Council/Winkfield Parish Council as Local Green Space. Some sites are proposed Local

Green Spaces, subject to community approval and ratification by Bracknell Forest Borough Council. Winkfield Neighbourhood Plan offers an opportunity to increase or alter the designations of Local Green Spaces.

Maps of the following Green Spaces are provided in Appendix Section **Error! Reference source not found..** Most maps have been provided in July 2016 by the Bracknell Forest Council Bio-Diversity Officer.

Some Local Green Spaces are in London Green Belt (e.g. Ascot Jubilee Recreation Ground) and some are not in Green Belt (e.g. Allsmoor Field, Martin's Heron).

### 9.1. Designated Green Spaces

In 'Supplement A: Assessment of Local Green Space in Winkfield Parish' (wnspg\_green\_infra\_assessment\_local\_green\_space), Section 3.1 contains

- a table of Designated Green Spaces.

### 9.2. Designation Proposals

In 'Supplement A: Assessment of Local Green Space in Winkfield Parish', Section 3.2 contains

- a figure that guides the way to determine the suitability of green space proposals
- a table of Designation Proposals.

### 9.3. Allotments

Allotment gardening makes an important contribution to the quality of people's lives through creating and maintaining healthy neighbourhoods and sustainable communities. It can provide health benefits, improving both physical and mental health. It provides a source of recreation and contributes to green and open space provision.

The NPFF requires that local authorities make provision for all types of open space that may be of public value. It also requires local authorities to undertake robust assessments of local needs for, and audits of, existing open space, sports and recreational facilities and to establish standards for new provision. If an allotment authority is of the opinion that there is a demand for allotments in its area, it is required under Section 23 of the Small Holdings and Allotments Act 1908, to provide a sufficient number of allotments and to let them to persons residing in its area who want them.

In 'Supplement A: Assessment of Local Green Space in Winkfield Parish', Section 3.3 contains the following sections

- 3.3.1 Area and Quantity of Allotments by Parish
- 3.3.2 Demand for Allotments by Parish
- 3.3.3 Conclusion: There is an uneven distribution and general shortage of allotment plots across the Borough. Overall, allotment provision in the Borough is markedly less than the recommended national standard, and demand is evidently not being met, with all existing plots being occupied with lengthy waiting lists, which in itself often falls short of actual demand. Based on figures from 2006, a deficit of 8.51 hectares of allotments (able to provide 324 plots) has been identified according to national standards. *It is therefore recommended that opportunities should be sought to increase provision in the Borough with consideration given to new development, rising population and popularity of "growing your own" and the social and environmental benefits that result.*

## 10. Policies

This section provides a unique reference for each proposal or suggestion in the previous sections of this document. A survey was conducted during November 2016.

By the survey close date 1,413 valid questionnaire responses had been received from Winkfield Parish residents: 541 online and 872 on paper. In December a consulting company analysed the survey results and prepared a document 'Summary Report on the 2016 Neighbourhood Development Plan Survey for Winkfield Parish Council'. The analysis was done in accordance with the MRS Code of Conduct on respondent anonymity, and under the rules of the Data Protection Act. The survey respondent base is broadly representative of the Parish overall according to available census data, except that younger people may be slightly under-represented, which is typical of consultation surveys.

In January 2017, some policies were removed and the following policies were updated with relevant survey results.

REFERENCE	POLICY	RELEVANT SURVEY RESULTS	DOCUMENT SECTION
WNP.GIL.01	Any significant trees within the grounds of any listed building or within the grounds of a property registered under the Historic Environment Register should be protected under the Winkfield Neighbourhood Plan, as well as those identified as landmarks, and /or significant views.	The Historic Environment Register was not mentioned in the Summary Report, however the top 2 aspects which have the most positive impact in contributing to the character of the area are 1. Easy access to natural woodland and open spaces (77% said very positive) 2. Mature trees, hedgerows and shrubs (71%)	4.2
WNP.GIL.02	We need more local, easily accessible SANGS sites. SANGS and bespoke SANGS should be used to ensure that new residents in new housing developments can access a nearby SANG without using their car.	SANGS were not mentioned in the Summary Report, however 97% agree that local green spaces must be retained for healthy recreation and 79% agree that there is a need to improve the quality and connectivity of local foot paths.  Although the majority feel that there is an urgent need already for improvements to be made in respect of local roads – capacity and safety – several point out that having more and better roads will simply encourage more traffic, so a balance needs to be achieved.	5.4.1



REFERENCE	POLICY	RELEVANT SURVEY RESULTS	DOCUMENT SECTION
WNP.GIL.05	There is a wildlife corridor east of Brockhill Bridge (Bracknell Road) that follows the Cut through the Paddock north of Lambrook School Playing Fields passing Brockhill House east of Winkfield Row B3017. The wildlife corridor continues east to Braziers Lane at Cooper's Bridge, then south eastwards to Forest Road B3034. This wildlife corridor should be protected as a Local Wildlife Site.	Wildlife was not mentioned in the Summary Report, however 54% of respondents disagree strongly with the proposition that development should be allowed in the Green Belt.  One of the benefits of Green Belt land is it sustains wildlife corridors.	6.3
WNP.GIL.06	The ancient hedgerow Gap in Winkfield Street (from the Vicarage to the next detached house) should be protected.	The top 2 aspects which have the most positive impact in contributing to the character of the area are 1. Easy access to natural woodland and open spaces (77% said very positive) 2. Mature trees, hedgerows and shrubs (71%)	6.12
WNP.GIL.07	So that BFC and RBWM can comply with NPPF Paragraph 35 (Section 8.9.4 above), the Winkfield Neighbourhood Plan should support Sustrans and promote Cycle Greenways connecting Winkfield Parish with NCR4 and Windsor.	81% agree that Winkfield Parish needs improved safe off-road bicycle routes to surrounding areas/towns.  Cycle route improvements get most support among residents of Brockhill, Woodside, and North Ascot New Road.	6.13

REFERENCE	POLICY	RELEVANT SURVEY RESULTS	DOCUMENT SECTION
WNP.GIL.08	In 2006 Bracknell Forest Council proposed a Local Gap so that Bracknell and Ascot would remain separated by a green strip of land stretching from Winkfield Row to Martin's Heron. This Local Gap should be adopted (in the Winkfield Neighbourhood Plan) to prevent Bracknell merging with Ascot.	88% agree with supporting the adoption of the 2006 proposal from Bracknell Forest Council for a local gap so that Bracknell and Ascot would remain separated by a green strip of land stretching from Winkfield Row to Martin's Heron to prevent Bracknell merging with Ascot. 71% agree strongly.	5.5
WNP.GIL.09	So that BFC can comply with NPPF Paragraph 35 (Section 8.9.4 above), the following safe combined Cycleway / Walkways should be developed to safely link Bracknell to Windsor via Ascot from <ul style="list-style-type: none"> <li>WNP.PCR.01: Met Office via Forest Road and Woodside</li> <li>WNP.PCR.02: Woodside to Cheapside via Sunninghill Park</li> <li>WNP.PCR.03: Woodside to Legoland</li> </ul>	81% agree that Winkfield Parish needs improved safe off-road bicycle routes to surrounding areas/towns.  Cycle route improvements get most support among residents of Brockhill, Woodside, and North Ascot New Road.	wnspg_green_infr a_cycle_route_pro posals: Supplement B: Proposed Cycle Routes through Winkfield Parish WNP.PCR.01 WNP.PCR.02 WNP.PCR.03

REFERENCE	POLICY	RELEVANT SURVEY RESULTS	DOCUMENT SECTION
WNP.GIL.12	So that BFC and RBWM can comply with NPPF Paragraph 35 (Section 8.9.4 above), a safe combined Cycleway/Walkway should be developed from North Ascot to Coral Reef Waterworld. This route will need a pedestrian crossing over Swinley Road, a Sustrans Green Cycleway (Section 7.3) through Swinley Park (courtesy Crown Estates) and a cycle gate into New Forest Ride.	81% agree that Winkfield Parish needs improved safe off-road bicycle routes to surrounding areas/towns, and 79% agree that there is a need to improve the quality and connectivity of local footpaths. Agreement in respect of cycle routes and footpaths is strong across all age groups, although slightly lower among those aged under 30.	wnspg_green_infr a_cycle_route_pro posals: Supplement B: Proposed Cycle Routes through Winkfield Parish  WNP.PCR.04
WNP.GIL.13	So that BFC and RBWM can comply with NPPF Paragraph 35 (Section 8.9.4 above), a safe combined Cycleway should be developed from A329 London Road, New Mile Road, Cheapside, Prince Consort Gate, through Windsor Great Park to Rangers Gate Crossing over Sheet Street Road B332, along National Cycle Route 4 to Windsor.	81% agree that Winkfield Parish needs improved safe off-road bicycle routes to surrounding areas/towns.	wnspg_green_infr a_cycle_route_pro posals: Supplement B: Proposed Cycle Routes through Winkfield Parish  WNP.PCR.05



REFERENCE	POLICY	RELEVANT SURVEY RESULTS	DOCUMENT SECTION
WNP.GIL.14	So that BFC and RBWM can comply with NPPF Paragraph 35 (Section 8.9.4 above), a safe combined Cycleway should be developed from A329 London Road, New Mile Road, Cheapside, Ascot Gate along the east side of Sunninghill Rd B383 and Sheet Street Rd A332 to Rangers Gate, joining National Cycle Route 4 to Windsor. This proposal is an alternative to WNP.PCR.05 avoiding the Great Park route from Prince Consort Gate to Rangers Gate.	81% agree that Winkfield Parish needs improved safe off-road bicycle routes to surrounding areas/towns, and 79% agree that there is a need to improve the quality and connectivity of local footpaths.	wnspg_green_infr a_cycle_route_pro posals: Supplement B: Proposed Cycle Routes through Winkfield Parish  WNP.PCR.06
WNP.GIL.16	So that BFC and RBWM can comply with NPPF Paragraph 35 (Section 8.9.4 above), a safe combined Cycleway/Walkway should be provided from Heatherwood Hospital to Kingswood (planning application 16/00732). Without this, no parent is going to allow their children to walk/cycle to their schools or the school bus stop at Heatherwood.	81% agree that Winkfield Parish needs improved safe off-road bicycle routes to surrounding areas/towns, and 79% agree that there is a need to improve the quality and connectivity of local footpaths.	8.8

REFERENCE	POLICY	RELEVANT SURVEY RESULTS	DOCUMENT SECTION
WNP.GIL.17	<p>CIL-funded projects in Bracknell Forest should include:</p> <ul style="list-style-type: none"> <li>proposed footpath/cycleway routes identified in Section 7.7 above</li> <li>improved pedestrian/cycle access to Kingswood described in Section 8.8</li> <li>additional allotments described in Section 9.3 above</li> <li>drainage for Asher Recreation Ground described in Section 9.1 above</li> </ul>	<ul style="list-style-type: none"> <li>81% agree that Winkfield Parish needs improved safe off-road bicycle routes to surrounding areas/towns</li> <li>79% agree that there is a need to improve the quality and connectivity of local footpaths.</li> <li>53% agree with the proposition that there should be more provision for allotments within the Parish.</li> <li>91% agree that Recreational green outdoor spaces are important.</li> </ul>	<p>5.3.2</p> <p>7.7</p> <p>8.8</p> <p>9.1</p> <p>9.3</p>
WNP.GIL.18	In the spirit of Paragraph 77 of the NPPF, additional green spaces (listed in Section 9.2) should be adopted.	97% agree that In Winkfield Parish, local green spaces must be retained for healthy recreation	9.2
WNP.GIL.19	Based on figures from 2006, a deficit of 8.51 hectares of allotments has been identified according to national standards. Provision should be increased with consideration given to new development, rising population and popularity of “growing your own” and the social and environmental benefits that result.	53% agree with the proposition that there should be more provision for allotments within the Parish.	9.3

## 11. Appendices

### 11.1. Reference Documentation

REFERENCE	LINK
BBOWT (Berk, Bucks & Oxon Wildlife Trust)	<a href="http://www.bbowt.org.uk/">http://www.bbowt.org.uk/</a>
Bracknell Forest Borough Local Plan 2002	<a href="http://www.bracknell-forest.gov.uk/developmentplan">http://www.bracknell-forest.gov.uk/developmentplan</a>
Entec Report 2006 - Landscape Analysis of Sites Allocations and an Assessment of Gaps/Green Wedges	<a href="http://consult.bracknell-forest.gov.uk/file/3059079">http://consult.bracknell-forest.gov.uk/file/3059079</a>
Paragraphs 126 & 127 on page 21 of the Core Strategy Inspector's Report (2007) explains why Local Gap CS9ii disappeared from BFC documents in 2008.	<a href="http://www.bracknell-forest.gov.uk/the-planning-inspectorate-report-on-the-examination-into-the-core-strategy-development-plan-document.pdf">http://www.bracknell-forest.gov.uk/the-planning-inspectorate-report-on-the-examination-into-the-core-strategy-development-plan-document.pdf</a>
Core Strategy Development Plan (2008) - Policy CS9 - Development on Land Outside Settlements	<a href="https://my.bracknell-forest.gov.uk/gov3Apps/spae/proposals/ldf/text01.htm#pol_cs9">https://my.bracknell-forest.gov.uk/gov3Apps/spae/proposals/ldf/text01.htm#pol_cs9</a>
BFC - Core Strategy Development Plan (2008) Document	<a href="http://www.bracknell-forest.gov.uk/core-strategy-development-plan-document-february-2008.pdf">http://www.bracknell-forest.gov.uk/core-strategy-development-plan-document-february-2008.pdf</a>
BFC - Core Strategy Development Plan (adopted February 2008)	<a href="https://my.bracknell-forest.gov.uk/gov3Apps/spae/proposals/ldf/text01.htm">https://my.bracknell-forest.gov.uk/gov3Apps/spae/proposals/ldf/text01.htm</a>
BFC Post Submission Site Allocations Development Plan. SAL106 (2012).	<a href="http://www.bracknell-forest.gov.uk/sal105-infrastructure-delivery-plan-post-submission-sadpd.pdf">http://www.bracknell-forest.gov.uk/sal105-infrastructure-delivery-plan-post-submission-sadpd.pdf</a>
Bracknell Forest Parks and Open Spaces Strategy (2012)	<a href="http://www.bracknell-forest.gov.uk/parks-and-open-spaces-strategy.pdf">http://www.bracknell-forest.gov.uk/parks-and-open-spaces-strategy.pdf</a>
BFC Site Allocations Local Plan. Adopted 2013	<a href="http://www.bracknell-forest.gov.uk/salp-adopted.pdf">http://www.bracknell-forest.gov.uk/salp-adopted.pdf</a>
CPRE (Campaign to Protect Rural England)	<a href="http://www.cpre.org.uk/">http://www.cpre.org.uk/</a>
National Planning Policy Framework	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf</a>
Natural England and the Forestry Commission	<a href="https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences">https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</a>
Natural England's Green Infrastructure Guidance (NE176)	<a href="http://publications.naturalengland.org.uk/publication/35033?category=49002">http://publications.naturalengland.org.uk/publication/35033?category=49002</a>



REFERENCE	LINK
The Natural Environment White Paper “The Natural Choice: Securing the value of nature 2011”	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf</a>
British Standards on Tree Protection Table B.1 of British Standard BS5837:2012 Trees in relation to design, demolition and construction – Recommendations	<a href="http://shop.bsigroup.com/ProductDetail/?pid=000000000030213642">http://shop.bsigroup.com/ProductDetail/?pid=000000000030213642</a>  <a href="http://www.planningni.gov.uk/downloads/best-practice-trees-2.pdf">http://www.planningni.gov.uk/downloads/best-practice-trees-2.pdf</a>
Woodland Trust: Stemming the flow – the role of trees and woodland in flood protection. May 2014	<a href="https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/">https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/</a>
Bracknell Forest: review of local landscape designations, local/strategic gaps and green belt villages (LUC 2015)	<a href="http://www.bracknell-forest.gov.uk/presentation-on-landscape-issues-june-2015.pdf">http://www.bracknell-forest.gov.uk/presentation-on-landscape-issues-june-2015.pdf</a>
Natural England and the Forestry Commission: 29 Oct 2015	<a href="https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences">https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</a>
Sustrans has begun a large scale project to survey, protect and enhance biodiversity along some of the traffic-free sections of the National Cycle Network.	<a href="http://www.sustrans.org.uk/ncn/map/walking-and-cycling-inspiration/routes-nature-lovers/sustrans-greener-greenways">http://www.sustrans.org.uk/ncn/map/walking-and-cycling-inspiration/routes-nature-lovers/sustrans-greener-greenways</a> <a href="http://windsorabc.com/">http://windsorabc.com/</a>
Thames Basin Heaths Special Protection Area Briefing Note for Applicants Wildlife in Ascot	<a href="http://www.bracknell-forest.gov.uk/thames-basin-heaths-spa-briefing-note-for-applicants.pdf">http://www.bracknell-forest.gov.uk/thames-basin-heaths-spa-briefing-note-for-applicants.pdf</a>
TPO Maps	<a href="http://maps.bracknell-forest.gov.uk/LocalView/Sites/TPO/">http://maps.bracknell-forest.gov.uk/LocalView/Sites/TPO/</a>
TPO Interactive Map	<a href="http://www.bracknell-forest.gov.uk/treepreservationordersmap">http://www.bracknell-forest.gov.uk/treepreservationordersmap</a>
TVERC (Thames Valley Environmental Records Centre)	<a href="http://www.tverc.org/">http://www.tverc.org/</a>
Wildlife in Ascot	<a href="https://sites.google.com/site/wildlifeinascot">https://sites.google.com/site/wildlifeinascot</a>
Windsor ABC. Safe Off-Road Cycle Routes from Windsor to Ascot, Bracknell and Crowthorne	<a href="http://www.windsorabc.com">http://www.windsorabc.com</a>
Woodland Trust: Life’s better with trees: securing our environmental future. April 2016	<a href="https://www.woodlandtrust.org.uk/publications/2016/04/lifes-better-with-trees-securing-our-environmental-future/">https://www.woodlandtrust.org.uk/publications/2016/04/lifes-better-with-trees-securing-our-environmental-future/</a>

## 11.2. Boundary Maps

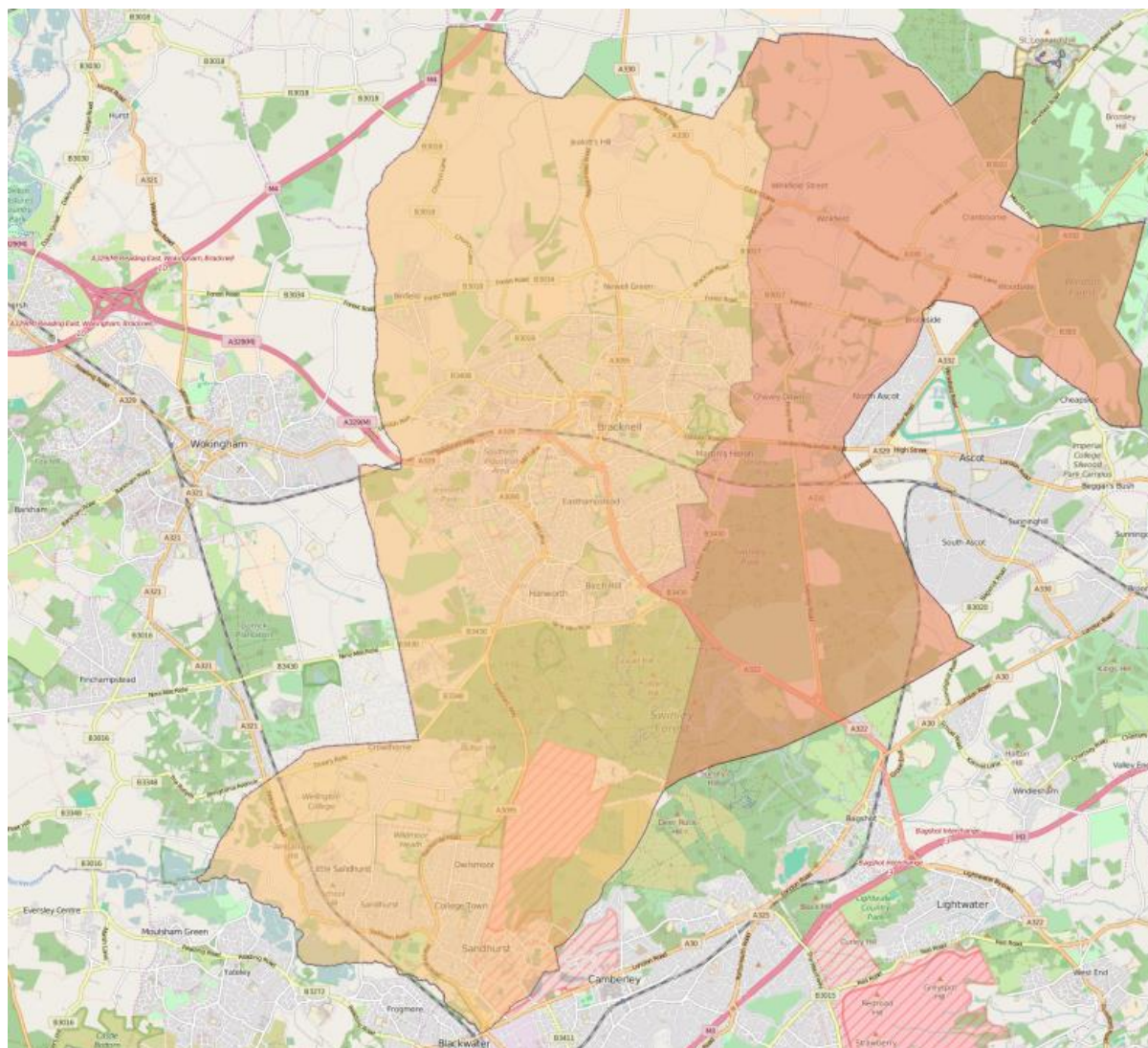


Figure 48 Winkfield Parish within Bracknell Forest

Winkfield Parish (pink) is the largest parish in Bracknell Forest (orange and pink). Winkfield Parish is arguably the largest parish in the UK.

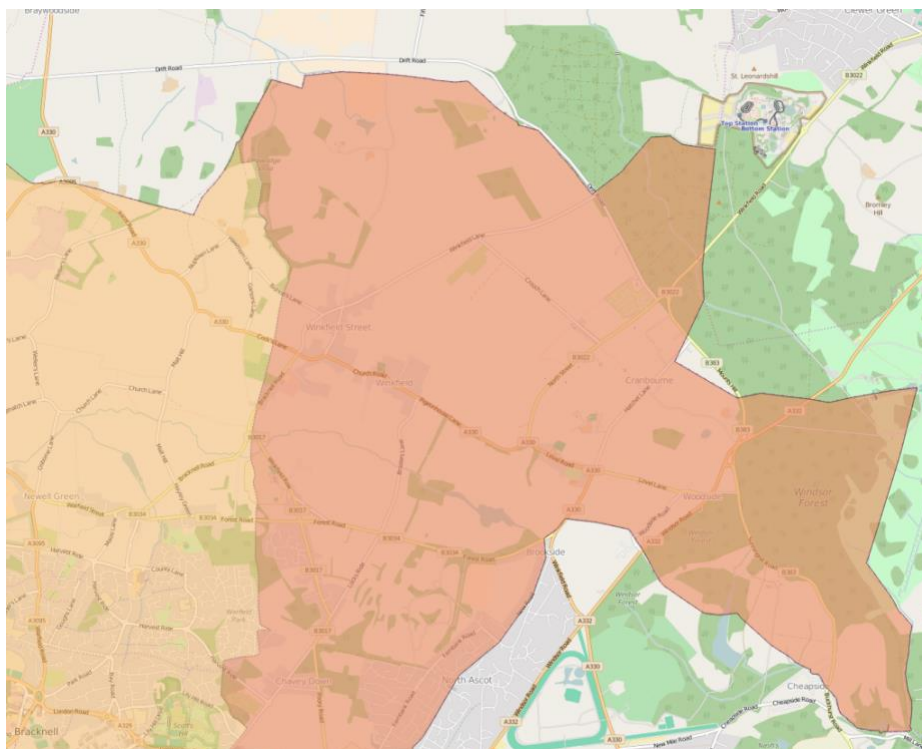


Figure 49 Winkfield Neighbourhood North (pink)

The whole of Winkfield Parish has been designated as Winkfield Neighbourhood. This document displays maps of

- Winkfield Neighbourhood North: Drift Road to London Road A329
- Winkfield Neighbourhood South: London Road A329 to Wishmoor Cross

These are not official designations. This division is so that more detail can be displayed.

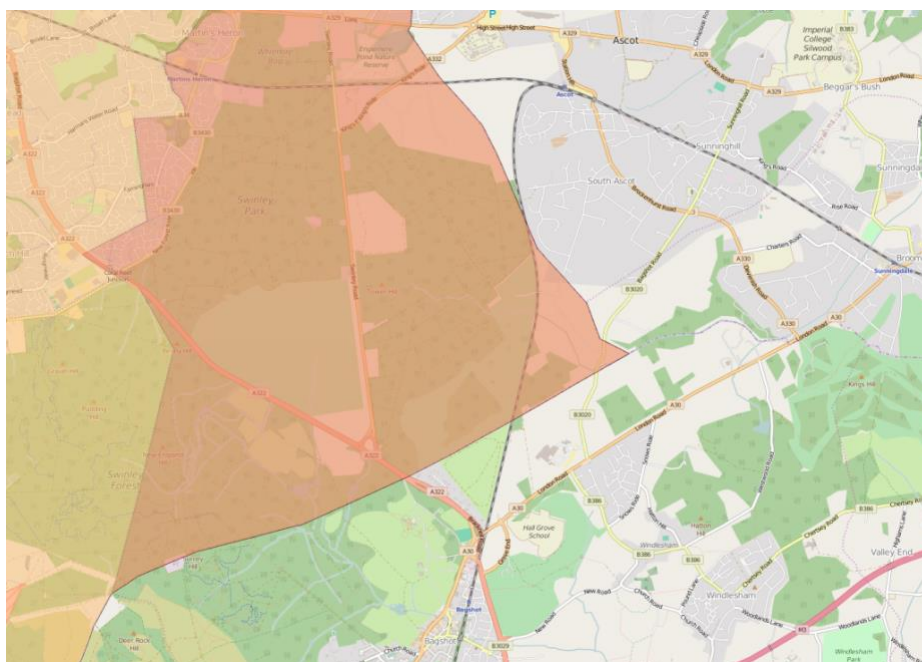


Figure 50 Winkfield Neighbourhood South (pink)



### 11.3. Green Belt Maps

Section 5.2 above provides an overview map in the wider context of Bracknell Forest.

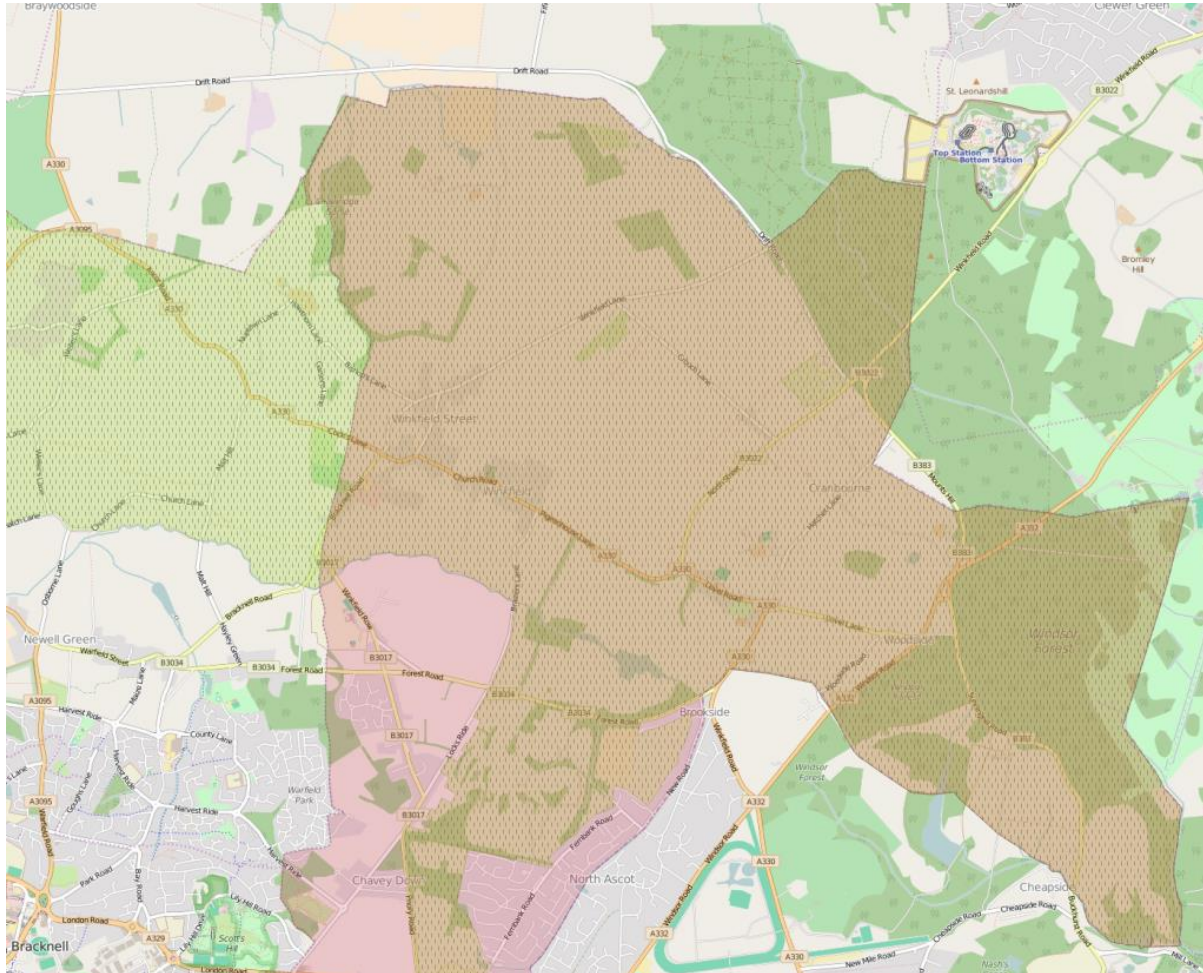


Figure 51 Winkfield Neighbourhood North in London Green Belt

In these maps

- green dotted areas indicate London Green Belt land
- pink indicates Winkfield Neighbourhood

The junction of Bracknell Rd and Winkfield Row is on Green Belt land on the western boundary of Winkfield Parish. Most of Winkfield Neighbourhood North is in Green Belt. Locks Ride and Priory Road have Green Belt to the East and non-Green Belt (pink) to the West.

The eastern side of Winkfield Neighbourhood South (overleaf) is in Green Belt. Swinley Road has Green Belt land to the East (Swinley East) and non-Green Belt to the West (Swinley Park).

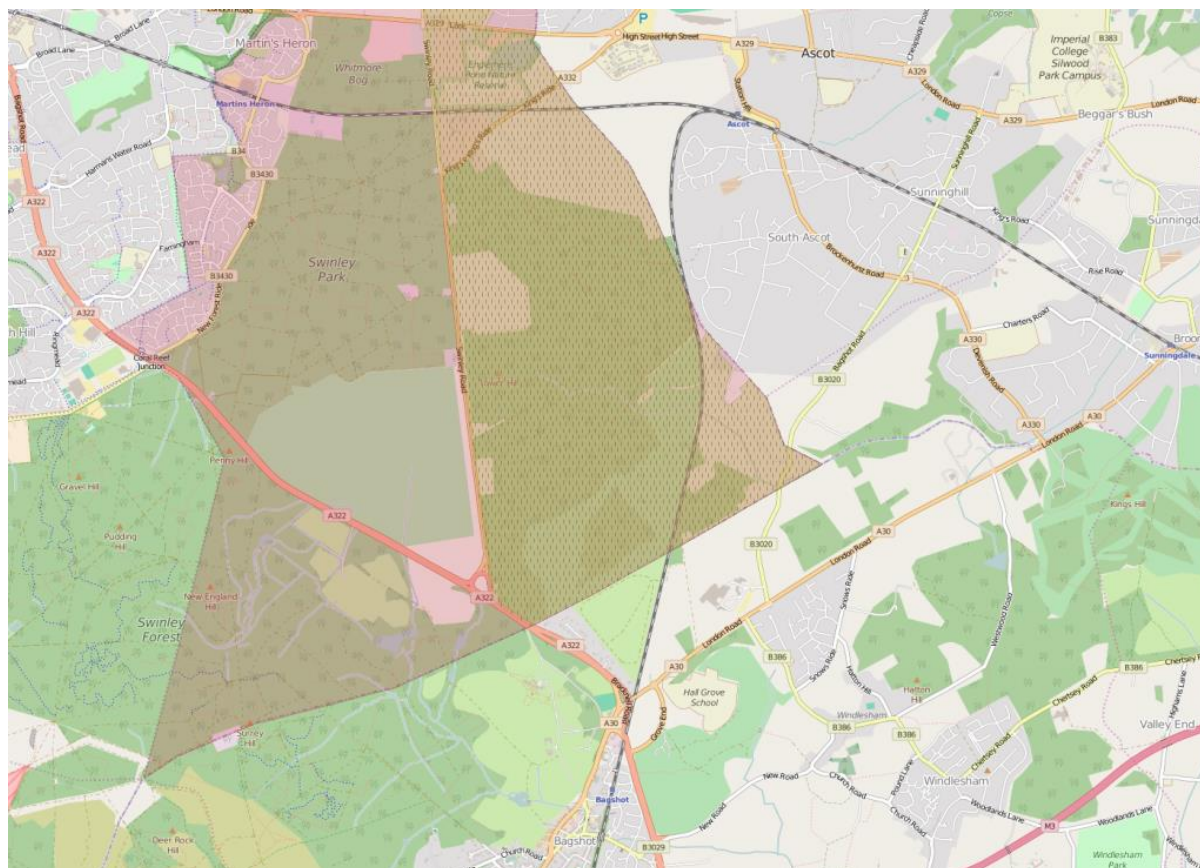


Figure 52 Winkfield Neighbourhood South in London Green Belt



## 11.4. Strategic Gaps, Local Gaps & Allocated Housing Sites

### 11.4.1. LDF Core Strategy Spatial Framework 2006

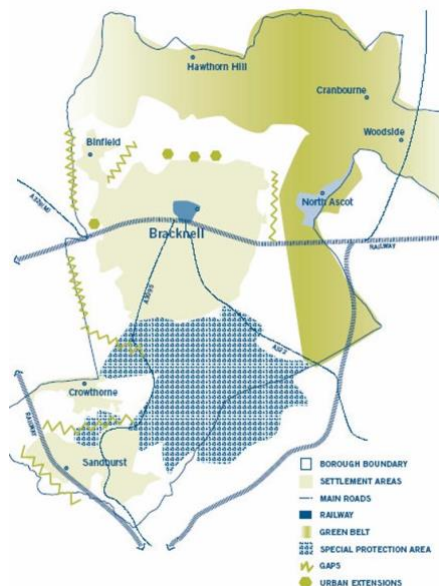


Figure 53 LDF Core Strategy Spatial Framework 2006

### 11.4.2. Local Gap 4 (Winkfield Row to Martin's Heron)

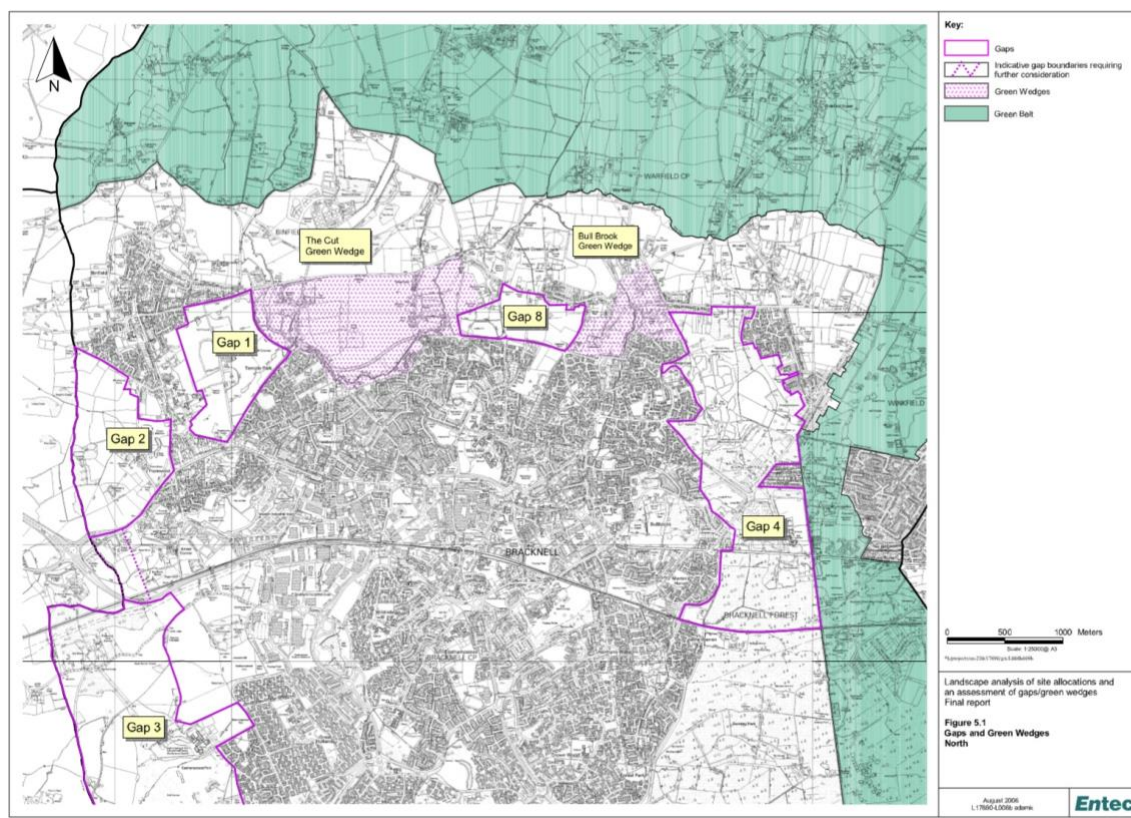


Figure 54 Gaps & Green Wedges North – Entec Study 2006

Local Gap CS9ii (Winkfield Row to Martin's Heron) was proposed in LDF Core Strategy 2006

### 11.4.3. BFC Core Strategy 2008

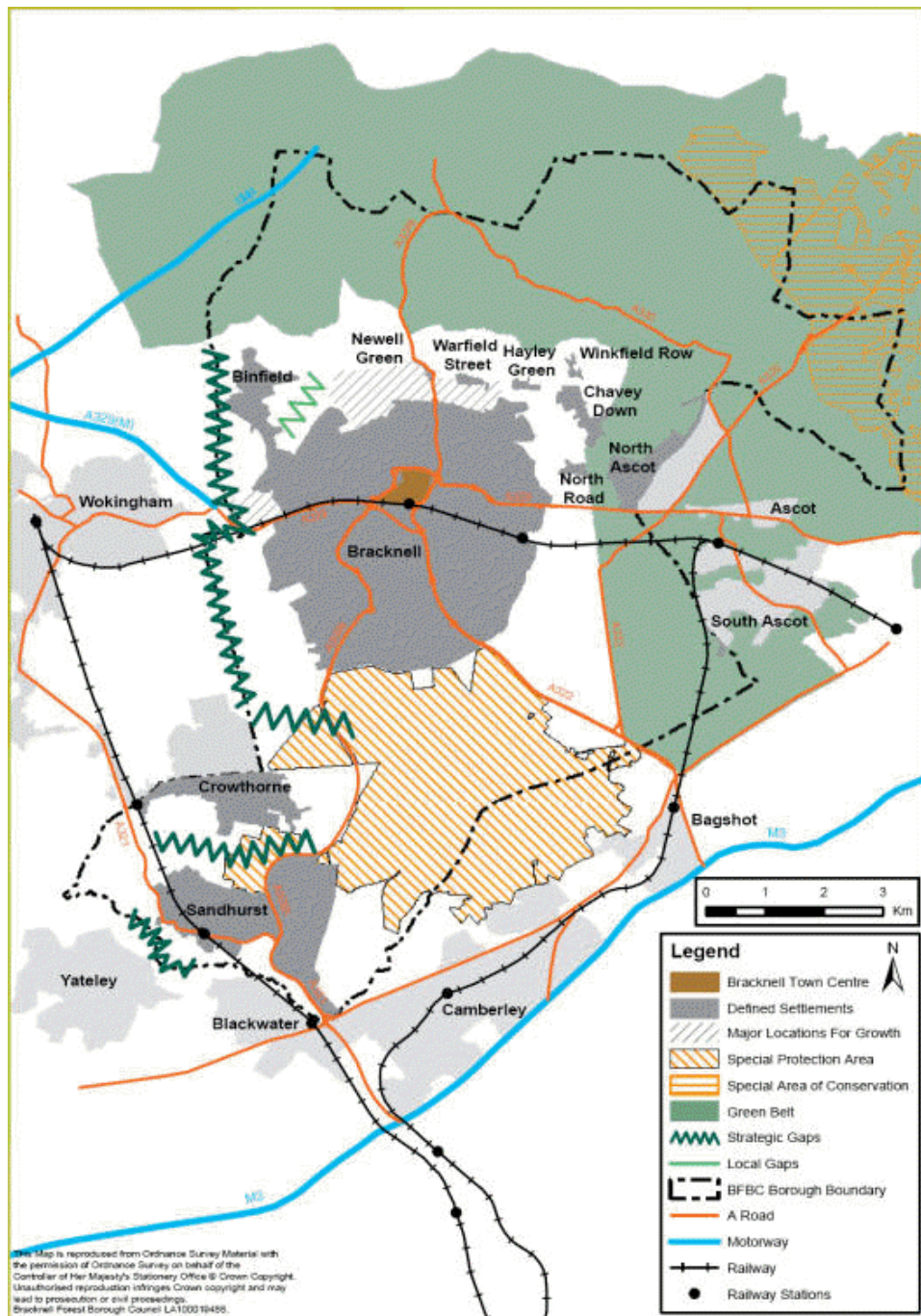
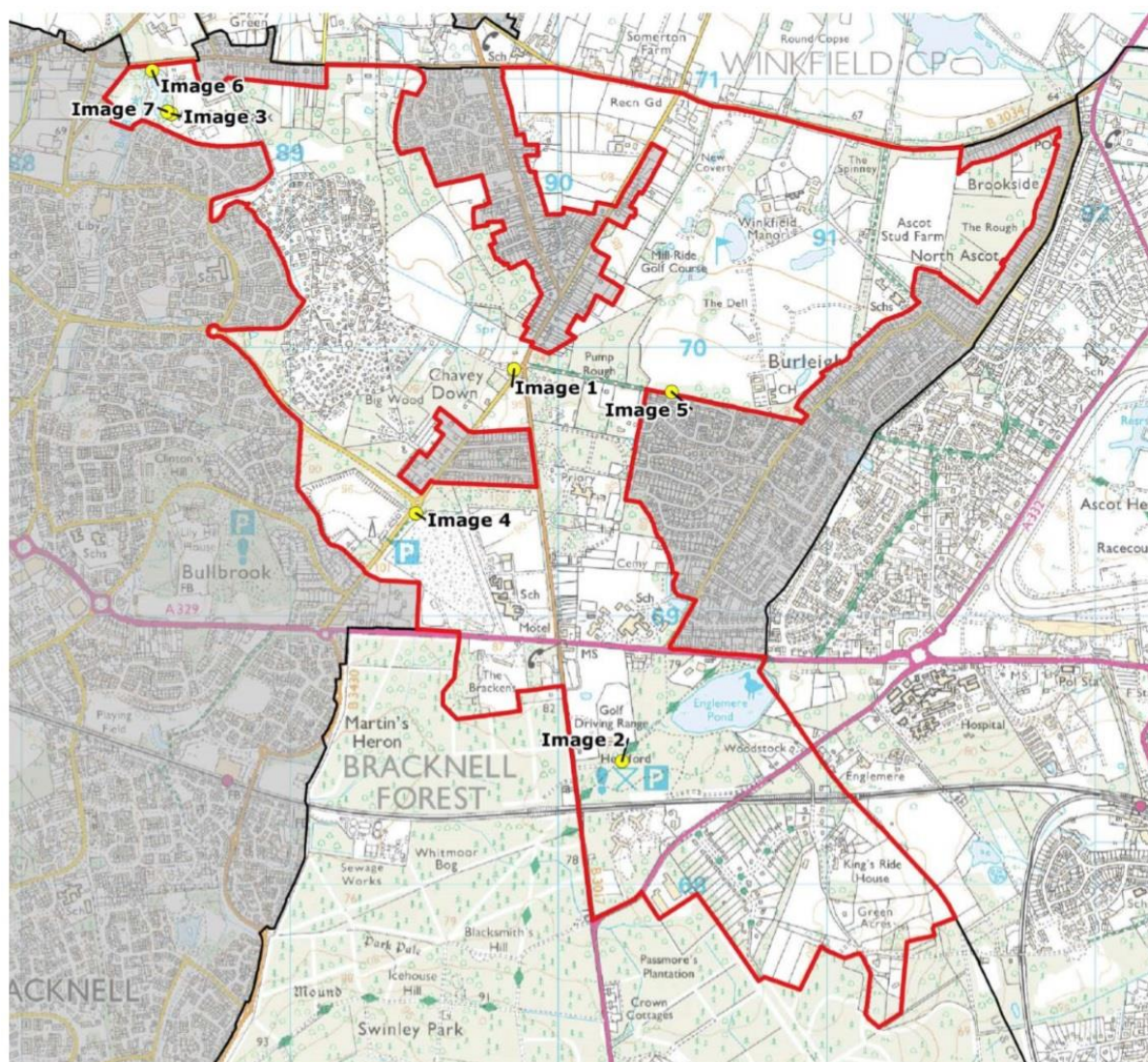


Figure 55 BFC Core Strategy 2008



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### 11.4.5. Housing Sites in the SALP Adopted 2013

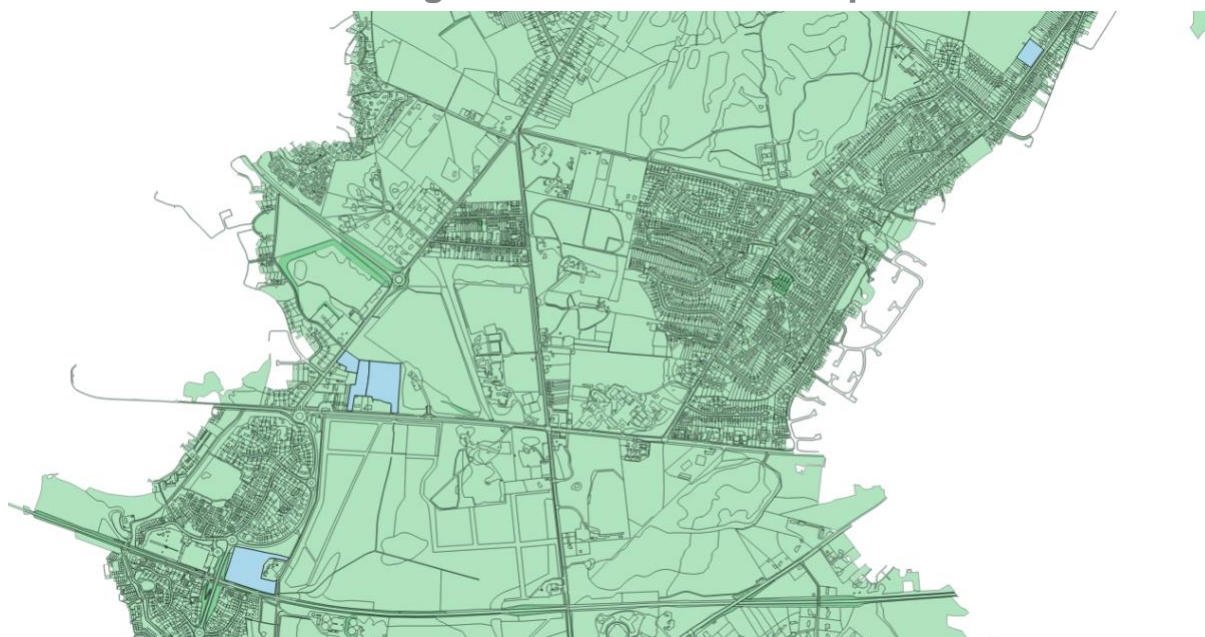


Figure 57 SHLAA Sites (in blue) in the SALP 2013

This map supports Section 8.6. This map was were constructed from 2 data sources

- Adopted Policy Plan 2013 Sites: GIS & Gazetteer Manager, BFC
- Mastermap: Crown Copyright and database rights 2016 Ordnance Survey 1000194488. Mastermap shows the housing plots and other detailed features around these sites.



## 11.5. Maps of Wildlife Corridors

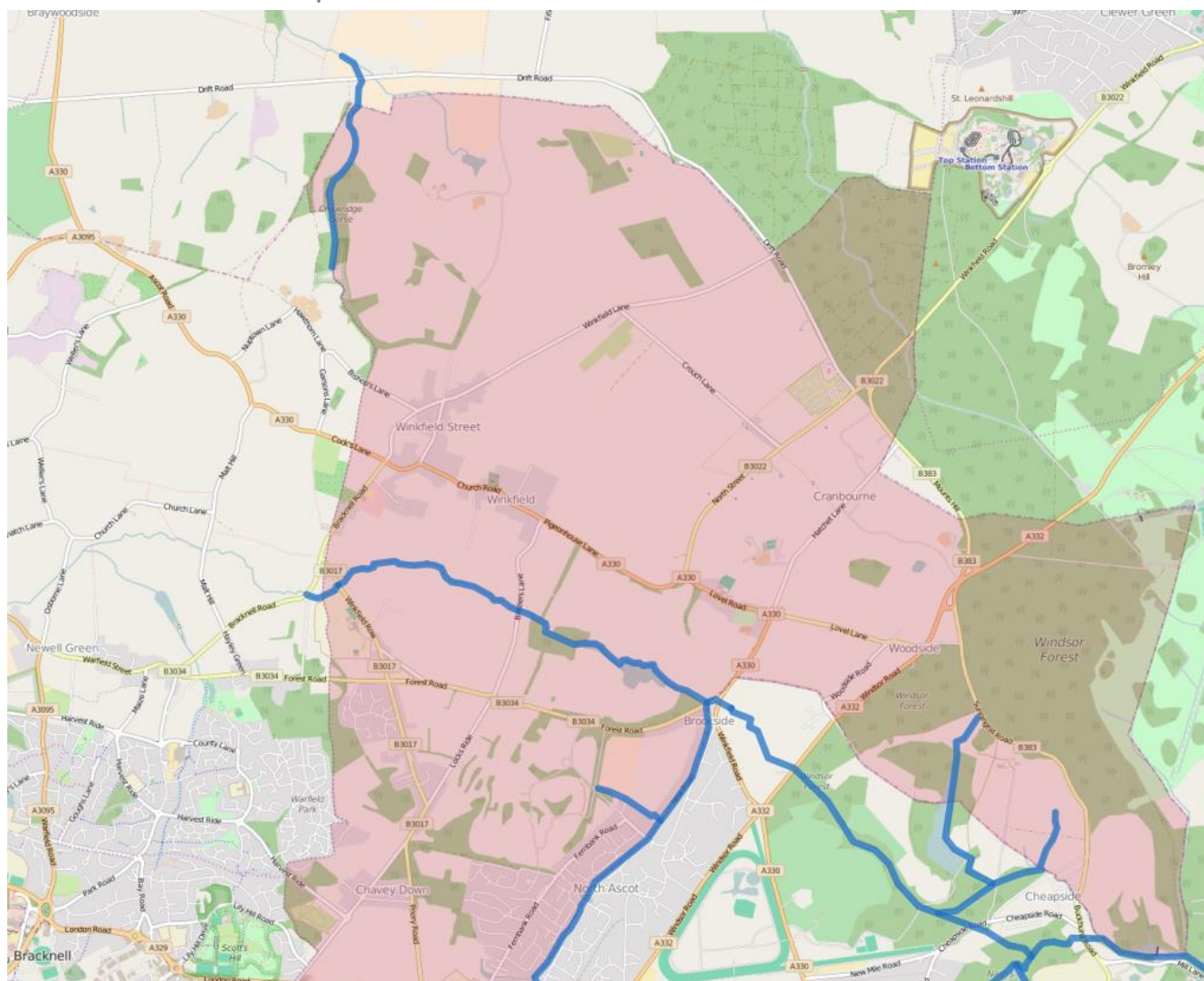


Figure 58 Wildlife Corridors in the North of Winkfield Neighbourhood

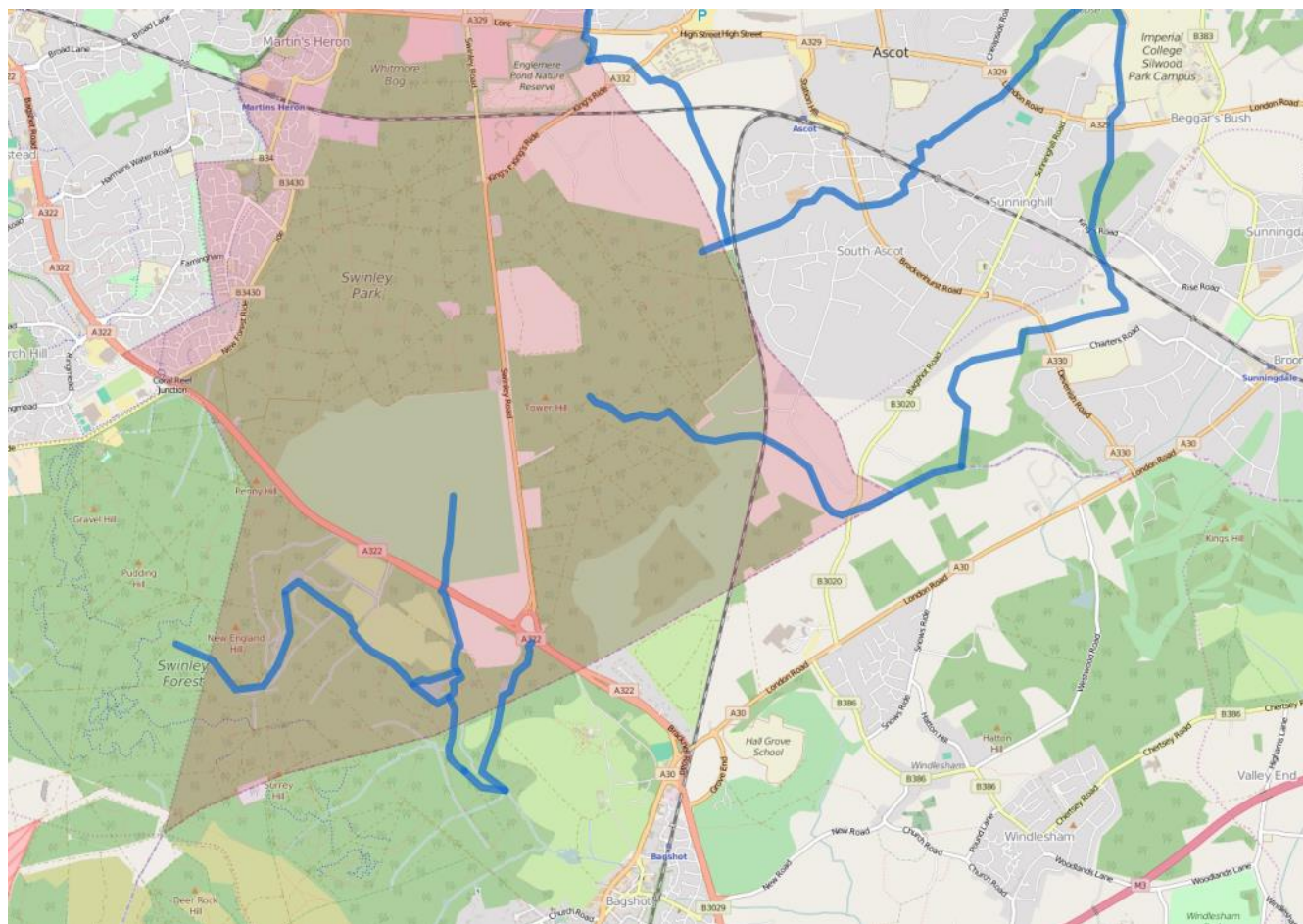


Figure 59 Wildlife Corridors in the South of Winkfield Neighbourhood



## 11.6. TPO Maps

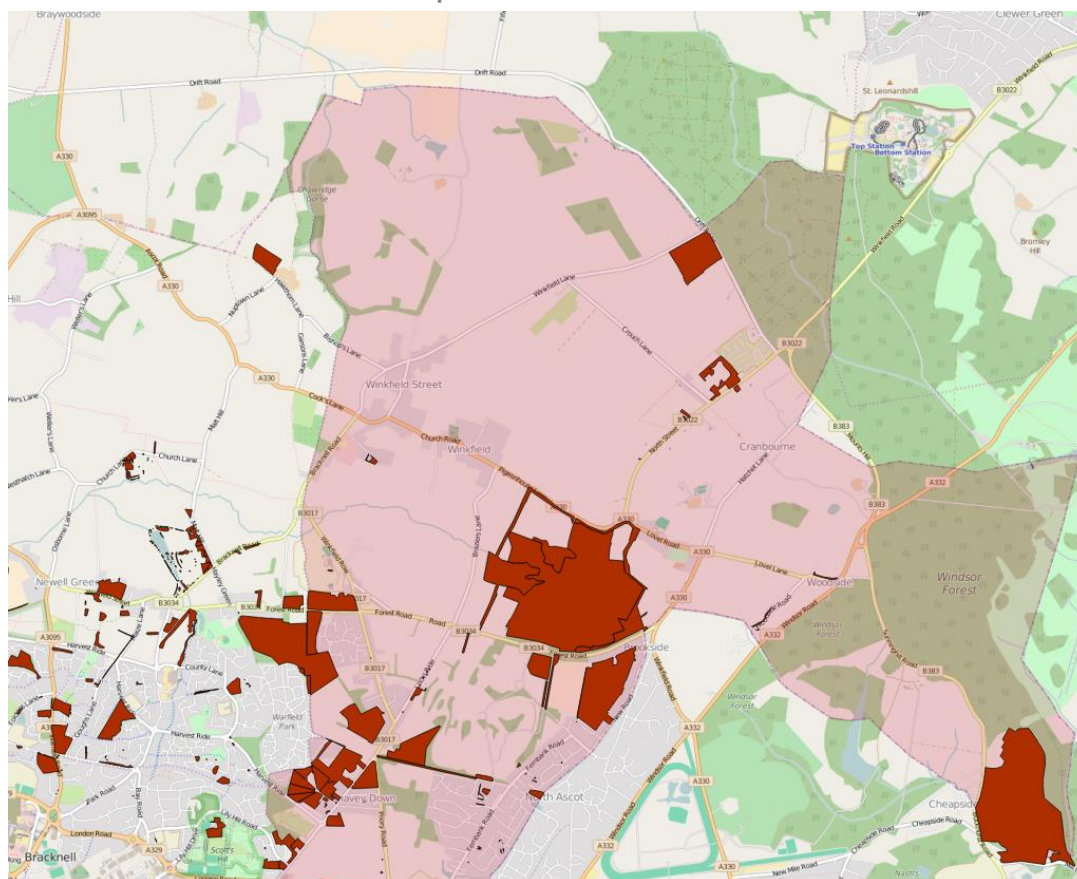


Figure 60 TPO Areas (red) in Winkfield Neighbourhood North

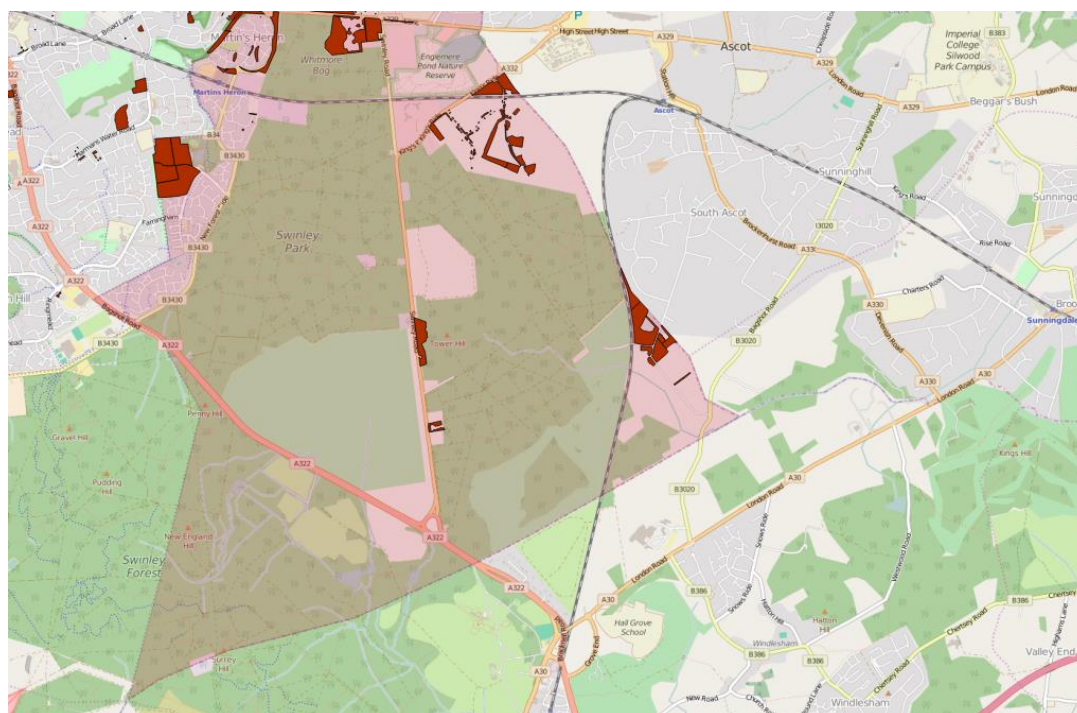


Figure 61 TPO Areas (red) in Winkfield Neighbourhood South

## 11.7. Document Version History

DOCUMENT VERSION	PURPOSE	DATE
v8	Sent to Annemarie Edwards for distribution to Steering Group Review	07/08/2016
v8	Sent via Dropbox to rCOH for review	07/08/2016
v9	Uploaded to <a href="http://www.yogaclass.net/docs/wnpsg_topic_green_infra_v9.docx">http://www.yogaclass.net/docs/wnpsg_topic_green_infra_v9.docx</a> for Tracey Van Oeffelen to insert read text to address some of the actions in Section <b>Error! Reference source not found.</b>	29/08/2016
v10	<p>Courtesy Ruth, Asher Recreation Ground in Section <b>Error! Reference source not found.</b></p> <p>Courtesy Stuart, Bruce removed reference to 1300 house development proposal from Section 8.5</p> <p>Evolution from SALP to CLP in Section 8.4</p> <p>Courtesy Ordnance Survey (Mastermap) and BFC Gazetteer Manager, SHLAA/SHELA site maps in Sections 8.6 and 11.4.5</p> <p>Courtesy Ruth and Tracey, Allotments Section 9.3 above</p> <p>Mastermap showing Building Density in Section 8.1</p> <p>Maps of Ancient Woodlands (Natural England) in Section 4.3</p> <p>Added Floodzone maps in Section 8.2</p> <p>Added Richard Small's fauna observations in Kings Ride Area, Section 6.3</p> <p>Added Stuart Tarrant's flora/fauna report on his land in Section 6.11 above</p> <p>New Policies Section 10 that lists all proposals and suggestions (with a unique reference) in this Green Infrastructure and Landscape Topic Paper.</p>	08/10/2016
v11	<p>New Section 6 extracted from previous Section 5 Open Space, Green Belt and Gaps. Added TVERC-supplied maps to new Section 6 Wildlife.</p> <p>Sent via Dropbox to Annemarie and WNPSG Media Group.</p>	24/10/2016
v12	<p>Following discussion with MM, a quote from an article in the Financial Times (Green Belt in Ascot) and her name has been removed. See Section 5.2.1 above.</p> <p>As requested by Tracey, Bruce has corrected 'Darford' to 'Dartford' and standardised all greenbelt references to 'Green Belt'.</p> <p>Version 11 removed from Dropbox. To see if recipients prefer WeTransfer to Dropbox, Version 12 sent via WeTransfer to the same 13 email addresses identified in the next table row.</p>	09/11/2016

DOCUMENT VERSION	PURPOSE	DATE
v13	<p>Section 5.3 above renamed from 'SANGS, SAMM, CIL and S106' to 'Funding by S106 and CIL'.</p> <p>Section 5.4 'Thames Basin Heaths Special Protection Area' set to Level 2 Heading.</p> <p>Annemarie Edwards passed comments from Julie Gill (Senior Environmental Police Officer) to Bruce who then removed the suggestion that the 'Bespoke SANGS Ceiling' (109 dwellings) should be lowered. Bruce requested clarification of other comments. Direct contact not permitted.</p> <p>Following the November publication of SHELAA sites, Chris Atkins passed the GIS Shapefiles (map layers) of the SHELAA Sites to Moira Gaw who then forwarded them to Bruce. Bruce inserted new Section 8.7 'SHELAA Sites Published November 2016', containing detailed maps of SHELAA sites overlaid on other GIS map layers to show land designations.</p> <p>As requested by Tracey, Bruce has standardised body text font to Verdana 10.</p> <p>Bruce saved version 13 of wnspg_topic_green_infra as wnspg_green_infra_evidence.</p>	01/01/2017
v14	<p>Due to comments from Julie Gill (Senior Environmental Police Officer), Bruce removed policy WNP.GIL.03 (SAMM should contribute towards new Cycleway/Walkway routes connecting new housing developments to a nearby SANG.). Due to comments from Julie Gill, Bruce removed policy WNP.GIL.04 (The threshold for bespoke SANGS should be reduced from 109 dwellings down to a net increase of 60 dwellings or more, so that more local, easily accessible SANGS sites can be developed.)</p> <p>Because there was no relevant supporting evidence in the survey Summary Report, Bruce removed policy WNP.GIL.15 (So that BFC and RBWM can comply with NPPF Paragraph 18, housing developments should not be permitted on flood-risk areas, especially sites where the sewers have often over-spilled e.g. Paddock Adjacent to The Cut (SU87V28)).</p>	24/01/2017
v17	<p>Bruce created 4 documents that make up the Green Infrastructure and Landscape Topic Papers V17:</p> <ul style="list-style-type: none"> <li>wnspg_green_infra_evidence: Winkfield NP Green Infrastructure and Landscape Main evidence document which contains many maps and photos</li> <li>wnspg_green_infra_assessment_local_green_space: Supplement A: Assessment of Local Green Space in Winkfield Parish</li> <li>wnspg_green_infra_cycle_route_proposals: Supplement B: Proposed Cycle Routes through Winkfield Parish</li> <li>wnspg_green_infra_summary: This is the Summary Document</li> </ul> <p>Sent version 17 of all 4 documents via WeTransfer to the following email addresses:</p> <ul style="list-style-type: none"> <li>a.edwards@winkfieldparishcouncil.gov.uk</li> <li>l.challis@winkfieldparishcouncil.gov.uk</li> </ul>	06/04/2017



DOCUMENT VERSION	PURPOSE	DATE
v18	<p>Substantial changes to Section 5.5 'Local Gap between Winkfield Row &amp; Martin's Heron'. Exclusion of WINK22 (Whitmoor Forest) from Local Gap.</p> <p>Changed Section 7.7 Proposed Safe Cycle Routes to exclude all PCR's except</p> <ul style="list-style-type: none"><li>• WNP.PCR.01: Met Office R/A, Forest Rd, Woodside</li><li>• WNP.PCR.03: Woodside to Legoland, Windsor</li></ul> <p>Sent via website to:</p> <ul style="list-style-type: none"><li>• a.edwards@winkfieldparishcouncil.gov.uk</li><li>• l.challis@winkfieldparishcouncil.gov.uk</li></ul>	16/09/2018