

Binfield Parish Landscape Character and Heritage Study



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Kirkham Landscape Planning Ltd / The **terra firma** Consultancy Ltd / Wessex
Archaeology

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1. INTRODUCTION

General

1.1 Binfield Parish Council, in conjunction with the Neighbourhood Planning Group, appointed Kirkham Landscape Planning Ltd, the terra firma Consultancy Ltd and Wessex Archaeology to produce a *Binfield Parish Landscape and Heritage Study* to inform decision making following the adoption of the Binfield Neighbourhood Plan in April 2016.

1.2 The European Landscape Convention (ELC) definition of “landscape” is:

“ an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors.”

1.3 The Parish of Binfield falls wholly in Bracknell Forest and is not covered by a national or local landscape designation. However the northern part of the Parish lies within the Green Belt as shown on Figure 1 and much of Binfield Village lies within the three areas of Bracknell Character Areas: Binfield SPD 2010. One Grade II* Registered Park and Garden lies within the Parish at Newbold College (Moor Close). The Parish however includes a large number of listed buildings and designated natural environmental assets, as well as several unlisted heritage and environmental assets.

1.4 The study will assist the Parish during the Local Plan process, and in particular the emerging SHELAA, and in development control. The study will provide a robust landscape and heritage evidence base that will contribute to other evidence used in plan making and planning decisions.

1.5 The Study builds on published landscape character studies most notably the Bracknell Landscape Character Assessment 2015 and Bracknell Character Areas SPD 2010. A full list of documents included in Section 4.

2. OBJECTIVES OF THE STUDY

2.1 Overall the Study aims to provide a transparent, consistent, objective and robust approach to the *Binfield Parish Landscape and Heritage Study*, and to provide the Parish and Local Planning Authority officers with evidence to understand where the potential landscape, visual and heritage impacts would be greatest.

2.2 The *Binfield Parish Landscape and Heritage Study* identifies and describes variation in the character of the landscape across Binfield Parish. It identifies 12no. Binfield Parish Landscape Character Areas (PLCAs) which exhibit unique combinations of elements and features (characteristics) that make the landscape and townscape areas distinctive and makes recommendations for each PLCA.

2.3 The boundaries of these PLCAs are based on the wider landscape character types identified in the Bracknell Landscape Character Assessment 2015 and Bracknell Character Areas SPD 2010 and detailed desk-based and fieldwork assessment. The Study considers the heritage assets of the Parish, both designated and possible non-designated sites, based on data from Historic England, the recently completed draft historic Landscape Character Assessment for East Berkshire and historic

OS mapping. The Study includes an analysis of the visual characteristics of the Parish; key views and vistas, and landmark features.

2.4 The study takes into account the locations of ecological and recreational assets in the Parish but does not include detailed studies of these topics.

2.5 During consultation on the Pre-submission draft Neighbourhood Plan Historic England suggested in a letter dated 10 August 2015 that more consideration be given to the location of historic environment resources, including historic landscape character of both designated and possible non-designated local heritage assets and buildings of local heritage interest that deserve consideration in planning. The letter also made further suggestions for more detailed studies to identify the boundaries and features of potential non-designated sites. This Study does not go into that level of detail but does identify those heritage assets worthy of further assessment. These are listed under the relevant PLCAs and plotted on Figure 5.

3. PLANNING CONTEXT

3.1 The Project Brief from Binfield Parish sets out the overarching planning context:

Binfield is set to grow considerably in the coming 3 - 5 years with the determination of 3 strategically allocated sites under the Bracknell Forest Council's Local Development Plan. These are: Blue Mountain (400 homes and a learning village); Amen Corner North (400 homes and a primary school); Amen Corner South (725 homes, a primary school, retail and commercial units). There are also another circa 150

houses from speculative and small scale development. This is likely to grow the village from around 8,000 residents to near the 12,000 mark.

The Borough has a large area of SPA in the south of the and butts up against Crown Estate land to the West. This is likely to mean that the greatest burden of incremental housing is pushed primarily towards the Northern parishes of Binfield, Warfield and Winkfield (although Winkfield has a level of protection via Green Belt and Crown Estate).

3.2 The Binfield Parish Landscape and Heritage Study takes into account known approved and proposed SHLAA development sites. Figure 2 shows the location of the three major strategic development sites in Binfield Parish. In addition to these, Bracknell Forest is currently in the process of identifying potential SHELAA sites around the Parish. Figure 2 shows sites that have planning approval and are in the process of implementation.

3.3 The Parish is under great pressure for new development, outside of the Green Belt in the north (PLCAs 1, and parts of 2 and 3), in addition to the above which cumulatively applies great pressure on the survival of the distinctive landscape and heritage character of the Parish.

Cumulative effects of approved and potential change

3.4 This study and Figure 2 represents a snap shot in time in May 2017 and it can be seen that Binfield Parish is undergoing enormous changes as a result of its proximity to Bracknell and available local infrastructure and services. However the village of Binfield and Binfield

Parish is a distinct area with a strong rural setting and with a very different character to Bracknell (and to Wokingham to the west). The remaining open rural landscape close to the settlement edge is very vulnerable to erosion through these development pressures. A key characteristic of the Parish is the marked contrast between the rural areas outside of the settlement boundary, and the settlement itself.

3.5 PLCA4 is also experiencing additional pressure from the expansion of Wokingham eastwards, putting cumulative pressure on the gap between Wokingham and Binfield/Bracknell. A similar expansion of Bracknell within Warfield Parish to the east is also vulnerable to additional pressure in the gap retained between Binfield and the new strategic site.

3.6 The Study recommendations draw upon the need to conserve and enhance the separate identity of settlements and their heritage assets and the character and integrity of the intervening landscapes and their heritage assets.

3.7 NPPF paragraphs 7 and 17 set out the importance of protecting and enhancing the historic and natural environment, 'recognising the intrinsic character and beauty of the countryside' and 'taking account of the different roles and character of different areas'. NPPF 109 requires the planning system to 'protect and enhance valued landscapes'. NPPG and ministerial statements confirm that this applies not just to national or local landscape designations, but to the wider landscape. The Landscape Institute's Guidelines for Landscape and Visual Impact Assessment Edition 3 2013 (GLVIA3) provides guidance on how to determine a valued landscape. This Study provides evidence of the landscape and historic

attributes of the Parish which should be conserved and enhanced. These attributes may be an overall characteristics of a parish landscape character area (PLCA) or individual features. They may have an important role to play locally or part of the wider landscape, including in keeping the separate identity of adjacent settlements and the integrity of the rural landscape in between.

4. BASELINE STUDIES

4.1 The *Binfield Parish Landscape and Heritage Study* is based on the most recent and most detailed up to date landscape and townscape character assessment studies: Bracknell Landscape Character Assessment 2015 and Bracknell Character Areas SPD 2010. As these draw on earlier landscape studies and on the County Berkshire Landscape Character Assessment 2003, reference to these other studies listed in Section 4 was not deemed necessary.

4.2 GIS Data was received from Bracknell Forest covering the Parish-wide heritage, recreation and open space, landscape, topography, planning and ecological constraints, the defined areas of the strategic development sites and policy areas. Although not reproduced here, they informed the Study.

4.3 The baseline information was reviewed and site visits undertaken to all proposed Parish Landscape Character Areas (PLCAs) in June 2016 to confirm boundaries and inform the assessment. Two pilot areas (PLCA4 and PLCA7) were initially submitted to the Parish in July 2016 to confirm presentation and scope of the reports. These were agreed and the Study rolled out to the remaining PLCAs.

5. LANDSCAPE AND HISTORIC SETTING

5.1 Location

5.1.1 Binfield is geographically a very large parish of 1,300 hectares, or 3,200 acres, in the middle of the historic ancient Windsor Great Forest, which gives it an established rural feel. It has grown significantly from a small village in the centre of the parish with a ring of country houses with parkland and estates employing most of the village, to a large thriving community with many commuters and a range of local facilities. The village followed the typical pattern of colonisation in the 19th and early 20th century with the construction of a focus of high quality detached villas standing in private grounds, in some cases of high architectural interest, which make an important contribution to Binfield's character. To the north, it is around 1/3 Green Belt with some rural housing.

5.1.2 The village is centered on a prominent ridge line running north to south into the northern part of Bracknell Town. Historically the village expanded down the slopes to the west and east with a distinctive settlement form (PLCAs 7, 8, 9 and to some extent 10A). With the coming of 20th century development to the south, the village started to merge with Bracknell Town (PLCAs 10B, and 12) but as recognised by the status of PLCA 7, 8 and 9 in the SPD, retained its core character.

5.1.3 The boundary to Binfield Parish is shown on Figure 1 and extends up to the Wokingham Borough to the west, to Bracknell town in the south, to the Parish of Warfield to the east and to the boundary with the Royal Borough of Windsor and Maidenhead in the north. Aside from these administrative boundaries, the Parish limits are not delineated by

significant natural or built form features except for a short stretch of The Cut watercourse to the east of PLCA10B.

5.2 Landscape Character Context (see Parish-wide Figure 3)

5.2.1 Binfield Parish, outside of the settlement boundary, falls within 2 broad landscape character areas within the Bracknell Landscape Character Assessment 2015 which are:

- C1: Binfield and Warfield Clay Farmland;
- G1: Easthampstead Wooded Estate.

5.2.2 The older settlement falls within 3 townscape character areas within the Bracknell Character Areas SPD 2010 which are:

- Area A: Binfield;
- Area B: Popeswood North;
- Area C: Popeswood South.

5.2.3 The remaining townscape areas not covered by the above were divided up, based on their character, into:

- modern residential (PLCA10: sub-divided into 10A, 10B and 10C based on geographical locations);
- Modern emerging residential and mixed development (PLCA11A Blue Mountain and 11B Amen Corner north and south);
- An established commercial area with associated green infrastructure PLCA12.

5.2.4 The key characteristics, sensitivities and management considerations of these areas are used as a basis for the more detailed Binfield character assessments.

5.3 Topography and Hydrology

5.3.1 Topography is not overall a defining feature of the Parish but the undulating landscape varies from a pronounced ridge running north to south at 75m AOD before widening out within Bracknell town to a shallow valley along the The Cut watercourse at 45m AOD in the north-east of the Parish. A local rise is located at Hill Farm; and Cabbage Hill to the east in Warfield Parish is a local landmark in views from Binfield. This landform pattern has influenced the historic settlement location which hugs the north-south ridge. The valley remains undeveloped in the main due to The Cut floodplain.

5.4 Vegetation and Ecology

5.4.1 The Parish contains a number of Local Wildlife Sites scattered throughout the area. Many are woodland some of which are Ancient Woodland. There are no SSSIs or other higher level ecological designations in the Parish.

5.4.2 The Parish is most notable for its woodland cover which is a defining feature of the rural areas, and a key characteristic of the settled townscape, considerably reducing the visual prominence of the built form in the area, containing development and creating a distinctive well treed environment which is highly valued. The tree cover not only includes

woodland, but small copses, significant and smaller tree belts, hedgerow trees, parkland trees and many specimen mature trees in gardens and along roadsides.

5.4.3 The landscape is a mix of parkland, pasture and agricultural land under arable crops in small to medium to large sized fields. The balance of these aspects varies, defining the difference between the PLCAs.

5.4.4 The Parish has recently designated ten Local Green Spaces for their open space value for informal recreation in the Neighbourhood Plan. These mainly lie within the settlement boundary with two on the perimeter at Wicks Green/Silver Jubilee Field and Popes Meadow and with Ryehurst Lane on the edge of the Green Belt.

5.5 Historic context

5.5.1 The parish was established around All Saints Church, the current building of which dates from the 14th century. This formed the original focus of Binfield as a settlement, serving the communities associated with the large houses and farms that surrounded it, such as Billingbear Park, Binfield Manor, Yates' Farm and Park Farm. The parish had brickfields and bricks were produced locally from the 19th century if not earlier. With the arrival of Bracknell railway, industries grew in the parish with improved transport links, Binfield grew, with the core relocated to the junction of Terrace Road and Forest Road and the construction of many small and terraced brick houses to accommodate workers, as well as large villas for company owners, managers and professionals. Since then, there has been a gradual infilling of housing, particularly in the late 20th

century and early 21st century with the addition of Temple Park and Popeswood, amongst other estates.

5.5.2 The Parish has one Grade II* Registered Park and Garden at Newbold College but the northern and western parts of the Parish are distinguished by a number of unregistered parks and gardens which make a significant contribution to the landscape and townscape character and may be important in their own right as non-designated heritage assets. Many of these contain listed manors and other listed heritage assets as listed in the PLCA reports and shown on Figure 5.

The main assets include:

- Binfield Lodge (Grade II* listed)
- Binfield Park (Grade II* listed)
- Binfield Place (Grade II* listed)
- Binfield Court (Grade II listed)
- Binfield Manor (Grade II listed)
- Allanby Park (Grade II listed)
- Popescroft Manor (Grade II listed)

5.5.3 The Parish has no Conservation Areas at present but there is interest in reviewing Wicks Green as a potential Conservation Area.

5.6 Perceptual/Experiential Landscape

5.6.1 Generally the northern and western parts of the Parish within PLCAs 1 to 4 have an overriding rural character of good scenic value. These areas, even close to the settlement, retain a high level of continuity with the wider landscape and a relative sense of tranquility in contrast to the busy settlement areas of PLCA 7 to 12. PLCAs 5 and 6 retain a

sense of openness with key landscape features, but are more heavily influenced by nearby urbanising elements.

5.6.2 The Parish benefits from a reasonable network of footpaths and bridleways across the area and access to Local Green Spaces which in time will include the SANG proposed at Blue Mountain in PLCA6. The settled areas of the Parish are readily accessible on foot and provide a perception of safe and attractive environment with uncommon exceptions where the area has deteriorated.

5.7 Settlement Pattern

5.7.1 Historically the settlement pattern developed from country estates and farmland, followed by the relocation of the core of the village and the spread of houses around it, from the late 19th century.

5.7.2 Binfield has a strong well defined historic core which mainly lies on the ridge between London Road and Tilehurst Lane. The village has expanded considerably to the south and east, and continues to do so. Recent allocations at Amen Corner will see the village expanding to the south-west. This has resulted in the merging of Binfield with Bracknell with the open landscapes of PLCA4 and PLCA6 now very important in retaining the remaining separation of these two settlements and of Binfield from the expanding town of Wokingham to the west.

5.7.3 A few small hamlets as at Church Lane, Westleymill, and Wicks Green, have retained their rural character. All three may be worth considering as potential Conservation Areas.

5.8 Important visual landmarks and features

5.8.1 A number of key landscape features and built form within the Parish and in the surrounding area provide visual landmarks. Most historically important and prominent amongst these are Newbold College, the hamlet on Church Lane, and Popes Manor. More modern landmarks include the Coppid Beech Hotel and ski slope, and Honda headquarters. There are a number of other historical and natural local landmarks which are identified in Figure 7.

5.8.2 There are important views throughout the Parish as identified for each PLCA on Figure 6. These vary from intimate enclosed views to a few long distance and 180° views, all of which enrich the enjoyment of the Parish.

6. BINFIELD PARISH LANDSCAPE AND TOWNSCAPE CHARACTER AREAS

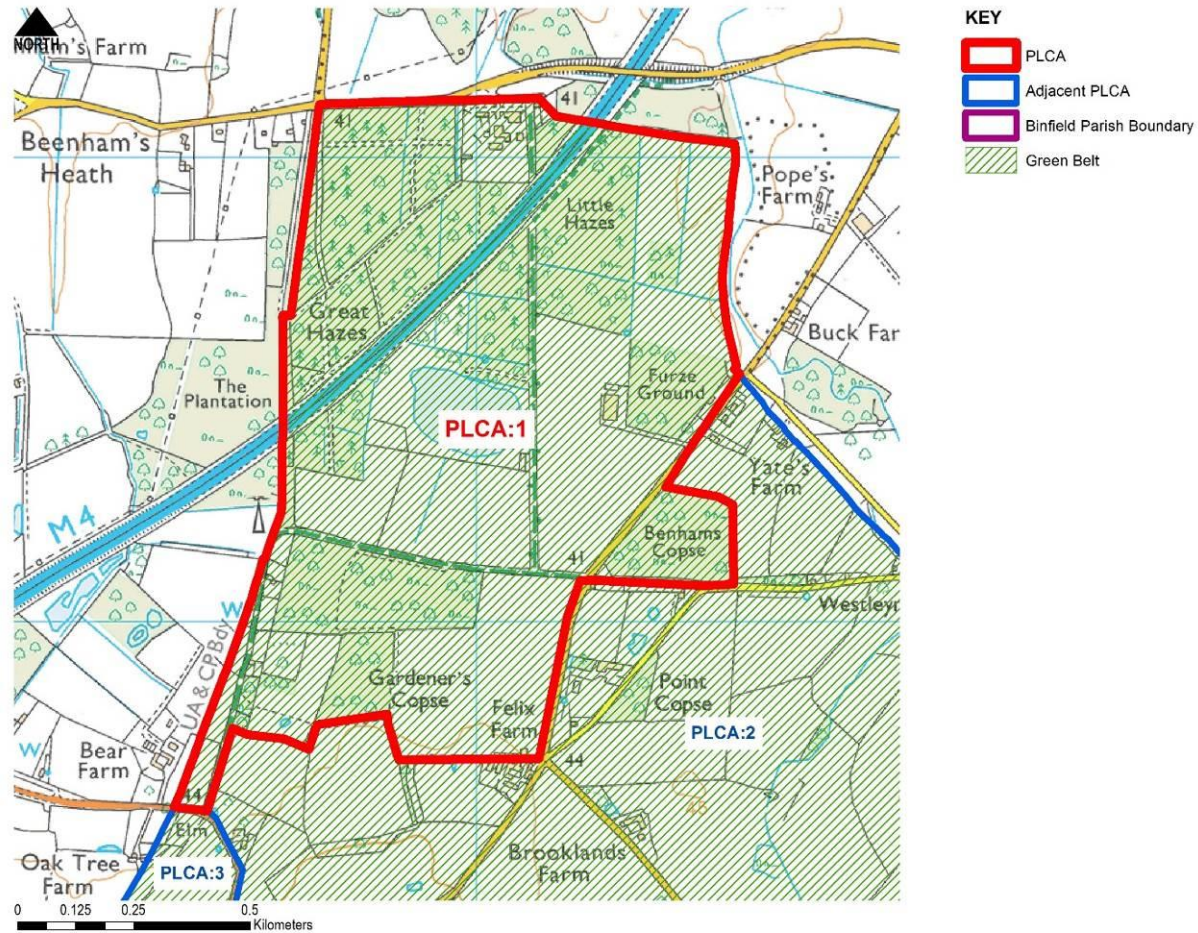
The area has been sub-divided into smaller Parish Landscape Character Areas (PLCAs) 1 to 12, as indicated on Figure 1 and listed below based on the Bracknell Character Areas SPD: Binfield 2010 and Bracknell Landscape Character Assessment 2105 character areas. Each of these is assessed below, drawing upon relevant key characteristics, sensitivities and management considerations identified in the Bracknell Character Areas SPD: Binfield 2010 and Bracknell Landscape Character Assessment 2105 and adding a new level of detail appropriate to the unique setting within Binfield Parish.

Rural / Urban	PLCA no.	PLCA Name	Sub-divisions	Potential risk from new development	SHELAA sites (May 2017)
Rural	1	Great Hazes Wooded Farmland	X	Low – within Green Belt and distant from settlement	
Rural	2	Binfield Clay Farmland and north River Cut	2.1	Low – within Green Belt and distant from settlement	
			2.2	Medium – outside of Green Belt	
Rural	3	Binfield Parkland Farmland and south River Cut	3.1	Low north of Ryechurch Farm to Billingbear – Green Belt	
			3.2	High south of Ryechurch Farm to Billingbear - abuts settlement	BIN1, BIN2, BIN3 and BIN4
Rural I	4	Whitehouse Farm and Popeswood Manor and Meadow	X	High – abuts settlement edge	BIN7, BIN8, BIN9 and BIN10
Rural	5	Easthamstead Wooded Estate	X	High – abuts settlement edge	BIN14
Urban	6	Binfield Major Green Infrastructure	X	Medium – set aside as part of strategic site	BIN5, BIN6 and BIN15
Urban	7	Binfield North	X	Medium – Bracknell Character Area: vulnerable to redevelopment	
Urban	8	Popeswood North	X	Medium – Bracknell Character Area: vulnerable to redevelopment	
Urban	9	Popeswood South	X	Medium – Bracknell Character Area: vulnerable to redevelopment	
Urban	10	Binfield Established Residential	A: West Binfield	Medium - vulnerable to redevelopment	
			B: Temple Park/Popeswood	Medium - vulnerable to redevelopment in parts	
			C: Jennetts Park	Low – recently built	
Urban	11	Binfield Modern emerging residential/mixed development	A: Blue Mountain	Low – part of strategic housing development area	
			B: Amen Corner north and south and west of Jennetts Park	High – includes areas of open land outside of strategic mixed development	BIN11, BIN12 and BIN13
Urban	12	Binfield Commercial and associated GI	X	Medium - vulnerable to redevelopment	

PARISH LANDSCAPE CHARACTER AREAS I to 12

6.1 BINFIELD LANDSCAPE CHARACTER AREA I – GREAT HAZES WOODED FARMLAND

Character area map:



6.1.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 1 (PLCA1) largely covers the same area of the Bracknell Landscape Character Assessment Hazes Wooded Clayland LCA DI which comprises a flat farmland landscape of large scale arable fields and woodland blocks. The area forms part of a cohesive wider area of woodland blocks to the north within the Royal Borough of Windsor and Maidenhead. A large proportion of the character area comprises this flat farmed, and wooded working landscape of large scale arable fields, mixed woodland blocks with a small areas of paddocks adjacent to Spinning Wheel Lane. Roads and fields are defined by hedgerows and tree belts with mature field trees. Woodland and tree belts contain views with some open expansive views across fields to wooded horizons. Public footpaths and recreational areas including a fishing lake and paintballing within woodland provide the opportunity for quiet and active recreational rural pursuits.

The northern and western boundary of PLCA1 follows the edge of the Parish boundary. The area's eastern boundary follows Howe Lane and the southern boundary crosses Felix Farm following linear ditch lines, hedged boundary and the woodland edge of Gardener's Copse and a section of Spinning Wheel Lane.

Overall the strong framework of woodland blocks, trees and hedgerows and pattern of fields gives PLCA1 a cohesive landscape character.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.1.2 Valued Assets

The whole area is important to the wider landscape setting to Binfield containing areas for quiet informal recreation, biodiversity and areas with a distinctive sense of place with cultural and historic associations. Benhams Copse and Gardener's Copse are semi-natural ancient woodland and Local Wildlife Sites under Bracknell Forest Local Plan policy EN4. The area contains other key landscape and historic features of value to the character of landscape as described below.

6.1.3 Development context

The entire area falls within Green Belt. The area is remote from Binfield settlement edge and is not subject to any allocated development sites within the Binfield Neighbourhood Plan. Within the area the settlement pattern is of low density dispersed development including farmsteads and some large scale buildings flanked by woodland and trees belts. Some equestrian development is present around Spinning Wheel Lane well contained by existing trees and hedgerows.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.1.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA DI The Hazes Wooded Clayland

- A flat, simple, large scale farmed and wooded landscape which creates an open and expansive feel;
- Large blocks of mixed woodland, and some ancient woodland, form part of the wider group of woodland blocks to the north within the Royal Borough of Windsor and Maidenhead. Within woodlands there is a sense of enclosure;
- Presence of surface water within numerous streams, ditches and farm pond;
- Rural lanes enclosed by hedgerows, trees, grass verges and ditches create a quiet, enclosed character when travelling through the landscape and provide a sense of history;
- Limited settlement of scattered farmsteads which creates a generally quiet, rural character with the exception of the M4 corridor that cuts through the northern part.

6.1.5 Key Landscape Characteristics and Sensitivities

Natural

- Mixed woodland blocks within area including Benhams Copse (local wildlife site and ancient woodland) and Gardener's Copse (local wildlife site and ancient woodland) and tree belts;
- Large blocks of coniferous and mixed plantation woodland (Great Hazes and Little Hazes);
- Flat landscape at approximately 40m AOD with underlying geology of London Clay;
- Hedgerows, trees, grass verges and ditches to road, lanes and field boundaries;
- Large scale semi regular arable fields defined by linear and curvilinear boundaries (along The Cut river adjacent);

- Mature field oak trees;
- Numerous streams, ditches and farm ponds including large fishing pond at Felix Farm;
- Paddocks around Spinning Wheel Lane;
- Part of a Biodiversity Opportunity Area that includes targets and opportunities for the management and restoration of woodland and additional woodland planting.

Cultural

- Historic lanes and trackways including Great Hazes trackway, Spinning Wheel Lane and Mare Lane;
- Recreational areas including fishing pond at Felix Farm and paintballing within woodland at Great Hazes;
- Limited very low density settlement of scattered farmsteads including a large scale barn adjacent to Furze Ground copse and large brick buildings at Beenham Heath Water Treatment Works;
- Large scale gateways to properties including ornate approach to one property on Howe Lane that incorporates a public bridleway;
- Equestrian development along Spinning Wheel Lane;
- Public rights of way along historic routes;
- Rural lanes including Spinning Wheel and Howe Lane, are rural lanes enclosed by hedgerows, trees, grass verges and ditches;
- M4 crosses the north-west corner of the area enclosed by woodland.

Perceptual

- Large scale farmed landscape creates an open expansive feel;
- A sense of enclosure is provided within rural lanes and woodland;
- Historic lanes provide a sense of history and scenic routes through the landscape;
- Access is provided along public rights of way along tracks and lanes;
- Contributes to separation between Binfield and settlements to the north (including White Waltham and Waltham St Lawrence);
- Contributes to rural approach to Binfield from the north;
- Generally quiet, rural character except local noise from M4 which is largely contained within woodland.

6.1.6 Key Visual Sensitivities

Key views into the area are afforded from:

- Howe Lane, Spinning Wheel Lane, B3018 and public right of way, historic lanes crossing area;
- Across open arable fields to woodland;

- A rural approach along Howe Lane;
- Road to the north of Great Haze copse and M4 of woodland;
- From Howe lane to the sinuous course of The Cut river.

Key views out of the area to:

- Mid-range views to wooded horizons.

Key views within the area:

- Woodland and tree belts restrict long views with some open mid-range views across open fields to wooded horizons;
- Views down enclosed lanes;
- Along the rural lanes enclosed by hedge, ditch and tree boundaries.

6.1.7 Key heritage assets [designated, non designated and HLC]: Table 1.1

Name	Address	NHLE No.	Designation	Date	Description
Great Hazes Trackway		na	na	C19th	Track running NE-SW inside Great Hazes Wood, possibly from C19th or earlier, BHER 06043.01.000
Spinningwheel Lane (bridleway)		na	na	C19th	Lane showing on first edition OS map named, now bridleway, running from Westley Mill west towards M4

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is ‘wooded clay farmland’. The first edition Ordnance Survey revealed that Spinningwheel Lane was more akin to a road, with ‘The Jolly Farmer’ public house at the crossroads with Howe Lane. By 1971 the lane was labelled as a track, turning to a path east of the public house. Between 1971 and 2003, the public house was removed and replaced by a house.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 1.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected, could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 1.2

Name	Sensitivity to change
Great Hazes Trackway	Set amongst woodland within Green Belt land, close to the M4 motorway, so setting protected provided the Green Belt land remains undeveloped. If not, the trackway could be lost amongst development. Its rural character with mature vegetation along its borders should be retained.
Spinningwheel Lane (bridleway)	Set amongst woodland and fields but the east end has been subsumed into a driveway of a property. Therefore, its heritage significance has been reduced and it would be reduced further if this was to continue, or if the vegetation along the borders is removed and this should be avoided.

6.1.8 Key aspects of settlement grain, plot ratio, scale, form and massing

- Very low density dispersed development generally one or two storeys, flanked by woodland and pasture of mixed age with some houses in large plots;
- Large scale gateways to properties including ornate approach to one property on Howe Lane that incorporates a public bridleway;
- Public bridleway provides public access along the east-west route of Spinningwheel Lane;
- Public access along Great Hazes Trackway;
- M4 cuts through the character area, possibly stalling development and thereby retaining fields and wood plantations.

6.1.9 Relationship to Settlement or adjacent open landscape

- The whole area contributes to the rural approach to Binfield village from the north including the woodland blocks, large scale semi regular arable fields defined by linear and curvilinear boundaries, tree belts and field trees;

- Rural unified landscape forming part of a wider area of woodland blocks to the north within the Royal Borough of Windsor and Maidenhead;
- Rural character of the lanes enclosed by hedge, ditch and tree boundaries is part of a wider pattern of rural lanes, some historic, linking Binfield to settlement to the north (including White Waltham and Paley Street);
- Public rights of way link, in combination with rural lanes, with wider network and into the Binfield and Warfield Clay Farmland to the east and south.

6.1.10 Summary of PLCA sensitivity (including extent to which PLCAI is representative of the wider LCA)

PLCAI as a whole is not particularly vulnerable to urbanisation as the entire area falls within Green Belt where development which adversely impacts on its functions will be resisted. The area is remote from Binfield settlement edge and is not subject to any allocated development sites within the Binfield Neighbourhood Plan. The landscape character of PLCAI is representative of the wider area forming part of a cohesive area of woodland blocks to the north within the Royal Borough of Windsor and Maidenhead and containing historic trackways and lanes.

STRATEGY AND GUIDANCE

6.1.11 Landscape strategy

The strategy for PLCAI is to protect the identified valued features and characteristics of the landscape including the historic trackways and lanes identified in the list of heritage assets and their quiet, tranquil and enclosed quality. It is important to conserve the wooded character of the area and the screening woodland and tree cover provides to the M4.

6.1.12 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Conserve the rural character of the area, including features that contribute to this character such as grass verges, ditches, high hedgerows and trees alongside roads and rural lanes;
- Protect the historic lanes and routes that provide a sense of time depth to the landscape, as well as public access;
- Actively manage hedgerows and hedgerow trees to ensure the survival of field boundaries, as well as supporting biodiversity;
- Actively manage woodlands including Gardener's Copse ancient woodland and mixed woodland which provides screening to the M4, to ensure their survival, including management to prevent the spread of sycamore, rhododendron and other invasive/exotic species into native deciduous woodland;

- Manage woodlands to improve biodiversity value;
- Plan for the restoration of woodland and planting of additional woodland in line with the objectives of the *Waltham to Binfield Woodlands and Parklands Biodiversity Opportunity Area*;
- Plan to improve biodiversity and landscape character, particularly in more intensively farmed areas through additional tree and hedgerow planting;
- Ensure design of new development (including buildings and roads) is sensitive to the rural character of the area, such as incorporation of roadside verges and hedgerows in new development where appropriate. Light pollution from new developments should be minimised to maintain rural character and dark skies.

6.1.13 Development and land management landscape and visual guidance

- Seek opportunities to increase and enhance public access links through the area;
- Seek opportunities to create wide non arable margins around woodland and field edges;
- Conserve and strengthen the existing hedge network, seek opportunities to reinstate historic hedgerow boundaries and ensure oak standards grow up to form hedgerow trees;
- Seek to conserve and plant field oak trees;
- Conserve and extend the woodland blocks and copses across the area and encourage active woodland management and successional planting;
- Conserve existing woodland and tree cover around M4 and around settlement – identifying opportunities for Tree Preservation Orders where necessary;
- Ensure that appropriate new development is sensitively integrated into the landscape with landscape mitigation to enhance sense of place;
- Ensure the wildlife value of the area is protected and enhanced including ancient woodland and local wildlife sites;
- The dispersed settlement pattern of the area should be conserved and development which adversely impacts on the functions of the Green Belt will be resisted. Generous hedge and tree planting to be included on the outer edge of any development;
- Conserve the rural and enclosed character lanes;
- Better integrate the large scale buildings with tree and hedge planting;
- Conserve wooded horizons and views to them;
- Consider the impact of new development on views from the surrounding lanes and public rights of way.

6.1.14 Heritage guidance

- Retain woodland and fields within this Green Belt land;
- Retain public access routes such as Spinningwheel Lane.

6.1.15 Guidance on settlement form and pattern

- The dispersed settlement pattern of the area should be conserved. As the character area is within Green Belt land, any development should be guided by this. Any development which adversely impacts on the functions of the Green Belt will be resisted.

PLCAI Photographs [including heritage photographs]



Photo 1. Large scale arable fields and woodland blocks

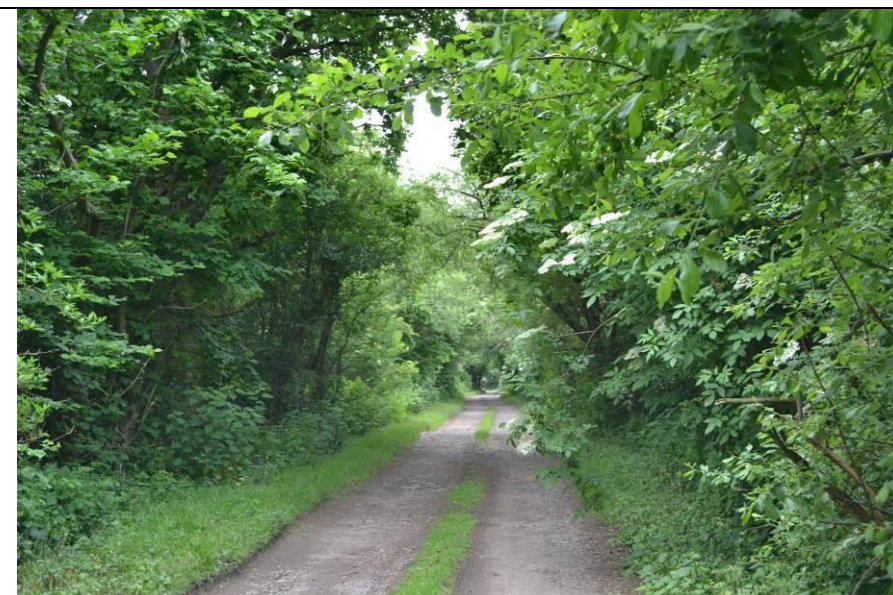


Photo 2. Rural lanes enclosed by hedgerows, trees, grass verges and ditches



Photo 3. Mixed woodland blocks with recreational areas



Photo 4. Fishing lake



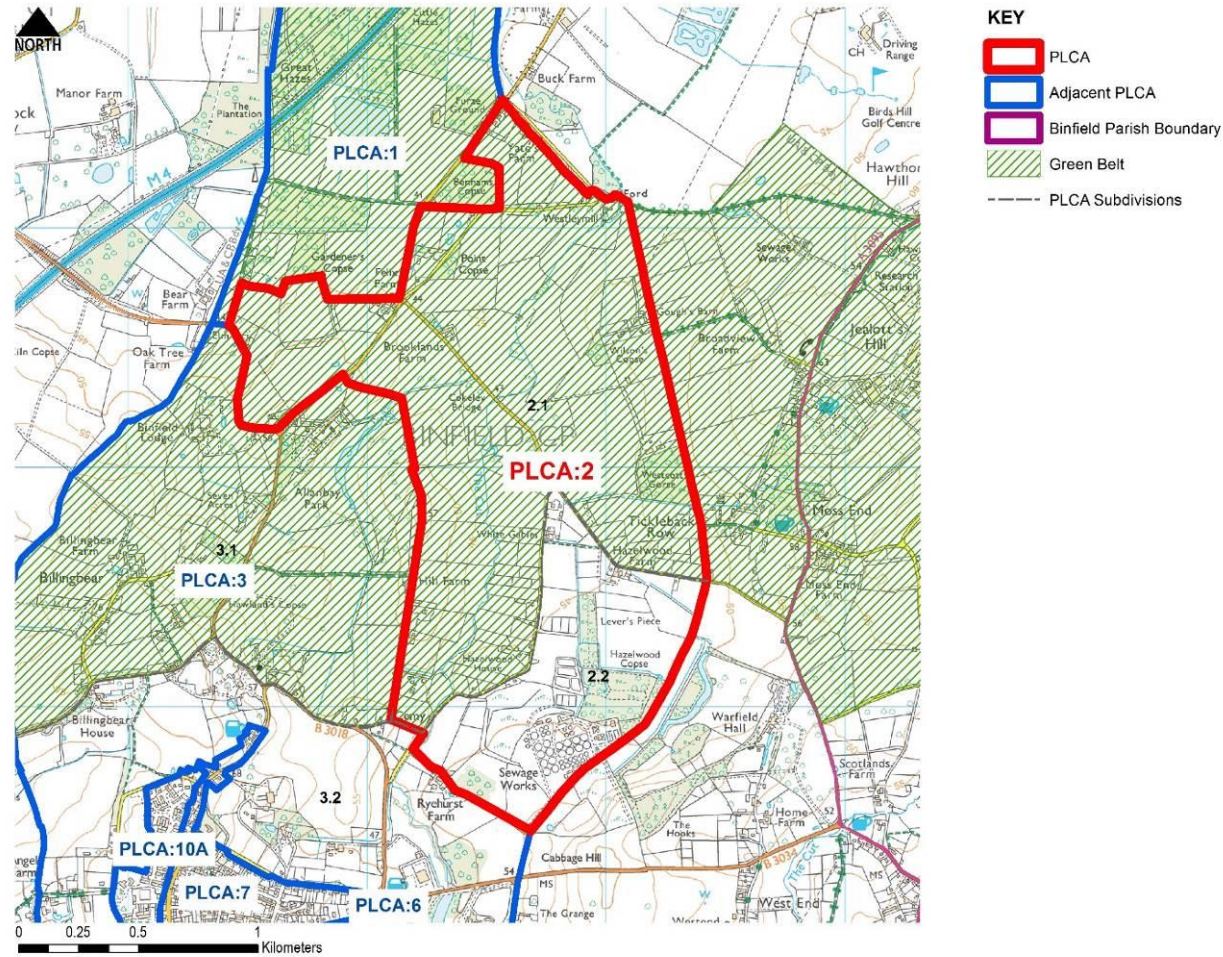
Photo 5. East end of Spinningwheel Lane (bridleway) by gateway to house on Howe Lane, looking east



Photo 6. West section of Spinningwheel Lane (bridleway), looking west

6.2 BINFIELD LANDSCAPE CHARACTER AREA 2 – BINFIELD CLAY FARMLAND AND NORTH RIVER CUT

Character area map:



6.2.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 2 (PLCA2) falls within the Binfield and Warfield Clay Farmland landscape character area LCA C1. The Binfield and Warfield Clay Farmland landscape comprises a gently undulating farmed landscape that continues beyond PLCA2 wrapping around the eastern and western edge of Binfield and continues eastwards to Warfield. The eastern boundary follows the Parish boundary along Hazelwood Lane (also a public right of way). The southern boundary and western boundaries adjoin the open landscape of PLCA3 and PLCA1. The southern boundary follows Cabbage Hill and Stubbs Hill lane. The eastern boundary follows lanes, tracks, tree lines and woodland edges including following the edge of a tree line along the boundary of Allanbay Park. The north east boundary follows Westley Mill lane.

PLCA is subdivided into two areas: 2.1 north of Ryehurst Lane and Bottle Lane within Green Belt and 2.2 south of Ryehurst Lane and Bottle Lane not within Green Belt.

The character area comprises a gently undulating farmed, working landscape of medium to large sized fields of mixed arable, pasture and paddocks defined by hedgerows with smaller fields around scattered houses and includes small woodland blocks and copses. The gently undulating topography falls to the River Cut valley which runs north-south through the centre of the area before rising again to the east of the area at Cabbage Hill. Some mid-distant views across pasture and arable fields to wooded horizons are afforded from lanes and paths with some long reaching views from local hills across undulating rural countryside to the wooded horizons beyond the Parish boundary. Within the area there are a number of historic farm houses built from vernacular materials. A sports ground (Binfield Football Club) accessed north of Stubbs Lanes is identified as a Local Green Space under the Neighbourhood Plan policy EN4.

Overall the strong framework of copses, trees and hedgerows, pattern of fields, undulating landform, water features including The Cut river gives PLCA3 a cohesive landscape character.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.2.2 Valued Assets

The whole area provides an important valued and diverse landscape setting to Binfield containing The Cut river, a number of listed buildings, ancient woodland and woodland and wetland local wildlife sites as described below. The Cut river is a unifying feature which has a number of key associated historic and landscape features. The area as a whole has the feeling of being removed from Binfield. Bracknell Hazelwood Copse is semi-natural ancient woodland. Hazelwood Copse and wetland north of local green space off Ryehurst Lane are Local Wildlife Sites under Bracknell Forest Local Plan policy EN4. The grass field off Ryehurst Lane and adjacent to Binfield Football Club is a Local Green Space under the Neighbourhood Plan policy EN4. Historic lanes are notable value historic and landscape assets. The area contains other key landscape and historic features of value to the character of landscape as described below.

6.2.3 Development context

The area north of north of Ryehurst Lane and Bottle Lane falls within Green Belt (2.1). Within the area the settlement pattern is of very low density dispersed development including farmsteads flanked by woodland and pasture of mixed age. 2.2 is more vulnerable to pressure of new development being partly located outside of the Green Belt and closer to the settlement edge, yet separated by the course of The Cut river (within PLCA6).

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.2.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA CI Binfield and Warfield Clay Farmland

- Underlying clay geology, cut by water courses including The Cut river creating a gently undulating landform with mid-distant views across grass and arable to low ridgelines and wooded horizons;
- A farmed, working landscape of medium to large sized fields of mixed arable and pasture;
- Small deciduous woodlands and well-managed hedgerows provide rhythm and emphasis to views across landscape;
- Quiet and rural character with limited scattered settlement well integrated into the landscape;
- Rural lanes bordered by hedgerows, grass verges and ditches.

6.2.5 Key Landscape Characteristics and Sensitivities

Natural

- Gently undulating landform sloping to The Cut river rising to the east of the area at Cabbage Hill;
- Large flat fields in the northern area (numerous within flood zone 2 along The Cut river);
- Poplar tree lines;
- Small pasture, meadow and paddock fields around Ryehurst Lane semi enclosed by hedges, tree lines and woodland of Hazelwood Copse and Lever's Place;
- Tree belts and deciduous woodland blocks including Hazelwood Copse, Point Copse, Wilson's Copse and Westcott Copse;
- Mature field oak trees and strong hedgerow boundaries with mature trees defining small to large sized pasture and arable fields defined by linear and curvilinear boundaries;
- Winding Cut river is the main drainage channel with sinuous lines of trees and vegetation;
- Small tributary streams generally flowing south-north, field ponds often surrounded by trees and grassland, ditches;
- Well managed hedgerows along roads, fields, lanes and defining garden boundaries with a good proportion of garden trees;
- Wetland local wildlife site to north of local green space off Ryehurst Lane.

Specific to 2.2:

- Hazelwood Copse is a substantial block of woodland and is a local wildlife site and ancient woodland.

Cultural

- A working landscape populated with very low density dispersed development including farmsteads flanked by woodland and pasture of mixed age with some houses in large plots;
- Farmland and copse woodland;
- Large scale gateways and boundaries to properties such as along Ryehurst Lane;
- Small single track roads such as Ryehurst Lane and Hazelwood Lane;
- A number of listed farmhouse buildings;
- Historic farmhouses are typically built of red brick, often with timber frames with brick infill and tiled or slate roofs;
- A number of footpaths providing public access to the countryside including bridleway along Hazelwood Lane (part of the Bracknell forest ramblers route along Parish boundary);
- Paddocks including around Ryehurst Farm and Ryehurst Lane;

- Grass field bounded by hedgerows, trees and The Cut river off Ryehurst lane and adjacent to Binfield Football Club is a Local Green Space situated in rural location. Used by the football club for training;
- Narrow tracks and sunken lanes with small low key river crossing points and across ditches to access properties (e.g. off Ryehurst Lane);
- Very low density dispersed development including farmsteads flanked by woodland and pasture of mixed age with some houses in large plots;
- Large scale gateways and boundaries to properties such as along Ryehurst Lane;
- Small single track roads such as Ryehurst Lane and Hazelwood Lane;
- Sewage works largely well contained by woodland and tree belts;
- A ford close to the north end of Hazelwood Lane, crossing The Cut watercourse.

Specific to 2.2:

- The character area was largely fields and Hazelwood Copse until a water treatment works installed by 1960;
- Bounded by Ryehurst Lane and Hazelwood Lane single track roads;
- Pressure from new development given the area's proximity to the Binfield's urban edge.

Perceptual

- Rural landscape feeling removed from Binfield and Bracknell urban areas;
- Large open flat fields in the north of the area including around Bottle Lane;
- Woodland and mature hedgerows creates a strong sense of enclosure and intimacy;
- The River Cut corridor has natural and rural qualities;
- Access by public rights of way including bridleway along Hazelwood Lane;
- Large scale gateways and conifer hedges to properties including to stud farms on Ryehurst Lane detract from the rural character.

6.2.6 Key Visual Sensitivities for 2.1 and 2.2

Key views into the area are afforded from:

- Surrounding lanes including Howe Lane, Westley Mill and public rights of way in close proximity and bounding the area including to the east beyond the Parish Boundary (along Goughs Barn Lane and Pendry's Lane).

Key views out of the area to:

- Mid-distant views looking south west from Bottle Lane across fields to woodland along low hill north of Hill Farm;
- Long reaching views from Howe Lane looking to hills to the west.

Key views within the area:

- Woodland and tree belts restrict views with some open mid-range views across open flat fields around fields around Bottle Lane;
- Views to vegetation lining watercourses, particularly along The Cut river;
- Along The Cut river at crossing points notably from PROW adjacent to Westley Mill Farm (including to ford);
- Across farmland and pasture, meadow and paddocks to copses including from Ryehurst Lane and Bottle Lane;
- Views along the rural lanes and from lanes (Cabbage Hill Lane, Hazelwood Lane, Ryehurst Lane and Bottle Lane) across pasture and arable fields.

6.2.7 Key heritage assets [designated, non designated and HLC]: Table 2.1**PLCA 2.1**

Name	Address	NHLE	Designation	Date	Description
Old Hazelwood Farmhouse	Bottle Lane	1390251	Grade II	C18th	Early C18th brick farmhouse, painted and laid in Flemish bond, altered early C19th and extended C20th, three tall chimneys, one with a bread oven.
Barn at Yates Farm	Hazelwood Lane	1390276	Grade II	C18th	Small threshing barn, timber frame, 3 bays, winnowing door on north side. Attached stable and cart shed, and adjacent Yates Farmhouse, part of which C19th.
Felix Farmhouse	Maidenhead Road	1390280	Grade II	C19th	Red brick farmhouse with blue headers in Flemish bond, hipped slated roof, rectangular plan with central staircase.
Elm Lodge	Twyford Road	1390319	Grade II	Late C18th	Extended 1900 and restored 1986. Timber-framed with brick infill and painted.
Westley Mill (lane)		na	na	C18th	Small tree-lined lane with properties along it and ditches to either side, one property dating from early C18th, lane may be older. North end is now a track, leading to Pendry's Lane, the ford and bridleway. West end is now bridleway, leading into Area I, partly subsumed into a private driveway.
Ryehurst Lane		na	na	C19th	Lane along the east side of The Cut watercourse, with ditches to either side and narrow plots of land between it and The Cut, with larger fields on the east side.
Westley Mill	Westley Mill (lane)	na	Na	C19th	19th century or earlier house at Westley Mill (farm), set on east end of the lane, present on 1871 OS map
Ford crossing The Cut	Westley Mill (lane)	na	na	C19th	19th century or earlier crossing point of The Cut watercourse and the bridleway, to the north-east of Westley Mill and by the north end of Hazelwood Lane.

PLCA 2.2

Name	Address	NHLE No.	Designation	Date	Description
Hazelwood Lane (Westley Mill lane)		na	na	C18th	Small tree-lined lane with properties along it and ditches to either side, one property dating from early C18th, lane may be older.
Ryehurst Lane		na	na	C19th	Lane along the east side of The Cut watercourse, with ditches to either side and narrow plots of land between it and The Cut, with larger fields on the east side.

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is ‘clay farmland’. The land boundaries have changed little since the first edition Ordnance Survey, including preservation of the plot boundaries along Ryehurst Lane, formed by The Cut. On the 1871 edition OS map, Hazelwood Lane appears to have joined with Pendry’s Lane, Westley Mill (lane) and the ford crossing of the bridleway to the east of Westley Mill (farm) but by the late 20th century this section of lane had become a track. A small number of mid to late 20th century houses on Ryehurst Lane.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 2.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected, could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 2.2**PLCA 2.1**

Name	Sensitivity to change
Old Hazelwood Farmhouse	Set amongst 19 th century and later farm buildings, its setting may be affected by alterations to or removal of those buildings and the driveway. Should this occur, its context and setting would be impacted upon, reducing its heritage significance and this should be avoided.
Barn at Yates Farm	Set back from a quiet road amongst Yates Farm buildings, including a 19 th century farmhouse, in Green Belt land. The barn would be sensitive to the removal of the farm buildings and to development within the Green Belt land. This would impact upon its setting and should be avoided.
Felix Farmhouse	Set back from a road amongst fields and neighbouring farm buildings of 19 th century or possibly earlier date. The farmhouse would be sensitive to the removal of the farm buildings and to development within the Green Belt land. This would impact upon its setting and should be avoided.
Elm Lodge	Set in estate grounds, possible changes could occur to its setting by alterations to or development of the estate. It is heavily screened from road, so development along the road would have less impact on its setting. The lodge would be sensitive to development within the estate grounds that would alter its setting and context, thereby reducing its heritage significance and this should be avoided.
Hazelwood Lane (lane)	Set in Green Belt land, its setting is currently protected. Alterations to buildings along it or the removal of trees or ditches, would alter its character and reduce its heritage significance, and this should be avoided.
Ryehurst Lane	It would be sensitive to alterations to existing gated entrances or addition of further entrances or signage or the removal of vegetation along its borders, which would alter its character and reduce its heritage significance, and this should be avoided.
Westley Mill	Set back from a verdant single track lane. The building would be sensitive to change, should the track become enlarged or the vegetation along its borders removed, or any development set between it and the lane. These changes would impact upon its setting and should be avoided.
Ford crossing The Cut	Set on a single track bridleway, it would be sensitive to its removal or the enlargement of the bridleway, which would affect its setting and this should be avoided.

PLCA 2.2

Name	Sensitivity to change
Hazelwood Lane (lane)	Sensitive to change from additional development, alterations to buildings along it or removal of trees or ditches, which would alter its character and reduce its heritage significance and this should be avoided.
Ryehurst Lane	It would be sensitive to change from additional development, alterations to existing gated entrances, the addition of further entrances or signage, or the removal of vegetation along its borders. This would alter its character and reduce its heritage significance and this should be avoided.

6.2.8 Key aspects of settlement grain, plot ratio, scale form and massing for 2.1 and 2.2

- Very low density dispersed development generally one or two storeys, flanked by woodland and pasture of mixed age, with some houses in large plots;
- Large scale gateways to properties including to stud farms on Ryehurst Lane, creating enclosed road with restricted views;
- Survival of plots along the west side of Ryehurst Lane, that lead back to The Cut watercourse, preserving its meandering path.

Specific to 2.2:

- Very low density dispersed development of Ryehurst Farm and Hazelwood Farm;
- Survival of plots along the west side of Ryehurst Lane, that lead back to The Cut watercourse, preserving its meandering path;
- Survival of Hazelwood Copse as largely unchanged since at least the late 19th century.

6.2.9 Relationship to Settlement or adjacent open landscape

- The whole area is an important varied wider landscape setting to Binfield including The Cut river, the gently undulating small to large sized pasture and arable; fields defined by strong hedgerow boundaries with mature trees;
- Feels removed from Binfield and Bracknell urban area;
- Rural landscape providing a diverse landscape setting and approach to Binfield from the north;
- Numerous lanes boarded by hedgerows, grass verges and ditches have a strong rural character.

Specific to 2.2:

- Sewage works largely well contained by woodland and tree belts limiting its impact on the wider surrounding open countryside.

6.2.10 Summary of PLCA sensitivity (including extent to which PLCA2 is representative of the wider LCA)

PLCA2.1 as a whole is not particularly vulnerable to urbanisation as the entire area falls within Green Belt where development which adversely impacts on its functions will be resisted. The area is remote from Binfield settlement edge and is not subject to any allocated development sites within the Binfield Neighbourhood Plan.

PLCA2.2 as a whole is moderately vulnerable to development pressure falling outside of the Green Belt but not contiguous with any urban area. The area is not subject to any allocated development sites within the Binfield Neighbourhood Plan.

The landscape character of PLCA2 as a whole is representative of the wider area forming part of a gently undulating farmed landscape crossed by The Cut river that continues beyond PLCA2 wrapping around the eastern and western edge of Binfield and continues eastwards to Warfield.

STRATEGY AND GUIDANCE

6.2.11 Landscape strategy

The strategy for PLCA2 is to conserve and enhance the valued features and characteristic of the landscape including woodland blocks and local wildlife sites. The rural character of the area which forms part the rural approach to Binfield from the north and should be conserved.

6.2.12 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Protect the biodiversity, scenic value and naturalistic character of The Cut river corridor and improved access to The Cut for recreation;
- Protect ancient woodlands and woodland copses and remnant mature and standard trees left after removal of field boundaries for agricultural intensification;
- Conserve the ecological value of, and public access to, natural landscape features and local wildlife sites;
- Conserve the open rural qualities of the landscape;
- Avoid urbanizing features that will erode the rural character;
- Conserve hedgerows as important wildlife habitats and landscape features, as well as the linkages they provide ecologically and visually across the landscape and between larger areas of woodland;
- Conserve the listed and historic buildings and historic landscape features where they provide historical links with the past;
- Manage the agricultural landscapes for biodiversity such as incorporating hedgerows or grass field margins;
- Management of existing woodlands to ensure their survival, and for biodiversity through appropriate practices such as coppicing and control of non-native and exotic /invasive species;
- Manage hedgerows and ensure oak standards grow up to form hedgerow trees;
- Manage the integration of ‘horsiculture’ into the landscape through maintenance of existing boundaries or restoration of hedgerows;
- Maintain the character of the rural lanes through incorporating characteristic features – such as grass verges, hedgerow trees and hedges – and minimising the introduction of inappropriate signage, line painting and deep kerbs;
- Improve biodiversity, particularly in more intensively farmed areas through practices such as reinstating hedgerows or restoring farm ponds for wildlife;

- Plan for the successful integration of new woodland planting by reflecting existing patterns which tend to be irregular and sinuous shapes following contours. New woodland planting should be of appropriate native species;
- Reinststate native hedgerows or repair hedgerows with native species where there are opportunities to do so, particularly where they have been lost from highly visible location such as along roadsides;
- Plan for the successful integration of potential new development in the landscape. Consider potential impacts on landscape character and views, and plan to minimize these through careful siting, design, (e.g. appropriate scale of building), sensitive materials and use of landscape mitigation to enhance sense of place. Light pollution from new developments should be minimised.

6.2.13 Development and land management landscape and visual guidance

- Seek opportunities to increase and enhance public access to The Cut linking to existing routes including PROW along Hazelwood Lane;
- Conserve the character and setting of the ford crossing The Cut river adjacent to Westley Mill Farm for its historic and landscape value;
- Conserve and strengthen the existing hedge network ensuring oak standards grow up to form hedgerow trees including around Ryehurst Lane and Bottle Lane where they can better integrate existing horsiculture. Seek opportunities to reinststate historic hedgerow boundaries generally and to conserve and plant field oak trees;
- Conserve and extend the woodland blocks and copses across the area identifying opportunities to reinststate lost woodland including north east of Wilson’s Copse. Encourage active woodland management and successional planting;
- Ensure the wildlife value of the area is protected and enhanced including ancient woodland (Hazelwood copse) and local wildlife sites (Hazelwood copse and wetland site of local green space off Ryehurst Lane);
- The dispersed settlement pattern of the area should be conserved and development which adversely impacts on the functions of the Green Belt will be resisted;
- Generous hedge and tree planting to be included on the outer edge of any development;
- Conserve the rural and enclosed character of the rural lanes including Westley Lane, Bottle Lane, Cabbage Hill Lane and Ryehurst Lane Hazelwood Lane;
- Break up the existing and any new built form with tree planting;
- Conserve wooded horizons and views to them;
- Consider the impact of new development on views from the village and from hills in the locality;
- Binfield Football Club and associated infrastructure and signage could be better integrated into the landscape

Specific to 2.2:

- Conserve existing tree and hedgerow cover on the edge of sewage works and encourage active woodland management and successional planting of Hazelwood Copse.

6.2.14 Heritage guidance

- Retain woodland and fields within this Green Belt land;
- Retain the character of single track roads, such as ditches and trees along Hazelwood Lane and Ryehurst Lane;
- Retain historic plot boundaries along the west side of Ryehurst Lane and restrict further signage or entrances;
- Retain the ford crossing to the north-east of Westley Mill (lane).

6.2.15 Guidance on settlement form and pattern

- The dispersed settlement pattern of the area should be conserved. As the character area is within Green Belt land, any development should be guided by this. Any development which adversely impacts on the functions of the Green Belt will be resisted.

Specific to 2.2:

- As the character area remains largely unchanged since the late 19th century, apart from the water treatment works, any development should be guided by historic buildings within Character Area 2 to the west and should be sensitive in massing to the existing landscape. Should the water treatment works be closed, this could present an opportunity for more sensitive development planning.

PLCA2 Photographs [including heritage photographs]

PLCA2.1



Photo 1. Ford crossing The Cut river adjacent to Westley Mill Farm



Photo 2. Mature field oak tree east of Howe Lane



Photo 3. Westley Mill Lane



Photo 4. Hazelwood Lane bridleway



Photo 5. Hazelwood Lane (Westley Mill lane), looking north-west



Photo 6. Yates Farm, looking north-west



Photo 7. Ryehurst Lane, looking south

Photo 8. Westley Mill

PLCA 2.2



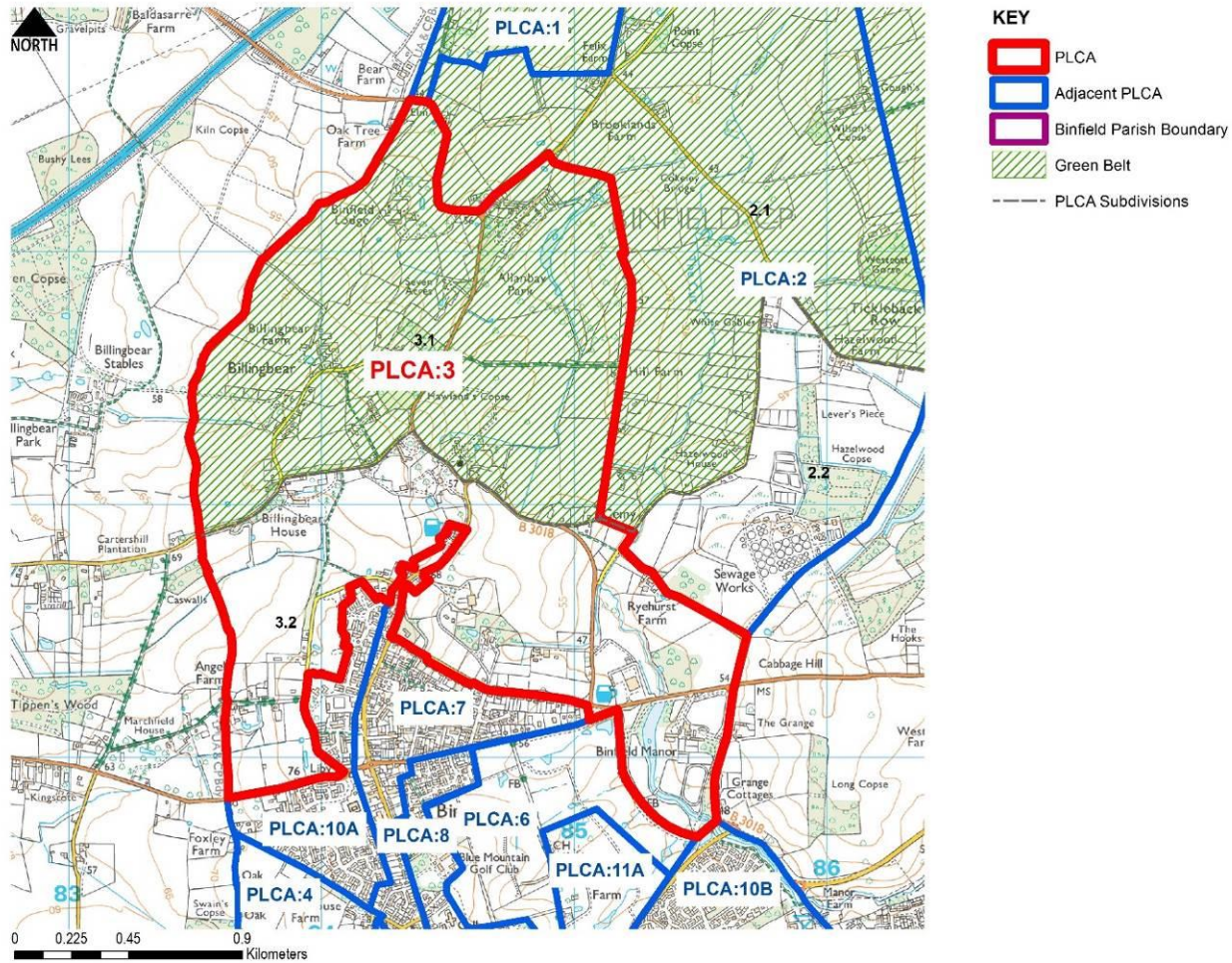
Photo 9. Paddocks around Ryehurst Lane and view to Westcott copse



Photo 10. Bridge crossing The Cut river – Ryehurst Lane

6.3 BINFIELD LANDSCAPE CHARACTER AREA 3 – BINFIELD PARKLAND FARMLAND AND SOUTH RIVER CUT

Character area map:



6.3.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 3 (PLCA3) falls within the Binfield and Warfield Clay Farmland landscape character area LCA C1. The Binfield and Warfield Clay Farmland landscape comprises a gently undulating farmed landscape that continues beyond PLCA3 wrapping around the eastern and western edge of Binfield and continues eastwards to Warfield. The western boundary follows the Parish boundary. The northern and eastern boundary adjoins PLCA2 following lanes, tracks and treelines. The northern boundary follows the B3018 and Howe Lane. The eastern boundary follows the edge of a tree line along the boundary of Allanbay Park and continues southwards following a track to Stubbs Hill then eastwards along Cabbage Hill Lane to the Parish boundary. The southern boundary follows the edge of the parkland edge of Binfield Manor and the northern edge of the Binfield urban area along Tilehurst Lane, Wicks Green and Forest Road and includes the recreational area at Wicks Green.

PLCA is subdivided into two areas: 3.1 north of Church Lane to Billingbear within Green Belt and 3.2 south of Church Lane to Billingbear close to Binfield settlement edge.

A large proportion of the character area comprises a gently undulating farmed, working landscape of medium to large sized fields of mixed arable, pasture and paddocks defined by hedgerows with smaller fields around the edges of the village and includes small woodland blocks and copses. The gently undulating topography rises into a series of hills at Binfield then falls to the River Cut valley before rising again to the east of the area at Cabbage Hill. The Cut river crosses north-south in the south eastern area. Some mid-distant views across pasture and arable fields to wooded horizons are afforded from lanes and paths with some long reaching views from local hills across undulating rural countryside to the wooded horizons beyond the Parish boundary. Within the area there are a number of historic manor houses and associated parkland often screened by tall hedged boundaries and sometimes containing lakes and ponds. A recreation ground at Wicks Green adjacent to Binfield's western urban edge and adjacent to Binfield House (within PLCA10A) comprises an open area of amenity grass, mature trees, play areas and ponds. The area was previously subdivided into fields until the end of the 19th Century.

Overall the strong framework of copses, trees and hedgerows, pattern of fields, undulating landform, water features including The Cut river and parkland features gives PLCA3 a cohesive landscape character.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.3.2 Valued Assets

The whole area provides an important valued and diverse landscape setting to Binfield containing highly valued areas for quiet informal recreation, biodiversity and areas with a distinctive sense of place with cultural and historic associations. Numerous listed buildings lie within this area as described below. Hawland's Copse is semi-natural ancient woodland. Hawland's Copse and woodland along the boundary and to the north of Binfield Manor are Local Wildlife Sites under Bracknell Forest Local Plan policy EN4. The recreational area at Wicks Green / Silver Jubilee Field is a Local Green Space under the Neighbourhood Plan policy EN4. The area contains other key landscape and historic features of value to the character of landscape as described below. The open rural qualities of the landscape to the west of Binfield contributes to the 'gap' between the settlements of Binfield and Wokingham to the west; the open and diverse rural landscape of the southern area (PLCA3.2) contributes to the immediate setting, settlement pattern and approach to Binfield.

6.3.3 Development context

The area north of Church Lane to Billingbear falls within Green Belt. Within the area the settlement pattern is of low density dispersed development including farmsteads flanked by woodland and pasture of mixed age. Large scale Manor houses are set in parkland. The area, particularly the southern end, is subject to pressure and potential impacts from new development with mixed use development allocations immediately adjacent at the Blue Mountain Golf Course and to the area to the north of Bracknell. Planning permission has been granted for 400 dwellings, a community facility, sports provision and 'Learning Village' at the Blue Mountain Golf Club located to the south and west of PLCA3 within *PLCA6* and *PLCA1 IA* which will potentially be visible from Forest Road and the PROW to the west of Binfield Manor.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.3.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA C1 Binfield and Warfield Clay Farmland / Bracknell Character Area SPD: Binfield (where applicable)

- Underlying clay geology, cut by water courses including The Cut river creating a gently undulating landform with mid-distant views across grass and arable to low ridgelines and wooded horizons;
- A farmed, working landscape of medium to large sized fields of mixed arable and pasture, and smaller fields around the edges of villages;
- Small deciduous woodlands and well-managed hedgerows provide rhythm and emphasis to views across landscape;
- Quiet and rural character with limited scattered settlement well integrated into the landscape;
- Historic manor houses sited within remnant parkland landscapes, often hidden from view behind high fences or coniferous boundaries;

- Rural lanes bordered by hedgerows, grass verges and ditches.

Specific to 3.2:

- Its proximity to the northern edge of Bracknell town means that the landscape in the south of the area provides an important green space function which forms a strong transition between the urban edge and rural area to the north;
- The open rural landscape of the southern area of PLCA3 heavily influences Area A: Binfield (Bracknell Character Area SPD) providing enclosure, limiting views, providing a strong contrast to the urban form. In addition the southern area of PLCA3 also contributes to the settlement pattern described in Area A: Binfield including containing the historic routes which provide the basis and layout of the settlement pattern;
- There are key views along the streets from Area A: Binfield (Bracknell Character Area SPD) to landmark features within PLCA3.2 such as the gates to Binfield Park Farm and views to and from Wicks Green Lane;
- Parkland features at Binfield Park contribute to the character area including Park Lodge, South Lodge, North Lodge, park gates and substantial perimeter tree cover;
- The northern approach to Area A: Binfield (Bracknell Character Area SPD) is set within small to medium sized fields enclosed by strong tree belts;
- Tilehurst Lane retains remnants of its rural character: partially bounded by hedgerows; and roadside ditch/stream.

6.3.5 Key Landscape Characteristics and Sensitivities

Natural

- Tree belts and deciduous woodland blocks often irregular in shape including Hawland's Copse (local wildlife site and ancient woodland) and woodland along the boundary north of Binfield Manor (local wildlife sites);
- Parkland tree groups, tree belts and woodland associated with a number of historic manor houses including Binfield Manor, Binfield Park, Allanbay Park, Binfield Lodge and Billingbear House;
- Gently undulating landform sloping eastwards rising into a series of hills at Binfield and to the east of the area at Cabbage Hill;
- Mature field oak trees and strong hedgerow boundaries with mature trees defining small to large sized pasture and arable fields defined by linear and curvilinear boundaries;
- Veteran trees at Wicks Green;
- Winding Cut river is the main drainage channel with sinuous lines of trees and vegetation;
- Small tributary streams generally flowing south-north, field ponds often surrounded by trees and grassland, ditches and ornamental lakes and ponds associated with manor houses (Binfield Manor and Allanbay Park). Pond at Wicks Green;
- Well managed hedgerows along roads, fields, lanes and defining garden boundaries with a good proportion of garden trees.

Specific to 3.2:

- Small pasture fields and paddocks around edges of settlement including to the north of Forest Road and around Monks Alley and Wicks Green;
- Areas of amenity grass, mature trees and hedgerows at the Wicks Green recreation area;
- Willow plantation south of Cabbage Hill Lane;
- Orchard at Ryehurst Farm.

Cultural

- A working landscape populated with farmsteads flanked by woodland and pasture of mixed age, large manor houses in parkland settings and some groups of smaller houses connected by numerous rural country lanes (e.g. Church Lane, Billingbear Lane, Terrace Road North);
- Numerous listed building typically clustered of listed farm buildings or grand Manor houses set within parkland with associated listed buildings (lodges, outbuildings, gate piers etc.) including Binfield Park (listed II*), Binfield Manor, The Priory, Binfield Lodge (listed II*) and Billingbear House. In many cases the manors and their grounds are screened from view down long drives and behind high fences or hedges and tree lines;
- Historic farmhouses are typically built of red brick, often with timber frames with brick infill and tiled or slate roofs. Older buildings sometimes incorporate conglomerate as a decorative feature;
- Parkland/gardens within 3.1 and 3.2 at Allanbay Park, Binfield Lodge, Billingbear House, Binfield Manor, Binfield Park, Binfield Court, Binfield Place, White Gate and Monk's Alley. Parkland features contribute to the character of the area. Historic parklands integrate water as lakes - many of which are former fishponds, including at Binfield Manor and Allanbay Park. Historic water features include Pitts bridge (grade II listed) and weirs;
- Numerous footpaths providing public access to the countryside including linking from the recreation area at Wicks Green to the countryside to the north;
- Agricultural buildings generally well screened by tree planting;
- Church of All Saints (listed II*) forms the original centre of Binfield and is surrounded by leafy church grounds and large historic brick buildings of early 19th century and earlier pre-dating those of the current Binfield village centre that are largely of mid to late 19th century and later.

Specific to 3.2:

- Pressure from new development given the area's proximity to the Binfield's urban edge;
- Rural lanes boarded by hedgerows, grass verges and ditches including Tilehurst Lane, Wicks Green, Forest Lane and Terrace Road North;
- Binfield Cricket ground enclosed by tree lines;
- Open recreational area at Wicks Green / Silver Jubilee Fields enclosed by trees provides informal recreation area and equipped children's play area;
- Limited development with low density development in the south around Monks Alley and North of Tilehurst Lane;
- Cemetery at Stubbs Hill.

Perceptual

- Rural unified landscape providing a diverse landscape setting and approach to Binfield from the north east and west;
- Woodland and mature hedgerows creates a strong sense of enclosure and intimacy;
- The River Cut corridor has natural and rural qualities;
- Numerous Manors and associated parkland character and historic features provide a cultural record of the past and visible time depth within the landscape contributing to the diversity of the area. Parkland is largely hidden from public view by vegetation;
- Access by public footpath and public access to Wicks Green recreation ground (within PLCA10A);
- Parking areas and large scale garden centre off Forest Road has an urbanising influence;
- The area contributes to the rural separation of the northern edge of Bracknell to the south east and Wokingham to the west.

Specific to 3.2:

- Numerous lanes boarded by hedgerows, grass verges and ditches close of Binfield urban area retain a strong rural character including Tilehurst Lane, Wicks Green, Forest Lane and Terrace Road North;
- Dense hedgerows and tree belts limit views providing strong containment to the built edge of Binfield;
- The grade II listed Stag and Hounds Public House and adjacent green space off Forest Road at prominent junction contributes to rural approach/entrance and setting of Binfield.

6.3.6 Key Visual Sensitivities

Key views into the area are afforded from:

- Surrounding lanes and public rights of way in close proximity and bounding the area.

Specific to 3.2:

- Surrounding lanes and public rights of way in close proximity and bounding the area including from along Binfield urban edge;
- Forest Road across paddocks and pasture fields between Forest Road and Monks Alley;
- Along the streets from edge of Binfield village to historic features including Binfield Place and Binfield Park and their associated walls and gate piers.

Key views out of the area to:

- Mid-distant views across pasture and arable fields to wooded horizons;
- Some long reaching views across undulating rural countryside to wooded horizons beyond the Parish boundary including ridges to the north-west from Billingbear.

Specific to 3.2:

- Some long reaching views across undulating rural countryside to wooded horizons beyond the Parish boundary including to Cabbage Hill from Terrace Road North;
- Blue Mountain Golf Course from footpath along eastern edge of Binfield Manor farm and area of proposed large scale development.

Key views within the area:

- Woodland and tree belts restrict views with some open mid-range views across open fields to wooded horizons including from Twyford Road looking south east;
- Across farmland to copses;
- From footpaths and rural lanes to historic features associated with parkland, historic houses and manors including Allanbay Park and their associated walls, gates, gate piers and water features;
- Views along the rural lanes and from lanes across pasture and arable fields;
- Views to vegetation lining watercourses, particularly along The Cut river.

Specific to 3.2:

- Along the river corridor generally at river crossing points;
- From footpaths and rural lanes to historic features associated with parkland, historic houses and manors including Binfield Place, Binfield Park, Binfield Manor and Allanbay Park and their associated walls, gates, gate piers and water features;
- Along the rural lanes including Tilehurst Lane, Wicks Green, Forest Lane and Terrace Road North enclosed by hedge, ditch and tree boundaries
- Views from Wicks Green across pasture and arable fields;
- View to the listed Stag and Hounds Public House across adjacent green space off Forest Road at prominent junction which contributes to rural approach/entrance and setting of Binfield;
- Rare partial view from Wicks Green through field gate to Billingbear House across undulating fields.

6.3.7 Key heritage assets [designated, non designated and HLC]: Table 3.1

PLCA 3.1

Name	Address	NHLE No.	Designation	Date	Description
Four Oaks	Billingbear Lane	1390249	Grade II	C18th	Red brick house laid in Flemish bond, date plaque of 1710, altered C19th, wooden dog-leg staircase and newel posts.
Billingbear House	Carters Hill	1390253	Grade II	C18th	Large house set in parkland with ha-ha. Altered C19th, when Factor's House and dairy built, now part of house. Stuccoed brickwork with wooden barley sugar balustered dog-leg staircase.
Church of All Saints	Church Hill	1390256	Grade II*	C14th	Part conglomerate and flint build, altered C15th, restored and north aisle added 1847, south chapel rebuilt 1859 by Ferry.
Barns Memorial	Church Hill	1390257	Grade II	C18th	Headstone with cherubs and footstone
Bickeridge Monument	Church Hill	1390258	Grade II	C19th	Early C19th chest tomb
Group of 3 gravestone and one footstone	Church Hill	1390259	Grade II	C18th	Carved headstones and gravestone
Headstone and footstone	Church Hill	1390260	Grade II	C18th	Carved with skull and hourglass
Warren Gravestone	Church Hill	1390261	Grade II	C18th	Small headstone with carved skull.
Young Monument	Church Hill	1390262	Grade II	C19th	Young family monument in Gothic style
Seven Acres	Church Hill	1390263	Grade II	C18th	Mid C18th red brick laid in Flemish bond, refronted and extended C19th, old tile roof with three gable spans
The Priory	Church Hill	1390264	Grade II	C18th	Early C18th rectory to the church and house, now all one house, red brick in Flemish bond, Doric colonnaded porch
Barn N of The Priory	Church Hill	1390265	Grade II	C18th	Timber framed with brick plinth and weatherboarding, altered early C20th
Allanbay Park	Maidenhead Road	1390277	Grade II	C18th	Mid C18th, altered late C19th, constructed of brick, stuccoed, with sash windows.
Stable block north of Allanbay Park	Maidenhead Road	1390278	Grade II	C19th	Red brick laid in Flemish bond, slate roof, single storey with 2 storey central projection.
The Lodge, Allanbay Park	Maidenhead Road	1390279	Grade II	C19th	Redbrick with diaperwork of blue headers, stone quoins, in Tudor revival style.

Binfield Lodge	Twyford Road	1390315	Grade II	C15th	Early C15th hall house, remodelled C18th by John Pitt for William Pitt, altered 1912 by Lutyens. Timber frame covered with mathematical tiles and extensions in red bricks.
Garden Wall N of Binfield Lodge	Twyford Road	1390316	Grade II	C18th	Red brick laid in Flemish bond, buttresses, wrought iron gates with gate piers and stone caps
Small pavilion NE of Binfield Lodge	Twyford Road	1390317	Grade II	C19th	Iron framed with wood shingle roof
Lodge NW of Binfield Lodge and outbuilding	Twyford Road	1390318	Grade II	C18th	Lodge, small barn and granary in red brick, with tile-hung and weatherboarded timber frame, altered C20th.
Billingbear Lane		na	na	C18th	Part of boundary of Billingbear Park, possibly from C18th or earlier, might have been park pale, as it contained deer, see BHER 00474.01.000
Barngates House	Church Lane	na	na	C19th	Early-mid C19th house built in red brick with sash windows and wooden shutters
Barngates Lodge	Church Lane	na	na	C18th	Possible C18th barn, with half-hipped gable ends and east winnowing door and porch, clad in weatherboarding
All Saints	Church Lane	na	na	C19th	Former church school (The Old School), C19th neo-gothic style brickwork, pointed roof and arched windows
Post medieval garden landscaping	Twyford Road	na	na	C17th?	Water feature, fish pond, culvert and other features found in grounds of Binfield Lodge to do with garden landscaping, BHER MRM17571
Allanbay Park parkland	Maidenhead Road	na	na	C18th	Parkland surrounding Allanbay Park house, with natural contour landscape to either side of a watercourse and fish pond.

PLCA 3.2

Name	Address	NHLE No.	Designation	Date	Description
Binfield Park	Terrace Road North	1390299	Grade II*	Late C18th	1775 house and grounds, red brick in Flemish bond, additions c19th and C20th, Doric porch. Inside includes Adam fire surrounds.
Binfield Park parkland	Terrace Road North	na	na	Late C18th	Parkland around the house, including rectangular enclosed lawn, sloping contours and water feature
Binfield Manor	Forest Road	1390267	Grade II	C18th	Large house set in parkland with lake, early C18th with C19th extensions, rendered brickwork.
Gates and gate piers to Binfield Manor	Forest Road	1390268	Grade II	C19th	Stone piers with vermiculated detailing, central piers with urns and garlands of fruit.

Name	Address	NHLE No.	Designation	Date	Description
Stable building to Binfield Manor	Forest Road	1390269	Grade II	C19th	Brick built in Flemish bond with blue headers, clock on west face.
Binfield Manor parkland	Forest Road	na	na	C19th	Parkland around the manor house, including long fish pond, bridges and paths
Pitts Bridge	Forest Road	1390274	Grade II	C19th	Early C19th brick built bridge with stone coping, three arches and cutwaters
Charity Cottage	Stubbs Hill	1390293	Grade II	C18th	Brick cottage with steeply pitched tiled roof
Binfield Court	Church Hill	1390295	Grade II	C19th	1830 large brick building with red Flemish bond dressings, low pitched hipped roof, and landscaped gardens
Binfield Court grounds	Church Hill	na	na	C19th	Grounds of the house with long brick boundary wall.
Billingbear House	Billingbear Lane	1390253	Grade II	C18th	Formerly Forest Lodge, large house of brick, painted stucco and render, with hipped slate roof, extended in C19th with gothic revival windows and sash windows.
Billingbear House parkland	Billingbear Lane	na	na	C18th	Parkland containing a ha-ha, woodland and open park.
Kicking Donkey	Wicks Green	1390320	Grade II	Early C18th	Timber framed house, with brick infill and brick build in Flemish bond
Wicks Green Cottages	Wicks Green	1390321	Grade II	Early C16th	Two cottages now one house, built in C16th and C17th, of timber frame with brick infill, altered C18th and C20th
Monks Alley (lane)		na	na	C19th	Appears on first edition OS map, may be earlier, lined with brick walls with buttresses possibly of C18th date.
The White Gate	Monks Alley	1390281	Grade II	Early C15th	Timber framed hall house with brick infill panels and brick extension, extended C16th and C18th
Garden wall of The White Gate	Monks Alley	1390282	Grade II	Early C18th	Wall enclosing kitchen garden, built of brick in Flemish bond
Outbuildings to SE of The White Gate	Monks Alley	1390283	Grade II	Early C16th	Timber framed outbuildings and byre, one wall rebuilt in brick

Name	Address	NHLE No.	Designation	Date	Description
Park Lodge	Tilehurst Lane	na	na	Mid to late C19th	Victorian villa, named The Villa, now nursery
Gate piers South entrance Binfield Park	Tilehurst Lane	1390311	Grade II	Late C18th	Rusticated stone piers with gates gone
South Lodge to Binfield Park	Tilehurst Lane	1390313	Grade II	C18th	Early C18th timber framed encased in render, refronted C19th, ogee hoodmoulds above front windows.
Honeysuckle Cottage	Tilehurst Lane	1390312	Grade II	C17th	C17th brickwork with early C19th stuccoed front
Tile House	Tilehurst Lane	1390314	Grade II	C19th	Red brick, altered C20th
Binfield Place	Wicks Green	1390270	Grade II*	Mid C16th	Mid C16th house extended in 17th and 19th centuries and 1930, brick laid in English and Flemish bond, tiled hipped roofs, one chimney dated to 1702, C16th and C17th panelling and chamfered joists. Previously named Angel House
Walls and Gate Piers to Binfield Place	Wicks Green	1390271	Grade II	C17th	C17th and C18th brick walls laid in English garden wall bond, with square piers, moulded stone caps and ball finials.
Binfield Place grounds	Wicks Green	na	na	C17th	Grounds of house, including a well and pond

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is 'Binfield and Warfield clay farmland'. The land boundaries have changed little since the first edition Ordnance Survey, with the preservation of grounds of Allanbay Park and Billingbear Park.

Specific to 3.2:

The land boundaries have changed little since the first edition Ordnance Survey, with preservation of the grounds of Binfield Park to the east and Billingbear House and fields to the west.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 3.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected,

could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 3.2

PLCA 3.1

Name	Sensitivity to change
Four Oaks	Set back from a quiet road with mature planted boundaries, within Green Belt land. Development including the enlargement of the road, buildings between the house and the roadside, removal of the planted boundaries and adjacent development, could all impact upon the setting and reduce the heritage significance of the building.
Billingbear House	Set far back from quiet road amongst historic farm buildings, within Green Belt land. Should the farm buildings be removed, the setting of the house would be affected and reduce its heritage significance. Similarly this would occur if the road was enlarged, if vegetation was removed, or if development was set adjacent to the house.
Billingbear Park parkland	Possibility of change from owners of Billingbear Park. Should the open parkland or long views be affected by development, or its connection with the historic buildings and structures within, its heritage significance would be reduced and this should be avoided.
All Saints Church	Set back from road, surrounded by a graveyard and boundary walls under its curtilage and mature vegetation. Should the church become separated from the graveyard the listed memorial monuments and the boundary walls, with which it forms an important group, or if mature vegetation was removed, the context and setting of the church would be affected and the heritage significance reduced.
Listed memorial monuments in graveyard of All Saints Church	Set in the graveyard under the curtilage of the Grade II* listed church, the listed monuments themselves are protected by their designation. The monuments, the graveyard and boundary walls and the church form an important group. Should the monuments become separated each other, from the church, the graveyard, the boundary walls or the mature vegetation removed, the setting of the monuments would be affected and their heritage significance reduced.
Seven Acres	Set far back from road opposite Allanbay Park estate, within Green Belt land. Any development set along the roadside could affect the setting of the house and reduce its heritage significance and this should be avoided.
The Priory	Set back to the rear of All Saints Church and graveyard. Should the church and graveyard be removed, the Priory's setting as a related building to the church would be affected and its heritage significance would be reduced. If the fields to the north were developed, the Priory's setting would be affected, also reducing its heritage significance.
Barn N of The Priory	Set to the north of The Priory and bordered by fields to the north. If it was separated from the Priory, or if the fields to the north were developed, its setting would be affected, reducing its heritage significance and this should be avoided.
Allanbay Park	Set within estate land of Allanbay Park. The house's setting and context would be affected by its separation from the estate land or the ancillary buildings, with which it forms a group, thereby reducing its heritage significance.
Stable block north of	Set within estate land of Allanbay Park. The stable's setting and context would be affected by its separation from the estate land or the

Allanbay Park	house or other ancillary buildings, with which it forms a group, thereby reducing its heritage significance.
The Lodge, Allanbay Park	Set within estate land of Allanbay Park. The lodge's setting and context would be affected by its separation from the estate land or the house or other ancillary buildings with which it forms a group, thereby reducing its heritage significance.
Allanbay Park parkland	Possibility of change from the owners of Allanbay Park. The parkland forms an important group with the house, ancillary buildings. Should the open parkland or long views be affected by development, or its connection with the historic buildings and structures within, its heritage significance would be reduced.
Binfield Lodge	Set back from the road in the Binfield Lodge grounds opposite Allanbay Park. . The lodge's setting and context would be impacted by its separation from the park land, garden wall or ancillary buildings, with which it forms a group, thereby reducing its heritage significance.
Garden Wall N of Binfield Lodge	Set back from the road in the Binfield Lodge grounds opposite Allanbay Park. The wall's setting and context would be affected by its separation from the park land, lodge or ancillary buildings, thereby reducing its heritage significance. Therefore it has a high sensitivity to change.
Small pavilion NE of Binfield Lodge	Set back from road in Binfield Lodge grounds opposite Allanbay Park. The pavilion's setting and context would be affected by its separation from the park land, wall, lodge or ancillary buildings, with which it forms a group, thereby reducing its heritage significance.
Lodge NW of Binfield Lodge and outbuilding	Set back from road in Binfield Lodge grounds opposite Allanbay Park. The lodge's setting and context would be affected by its separation from the park land, wall, lodge or ancillary buildings, with which it forms a group, thereby reducing its heritage significance.
Billingbear Lane	This is a quiet road lined with mature planting, with group of detached and semi detached brick houses of mid to late 20 th century to middle of road., There could be a possible change to the character of the road if this group was enlarged, or added to with buildings out of proportion, style or materials, or vegetation removed or the road enlarged. This would impact upon its setting and heritage significance and should be avoided.
Barngates House	Set along Church Lane, close to All Saints Church and Barngates Lodge, with fields to the rear and opposite. Its setting would be impacted upon by development within the neighbouring fields, or additional development on Church Lane, and this would reduce its heritage significance.
Barngates Lodge	Set along Church Lane, close to All Saints Church and Barngates House, with fields to the rear and opposite. Its setting would be impacted upon by development within the neighbouring fields, or additional development on Church Lane, and this would reduce its heritage significance.
All Saints	Set along Church Lane, close to All Saints Church and other large buildings with fields to the rear and opposite. Its setting would be impacted upon by development within the neighbouring fields, or additional development on Church Lane, and this would reduce its heritage significance.
Post medieval garden landscaping	Set back from the road, in Binfield Lodge grounds opposite Allanbay Park. Should the landscaping be removed or become separated from its setting through development, its context would be affected and its heritage significance reduced.

PLCA 3.2

Name	Sensitivity to change
Binfield Park	A former house, changed into a hospital, now converted into four residential wings, so vulnerable to possible changes from current usage. It is set within the parkland, with Grade II listed gates and piers at the west entrance, the Grade II listed South Lodge and gate piers at the south entrance, and Park Lodge, with which it forms an important group. Separation from the parkland or the listed structures through development of the land would impact upon its setting and reduce its heritage significance and this should be avoided or completed sensitively.
Binfield Park parkland	Vulnerable to possible changes due to future use of closed hospital. Development that separates it from Binfield Park house, or the listed structures, or Park Lodge, or within the fields to the east would impact upon its setting and reduce its heritage significance. Should development occur associated with the closed hospital, it should be completed sensitively to preserve elements within the park, such as the enclosed lawn, mature planting or drives to the house, south and west entrances. Development will impact upon the associations between all of the assets within the group, reducing their heritage significance.
Park Lodge	1870s architectural detailing. It formed a lodge building to Binfield Park and has existing park land and mature planting to the north-east. It forms part of the group with Binfield Park, the parkland and listed structures and development may impact upon the associations between all of the assets within the group, reducing their heritage significance.
Gate piers South entrance Binfield Park	Set back from road, with no gates in place and one pier in the grounds of South Lodge, therefore loss of the gates and separation of the piers has reduced their heritage significance. They form part of the group of assets associated with Binfield Park and their heritage significance may be affected by gradual erosion of the group, which should be avoided.
South Lodge to Binfield Park	Gothic revival detailing. The lodge forms part of the group of assets associated with Binfield Park and their heritage significance may be affected by gradual erosion of the group, which should be avoided.
Binfield Manor	Set in estate grounds, to the east of the more densely developed centre of Binfield. It is visible from road, so its setting may be vulnerable to development along the roadside. It forms part of a group of heritage assets associated with the Manor, including gates and gate piers, a stable building and the parkland. Gradual impact on or removal of these assets through development will impact upon their associated settings and this should be avoided.
Gates and gate piers to Binfield Manor	Set back from the road but may be vulnerable to development along the roadside. It forms part of a group of heritage assets associated with the Manor, including the house, a stable building and the parkland. Gradual impact on or removal of these assets through development will impact upon their associated settings and this should be avoided.
Stable building to Binfield Manor	Set in estate grounds but its setting may be vulnerable to change along the roadside. It forms part of a group of heritage assets associated with the Manor, including the house, gates and gate piers and the parkland. Gradual impact on or removal of these assets through development will impact upon their associated settings and this should be avoided.
Binfield Manor parkland	It is opposite modern development along Tilehurst Road and the proposed Blue Mountain site is located at the golf course to the west, and could be vulnerable to development on the road or within the golf course. It forms part of a group of heritage assets associated with the Manor, including the house, gates and gate piers and the stable building. Gradual impact on or removal of these assets through development will impact upon their associated settings and this should be avoided.
Pitts Bridge	It forms part of Tilehurst Road north of Binfield Manor and is currently heavily used, with signage and modern parapets. It is vulnerable to change

	with further traffic requirements, such as widening. Its appearance and setting could be improved. It may have been associated with Binfield Manor to the south, which forms part of its setting and development within the parkland or the fields to the north may affect its setting thereby reducing its heritage significance.
Charity Cottage	Set on quiet road amongst fields. Should the fields be developed or neighbouring development added along the roadside, this would impact upon its setting, and reduce its heritage significance.
Binfield Court	Set back from the road opposite All Saints Church, within its grounds. It would be vulnerable to development within the grounds or neighbouring fields, or the removal of vegetation, which would affect its setting and reduce its heritage significance.
Binfield Court Grounds	Set on a quiet road amongst fields, it is associated with Binfield Court house. It would be vulnerable to separation from the house through development, the removal of vegetation or development of the neighbouring fields, which would affect its setting and reduce its heritage significance.
Billingbear House	Set back from Billingbear Lane, within the park grounds. Development along the lane, or within the park grounds would impact upon its setting and reduce its heritage significance.
Billingbear House parkland	Set amongst fields to north-west of the core of Binfield. Development along the lane, or erosion of the grounds or loss of the house would impact upon its setting and reduce its heritage significance.
Kicking Donkey	Set on a quiet verdant road that forms the boundary of the development to the east. Neighbouring development along Wicks Green or in the fields to the west could impact upon its setting and reduce its heritage significance.
Wicks Green Cottages	Set on a quiet verdant road that forms the boundary of the development to the east. Late 20th century development has occurred to the south and east, although fields and open land remain to the west and north. Neighbouring development totally encircling the building and separating it from its semi-rural setting, within the fields and open land, would impact upon its setting and reduce its heritage significance.
Monks Alley (lane)	Small lane, lined with mature trees, historic brick walls and large houses, set to the west of Wicks Green that forms the west boundary to the developed area of Binfield. Development along the lane, or removal of the vegetation or enlargement of the lane would alter its character and reduce its heritage significance.
The White Gate	Set on a quiet road with properties hidden to either side. It forms a group with the garden wall and outbuildings. Gradual erosion of the group through removal of the assets would affect their settings and reduce their heritage significance. Neighbouring development, removal of mature vegetation or enlargement of the lane would also reduce their heritage significance.
Garden wall of The White Gate	Set on a quiet road with properties hidden to either side. It forms a group with the house and outbuildings. Gradual erosion of the group through removal of the assets would affect their settings and reduce their heritage significance. Neighbouring development, removal of mature vegetation or enlargement of the lane would also reduce their heritage significance.
Outbuildings to SE of The White Gate	Set on a quiet road with properties hidden to either side. It forms a group with the house and garden wall. Gradual erosion of the group through removal of the assets would affect their settings and reduce their heritage significance. Neighbouring development, removal of mature vegetation or enlargement of the lane would also reduce their heritage significance.
Honeysuckle Cottage	Set along Tilehurst Road amongst houses of similar date and size, with fields to the north and west of the south entrance to Binfield Park. Neighbouring development along the roadside or in the fields would impact upon its setting and reduce its heritage significance.

Tile House	Set along Tilehurst Road amongst houses of similar date and size, with fields to the north and west of the south entrance to Binfield Park. Neighbouring development along the roadside or in the fields would impact upon its setting and reduce its heritage significance.
Binfield Place	Set back from the road amongst its grounds and associated with its walls and gate piers. Modern development exists to the north, east and south. Further development within its grounds or in the fields to the west would affect its setting and reduce its heritage significance.
Walls and Gate Piers to Binfield Place	Set along the roadside, it is associated with the house and grounds. It is vulnerable to separation from these assets and this would reduce its heritage significance.
Binfield Place grounds	The grounds are associated with the house and the walls and gate piers, It is vulnerable to any expansion of development on south side of Forest road, to north side, filling the fields to the west, and to separation from the house, walls and gate piers, that would affect its setting and reduce its heritage significance.

6.3.8 Key aspects of settlement grain, plot ratio, scale, form and massing

- Low density dispersed development generally one or two storeys, flanked by woodland and pasture of mixed age, with some houses in large plots;
- Built form largely associated with and grown up around farmsteads with some associated farm outbuildings;
- Group of detached and semi-detached smaller houses along middle of Billingbear Lane;
- Large scale manor houses set within parkland and separated from urban area by fields with strong hedgerow boundaries with associated listed structures including gate piers and bridge set in parkland;
- Large scale agricultural buildings are generally well screened by tree, hedge lines, and woodland;
- Large scale gateways to properties including Allanbay Park;
- Survival of historic core of Binfield with church at centre.

Specific to 3.2:

- Monks Alley and Wicks Green as small roads with verdant borders and properties of 19th century and earlier.

6.3.9 Relationship to Settlement or adjacent open landscape

- The whole area is an important varied landscape setting to Binfield including the parkland and the gently undulating small to large sized pasture and arable fields defined by strong hedgerow boundaries with mature trees;
- Rural unified landscape providing a diverse landscape setting and approach to Binfield from the north east and west;
- Numerous lanes boarded by hedgerows, grass verges and ditches have a strong rural character.

Specific to 3.2:

- Rural lanes close of Binfield urban area including Tilehurst Lane, Wicks Green, Forest Lane and Terrace Road North retain their strong rural character;
- Recreation area at Wicks Green and adjacent landscape and footpath link provides a place for quiet informal recreation valued by the community.

6.3.10 Summary of PLCA sensitivity (including extent to which PLCA3 is representative of the wider LCA)

PLCA3.1 as a whole is not particularly vulnerable to urbanisation as the entire area falls within Green Belt where development which adversely impacts on its functions will be resisted. The area is remote from Binfield settlement edge and is not subject to any allocated development sites within the Binfield Neighbourhood Plan.

PLCA3.2 as a whole is particularly vulnerable to urbanisation of the remaining rural areas north of Forest Lane, around Wicks Green and Monks Alley, north of Tilehurst Lane, north of Forest Road and incremental changes around Binfield Park and Binfield Manor. In all cases the landscape and heritage character could be severely eroded to the detriment of the character of the village of Binfield and the Parish.

The landscape character of PLCA3 as a whole is representative of the wider area forming part of a gently undulating farmed landscape that continues beyond PLCA3 wrapping around the eastern and western edge of Binfield and continues eastwards to Warfield.

STRATEGY AND GUIDANCE

6.3.11 Landscape strategy

The strategy for PLCA3 is to protect the valued features and characteristic of the landscape including parkland landscapes associated with numerous manors and associated parkland features and woodland blocks a number of which are ancient woodland and/or local wildlife sites. The rural character of the area which forms part the rural approach to Binfield from the north east and west and should be conserved as well as the contribution of the area to the rural separation of the northern edge of Bracknell to the south east and Wokingham to the west.

Specific to 3.2 the open and diverse rural landscape of the southern area of PLCA3 which contributes to the immediate setting, settlement pattern and approach to Binfield and the valued recreation area at Wicks Green and its open green space should be conserved.

6.3.12 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Protect the biodiversity, scenic value and naturalistic character of The Cut river corridor and improved access to The Cut for recreation;
- Protect ancient woodlands and woodland copses and remnant mature and standard trees left after removal of field boundaries for agricultural intensification;
- Conserve the ecological value and public access to natural landscape features and local wildlife sites;
- Conserve the open rural qualities of the landscape to the west of Binfield that create a sense of a ‘gap’ between the settlements of Binfield and Wokingham to the west;
- Conserve the natural and rural qualities of the landscape to the east of Binfield, around Binfield Manor and the Cut river corridor and at Cabbage Hill. These create a sense of separation between the Binfield and the allocation to the north of Bracknell;
- Conserve the open and rural character to the settlements of Binfield and north Bracknell;
- Protect the rural character of villages through appropriate planning and design of new development and conservation and enhancement of locally distinctive features or materials. Avoid urbanizing features that will erode the rural character;
- Conserve hedgerows as important wildlife habitats and landscape features, as well as the links they provide ecologically and visually across the landscape and between larger areas of woodland;
- Conserve the listed and historic buildings including manor houses and historic landscape features and other parkland landscape features where they provide historical links with the past;
- Manage the agricultural landscapes for biodiversity such as incorporating hedgerows or grass field margins;
- Management of existing woodlands to ensure their survival, and for biodiversity through appropriate practices such as coppicing and control of non-native and exotic /invasive species;
- Manage hedgerows and ensure oak standards grow up to form hedgerow trees;
- Manage the integration of ‘horsiculture’ into the landscape through maintenance of existing boundaries or restoration of hedgerows;
- Maintain the character of the rural lanes through incorporating characteristic features – such as grass verges, hedgerow trees and hedges – an minimising the introduction of inappropriate signage, line painting and deep kerbs;
- Plan for increased enjoyment of the landscape through provision of interpretation where appropriate, and enhancing historic links with parkland landscapes and buildings;
- Improve biodiversity, particularly in more intensively farmed areas through practices such as reinstating hedgerows or restoring farm ponds for wildlife;
- Plan for the successful integration of new woodland planting by reflecting existing patterns which tend to be irregular and sinuous shapes following contours. New woodland planting should be of appropriate native species, and could be used to strengthen a sense of history around historic parklands or woodlands;

- Reinststate native hedgerows or repair hedgerows with native species where there are opportunities to do so, particularly where they have been lost from highly visible location such as along roadsides;
- Plan for enhancing landscape character through taking opportunities to improve the sense of cohesion and the relationship between the many historic estate parkland landscapes. This may include opening up views to parkland landscapes, improving the character of boundary features such as consistency of fencing and encouraging native rather than ornamental planting;
- Plan for the successful integration of potential new development in the landscape including new development through sensitive design and siting, particularly of large scale buildings or structures. Consider potential impacts on landscape character and views, and plan to minimize these through careful siting, design, (e.g. appropriate scale of building), sensitive materials and use of landscape mitigation to enhance sense of place. Light pollution from new developments should be minimised;
- Protect areas of woodland that provide visual screening functions to existing urban.

6.3.13 Development and land management landscape and visual guidance

- Seek opportunities to increase and enhance public access links through the area including links to recreation areas;
- Conserve and enhance parkland landscapes and associated features and their settings across the area (Binfield Manor, Binfield Park and Allanbay Park);
- Conserve and strengthen the existing hedge network, seek opportunities to reinststate historic hedgerow boundaries and ensure oak standards grow up to form hedgerow trees;
- Seek to conserve and plant field oak trees;
- Conserve and extend the woodland blocks and copses across the area and encourage active woodland management and successional planting;
- Conserve existing tree and hedgerow cover on the edge of the Binfield – identifying opportunities for Tree Preservation Orders where necessary;
- Establish new public access links including access to The Cut river and protect, enhance and extend areas of public parks and serve the increasing population of Binfield;
- Ensure new development is sensitively integrated into the landscape with landscape mitigation to enhance sense of place;
- Ensure the wildlife value of the area is protected and enhanced including ancient woodland and local wildlife sites;
- Plan for enhancing landscape character through taking opportunities to improve the sense of cohesion and the relationship between the many historic estates; parkland landscapes. This may include opening up views to parkland landscapes, improving the character of boundary features such as consistency of fencing and encouraging native rather than ornamental planting;
- The dispersed settlement pattern of the area should be conserved and development which adversely impacts on the functions of the Green Belt will be resisted;
- Generous hedge and tree planting to be included on the outer edge of any development;

- Conserve the rural and enclosed character of the rural lanes including Tilehurst Lane, Wicks Green, Forest Lane and Terrace Road North;
- Break up the existing and any new built form with tree planting;
- Conserve wooded horizons and views to them;
- Consider the impact of new development on views from the village and from hills in the locality.

Specific to 3.2

- Conserve view to the listed Stag and Hounds Public House and adjacent green space off Forest Road at prominent junction which contributes to rural approach/entrance and setting of Binfield;
- Consider the potential effects of the proposed development at the Blue Mountain Golf Course on views from the footpath along eastern edge of Binfield Manor and Forest Road and on the setting of the Binfield Manor and Parkland;
- The dispersed settlement pattern of the area should be conserved with further large scale housing development and linear ribbon development along lanes resisted to conserve rural character of the landscape and its contribution to the setting of Binfield;
- Conserve the views across pasture and arable fields from lanes around the village edges.

6.3.14 Heritage guidance

- Retain mature planting along boundaries to maintain character of area;
- Limit development in vicinity of the middle of Billingbear Lane, to preserve its character and the setting of the existing buildings. Resist the enlargement of the road, and removal of vegetation which would alter its character;
- Limit development within Green Belt farmland to south of Billingbear Lane, south of Allanbay Park and south of Binfield Lodge;
- Retain the parkland character and features of Allanbay Park, Binfield Lodge and Billingbear Park, to ensure the integrity of the parklands and the settings of the historic buildings within them are preserved.

Specific to 3.2:

- Limit development on Forest Road in vicinity of Binfield Manor, entrance gates and Pitt Bridge, to preserve their setting;
- Protect parkland from being built on and divided, and removal of parkland features such as tree-lined avenue, boundary walls, ha-has, ornamental fish ponds;
- Retain Wicks Green as a boundary between continuous development along either side of Terrace Road North and more disperse houses to the west, such as on Monks Alley;
- Possibility of forming a conservation area of Wicks Green and Monks Alley to protect their character and appearance and from being subsumed into the more dense modern housing of Stevenson Drive and Terrace Road North, to the east;

- Sympathetic use of Binfield Park, to preserve the character and retain any historic features within the building and parkland.

6.3.15 Guidance on settlement form and pattern

- Any development should be guided by existing buildings, regarding density, scale, form, materials and styles;
- The more disperse nature of this character area should be retained.

PLCA3 Photographs [including heritage photographs]

PLCA3.1



Photo 1. Long reaching view across undulating rural countryside to Cabbage Hill from Terrace Road North



Photo 2. Billingbear Lane, looking north-east



Photo 3. Allanbay Park Lodge



Photo 4. Binfield Court, looking north-west



Photo 5. All Saints Church, looking south-east



Photo 6. All Saints, former school, looking east

PLCA 3.2



Photo 7. View from Pitts Bridge to Cut River within Binfield Manor parkland



Photo 8. Recreation ground at Wicks Green



Photo 9. Stag and Hounds Public House and adjacent green space looking west from Forest Road



Photo 10. Gate piers at south entrance to Binfield Park viewed from Tilehurst Lane



Photo 11. Rural enclosed character of Wicks Green lane looking south



Photo 12. Small pasture fields and paddocks around edges of settlement around Forest Road & Monks Alley



Photo 13. Gates to Binfield Manor on Forest Road, looking south-west



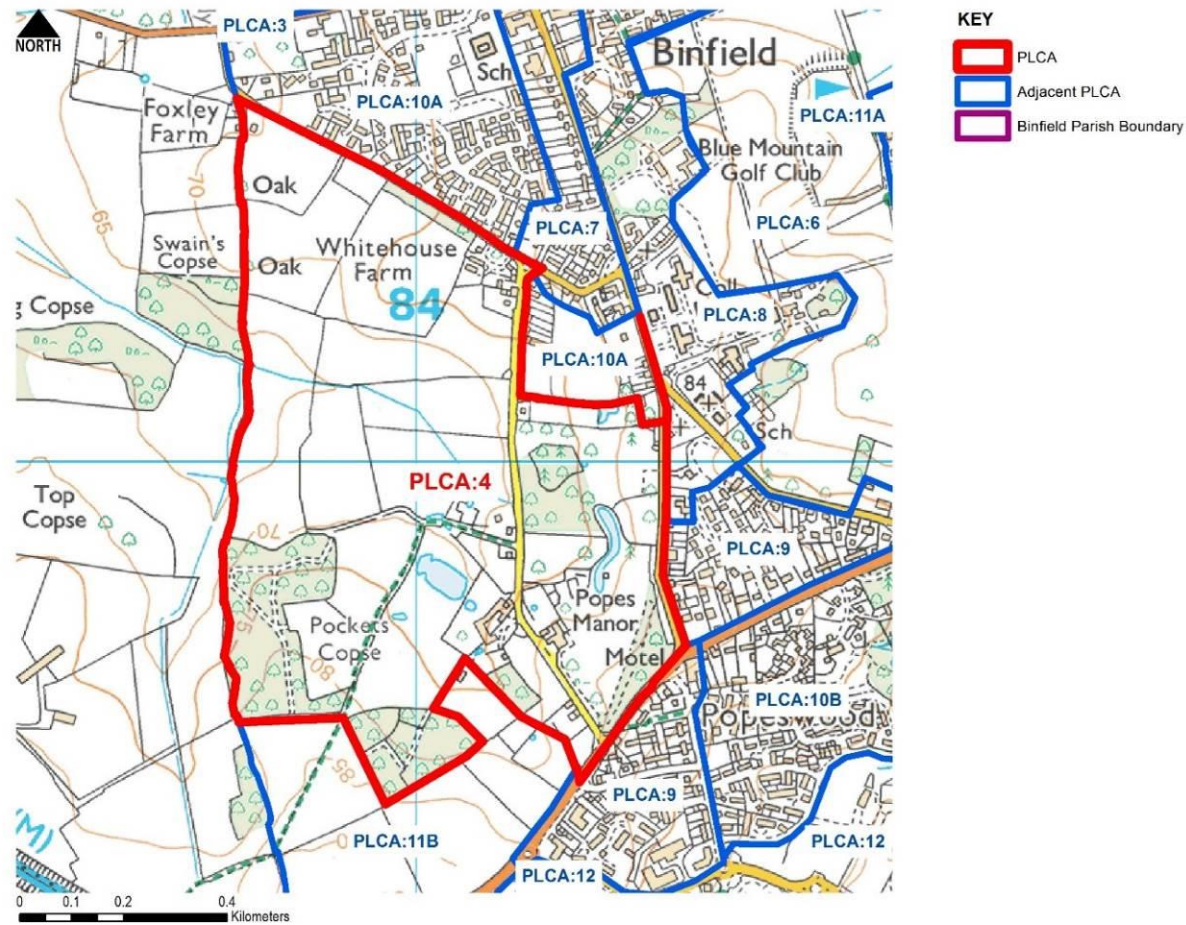
Photo 14. Wicks Green Cottages, looking south-east



Photo 15. Monks Alley, looking south-west

6.4 BINFIELD LANDSCAPE CHARACTER AREA 4 – WHITEHOUSE FARM AND POPESWOOD MANOR AND MEADOW

Character area map:



6.4.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 4 (PLCA4) falls within the Binfield and Warfield Clay Farmland landscape character area LCA C1. The Binfield and Warfield Clay Farmland landscape comprises a gently undulating farmed landscape that continues beyond PLCA4 and wrapping around the western, northern and eastern edge of Binfield and north-eastwards to Warfield. The northern boundary of PLCA4 follows the edge of Foxley Lane beyond which lies the south-eastern edge of the Binfield urban area. The area's eastern boundary follows the northern end of Murrell Hill Lane then follows the edge of a line of trees eastwards to St Marks Road then down to the junction with London Road. The area's north boundary follows a section of London Road and then skirts the edge of a housing development site at Amen Corner North following field and woodland boundaries. The western boundary follows the parish boundary crossing open countryside and defined largely by woodland and field boundary hedgerows.

A large proportion of the character area comprises a gently undulating farmed working landscape of small to medium sized fields of mixed arable and pasture defined by hedgerows with smaller fields around the edges of the village and small woodland blocks and copses focused in the southern area. Strong hedgerow boundaries generally restrict views with some mid-distant views across pasture and arable to wooded horizons. The eastern area includes an area of parkland associated with Popes Manor and a public park at Popes Meadow which includes a pond, areas of open wood pasture managed as meadow, areas of amenity grass and veteran trees, commonly pedunculated oak.

Overall the strong framework of copses, trees and hedgerows, pattern of fields and parkland features gives PLCA4 a cohesive landscape character.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.4.2 Valued Assets

The whole area provides an important valued and diverse landscape setting to Binfield containing highly valued areas for quiet informal recreation, biodiversity and areas with a distinctive sense of place with cultural and historic associations. Several listed buildings lie within this area as described below. Pockets Copse and Blackmans Copse are semi-natural ancient woodland. Pockets Copse, Blackmans Copse and Popes Meadow are Local Wildlife Sites under Bracknell Forest Local Plan Policy EN4. Popes Meadow is a Local Green Space under the Neighbourhood Plan policy EN4. The area contains other key landscape and historic features of value to the character of landscape as described below.

6.4.3 Development context

Planning permission has been granted for areas of new housing adjacent to the north-east of the area and to the south at Amen Corner North. This will mean that in the near future, following the completion of new areas of housing development, much of the southern, eastern and northern area will abut the Binfield settlement edge. Within the PLCA the settlement pattern is of low density dispersed development including farmsteads flanked by woodland and pasture strung out along the southern and northern end of Murrell Hill Lane of mixed age with some houses in large plots. Large scale properties (Murrell Hill Grange and Popes Manor) are set in parkland. The open land next to the Amen Corner North development is particularly vulnerable to further development pressure, for example at Popes Farm and up Murrell Hill Lane.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.4.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA CI Binfield and Warfield Clay Farmland / Bracknell Character Area SPD: Binfield (where applicable)

- Underlying clay geology, cut by water courses, creating a gently undulating landform with mid-distant views across grass and arable to low ridgelines and wooded horizons;
- A farmed, working landscape of medium to large sized fields of mixed arable and pasture, and smaller fields around the edges of villages;
- Small deciduous woodlands and well-managed hedgerows provide rhythm and emphasis to views across landscape;
- Quiet and rural character with limited scattered settlement well integrated into the landscape;
- Historic manor houses sited within remnant parkland landscapes, often hidden from view behind high fences or coniferous boundaries;
- Rural lanes bordered by hedgerows, grass verges and ditches;
- The Binfield Open Clay Farmlands are a mix of small pasture fields, linked with woodlands and tree belts. These are well enclosed with limited views and a strong contrast with the urban form;
- Strong and varied boundary treatment with low hedges/walls and or railings along residential streets.

6.4.5 Key Landscape Characteristics and Sensitivities

Natural

- Deciduous woodland blocks in the south-west of area including Pockets Copse (local wildlife site and ancient woodland) and tree belts;
- Parkland tree groups and tree belts and woodland associated with Popes Manor;

- Gently undulating landform sloping eastwards;
- Area of open wood pasture managed as meadow, areas of amenity grass, veteran trees, commonly pedunculated oak at Popes Meadow (local wildlife site);
- Strong hedgerow boundaries with mature trees defining small to medium sized pasture and arable fields defined by linear and curvilinear boundaries;
- Mature field oak trees;
- Field ponds, ditches and ornamental lakes and ponds associated with large houses (Murrell Hill Grange and Popes Manor);
- Small pasture fields around dispersed houses off Murrell Hill Lane;
- Well managed hedgerows along roads and defining garden boundaries with a good proportion of garden trees.

Cultural

- Popes Manor house is a substantial 3 storey Grade II listed building off Murrell Hill Lane. The Bracknell LCA notes that the poet Alexander Pope lived at Popes Manor from 1700 to 1716 and wrote most of his famous works much of which were inspired by the surrounding landscape. A grove of beech trees called Popes Wood (PLCA6) to the east of what is now Newbold College, and the surrounding landscape, is said to be where he gained inspiration for his work;
- Grade 2 listed late C16 Whitehouse Farm Cottage built from traditional timber frame with brick infill is an attractive building at the northern end of Murrell Hill Lane;
- Parkland features at Popes Manor contributing to the character area including a pond enclosed by trees, and tree groups;
- Low density dispersed development including farmsteads flanked by woodland and pasture strung out along the southern and northern end of Murrell Hill Lane of mixed age with some houses in large plots;
- Large scale properties (Murrell Hill Grange and Popes Manor) set in parkland;
- Adjacent linear pattern of houses and modern bungalows within PLCA10A flanked by woodland and pasture along the edge of Binfield at the northern end of Murrell Hill Lane;
- Large scale gateways to properties;
- Listed boundary walls associated with Popes Manor along the west side of the southern end of Murrell Hill Lane;
- Pressure for new development in addition to approved development as at Amen Corner North;
- Open recreational area at Popes Meadow (once part of the grounds of Popes Manor) enclosed by trees with car park and children's play area accessed off St Mark's Road;
- Footpath in southern area provides public access to the countryside to south-west;
- Very limited development to the west of Murrell Hill Lane;

- Murrell Hill Lane and Foxley Lane are rural lanes boarded by hedgerows, grass verges and ditches.

Perceptual

- Rural character of Foxley Lane and Murrell Hill Lane with dense hedgerows and tree belts limiting views providing strong containment to the built edge of Binfield to the north and east;
- Rural unified landscape separating Binfield and Wokingham;
- Woodland and mature hedgerows creates a strong sense of enclosure and intimacy;
- Popes Manor and associated parkland character and historic features provides a cultural record of the past and visible time depth within the landscape contributing to the diversity of the area. Parkland is largely hidden from public view by walls and vegetation;
- Some access by public footpath and access to Popes Meadow;
- Large scale residential gateways sometimes have an urbanising influence.

6.4.6 Key Visual Sensitivities

Key views into the area are afforded from:

- B3408 and public right of way to the south of Pockets Copse;
- Across open fields;
- A rural approach along Foxley Lane and more built up St Marks Road;
- Rural approach from Wokingham along Binfield Road to the west.

Key views out of the area to:

- Mid-range views to wooded horizons;
- Undulating fields across to wooded horizon and rural edge of Wokingham.

Key views within the area:

- Woodland and tree belts restrict some views with Views from Foxley Lane and Murrell Hill Lane through field gates across pasture and arable fields;
- Filtered view from the playing field grassland with Popes Meadow across the mixed farmland and woodland copse to the west;
- Across farmland to Pocket Copse;
- Along the rural lanes of Foxley Lane and Murrell Hill Lane enclosed by hedge, ditch and tree boundaries.

6.4.7 Key heritage assets [designated, non designated and HLC]: Table 4.1

Name	Address	NHLE	Designation	Date	Description
Whitehouse Farm Cottage	Murrell Hill Lane	1390288	Grade II	C16th	Late C16th, altered C17th and C18th, small two storey cottage with timber frame and brick infill panels, tile hung roof. Large central chimney with pots dated 1687. C17th newel staircase from first floor to attic.
Pope's Manor	Murrell Hill Lane	1390284	Grade II	C17th	Late C17th brick built manor house, set in landscaped grounds, extended late C19th, restored 1983-4, three storeys and cellar, central Tuscan doorcase to front entrance. Said to be boyhood home of Alexander Pope. Was named The Firs, then Arthurstone, on first and second edition OS maps.
Forecourt and garden wall to Pope's Manor	Murrell Hill Lane	1390285	Grade II	C19th	Early C19th red brick wall defining side of east forecourt
Forecourt wall NW of Pope's Manor	Murrell Hill Lane	1390286	Grade II	C19th	Early C19th red brick wall defining side of west forecourt
Garden wall E of Pope's Manor	Murrell Hill Lane	1390287		C18th	Red brick wall 45m long with plain brick coping and brick pier at NE end with stone capping.
Pope's Manor grounds	Murrell Hill Lane	na	na	C18th	Grounds of Pope's Manor, including formal area beside the house, tree-lined avenue and ornamental Cedar tree
Pope's House	Murrell Hill Lane	na	na	C19th	Brick Victorian villa with brickwork detailing and hung tiles on projecting dormers. Built between 1872-99.
Barn adjacent to Pope's House	Murrell Hill Lane	na	na	C19th	Timber frame and weatherboarded barn with tile hung roof and central dovecote with spire and weathervane finial. Built between 1872 and 1899.

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is 'clay farmland'. The first edition Ordnance Survey map reveals that the area contained fields and farms, including one named 'Applepie Green' on the west side of Murrell Hill Lane, as well as Murrell Hill Farm to the south-west. Whitehouse Farm Cottage was within Mosscroft Farm, at the north end of the lane.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 4.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected, could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 4.2

Name	Sensitivity to change
Whitehouse Farm Cottage	Set back from the roadside and set apart from other buildings so its immediate setting is protected, with modern development to the north-west, north and east sides. Development on the south side of Foxley Lane and in the fields to the west would affect the setting and reduce its heritage significance.
Pope's Manor	Set back from road so setting protected, but used as offices so may be susceptible to small changes over time internally. It forms a group with the forecourt, garden wall, forecourt wall, garden wall and grounds and gradual erosion of this group would affect the settings of the assets and reduce their heritage significance.
Forecourt and garden wall to Pope's Manor	Set back from road away from other buildings so its setting is currently protected. It forms a group with the house, forecourt wall, garden wall and grounds and gradual erosion of this group would affect the settings of the assets and reduce their heritage significance.
Forecourt wall NW of Pope's Manor	Set back from road away from other buildings so its setting is currently protected. It forms a group with the house, forecourt, garden wall, garden wall and grounds and gradual erosion of this group would affect the settings of the assets and reduce their heritage significance.
Garden wall E of Pope's Manor	Set within the grounds of Pope's Manor, so it is currently protected. It forms a group with the house, forecourt, garden wall, forecourt wall and grounds and gradual erosion of this group would affect the settings of the assets and reduce their heritage significance.
Pope's Manor grounds	Set back from a quiet road, and is vulnerable to possible changes from the owner of the offices. It forms a group with the house, forecourt, garden wall, garden wall, and gradual erosion of this group would affect the settings of the assets and reduce their heritage significance.
Pope's House	Not listed, but set on quiet road surrounded by fields, so its immediate setting is currently protected. It is associated with the adjacent barn and separation from this would reduce its heritage significance. Neighbouring development along the road or within the fields would affect its setting and reduce its heritage significance.
Barn adjacent to Pope's House	Not listed, but set beside Pope's House and on quiet road surrounded by fields, so its immediate setting is currently protected. It is associated with Pope's House and separation from this would reduce its heritage significance. Neighbouring development along the road or within the fields would affect its setting and reduce its heritage significance.

6.4.8 Key aspects of settlement grain, plot ratio, scale, form and massing

- Low density dispersed development generally one or two storey in height of mixed age strung out along the southern and northern end of Murrell Hill Lane. Some new estate development east of Murrell Hill Lane on individual plots of land;
- Built form largely associated and grown up around farmsteads with some associated farm outbuildings remaining (e.g barn at Whitehouse adjacent to Murrell Hill Lane);
- Large scale property (Murrell Hill Grange) set in modern grounds, evident from historic mapping was formerly a farm complex known as Murrell Hill Farm, but from the mapping it seems evident that the original farm buildings and pond were cleared by 1971 and replaced, and therefore no longer constitutes a heritage asset;
- Grade II Listed large 3 storey late C17 and early C18 manor house (Popes Manor) with associated Grade II listed structures including walls set in parkland. Large Georgian brickwork façade with ornamental doorcase, set back from roadside with turning semi-circle in front, at odds with rural setting but exclusive sheltered setting to building;
- Adjacent linear pattern of houses of modern bungalows within PLCA10A: Binfield Established Residential: West Binfield flanked by woodland and pasture along the edge of Binfield at the northern end of Murrell Hill Lane;
- Linear pattern of houses of mixed age flanked by woodland and pasture along the edge of Binfield at the northern end of Murrell Hill Lane with some houses in large plots;
- Large-scale residential gateways sometimes have an urbanising influence, such as at Murrell Hill Grange;

6.4.9 Relationship to Settlement or adjacent open landscape

- The whole area is an important varied landscape setting to Binfield including the parkland and the gently undulating small to medium sized pasture and arable fields defined by strong hedgerow boundaries with mature trees;
- Rural unified landscape separating Binfield and Wokingham;
- Rural character of Foxley Lane and Murrell Hill Lane with dense hedgerows and tree belts provided strong containment to the built edge of Binfield to the north and north-east;
- Popes Meadow and adjacent landscape and footpath link provides a place for quiet informal recreation valued by the community recreation.

6.4.10 Summary of PLCA sensitivity (including extent to which PLCA4 is representative of the wider LCA)

PLCA.4 as a whole is particularly vulnerable to urbanisation of the remaining rural areas west of Murrell Hill Lane and incremental changes around Popes Manor. In both cases the landscape and heritage character could be severely eroded to the detriment of the character of the village of Binfield and the Parish. The remaining open landscape character of PLCA.4 is representative of a wider area extending to the west into Wokingham Borough Council and forming an important rural gap between Wokingham and Bracknell, both of which are expanding development into the land between the two settlements.

STRATEGY AND GUIDANCE

6.4.11 Landscape strategy

The strategy for PLCA4 is to protect the valued features and characteristic of the landscape including the valued recreation area at Popes Meadow and its open wood pasture, meadow and veteran trees; parkland landscape at Popes Manor and associated parkland features, woodland blocks (a number of which are ancient woodland and local wildlife sites); hedgerows and field trees including protecting where they provide a strong buffer to the urban edge; the rural character of the area which forms part of a rural gap between Binfield and Wokingham; historic buildings including Popes Manor and associated features and farmhouses built from local materials; the pattern of small and medium sized pasture and arable fields; and the character of the rural lanes boarded by hedgerows and grass verges.

6.4.12 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Protect ancient woodlands and woodland copses and remnant mature and standard trees left after removal of field boundaries for agricultural intensification;
- Protect areas of woodland that provide visual screening functions to existing urban edges;
- Conserve the ecological value and public access to natural landscape features such as Popes Meadow and other local wildlife sites;
- Conserve the open rural qualities of the landscape to the west of Binfield that create a sense of a 'gap' between the settlements of Binfield and Wokingham to the west;
- Conserve the open and rural character to the settlement of Binfield;
- Protect the rural character of villages through appropriate planning and design of new development and conservation and enhancement of locally distinctive features or materials. Avoid urbanizing features that will erode the rural character;

- Conserve hedgerows as important wildlife habitats and landscape features, as well as the links they provide ecologically and visually across the landscape and between larger areas of woodland;
- Conserve the listed and historic buildings including manor houses and historic landscape features and other parkland landscape features where they provide historical links with the past;
- Conserve parkland landscapes associated with country manor houses;
- Manage the agricultural landscapes for biodiversity such as incorporating hedgerows or grass field margins;
- Management of existing woodlands to ensure their survival, and for biodiversity through appropriate practices such as coppicing and control of non-native and exotic /invasive species;
- Manage hedgerows and ensure oak standards grow up to form hedgerow trees;
- Manage the integration of ‘horsiculture’ into the landscape through maintenance of existing boundaries or restoration of hedgerows;
- Maintain the character of the rural lanes through incorporating characteristic features – such as grass verges, hedgerow trees and hedges – an minimising the introduction of inappropriate signage, line painting and deep kerbs;
- Plan for increased enjoyment of the landscape through provision of interpretation where appropriate, and enhancing historic links with parkland landscapes and buildings;
- Improve biodiversity, particularly in more intensively farmed areas through practices such as reinstating hedgerows or restoring farm ponds for wildlife;
- Plan for the successful integration of new woodland planting by reflecting existing patterns which tend to be irregular and sinuous shapes following contours. New woodland planting should be of appropriate native species, and could be used to strengthen a sense of history around historic parklands or woodlands;
- Reinststate native hedgerows or repair hedgerows with native species where there are opportunities to do so, particularly where they have been lost from highly visible location such as along roadsides;
- Plan for enhancing landscape character through taking opportunities to improve the sense of cohesion and the relationship between the many historic estate parkland landscapes. This may include opening up views to parkland landscapes, improving the character of boundary features such as consistency of fencing and encouraging native rather than ornamental planting;
- Plan for the successful integration of potential new development in the landscape including new development at the northern edge of Bracknell town through sensitive design and siting, particularly of large scale buildings or structures. Consider potential impacts on landscape character and views, and plan to minimize these through careful siting, design, (e.g. appropriate scale of building), sensitive materials and use of landscape mitigation to enhance sense of place. Light pollution from new developments should be minimised.

6.4.13 Development and land management landscape and visual guidance

- Conserve the open rural qualities of the landscape to the west of Murrell Hill Lane that contribute to ensuring a rural setting to Binfield and Wokingham;
- Avoid inappropriate types and quantity of developments that will cumulatively change the character of the area from rural to urban;
- The surviving dispersed settlement pattern of the area should be conserved with further large scale housing development and linear ribbon development along Murrell Hill Lane resisted to conserve rural character of the landscape and its contribution to the setting of Binfield;
- Conserve the rural and enclosed character of Foxley Lane, Murrell Hill Lane and the strong hedgerow boundary along St Mark's Road;
- Seek opportunities to increase and enhance public access links through the area and providing links to Popes Meadow;
- Seek opportunities to create wide non arable margins around woodland and field edges;
- Conserve and enhance the parkland landscape and associated features at Popes' Manor and Popes Meadow;
- Conserve and strengthen the existing hedge network, seek opportunities to reinstate historic hedgerow boundaries and ensure oak standards grow up to form hedgerow trees;
- Seek to conserve and plant field oak trees;
- Conserve and extend the woodland blocks and copses across the area and encourage active woodland management and successional planting;
- Conserve existing tree and hedgerow cover on the edge of Binfield – identifying opportunities for Tree Preservation Orders where necessary;
- Establish new public access links and protect, enhance and extend areas of public parks and serve the increasing population of Binfield;
- Ensure new appropriate development is sensitively integrated into the landscape with landscape mitigation to enhance sense of place;
- Ensure the wildlife value of the area is protected and enhanced including ancient woodland and local wildlife sites;
- Plan for enhancing landscape character through taking opportunities to improve the sense of cohesion and the relationship between the many historic estate parkland landscapes. This may include opening up views to parkland landscapes, improving the character of boundary features such as consistency of fencing and encouraging native rather than ornamental planting;
- Generous hedge and tree planting to be included on the outer edge of any development;
- Break up the existing and any new appropriate built form with tree planting;
- Conserve wooded horizons and views to them;
- Consider the impact of new appropriate development on views from the village, Popes Manor, Popes Meadow and Wokingham to the west;
- Conserve the views from Foxley Lane and Murrell Hill Lane through field gates across pasture and arable fields including the open view from Binfield settlement edge through field gate at northern end of Murrell Hill Lane across undulating fields to wooded horizon;
- Retain the mature vegetation along Murrell Hill Lane that provides its rural and sheltered character.

6.4.14 Heritage guidance

- Retain Whitehouse Farm Cottage and its setting as set back from the verdant roadside with mature boundaries;
- Consider Pope's House and adjacent Barn for potential local listing or to be considered as heritage assets of local importance that add to the character of Murrell Hill Lane;
- Retain the grounds, forecourt, garden walls and house of Pope's Manor and avoid alteration of their setting or physical material from developments related to the site's office use, and separation between the elements should be avoided;
- Retain Pope's House and adjacent barn as local heritage assets that add character to Murrell Hill Lane;
- Avoid styles and proportions of new buildings that would be more appropriate for suburban housing and thereby avoiding overbearing pastiche buildings.

6.4.15 Guidance on settlement form and pattern

Where the character area meets the dense housing of Foxley Lane to the north, some similar housing is encroaching along the east side of the north end of Murrell Hill Lane. This should be limited, to avoid the continued urbanisation and change of character of the north end of the lane, and the character of the setting of Whitehouse Farm Cottage to the west. The character area provides a rural border to the built-up sections of Binfield that should be preserved. Similarly, this is seen where the character area borders St. Mark's Road, which is lined with houses along its east side. The current developments along the east side of Murrell Hill Lane, should be carefully planned, to maintain the rural and verdant nature of the character area and should be rendered in suitable materials, simple suburban residential styles and proportions that would be more sympathetic to Whitehouse Farm Cottage, rather than aiming for the Georgian grandiose styling of Pope's Manor.

PLCA4 Photographs [including heritage photographs]



Photo 1. Open view from Binfield settlement edge through field gate at northern end of Murrell Hill Lane across undulating fields to wooded horizon



Photo 2. Valued recreation area at Popes Meadow with play area, open wood pasture, meadow and veteran trees



Photo 3. Popes Manor with associated parkland landscape and parkland features



Photo 4. Gently undulating farmed, working landscape of small to medium sized fields of mixed arable and pasture and defined by strong hedgerow boundaries with field oaks



Photo 5. Large area of sculpture garden/parkland at Murrell Hill Grange visible from public rights of way



Photo 5. Pope's House, looking west



Photo 6. Barn adjacent to Pope's House, looking north-east



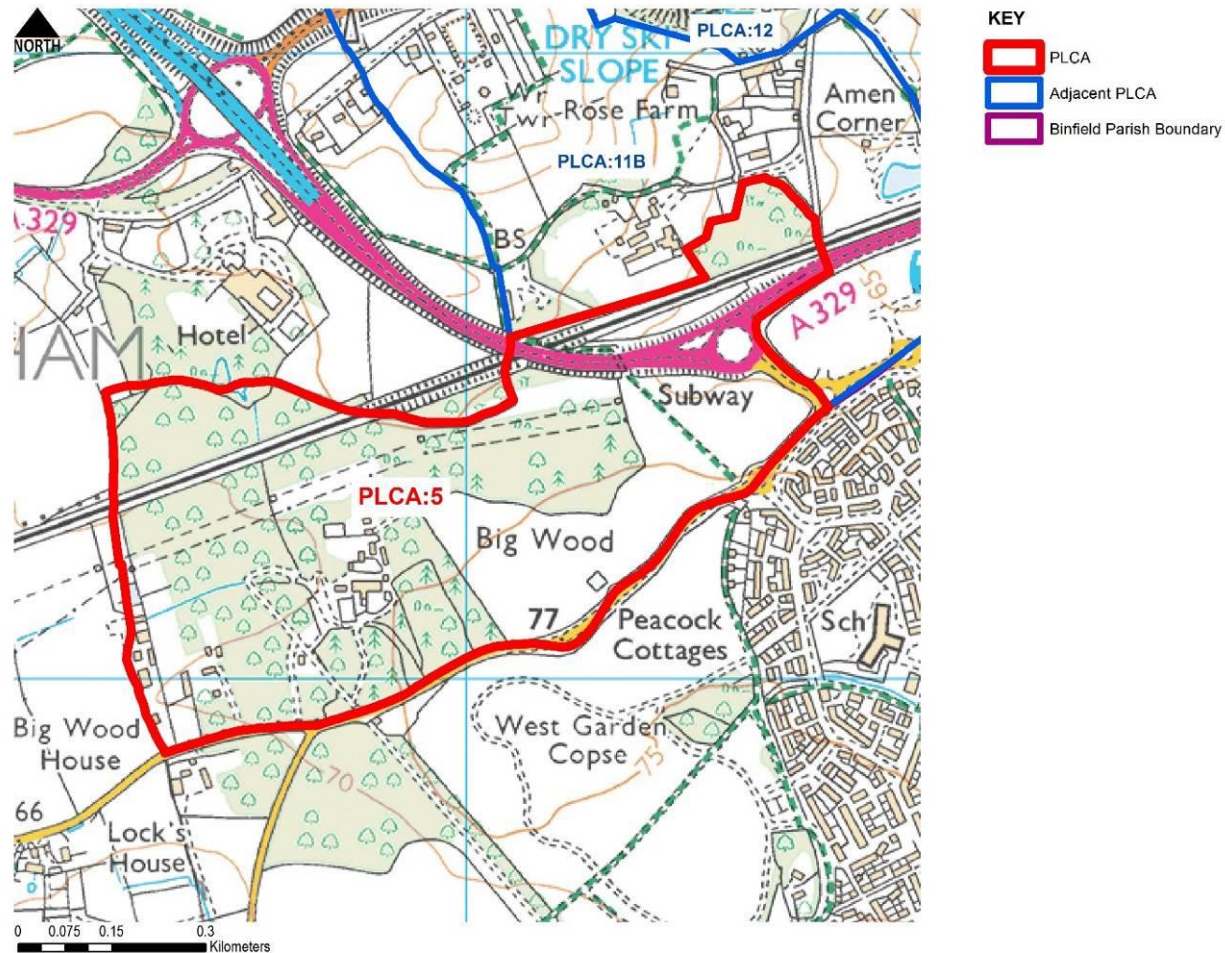
Photo 7. Whitehouse Farm Cottage, looking west



Photo 8. Murrell Hill Lane north end, looking south.

6.5 BINFIELD LANDSCAPE CHARACTER AREA 5 – EASTHAMSTEAD WOODED ESTATE

Character area map:



6.5.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 5 (PLCA5) falls within the Easthampstead Wooded Estate landscape character area LCA G1. The Easthampstead Wooded Estate landscape comprises a gently undulating mixed landscape of woodland and open grassland at the western edge of Bracknell Forest that continues beyond PLCA5 southwards encompassing Easthampstead Park and Downshire Golf Complex. The southern boundary of PLCA5 follows Peacock Lane beyond which lie areas of open grassland used for informal recreation, copses and woodland and the Easthampstead Park Conference Centre. It is defined to the south-east by Bracknell's settlement edge. The areas eastern boundary cross the A329 and includes a section of railway line and a small copse (Riggs Copse) to the north adjacent to *PLCA1/B*. The western section of the northern and western boundary follows the parish boundary broadly along woodland edges.

Around two thirds of the area comprises areas of ancient woodland blocks. A large area of open grassland with a circular route of unsurfaced grass paths to the south-east of Big Wood forms part of informal open space within the recently established Jennetts Country Park. The small copse in the north of the area adjacent to the railway line falls within a larger area (within *PLCA1/B*) which has been allocated for mixed use development in the Bracknell Forest Local Plan with a current application pending decision (at the time of writing) to the south of London Road known as Amen Corner South. This means the character of the adjacent area of *PLCA1/B* will be considerably altered in the near future, from what is now an area of degraded character comprising a mixed area of businesses use, irregular fields, tree belts, scrub and low density groups of houses between the industrial area and the railway line.

Overall the strong tree and woodland framework gives PLCA5 a cohesive landscape character which connects with the surrounding woodland in the wider area and provides containment to the areas of open grassland, urban edge and a framework for the adjacent new development to build on.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.5.2 Valued Assets

The whole area contributes to valued and diverse landscape setting to Binfield containing highly valued areas for quiet informal recreation, biodiversity and areas with a distinctive sense of place with cultural and historic associations. Woodland and tree lines provide a strong containment to the urban edge and transport routes. Riggs Copse and Big Wood are semi-natural and replanted ancient woodland. Riggs Copse and the area of semi-natural ancient woodland

at Big Wood are Local Wildlife Sites under Bracknell Forest Local Plan policy EN4. Jennetts Country Park is a Local Green Space under the Neighbourhood Plan policy EN4. The area contains other key landscape and historic features of value to the character of landscape as described below.

6.5.3 Development context

A small area in the north of PLCA5 forms part a larger area allocated for mixed use development in the Bracknell Forest Local Plan. Within Big Wood are a number of mixed business and light industrial uses including a metal recycling facility, storage uses and dog kennels.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.5.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA GI Easthamstead Wooded Estate

- A gently undulating landscape centred with remnant parkland features including woodland
- The area forms part of the extensive Medieval Windsor Forest and has a well wooded character, including areas of ancient woodland;
- The area is influenced by underlying clays and sands;
- Mixed land uses of former parkland, hedgerows with hedgerow trees, woodland, grassland (including semi-improved and amenity);
- Despite proximity to built development within Bracknell, the area retains a sense of relative tranquillity largely as a result of the park and woodland elements;
- Tree cover restricts views. However, there are some notable views include the framed views along the avenue of mature trees to the Victorian mansion (now the conference centre).

6.5.5 Key Landscape Characteristics and Sensitivities

Natural

- Riggs Copse and Big Wood are semi-natural and replanted ancient woodland. Riggs Copse and the area of semi-natural ancient woodland at Big Wood are Local Wildlife Sites;
- Large irregular open grassland field defined by hedgerows and Big Wood woodland edge to north of Peacock Lane, part of Jennetts Country Park;
- Gently undulating landscape;
- Tree belts and hedges along transportation routes and defining field boundaries.

Cultural

- Big Wood was originally separate to the parkland of Easthamstead Park, to the south-east, but may have been part of the estate. A tree-lined avenue was constructed between 1883 and 1900, linking the house to the wood, with a path cleared in the trees, heading north-west. A lodge was added to the path at the entrance to Big Wood by 1913. Between 1960 and 1972, Big Wood House and a piggery have been built in the south-west area of Big Wood and the section of path in the wood leading from the avenue to Easthamstead Park had been linked to other new woodland paths. From the late 20th century, development was inserted into the centre of the wood and a roundabout was added to the A329;
- Mixed business and industrial uses within Big Wood and encroaching into open field to the west;
- The area forms part of the extensive Medieval Windsor Forest Woodland;
- Open grassland field north of Peacock Lane forms part of Jennetts Country Park with circular grass paths;
- Pasture fields around Murrell Lane contribute to setting of Popes Manor, Popes Farm House and Barn (identified by this study as non-designated heritage assets) and the character of rural lane;
- Row of terraced houses and The Cottage (identified by this study as non-designated heritage assets) along South View rural lane, bordered by hedgerows, grass verges;
- Adjacent recently built housing estate to the east and pressure of new development with a substantial amount of approved and decisions pending for mixed development to the north;
- Footpath in eastern area provides connections to the countryside to the south and connections to the area allocated for mixed use development (within PLCA5), although a safe pedestrian route across the A329 is not apparent;
- Remnant parkland features of the adjacent Easthamstead Park, which provides a sense of place and scenic interest, a setting to the mansion, and a cultural reference of the history and former use of the area.

Perceptual

- Large area of open grassland forming part of Jennetts Country Park framed by woodland;
- Hedgerows, tree belts and woodland limit views and provide a sense of enclosure;
- Influenced by railway, busy roads, and new housing estate, notably noise, movement and highways infrastructure along A329 which impacts upon open views in the north east;
- Further to the west the area retains a relative sense of tranquillity largely as a result of the wooded elements which contrasts with the adjacent urban area of Bracknell;
- The built edge of the large new housing estate to the east is apparent and will be softened in time as new planting matures;
- Some access by public footpath and area of open field to in the east forms part of Jennetts Country Park.

6.5.6 Key Visual Sensitivities

Key views into the area are afforded from:

- A329, Peacock Lane, Waterloo Road railway line and public right of ways to the east;
- Jennetts Country Park;
- Easthampstead Park (including entrance at Peacock Lane);
- New housing estate at Peacock Lane.

Key views out of the area to:

- Easthampstead Park entrance and framed view along avenue of mature trees to Victorian mansion (now conference centre);
- Trees belts along boundary of Easthampstead Park;
- Across open grassland of Jennetts Country Park to wooded edges and horizons including to West Garden copse;
- To listed Peacock Farmhouse and out buildings.

Key views within the area:

- Across open grassland of Jennetts Country Park to wooded edges and horizons including to Big Wood;
- Along Peacock rural lane enclosed by hedges, tree lines and woodland and bounded by ditches and grass verges.

6.5.7 Key heritage assets [designated, non designated and HLC]: Table 5.1

Name	Address	NHLE No.	Designation	Date	Description
Big Wood	Peacock Lane	na	na	C19th	19 th century or earlier wooded estate, may have been part of earlier woodland, associated with Easthampstead Park

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is ‘Easthampstead Wooded Estate’. The land boundaries have changed little since the first edition Ordnance Survey, with the largely preserved grounds of the wood and fields, although development within the woodland from the late 20th century has begun to alter its character, together with road alterations of the A329.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 5.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected, could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 5.2

Name	Sensitivity to change
Big Wood	Vulnerable to further development spreading from the existing late 20 th century section leading to further erosion of the woodland and also to any further road alterations, which would reduce its heritage significance.

6.5.8 Key aspects of settlement grain, plot ratio, scale, form and massing

- Very low density random spread of development, with an industrial estate and an outdoor centre and dog kennels within Big Wood;
- Contains fields along Waterloo Road and woodland along Peacock Lane;
- Bordered to the west by fields and to the east by development to east of Peacock Lane and the A329 (M).

6.5.9 Relationship to Settlement or adjacent open landscape

- Forms part of the extensive Medieval Windsor Forest Woodland;
- A large area open grassland with a circular route of unsurfaced grass paths to the south-east of Big Wood forms part of informal open space within the recently established Jennetts Country Park;
- Small copse (Riggs Copse) falls within an area allocated for mixed use development in the Bracknell Forest Local Plan;
- Influenced by railway and busy road A329;
- Contains transport routes;
- Areas of open grassland provides contrast to the adjacent dense urban development;

- A number of tree belts and adjacent woodland blocks provided strong containment to the area and further built edge of Binfield;
- Contains footpath links to countryside to the south and the area allocated for mixed use development to the north;
- Provides open rural and woodland setting to parkland at Easthampstead Park.

6.5.10 Summary of PLCA sensitivity (including extent to which PLCA5 is representative of the wider LCA)

PLCA5 as a whole is particularly vulnerable to urbanisation as it abuts the settlement edge. Big Wood is also vulnerable to further encroachment from the existing business and light industrial uses within the woodland. PLCA5 is representative of the wider Easthampstead Wooded Estate landscape that comprises a gently undulating mixed landscape of woodland and open grassland at the western edge of Bracknell Forest.

STRATEGY AND GUIDANCE

6.5.11 Landscape strategy

The strategy for PLCA5 is to conserve and enhance the landscape character of the area ensuring valued features and characteristics of the landscape are protected particularly for the sense of naturalness and relative tranquility they provide so close to the dense urban area and for their biodiversity and recreation value. The strong wooded structure should be protected including the ancient woodland blocks, a number of which are local wildlife sites. Tree lines, hedgerows and field trees including where they provide a strong buffer to the urban edge and transport routes should be protected and extended.

6.5.12 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Protect remaining areas of woodland from loss or damage and avoid further fragmentation;
- Protect the relative tranquility of the area which contrasts with, and provides a valuable respite from, the adjacent developed areas as well as providing separation from Wokingham;
- Protect designed views associated with the estate, such as the view of the Mansion along the avenue;
- Manage the remaining woodland habitats to ensure their survival, including check of invasive species;
- Manage hedgerows and hedgerow trees to ensure their survival;
- Balance the need for recreation and enjoyment of the landscape with the conservation of habitats for flora and fauna;
- Manage change arising from any future development, farm diversification or renewable energy to ensure it can be accommodated without detriment to the valued attributes and sense of place;

- Consider the restoration of field boundaries where these have been lost, to restore the historic field pattern and enhance visual amenity;
- Plan for an improved network of woodland, hedgerows and trees and plan for the next generation of hedgerow trees;
- Improve cohesion of the area by enhancing parkland features, planning for management and reinstatement of features such as parkland trees and avenues;
- Plan for continued positive conservation and enhancement of the valuable woodland habitats, balancing this with commercial operations and provision of recreation and enjoyment of the landscape;
- Consider the potential impacts of any potential new development and plan to minimise these and enhance sense of place through careful design (including siting, scale, materials and lighting), and use of landscape mitigation to enhance sense of place;
- Seek to extend and enhance areas of broad-leaf woodland and open grasslands to increase the quality and diversity of habitats. Plan to enhance and integrate the open space at the urban edge through further native or parkland style planting.

6.5.13 Development and land management landscape and visual guidance

- Plan for enhancing landscape character and sense of place taking cues from the landscape character of the surrounding rural area when planning new development (i.e. within the area allocated for mixed development);
- Conserve and enhance the strong wooded edge to the urban area;
- Ensure new development is sensitively integrated into the landscape including the potential new area of development to the east;
- Considered the impacts of existing roads and railway line on proposed development and public open space incorporating sensitive landscape treatments to mitigating potential impacts and sensitively integrate any noise barriers;
- Seek opportunities to increase and enhance public access links through the area;
- Seek opportunities to create wide wildflower margins around woodland and field edges;
- Conserve and strengthen the existing hedge network, seek opportunities to reinstate historic hedgerow boundaries and ensure oak standards grow up to form hedgerow trees;
- Seek to conserve and plant field trees;
- Conserve and extend the woodland blocks and copses across the area and encourage active woodland management and successional planting;
- Conserve existing tree and hedgerow cover on the edge of the Binfield – identifying opportunities for Tree Preservation Orders where necessary;
- Ensure the wildlife value of the area is protected and enhanced including ancient woodland and local wildlife sites;
- Conserve the rural character of Peacock Lane, enhancing where necessary to maintain sense of place;
- Generous hedge and tree planting to be included on the outer edge of any development;
- Break up the existing and any new built form with tree planting;
- Conserve wooded horizons and views to them;

- Consider the impact of new development on views from the area, including the adjacent area to the north allocated for mixed development and the potential new area of development to the east;
- Ensure adequate landscape edges are considered in development phasing;
- Conserve the view from Peacock Lane at the Easthamstead Park entrance along the avenue of mature trees to the Victorian mansion (now conference centre).

6.5.14 Heritage guidance

- Retain fields and woodland to maintain character of area;
- Possible redevelopment of industrial estate to provide more purpose built facilities and definition in order to avoid further random spread of development into woodland, or removal of the estate in favour of leisure facilities related to the outdoor centre;
- Retention of mature planting along Peacock Lane and Waterloo Road;
- Guidance for any further road adaptations to the A329 to be sympathetic to the character area;
- Retention of the view of the long avenue of Easthamstead Park from the south boundary of Big Wood.

6.5.15 Guidance on settlement form and pattern

- Any development should be sympathetic to the woodland and rural nature of the character area and not driven by the larger buildings of the neighbouring Amen Corner industrial estates or by the dense housing of Peacock Lane;
- The more dispersed nature of this character area should be retained.

PLCA5 Photographs [including heritage photographs]



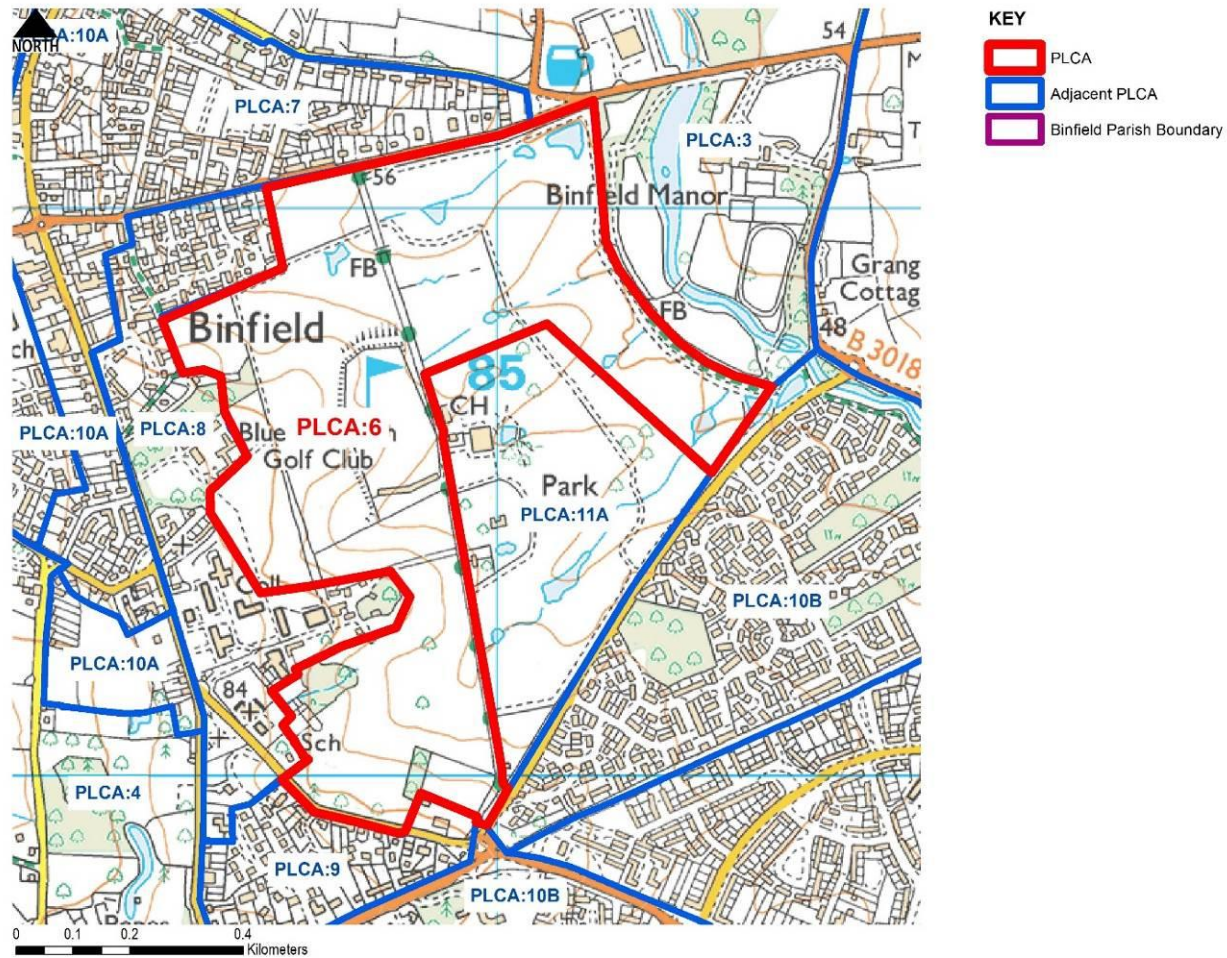
Photo 1. View from Peacock Lane over open grassland to Big Wood



Photo 2. Woodland enclosing Peacock Lane

6.6 BINFIELD LANDSCAPE CHARACTER AREA 6 – BINFIELD MAJOR GREEN INFRASTRUCTURE

Character area map:



6.6.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 6 (PLCA6) falls within the Binfield and Warfield Clay Farmland landscape character area LCA C1 which comprises a gently undulating farmed landscape that continues beyond PLCA6 to the north and wrapping around western edge of Binfield and continues eastwards to Warfield. The northern boundary follows the edge of Forest Road adjacent to the Binfield urban area. The eastern boundary follows a public right of way along the edge of Binfield Manor parkland to Temple Way Road. The southern boundary skirts around an area of the Blue Mountain Golf Course (PLCA11A) part of the strategic Blue Mountain housing development area, and then follows Wood Lane southward to Temple Way. The eastern boundary follows the edge of the Binfield urban area.

The majority of the northern and eastern area comprises an open golf course landscape with scattered ponds, greens, fairways and bunkers with linear groups of trees. This area has been allocated in the Bracknell Forest Local Plan with planning approval for a SANG and sports facilities associated with a housing and 'Learning village' within PLCA11A. The southern area includes part of Newbold College Registered Park and Garden and comprises open gently undulating medium and small pasture fields adjacent to Binfield's eastern urban edge defined by strong hedgerow boundaries with mature trees. Gently undulating landform slopes eastwards towards the River Cut valley. Open views to Newbold College Registered Park and Garden and listed structures are afforded from Wood Lane to the east. There are some mid-distant views across undulating pasture to trees and woodland adjacent to Binfield urban edge and across open landscape to low wooded hills to the east.

Overall the open landscape provides a strong framework of copses, trees and hedgerows, pattern of fields, undulating landform, scattered ponds and parkland landscape features which gives PLCA6 a cohesive landscape character.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.6.2 Valued Assets

The value of the area is acknowledged in the Bracknell Character Area SPD as an open landscape which heavily influences, strongly intermingles with and provides a strong contrast to the urban edge of Binfield and contributes to the settlement pattern and approach to Binfield. The area is important in maintaining the separate identity of Binfield village and the new Blue Mountain housing area within PLCA11A. The area provides the rural setting for numerous listed buildings at Newbold College and contains the Newbold College Registered Park and Garden (including Sylvia's Garden and formal

terraces) and its rural setting. The copse to the north of Newbold College is a Local Wildlife Site under Bracknell Forest Local Plan policy EN4. The area contains other key landscape and historic features of value to the character of the townscape as described below.

6.6.3 Development context

The northern and eastern area of PLCA6 forms part of strategic mixed use development area. At the time of writing outline planning approval had been granted by the LPA for up to 400 dwellings, a community facility and sports provision and fulling planning permission for a 'Learning Village' and SANG covering PLCA6 and PLCA11A. The proposed SANG will be located in the eastern area of PLCA6, with the sports facilities and provision in the northern area of PLCA6.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.6.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA C1 Binfield and Warfield Clay Farmland

- Underlying clay geology, cut by water courses including The Cut river creating a gently undulating landform with mid-distant views across grass and arable to low ridgelines and wooded horizons;
- Small pasture fields around the edges of villages;
- Small deciduous woodlands and well-managed hedgerows provide rhythm and emphasis to views across landscape;
- Historic manor houses sited within remnant parkland landscapes, often hidden from view behind high fences or coniferous boundaries;
- Rural lanes bordered by hedgerows, grass verges and ditches.

6.6.5 Relevant Integrated Key Characteristics from Bracknell Character Area SPD: Binfield

PLCA6 is immediately adjacent to Areas A, B and C of the Binfield – Popeswood study area. The relevant characteristics have therefore been included in the detailed sections below. The settlement pattern of the adjacent village core is based around a historic route along the ridge line, with secondary routes running eastwards down the hill.

6.6.6 Key Landscape Characteristics and Sensitivities

Natural

- Small woods and copses often irregular in shape are important valued features particular of the transition to urban area. Copse to the north of Newbold College is a local wildlife site;
- Clusters of trees, tree groups and trees in gardens: these provide a valued visual buffer between the urban area and contributes to the intermingling with *PLCA8*;
- Conifer tree belt along public right of way to east of driving range;
- Parkland trees, formal gardens and open grassland/pasture at Newbold College Registered Park and Garden;
- Hedgerows and hedgerow trees are a local distinctive feature providing biodiversity links and enhancing the rural character including along Wood Lane, Temple Way and Forest Road;
- Gently undulating landform sloping eastwards and earth mounding associated with golf course;
- Small and medium sized sloping and undulating pasture fields adjacent to Binfield's eastern urban edge defined by strong hedgerow boundaries with mature trees. Fields to the north of Popeswood Road form part of Newbold College Registered Park and Garden with the surrounding agricultural fields contributing to its setting;
- Numerous ponds and ditches within golf course.

Cultural

- Existing development includes the late 20th century clubhouse and ancillary buildings of Blue Mountain Golf Club, on land that belonged to Park Farm (19th century date if not earlier);
- The large expanse of land within the Blue Mountain Golf Club forms a backdrop to the Newbold College grounds to the south-west;
- Parkland and garden features associated with Newbold College Registered Park and Garden, including Sylvia's Garden and formal terraces, contribute to the character of the area;
- Northern and eastern area with planning permission for SANG and the sports facilities associated with an approved housing and educational facilities within *PLCA11A*;
- Pressure from further new development given the area's proximity to the Binfield's urban edge;
- Area of open pasture fields in the southern area forms the setting for numerous listed buildings at Newbold College and associated parkland and formal gardens;
- Access by public right of way along Wood Lane and continuing northwards along track and adjacent to Binfield Manor along eastern edge;
- Moor Close (now Newbold College) was built for Charles Birch Crisp in 1881, altered in 1910 and the formal gardens were developed from 1910-20s.

Perceptual

- Wood Lane and Forest Lane retain a strong rural character, bounded by hedgerows, grass verges and ditches;
- Dense hedgerows and tree belts providing strong containment to the built edge of Binfield and create a strong sense of enclosure and intimacy;
- Rural open landscape provides a contrast to the adjacent modern urban areas to the north and south;
- Forms part of landscape setting and approach to Binfield from the east;
- Historic buildings and associated parkland character and historic features provides a cultural record of the past and visible time depth within the landscape contributing to the diversity of the area;
- Future development and urbanised and intensified uses will in the near future surround the remaining rural agricultural fields, affecting their setting. The area will form part of a wedge of green infrastructure between Forest Road and Temple Way.

6.6.7 Key Visual Sensitivities

Key views into the area are afforded from:

- Public right of way to the east adjacent to Binfield Manor parkland with potential views from the parkland in winter;
- Surrounding roads bounding the area;
- Landscape gaps between the buildings within Binfield urban area to the west allowing views out of the area over the undulating land form of PLCA6;
- Large institutional buildings on the east side of Terrace Road South;
- Wider Newbold College Registered Park and Garden and listed buildings.

Key views out of the area to:

- Mid-distant views across undulating pasture to trees and woodland adjacent to Binfield urban edge including across Newbold College Registered Park and Garden and listed parkland garden features including garden walls and colonnades (within PLCA8);
- Across open landscape to wooded Cabbage Hill to the east;
- Register description for Newbold College Registered Park and Garden notes: *'views extending east towards low wooded hills which conceal the C20 tower blocks of Bracknell beyond'*;
- To the listed Stag and Hounds Public House and adjacent green space off Forest Road at prominent junction which contributes to rural approach/entrance and setting of Binfield (within PLCA3).

Key views within the area:

- Mid-distant views across undulating pasture to pasture fields and Newbold College Registered Park and Garden including open views from Wood Lane;
- Across farmland to copses;
- Along the rural lanes including Wood Lane and Forest Road enclosed by hedge, ditch and tree boundaries.

6.6.8 Key heritage assets [designated, non designated and HLC]: Table 6.1

Name	Address	NHLE No.	Designation	Date	Description
Newbold College (formerly Moor Close)	Popeswood Road	1000547	Grade II* Registered Park and Garden (RPG)	1910-20s	Grounds designed by Oliver Hill, at the time he altered Moor Close c.1910. Oliver Hill was employed by Charles Crisp to create formal terraces around the house and planting schemes, although some designs were not implemented. The garden declined in the 1920s and was acquired by Newbold College in 1945.
Sylvia's Garden	Popeswood Road	1000547	Part of Grade II* Registered Park and Garden (RPG)	1913	Built to commemorate birth of Crisp's daughter, separated from the rest of the garden by the Lawn Court. It contains two Baroque style brick towers with stone quoins, portal window frames and tall doorframes, with pyramidal roofs of ceramic tile, surrounded by brick parapets. There are low brick walls capped with stone balustrading between the towers and ornamental stairs down to the terrace below.
Lower Garden Terrace walls and steps	Terrace Road South	1390304	Grade II	1911	Within grounds of Moor Close / Newbold College, brick retaining wall, semi-circular balustrade, with terraces and stairs between, constructed of brick with stone dressings.
SE Garden Terrace	Terrace Road South	1390308	Grade II	1911	Within grounds of Moor Close / Newbold College, terrace on several levels, rectangular lily pool with stone fountain, three out of five columns surviving, constructed of brick with stone dressings.

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is 'Binfield Clay Farmland', which has changed little since the 1871 edition OS map, with the preservation of open land within the Blue Mountain Golf Club, that belonged to Park Farm.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 6.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected, could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 6.2

Name	Sensitivity to change
Newbold College RPG	Subject to the requirements of Newbold College, although is protected as an RPG and changes would require planning application consent. It is associated with Sylvia's Garden and the listed elements of the registered park and any separation of these elements or gradual erosion of the parkland would affect all of their settings and association, and reduce their heritage significance. Long views towards the north-east may be impacted upon by the proposed Blue Mountain development although current screening existing along Wood Lane may minimize any minor to negligible effects.
Sylvia's Garden	Subject to the requirements of Newbold College, although is protected as an RPG and changes would require planning application consent. It is associated with registered park and the listed elements within and any separation of these elements or gradual erosion of the parkland would affect all of their settings and association, and reduce their heritage significance. Long views towards the north-east may be impacted upon by the proposed Blue Mountain development although current screening existing along Wood Lane may minimize any minor to negligible effects.
Lower Garden Terrace walls and steps	Subject to the requirements of Newbold College, although is protected as an RPG and changes would require planning application consent. It is associated with Sylvia's Garden and the other listed elements of the registered park and any separation of these elements or gradual erosion of the parkland would affect all of their settings and association, and reduce their heritage significance. Long views towards the north-east may be impacted upon by the proposed Blue Mountain development although current screening existing along Wood Lane may minimize any minor to negligible effects.

6.6.9 Key aspects of settlement grain, plot ratio, scale, form and massing

- Contains isolated Blue Mountain golf club buildings to the west of Wood Lane, dating to the use of the land as a golf club;
- Contains the distinctive group at Newbold College, with surviving listed ornate garden features and its setting is formed by the open land of the golf club.

6.6.10 Relationship to Settlement or adjacent open landscape (drawing on Bracknell Character Area SPD: Binfield)

- Adjacent series of large institutional buildings set in generous grounds on the east side of Terrace Road South within PLCA:8 flanked by tree belts, tree groups and pasture with denser modern housing to the north and southeast;
- Strong contrast with the urban form between Tilehurst Lane and Forest Road to the north;
- The area will provide important green infrastructure and formal and informal recreation areas for Binfield and the future settlement expansion;
- The open landscape of PLCA6 is important to maintaining the separate identity of Binfield North (PLCA7), Popeswood North (PLCA8), Popeswood South (PLCA9) and the new Blue Mountain housing area (PLCA11A);
- The open landscape of PLCA6 enables long distance views and higher degree of intervisibility between urban and rural areas;
- Binfield Manor Parkland and River Cut to the east contained by trees and woodland.

6.6.11 Summary of PLCA sensitivity (including extent to which PLCA6 is representative of the wider LCA)

It is recommended that the remaining green space within PLCA6 be protected, particularly from further urbanising development. Important green infrastructure and formal and informal recreation areas (including SANG) should be protected for Binfield and the future settlement expansion within PLCA11A. The south west area of PLCA6 will be vulnerable to further urbanisation notably of the setting and character of the Newbold College Registered Park and Garden and listed buildings and the character of the remaining pockets of rural fields to the west of Wood Lane and adjacent to Binfield's eastern urban edge. This small area of open landscape demonstrates features representative of the wider landscape character although it will be severed from it by future development and recreation areas.

STRATEGY AND GUIDANCE

6.6.12 Landscape strategy

The strategy for PLCA6 is to conserve and enhance the remaining rural character of the area and enhance the landscape framework and recreational value of the area in light of the Blue Mountain development. The valued features and characteristic of the landscape identified for this area and the historic character including historic parkland and adjacent village core should also be conserved and enhanced. In addition to the list of heritage assets, this includes the historic group value of Wood Lane, of Forest Road, their boundary treatment, woodland and mature tree cover, hedgerows, ditches and ponds. It is

equally important to conserve and enhance the character of the rural approaches to Binfield and the well-defined natural boundaries that interface with the adjacent character areas.

6.6.13 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Protect the biodiversity, scenic value and naturalistic character of The Cut river corridor (adjacent to the east) and landscape to the east of Binfield that create a sense of separation between the Binfield and the allocation to the north of Bracknell.
- Protect and manage woodland copses and remnant mature and standard trees to ensure their survival, and for biodiversity;
- Protect areas of woodland that provide visual screening functions to existing urban edges;
- Conserve and improve the ecological value and public access to natural landscape features and local wildlife sites including The Cut river;
- Protect the rural character of villages through appropriate planning and design of new development and conservation and enhancement of locally distinctive features or materials. Avoid urbanising features that will erode the rural character;
- Conserve the listed and historic buildings including manor houses and historic landscape features and other parkland landscape features where they provide historical links with the past;
- Conserve parkland landscapes associated with country manor houses (such as Newbold College Registered Park and Garden);
- Maintain the character of the rural lanes through incorporating characteristic features – such as grass verges, hedgerow trees and hedges – and minimising the introduction of inappropriate signage, line painting and deep kerbs;
- Plan for increased enjoyment of the landscape through provision of interpretation where appropriate (e.g. within proposed SANG), and enhancing historic links with parkland landscapes and buildings;
- Restore ponds for wildlife;
- Plan for the successful integration of new woodland planting by reflecting existing patterns which tend to be irregular and sinuous shapes following contours. New woodland planting should be of appropriate native species, and could be used to strengthen a sense of history around historic parklands or woodlands;
- Reinstate native hedgerows or repair hedgerows with native species where there are opportunities to do so, particularly where they have been lost from highly visible location such as along roadsides. Manage hedgerows and ensure oak standards grow up to form hedgerow trees;
- Plan opening up views to parkland landscapes, improving the character of boundary features such as consistency of fencing and encouraging native rather than ornamental planting;
- Plan for the successful integration of potential new development in the landscape including new development at the northern edge of Bracknell town through sensitive design and siting, particularly of large scale buildings or structures. Consider potential impacts on landscape character and views, and plan to minimize these through careful siting, design, (e.g. appropriate scale of building), sensitive materials and use of landscape mitigation to enhance sense of place. Light pollution from new developments should be minimised.

6.6.14 Development and land management landscape and visual guidance

- Conserve and enhance the Newbold College Registered Park and Garden and Binfield Manor (to the east) parkland landscape, associated features and their setting;
- Conserve and strengthen the existing hedge network to the areas boundaries and road sides, seek opportunities to reinstate historic hedgerow boundaries and ensure oak standards grow up to form hedgerow trees;
- Seek to conserve and plant field oak trees particularly within the SANG area and remaining pasture fields;
- Conserve and extend the woodland blocks and copses across the area particularly where they can provide screening to the urban edge;
- Conserve existing tree and hedgerow cover on the edge of the Binfield – identifying opportunities for Tree Preservation Orders where necessary;
- Ensure new development is sensitively integrated into the landscape with landscape mitigation to enhance sense of place including providing a strong planted edge to Wood Lane to protect the rural character of the area, setting of the Newbold College Registered Park and Garden and listed buildings and the separate identity of the Binfield SPD character areas. Provide landscape mitigation in the eastern area and adjacent to *PLCA 1/B* to mitigate impacts on views from the public rights of way and parkland setting of Binfield Manor and parkland;
- Ensure the wildlife value of the area is protected and enhanced including local wildlife sites;
- Plan for enhancing landscape character through taking opportunities to improve the sense of cohesion and the relationship between the many historic estate parkland landscapes. This may include opening up views to parkland landscapes, improving the character of boundary features such as consistency of fencing and encouraging native rather than ornamental planting;
- There is strong intermingling between the urban form of *PLCA 8* and the open landscape of *PLCA 6* should be conserved with further large scale housing development and infill development resisted to conserve rural character of the landscape and its contribution to the setting of Binfield;
- Conserve the rural and enclosed character of the rural lanes including Wood Lane and Forest Road;
- Conserve views to wooded horizons of Cabbage Hill;
- Consider the impact of new development on views from the village including from Newbold College Registered Park and Garden and listed buildings and from hills in the locality;
- Conserve the views from lanes across pasture fields including around the village edges and to Newbold College Registered Park and Garden and listed buildings
- Conserve view to the listed Stag and Hounds Public House and adjacent green space off Forest Road at prominent junction which contributes to rural approach/entrance and setting of Binfield;
- Consider the potential effects of the proposed development at the Blue Mountain Golf Course on views from the footpath along eastern edge of Binfield Manor; and Forest Road and on the setting of the Binfield Manor and Parkland. Provide landscape mitigation in the eastern area and adjacent to *PLCA 1/B* to mitigate impact views from the public rights of way and parkland setting of Binfield Manor and parkland.

6.6.15 Heritage guidance

- Newbold College should ensure the maintenance and enhancement of the RPG, including the listed built features and planting dating to Hill's scheme. The land forms a backdrop to the grounds of Newbold College (now the RPG) and the Blue Mountain proposed development may have a possible impact on the setting of the RPG and the listed structures. The proposal boundary is set along Wood Lane, before returning west towards the north-east corner of Newbold College's campus, with the north-west section of the development left as an open grassland area. The RPG is screened already to the north-west by the existing college buildings. The views achievable from the RPG and the listed structures are north and north-east towards Wood Lane across the open grassland on the west side of Wood Lane, which will be retained.
- With careful planning, it should be possible to minimise if not neutralise the impact on the setting of assets, and therefore avoid reducing their significance.

6.6.16 Guidance on settlement form and pattern

- The Blue Mountain golf club is due to be developed for housing and amenities, which should respect the scale, massing, materials and styles of the surrounding late 19th century buildings of Character Areas 7, 8 and 9 rather than the modern styling of houses in area 10. It should also respect the setting of the RPG.

PLCA6 Photographs [including heritage photographs]



Photo 1. Mid-distant views across undulating pasture Newbold College Registered Park and Garden and listed parkland garden features including garden walls and colonnades



Photo 2. View from Wood Lane to low wooded hills to the east



Photo 3. Rural character of Wood Lane



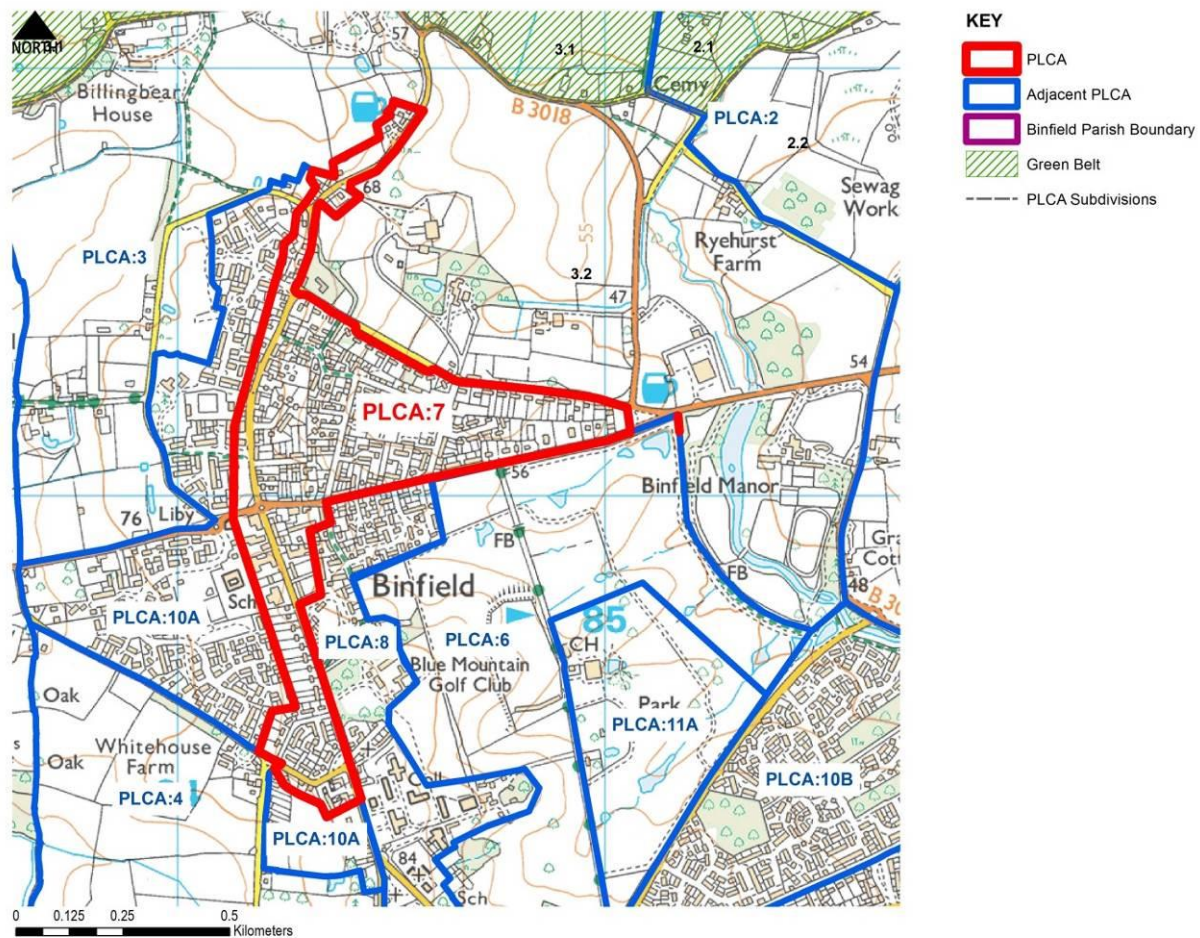
Photo 4. Tree planting within golf course



Photo 5. Newbold College parkland from Popeswood Road, looking north-east

6.7 BINFIELD LANDSCAPE CHARACTER AREA 7 – BINFIELD NORTH

Character area map:



6.7.1 Landscape Character Area Overall Description

PLCA7 is one of three ‘character areas’ identified at Binfield-Popeswood within the Bracknell Character Areas SPD 2009. It was selected at the time because the area has a positive character, which was established by the original historic pattern of streets and Victorian development. This historic development still contributes significantly towards the overall character of the area, although some of the more recent developments also make a positive contribution in terms of the scale of plots and buildings, their relationship to the street frontage and the simplicity of their forms and design. However some modern development flanking the historic core has tended to erode the character of the area.

PLCA7 is bounded by *PLCA3: Binfield Parkland Farmland and south River Cut* to the north and north-east. Tilehurst Lane and its roadside mature tree cover provide a strong boundary separating the open countryside from the urban area. The parkland character of Binfield Park also makes a significant contribution to this edge of the village. To the west and south the area is bounded by, and tends to blend into, modern housing within *PLCA10A: Binfield Established Residential: West Binfield*. An exception is the surviving buildings and parkland of Binfield House which lie within PLCA3 which have incorporated a modern doctor’s surgery. Planning permission has been given for 24 houses at Binfield Nursery in the grounds of Binfield House reducing the influence of the kitchen garden within the grounds of the Grade II listed Binfield House (which is to be retained) on PLCA7. To the east it is bounded mainly by the ‘character area’ of *PLCA8: Popeswood North* which includes Newbold College. Although different in character this area makes an important contribution to maintaining the special character of PLCA7. Further to east, and bounding Forest Road lies the open landscape of Blue Mountain Golf Course. This area is about to undergo significant change as described under *PLCA6: Binfield Major Green Infrastructure*. The mature tree and hedgerow belt along Forest Road will however be retained.

Overall this is a compact part of the village with very clearly defined boundaries to the adjacent open countryside but blending into the adjacent townscape areas.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.7.2 Valued Assets

The townscape itself is acknowledged to be of significant value through the SPD although it is not of the same status as a Conservation Area. Several listed buildings lie within this area as described below. Knox Green and the allotments off Red Rose are Local Green Spaces under the Neighbourhood Plan policy EN4. The area contains other key landscape and historic features of value to the character of the townscape as described below.

6.7.3 Development context

No major development sites have been identified within PLCA7 although the townscape is at risk from incremental development of either individual plots or merging of adjacent plots. This may include redevelopment of the built form and changes to the boundary treatment and landscape setting of the built form.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.7.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: Binfield and Warfield Clay Farmland LCA CI

A very small part of the northern tip of PLCA7 falls within the Binfield and Warfield Clay Farmland BLCA CI. The following key characteristics of CI are found in the area:

- Undulating landform;
- Small deciduous woodlands, often prominent in the view;
- Limited scattered settlement well integrated into the landscape;
- Rural lane bordered by hedgerows, grass verges and ditches.

6.7.5 Relevant Integrated Key Characteristics from Bracknell Character Area SPD: Binfield

PLCA7 covers Area A of the Binfield – Popeswood area. The relevant characteristics have therefore been included in the detailed sections below. The settlement pattern of this village core is based around a historic route along the ridge line, with secondary routes running eastwards down the hill.

6.7.6 Key Landscape Characteristics and Sensitivities (drawing on Bracknell Character Area SPD: Binfield)

Natural

- Small woods and copses: woodland cover is more sparse therefore these small woods and copses are important valued features of the transition to PLCA3;
- Clusters of trees and tree groups: provide a valued visual buffer between the urban and rural areas on the edge of PLCA7 and its transition with PLCA3 and PLCA6;
- Hedgerows and hedgerow trees are a local distinctive feature proving biodiversity links and enhancing the rural character on the edge of PLCA7 and its transition with PLCA3 and PLCA6;
- The southern side of Tilehurst Lane retains remnants of its rural character including hedgerows, trees and ditch/stream. This is reinforced by the tree cover along the northern side of the Lane within PLCA3;
- Important open space at Knox Green and on the allotments in the centre of the eastern housing area;
- Strong tree belts at the back of plots;
- Scattered trees in gardens;
- Ancient trees as at Knox Green;
- Hedgerows as at Knox Green and remnants of pre Victorian hedgerow at Tilehurst Lane;
- Strong roadside tree belts in the north, linking with tree planting to Binfield Park.

Cultural

- Individual properties on the northern spur along Terrace Road North are well integrated into the landscape: a valued landscape feature contributing to the quiet rural character of this end of the village;
- Stag and Hounds Inn sits in an important location at the apex of the triangle along the approach to Binfield from the east;
- The area historically lies along the ridgeline on or above 75m AOD, dropping to the east so that most of the village lies above 55m AOD with a small exception lying on a slightly lower ground at the junction of Tilehurst Lane and York Road;
- Medium sized well treed gardens in the north; long narrow gardens in the south and good sized front gardens to the west side of Terrace Road North which contrast with the houses opposite which back onto the pavement;
- Varied boundary treatment with low hedges/walls and /or railings along residential streets. Front garden brick walls along Forest Road where hedgerows run parallel to roads only distinct roof line of houses is visible over hedgerow;
- Tilehurst Lane and eastern end of Red Rose are more rural in character with green verges, hedgerows and drain alongside road;

- Tilehurst Lane retains its historic alignment.

Perceptual

- Heavily influenced by surrounding open rural landscape, especially to the north and east;
- Strong village character despite the proximity of Bracknell and extensive modern development around the village core;
- Sense of enclosure within the village fabric;
- Readily accessible on pavements.

6.7.7 Key Visual Sensitivities

Key views into the area are afforded from:

- The eastern approach along Forest Road over the river Cut and past Binfield Manor towards the Stag and hHunds Inn;

Key views out of the area to:

- Landmark historic features outside the area, such as the gates to Binfield Park Farm, listed buildings on Tilehurst Lane, Binfield Park parkland in PLCA3;
- Open countryside to the north from Tilehurst Lane;
- Higher open ground within PLCA6;
- The wider landscape across the roof tops and sloping topography to the east;
- Cabbage Hill including views from Terrace Road South down the side roads at the break of ridge.

Key views within the area:

- Local focal points include Knox Green, and Stag and Hounds Pub;
- Local vistas include down York Road to the gateway to Binfield Park, down Terrace Road North to Knox Green.

6.7.8 Key heritage assets [designated, non-designated and HLC]: Table 7.1

Name	Address	NHLE	Designation	Date	Description
Jack O Newbury PH	Terrace Road North	na	na	C19th	Brick house from second half C19th

Barn in front of Jack O Newbury PH	Terrace Road North	I390294	Grade II	C17th	Timber framed hay barn
Barnside House	Terrace Road North	I390295	Grade II	C18th	House c.1800, extended late C19th
Large workshop by Barnside House	Terrace Road North	I390296	Grade II	C19th	Wide elm boarded timber framed workshop and cart shed, part-painted with tar
Small workshop by Barnside House	Terrace Road North	I390297	Grade II	C19th	Ground floor brick base and timber framed first floor
Gates and piers West entrance Binfield Park	Terrace Road North	I390300	Grade II	Late C18th	Rusticated stone piers with vermiculation and swags, central gates gone but wrought iron side gates remain
Little Pightle	Terrace Road North	I390301	Grade II	C18th	Brick house extended mid-late C20th
Stag and Hounds PH	Tilehurst Lane	I390275	Grade II	C15th	Hall house, part timber frame part brick with toll house addition from C18th
Victoria Arms PH	Terrace Road North	na	na	Mid to late C19th	Possibly 1840s double pile house in brick with stucco render and late 19th front additions
The Terrace	Terrace Road North	I390302	Grade II	C15th	Hall house, timber framed with brick infill, part- rendered, later alterations
Acacia Cottage	Forest Road	I390266	Grade II	C19th	Brick house extended mid-late C20th
The Terrace	Terrace Road South	I390310	Grade II	C18th	Two cottages now one house constructed of brick

Historic landscape character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is ‘urban’. Historic maps reveal that the core of Binfield was relocated from the vicinity of All Saints Church to the cross-roads of Terrace Road North and South and Forest Road, by at least the 19th century. The 1838 Tithe map shows open parkland contrasting with smaller fields around the church and regular enclosed plots north of Forest Road. The settlement became denser to the east of Terrace Road North and south of Tilehurst Road, with the construction of terraced housing, due to the expansion in output from the brickworks and the connection with the railway to export the bricks. This is evident from the first edition Ordnance Survey map of 1882 and subsequent mapping.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 7.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected, could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 7.2

Name	Sensitivity to change
Jack O Newbury PH	1870s architectural detailing, It is associated with the timber-framed barn and has fields to the north, east and west. Development that separates it from the barn or infills the fields would affect its setting and reduce its heritage significance.
Barn in front of Jack O Newbury PH	The building is constructed of timber framing with brick infill panels. It is close to roadside and the non-designated public house, so it is vulnerable to changes to the public house and additional development along the roadside, which would affect its setting and reduce its heritage significance. It is also vulnerable to development within the fields to the north and west, which would affect its setting.
Barnside House	Shielded by dense vegetation and existing workshop buildings, it is set back from the roadside and so is relatively shielded from future development, although there are open fields to the north, east and west. Should the other related buildings be replaced by new development, or development be located in the fields directly to the north, east and west, this would affect its setting and reduce its heritage significance.
Large workshop by Barnside House	This building is important to the setting of Barnside House, with which it is associated. Development causing separation would affect its association and reduce its heritage significance.
Small workshop by Barnside House	This building is important to the setting of Barnside House, with which it is associated. Development causing separation would affect its association and reduce its heritage significance.
Gates and piers West entrance Binfield Park	The gates and piers are set back from the roadside. They form the west entrance to Binfield Park and are therefore part of the associated group of heritage assets including the house, the parkland, the south entrance, and Park Lodge. Development that erodes elements of this group or causes their removal would have an impact on all of their settings and reduce their heritage significance. Development of the parkland to the north, east and south that removes the context of the gates and piers from the driveway or parkland would reduce their heritage significance.
Little Pightle	The association of the house from the neighbouring houses contributes to the setting of the building. The house adds to the heritage significance of Terrace Road North, where it is currently situated amongst houses, with open land on the opposite side of the road, in Binfield Park. Development of the parkland would affect the setting of the house, and would reduce its heritage significance unless sensitively completed.
Stag and Hounds PH	The beer gardens to the west and east form breaks between it and the 20th century developments to either side. There is currently open land on the north side of Tilehurst Lane, within Binfield Manor to the south-east, and in the golf course on the south side of Forest Road, to the south-west. Development that infill the beer gardens would directly affect the setting, while development and removal of vegetation within the surrounding open land could also affect its setting, thereby reducing its heritage significance. If development, such as the proposed Blue Mountain scheme is carried out sensitively with retention of vegetation where possible, this could minimize the effect on the heritage significance of the building.
Victoria Arms PH	The public house forms an interesting focal point on Terrace Road North, with its sash windows and round-headed sash window on its

	front projection. It is set back from the roadside, with a car park in front and mature vegetation within a garden, opposite. It has a brick outbuilding, possibly late 19th-early 20 th century date, which has been unsympathetically abutted by late 20th century housing and removal of this would improve its setting. Development that fills the car park, or removes the vegetation opposite, or replaces the neighbouring 19th century houses to the north-east, would impact upon its setting and reduce its heritage significance.
The Terrace	The Terrace is set back from the roadside and screened by hedges that contribute to its setting. It is surrounded by modern development that is unlikely to change for a number of years, including rear gardens backing onto its rear garden, to maximize distance between it and the modern housing. Removal of these gardens would impact upon its setting and reduce its heritage significance.
Acacia Cottage	The low brick boundary wall and gate piers contribute to the setting of the cottage, as do the mature vegetation and the gravelled driveway. The late 20th century garages currently detract from the cottage. It has a large rear garden that screens it from the modern row of housing to the east. The industrial unit to the east is unsympathetic to the styling and materials of the cottage. Development that removed the front and rear gardens of the cottage would impact upon its setting and reduce its heritage significance.
The Terrace	This pair of cottages which now form one cottage, are surrounded by late 20th century buildings and industrial units adjacent and opposite, which detract from its setting. Development which improves its setting through enlarging the space between it and new buildings and allows vegetation planting for screening, would improve its setting and heritage significance.

6.7.9 Key aspects of settlement grain, plot ratio, scale, form and massing (drawing on Bracknell Character Area SPD: Binfield)

- Historic orthogonal layout of streets, that can be seen on maps dating back to 1843-1893;
- Fairly loose collection of cottages along these streets in Victorian times and development of the area has taken place over time;
- Tight grain of development with relatively narrow plots and small scale building footprints along the historic routes, such as Rose Hill and Terrace Road North;
- Infill development in the form of a number of cul-de-sacs does not adhere to this overall character, however these cul-de-sacs are mostly situated within the block, behind the frontages of the historic streets, and so have relatively little impact on the character of the area as a whole;
- Buildings are generally of larger footprint and massing in the local centre and at the northern end of Terrace Road South;
- To the east, houses are set in larger plots and tend to have more space in between buildings;
- The western edge of the area is separated from the countryside by the modern development within PLCA10A except for the most northern linear development on Terrace Road North;
- The townscape is characterised by relatively small scale cottage-like terraces and groups of development that sit close to the street frontage along the orthogonal street pattern of Terrace Road North, Rose Hill and the west end of Forest Road;
- Examples of cul de sac developments, although Coote Close is a recent example that fits much better into the townscape character than others;
- The pattern becomes more suburban to the east of York Road, with larger houses set behind generous front gardens;

- Medieval timber framed buildings such as the Stag and Hounds and The Terrace, with later adaptations but visible progression of development;
- Post-medieval timber framed vernacular buildings with exposed framing, such as Barn in front of Jack O’Newbury public house and the Large workshop by Barnside House;
- Small cottages of two storeys and hidden timber framing, dating from 17th and 18th centuries, such as South Lodge, Honeysuckle Cottage and Little Pightle, set back from the roadside in small gardens;
- Some Victorian villas, displaying gothic revival inspired detailing, with black painted mock studwork in gable ends and constructed in Flemish bond brickwork, set in large grounds with densely vegetated boundaries;
- Small Victorian terraced houses along the south end of Terrace Road North, along Terrace Road South and the west section of Forest Road, with two storeys and continuous frontages close to the roadside;
- The Victorian settlement core is visible as a concentration of the terraced houses but is becoming fragmented by insertions of new build, of varying scale, form, massing and materials.

6.7.10 Relationship to adjacent open landscape

- Key landscape characteristics of the surrounding landscape are undulating landform falling to the east; pasture and maintained grounds; oak woodlands and parkland tree planting; medium sized fields bounded by hedgerows (to the north and west) ; and larger unbounded fields and golf course (to the east and south);
- Enclosed landscape to the north with limited views and a strong contrast with the urban form;
- The open landscape of PLCA6 is important to maintaining the separate identity of PLCA7 and PLCA11A, the new Blue Mountain housing area;
- The open landscape of PLC6 enables long distance views and higher degree of intervisibility between urban and rural areas;
- Strong contrast between the urban form between Tilehurst Lane and Forest Road and the open landscape around it;
- Heavily influenced by parkland landscape and parkland features at Binfield Park in the north (PLCA3);
- The well treed and large gardens along Terrace Road North forms an important rural gateway in the north; the tree cover and setting of pasture fields in PLCA3 contribute to the gateway along Forest Road. Both approaches are characterized by entrance features to historic properties – Binfield Park in the north and Binfield Manor in the west. The Stag and Hounds PH with the adjacent Green and backcloth of mature trees within PLCA3 is an important feature of the eastern approach to the village.

6.7.11 Relationship to Settlement

- Important contrast to the urban form of Bracknell to the south;

- Currently retains its character despite the close proximity of modern development in PLCA10A;
- Close historic and townscape links with PLCA8;
- Separated from new strategic housing sites by existing and proposed open space.

6.7.12 Summary of PLCA sensitivity

PLCA.7 as a whole has changed little since the SPD was adopted in 2008 retaining a positive character, which was established by the original pattern of streets and Victorian development. This historic development still contributes significantly towards the overall character of the area, although some of the more recent developments also make a positive contribution in terms of the scale of plots and buildings, their relationship to the street frontage and the simplicity of their forms and design. The area is however vulnerable to incremental change within PLCA7 but would also be adversely affected by inappropriate development within the adjacent PLCAs 3, 6, 8, and 10A which could urbanise the rural setting or alter the character and scale of the townscape setting. Like much of the Parish, the integration of development and conservation of local character is highly dependent on the maintenance of the existing mature tree stock and new large scale tree planting.

STRATEGY AND GUIDANCE

6.7.13 Landscape strategy

The strategy for PLCA7 is to conserve and enhance the historic buildings and historic character of the core of the village and the key landscape features identified for this area. In addition to the list of heritage assets this includes the historic group value of Terrace Road North, Forest Road, Terrace Road South, Knox Green, the allotments, boundary treatment, mature tree cover, hedgerows, and ditches and streams. It is equally important to conserve and enhance the character of the rural approaches to PLCA7 and the well-defined natural boundaries to the interface with PLCA3 and PLCA6.

6.7.14 Relevant Development Considerations from Bracknell Landscape Character Assessment)

- Protect areas of woodland on the urban edge of settlements;
- Conserve the open and rural quality of the landscape west of Binfield;
- Protect the rural character of villages. Avoid urbanizing features that will erode the character;

- Conserve hedgerows;
- New woodland planting to reflect local patterns using native species and to strengthen a sense of history;
- Reinstate native hedgerows particularly along roadsides;
- Where new development can be integrated into the landscape, careful siting, design, use of sensitive material and landscape mitigation should be used to minimize the impact on the character and views and to enhance the sense of place;
- Light pollution to be minimised.

6.7.15 Development and land management landscape and visual guidance (drawing on and in addition to Bracknell Character Area SPD: Binfield)

- Small scale infill development may not be detrimental to the overall character as long as it respects existing building lines and boundary treatments;
- Houses need to relate carefully to the topography and roof lines should reflect this, i.e. stepped roofline;
- Development in this area should be considered together with Character Area B, Popeswood North, to protect the maintenance of the remaining separate identity of Binfield;
- Higher density development outside Binfield Centre may damage the existing tree cover;
- Development on extant rural plots may lead to the loss of existing strong links with rural setting;
- Development with the intent of densification along St. Marks Road should be in the form of pavilion blocks; long, unbroken blocks are not suitable;
- Existing key views should be retained and new vistas opened up to Knox Green;
- Retain the rural character of Foxley Lane, Terrace Road North (north of Tilehurst Lane and Wick Green) and Tilehurst Lane;
- Protect the setting of Binfield Park and Binfield House;
- Avoid sub-divisions of large gardens for infill development;
- Maintain and add to the tree cover within the area;
- Maintain boundary treatments, verges and hedgerows and lines of ditches which contribute the character of each street;
- Maintain the well treed and wooded appearance of the northern spur along Terrace Road North.

6.7.16 Heritage guidance

- Conserve and enhance all listed buildings;
- Consider Jack O Newbury PH, Park Lodge, and the Victoria Arms PH for potential local listing;
- Seek opportunities to remove detracting features on listed buildings including the fire alarm on The Terrace, Terrace Road North;

- Conserve hard and soft boundary treatment and other landscape and townscape features that contribute to the settings of the listed buildings as described in Table 7.2;
- Seek opportunities to remove or improve buildings or other structures which detract from the settings of the listed buildings including the garages to Acacia Cottage and the adjacent industrial buildings to it and to The Terrace on Terrace Road South;
- New development within the setting of an asset should be designed to be sympathetic to the styling and materials of the asset;
- The Terrace, Terrace Road South: This pair of cottages which now form one cottage, are surrounded by late 20th century buildings and industrial units. If replaced in the future this could provide an opportunity to improve the setting of the cottage;
- Terrace Road North: Retain the overall historic character from the 19th century and earlier buildings and the associated vegetation;
- Forest Road: Buildings along north side of the west end of the road, west of Rose Hill, form a group of 19th century buildings that fit in with their character, while those on the south side are not so sympathetic, such as Lexham House, and could be replaced in the future by more fitting examples of building material, styling, scale and form. East of Rose Hill along the north side of Forest Road, there is an attractive group of 19th century-early 20th century houses, which are interspersed with later 20th century houses that are not intrusive. East of Minoru Place, the houses along the north side of Forest Road are all late 20th – early 21st century date, of varying sizes and forms. Little Avon and Nether Avon form a pair of 19th century cottages amongst the modern housing, that should be retained;
- Terrace Road South: The north end of the road has some 19th century and earlier buildings that have been interspersed with late 20th – early 21st century houses, shops and industrial buildings that have fragmented the character of the street.

6.7.17 Guidance on settlement form and pattern in addition to Bracknell Landscape Character Assessment

Where the core of Binfield has groups of small-scale 19th century houses and shops, these should be retained and new developments should respect the scale, form, massing, materials used, distances from the roadside and boundary treatments. It might be inappropriate to introduce largescale villas or industrial units or shops into areas of small-scale close-knit 19th century buildings. Where the settlement continues north, south and east of the core, the buildings become larger, more spaced apart and with larger greener boundaries. This should be the pattern for new developments, and not to include blocks of flats or other high density housing. Specific attention should be given to:

- Knox Green greenspace which should be retained as a welcome greenspace and division between Terrace Road North and Knox Green estate;
- Retain the rural character of the historic character of Tilehurst Lane;
- Take opportunities to maintain and improve the appearance of the settlement core, by replacement of existing late 20th – early 21st century unsympathetic buildings and insertion of buildings of appropriate style, size and materials to the Victorian terraced houses.
- Retain views of greenspace to east of Terrace Road North houses, which provide a visible connection to the rural setting of the village

PLCA:7 Photographs [including heritage photographs]



Photo 1: Approach to PLCA.7 from the east along Forest Road. Stag and Hounds Inn is a local landmark and retains its rural setting



Photo 2. Knox Green with its mature trees



Photo 3. Terrace Rd North, looking south



Photo 4. Jack O'Newbury PH Terrace Road North



Photo 5. Barn at Jack O'Newbury Public House Terrace Road North



Photo 6. Binfield Park West gates on Terrace Road North



Photo 7. Wicks Green, Little Pightle



Photo 8. Terrace Road North Victoria Arms Public House



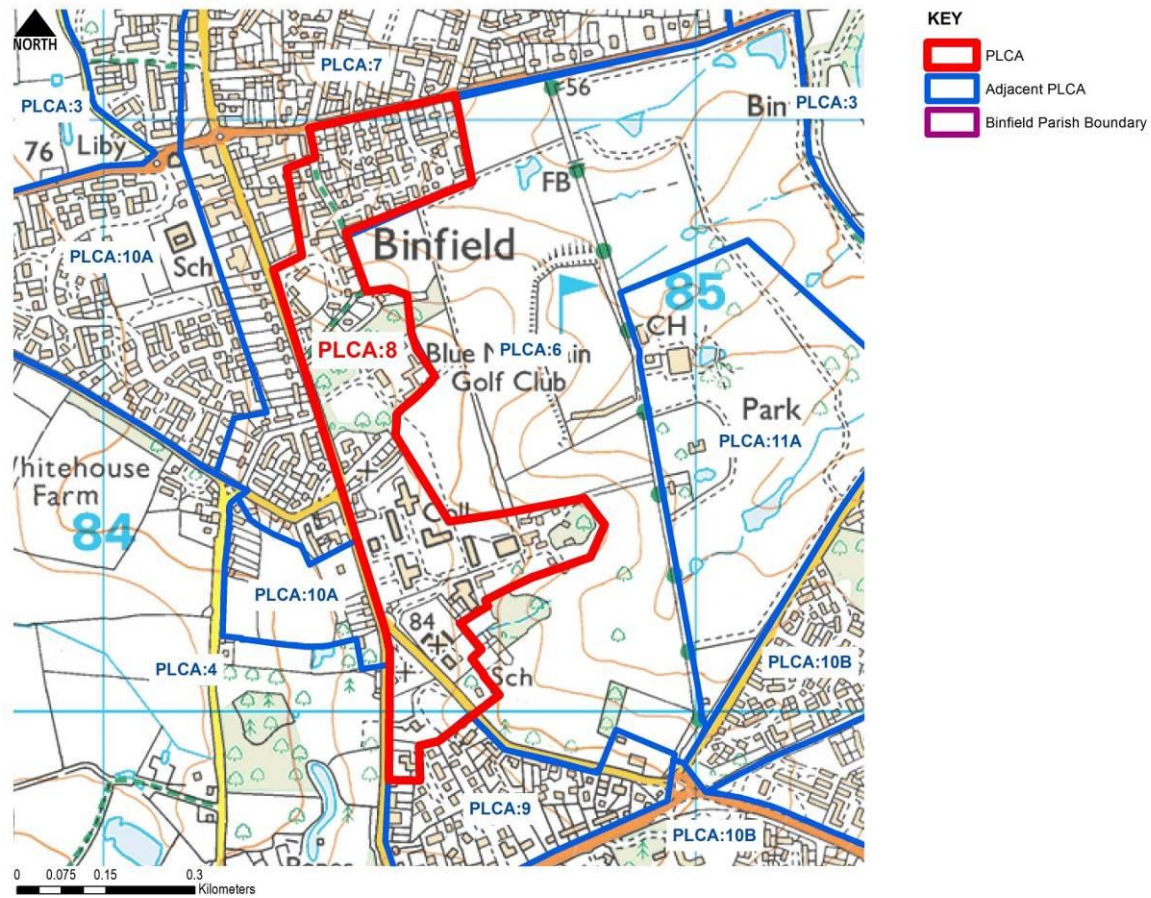
Photo 9. Terrace Road North, The Terrace



Photo 10. Stag and Hounds Public House, Tilehurst Lane

6.8 BINFIELD LANDSCAPE CHARACTER AREA 8: POPESWOOD NORTH

Character area map:



6.8.1 Landscape Character Area Overall Description

PLCA8 is one of three ‘character areas’ identified at Binfield-Popeswood within the Bracknell Character Areas SPD 2009. It was selected at the time because the area has a positive character, which was established by the original historic pattern of streets and Victorian development. This historic development still contributes significantly towards the overall character of the area, and some of the more recent developments also make a positive contribution in terms of the scale of plots and buildings, their relationship to the street frontage and the simplicity of their forms and design.

PLCA8 is bounded by a continuation of the historic townscape core of Binfield in PLCA7: *Binfield North* to the north and west and PLCA9: *Popeswood South* to the south. To the east lies the open landscape of PLCA6 *Binfield Major Green Infrastructure*. The eastern edge of PLCA4: *Whitehouse Farm and Popeswood Manor and Meadow* lies to the west of All Saints Church at the southern tip of PLCA8. A small part of PLCA10A: *West Binfield* abuts the southern end of the PLCA opposite Newbold College.

Overall this is a compact part of the village with clearly defined boundaries to the adjacent open countryside but blending into the adjacent townscape areas.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.8.2 Valued Assets

The townscape itself is acknowledged to be of significant value through the SPD although it is not of the same status as a Conservation Area. Several listed buildings lie within this area as described below. Part of Newbold College Grade II* Registered including the listed structures lies within this area (the main part lies within PLCA6). A Local Wildlife Area is located east of Terrace Road South, south of the Cressex Close development. The area contains other key landscape and historic features of value to the character of the townscape as described below.

6.8.3 Development context

No major development sites have been identified within PLCA8 although the townscape is at risk from incremental development of either individual plots or merging of adjacent plots. This may include redevelopment of the built form and changes to the boundary treatment and landscape setting of the built form. Housing is however under construction at Parkham (see Figure 2 site 6) with the loss of open grounds typical of this area. The setting and context of PLCA8 will however be affected by the strategic Blue Mountain development both within PLCA6 and PLCA11A.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.8.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: Binfield and Warfield Clay Farmland LCA CI

None of PLCA8 falls within the adjacent Binfield and Warfield Clay Farmland BLCA CI. The following key characteristics of CI are found within the setting of the area in PLCA4 and PLCA6:

- Undulating landform;
- Valued landscape of Popes Manor and its surrounding landscape;
- Clusters of trees and tree groups which soften the boundary of the townscape;
- Adjoining parkland character at Newbold College and Popes Manor;
- Open character of land between the area and development within PLCA11A.

6.8.5 Relevant Integrated Key Characteristics from Bracknell Character Area SPD: Binfield

PLCA8 covers Area B of the Binfield – Popeswood area. The relevant characteristics have therefore been included in the detailed sections below. The settlement pattern of this village core is based around a historic route along the ridge line, with secondary routes running eastwards down the hill.

6.8.6 Key Landscape Characteristics and Sensitivities (drawing on Bracknell Character Area SPD: Binfield)

Natural

- Large grounds to institutions with amenity grassland and tree belts and clumps;
- Small narrow gardens to houses on Chapel Lane;
- Variety of public and semi-public open space: St Marks Church yard gardens (part is a PPG17 Open space); parkland of Newbold Park; ornamental gardens at the junction with Foxley Lane; grounds of Newbold College (formal and functional); grounds of Newbold School (enclosed within remnants of parkland landscape and woodland);
- A small area of open space at the junction of Foxley Lane provides a focal point along Terrace Road South, which is particularly important when approached from the south;
- Long views from the edge of development to Cabbage Hill;
- Eastern edge exposed to views from the Blue Mountain Golf Course landscape;
- Remnants of parkland features;
- Strong physical and visual relationship between Chapel Lane development, the Roebuck pub, Foxley Lane;
- Strong vegetation relationship between the tree cover of Newbold College, Parkham and Popes Manor. Historically these landscapes were laid out to different designs;
- Strong tree belts at the back of plots;
- Significant woodland blocks;
- Large to medium sized private gardens with significant trees (Parkham was of particular note) and mature tree and shrub boundary features;
- Significant mature trees as at Newbold and Parkham and also along Terrace Road South;
- Landmark group of poplars south of Chapel Lane;
- Belt of trees north of Avon Court frame views east.

Cultural

- Remnant rural lanes as at Chapel Lane;
- The junction of Terrace Road South and Popeswood Road is an important distinctive focal point of the townscape;
- Varied boundary treatment with low hedges/walls and /or railings along residential streets;
- Good definition and a high degree of enclosure, either by high boundary planting, brick wall or building frontage along St Marks Road;
- Prominent high historic brick wall east side of Terrace Road South;
- Development is densely concentrated along Forest Road, with 19th century terraced houses and a church on Chapel Lane, and more dispersed large buildings to the south end of Terrace Road South, including Newbold College and St. Mark's Church. A 1960s housing estate on Cressex Close, replaced Cressex Lodge, a late 19th century villa and grounds;

- Late 19th century buildings to serve Binfield, such as Newbold College and St. Mark's Church set in large parkland grounds;
- Moor Close (now Newbold College) was built for Charles Birch Crisp in 1881, altered in 1910 and the formal gardens were developed from 1910-20s;
- Newbold College bought Moor Close and its grounds in 1945 and retained 'Egmont' building, renaming it 'Egremont' and added new college buildings such as Salisbury Hall in the 1960s.

Perceptual

- Strong sense of place;
- Boundary treatment allows views over countryside and towards institutions e.g. low walls/ fences on east side of the northern end of St Marks Road and east of Popeswood Road;
- Sense of enclosure within the village fabric;
- Readily accessible on pavements.

6.8.7 Key Visual Sensitivities

Key views into the area are afforded from:

- The open space in PLCA6 (Blue Mountain Golf course) to the exposed edge of settlement in PLCA8 and Newbold College Grade II* Registered Park and Garden on the skyline.

Key views out of the area to:

- Cabbage Hill across the open landscape of Blue Mountain Golf Course;

Key views within the area:

- Local focal points include St Marks Church and its trees and open space; Newbold College; gate and lodge to Moor Close, Newbold College; Sylvia's Garden in Newbold College; Roebuck Inn;
- Local vistas include down Chapel Lane; down Popeswood Road and to the green space at the junction of St Marks Road, Terrace Road South and Popeswood Road.

6.8.8 Key heritage assets [designated, non-designated and HLC]: Table 8.1

Name	Address	NHLE No.	Designation	Date	Description
Underwood Cottage	Chapel Lane	1390254	Grade II	Late C18th	Altered early 20th century, two storeys, painted brick sash windows with segmental heads and a dentilled cornice.
Row of terraced houses	Chapel Lane	na	na	C19th	Late C19th row of terraced houses built on what later formed Chapel Lane
Mission Chapel	Chapel Lane	na	na	C19th	Mission Chapel built after terraced houses on Chapel Lane, named after it.
Roebuck Inn	Terrace Road South	na	na	C19th	Former Public house appears on 1871 edition OS map, may be earlier
Newbold College	Terrace Road South	1000547	Grade II* RPG	Early C20th	Grounds designed by Oliver Hill, at the time he altered Moor Close c.1910. Oliver Hill was employed by Charles Crisp to create formal terraces around the house and planting schemes, although some designs were not implemented. The garden declined in the 1920s and was acquired by Newbold College in 1945.

Newbold College 'Egremont'	Terrace Road South	na	na	Late C19th	Small college building dating from mid to late 19th century named as Popeswood House in 1872 and then Egmont in 1899.
Newbold College corner lodge	Popeswood Road	na	na	Late C19th	Corner lodge building to south-east, built in Jacobean revival style.
Newbold College Salisbury Hall	Terrace Road South	na	na	1960s	Main college building dating from 1960s but built in a 1930s style.
Moor Close	Terrace Road South	1390303	Grade II	1881	Extended in 1914 by Oliver Hill, now part of Newbold College. Red brick laid in English bond, ceramic tiled roof, Jacobean revival style.
Piers, steps and walls on NW side of Entrance Forecourt	Terrace Road South	1390306	Grade II	Late C19th	Within grounds of Moor Close / Newbold College
Piers, steps and walls on SW side of Entrance Forecourt	Terrace Road South	1390307	Grade II	Late C19th	Within grounds of Moor Close / Newbold College
Pergola and Court in Garden	Terrace Road South	1390305	Grade II	Late C19th	Within grounds of Moor Close / Newbold College
Upper Terrace and Water Parterre in Garden	Terrace Road South	1390309	Grade II	Late C19th	Within grounds of Moor Close / Newbold College
Gates and piers north of churchyard of St. Mark's Church	Popeswood Road	1390290	Grade II	1867	Pair of churchyard gates and piers in wrought iron
St. Mark's Church, Popeswood Road	Popeswood Road	1390289	Grade II	1867	Polychrome brickwork church in a Neo-gothic style.

War Memorial, St. Mark's Church	Popeswood Road	na	na	C20th	Octagonal base, with cross slotted in, commemorates WWI, WWII and Falkland's conflict, war memorial no: 170826, not on IWM register.
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Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is 'Urban', with development along Terrace Road South, as shown on the 1871 OS map. These included large villas with large grounds, such as Primrose Hill, Woodlands, Popeswood Villa and Popeswood House, with the exception of the insertion of small terraced houses along Chapel Lane. Cressex Close replaced Cressex Lodge and Primrose Hill in the mid-1960s.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 8.2 below, under normal circumstances statutory designations, such as land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 8.2

Name	Aspects of the asset that are particularly sensitive to change
Underwood Cottage	Set in a late 19th century street and late 20th century development has already occurred to its north and west sides, so the setting has already been affected, reducing its heritage significance. Its setting could be compromised further if the neighbouring 19th century buildings of the street were removed and so this should be avoided.

Row of terraced houses	Set facing onto greenspace east of Chapel Lane, which could be affected by the Blue Mountain development. They form a group of 19th century development, together with Underwood Cottage and the Mission Chapel and therefore any erosion of this group by gradual change or removal would reduce their collective heritage significance and this should be avoided.
Mission Chapel	Set in context with late 19th century houses and associated with them. It would be sensitive to the gradual erosion or loss of those associated houses, which would reduce its setting and therefore its heritage significance and this should be avoided.
Roebuck Inn	Set in context at the end of 19th century Chapel Lane, with a stable building to the north and other 19th century houses to west. Should the stable building and the 19th century buildings on Chapel Lane be removed, this would affect the inn's setting and therefore reduce its heritage significance. Gradual erosion of this group of 19th century buildings should be avoided.
Newbold College	Protected as a registered park and garden, with mature planting along boundary, with open land of the golf course forming part of its setting. Normally the designation of registered park would protect it from development, however, the loss of decorative elements, open parkland and impacts on its long views would reduce its heritage significance. The loss or isolation of any of the elements of the park, such as Sylvia's Garden, would lead to an erosion of the group and a reduction in the heritage significance of the remaining elements, and this should be avoided.
Newbold College 'Egremont'	Possibly vulnerable to changes required by the College, this building has a low heritage significance due to its previous changes and therefore changes to its setting would not greatly reduce its heritage significance further.
Newbold College corner lodge	Possibly vulnerable to changes required by the College. This building is of local heritage significance and it faces onto Popeswood Road, with ornamental gates and walls, Moor Close close-by, St. Mark's Church almost opposite and mature vegetation surrounding it. Should this vegetation be removed and if it was isolated from the registered park, the entrance gates and walls, Moor Close or St. Mark's Church, this would greatly impact upon its setting and in turn its heritage significance and this should be avoided.
Newbold College Salisbury Hall	Possibly vulnerable to changes required by the College. It is set within the college grounds and so if it became isolated from the other college buildings, its heritage significance would be reduced and this should be avoided. If it was isolated from the college, its purpose would be diminished and it would no longer have any heritage significance. Should the college greenspace be developed to the east, this would also reduce its heritage

	significance, unless the development was related to the needs of the college, or completed sensitively.
Moor Close	Set back from roadside within the grounds of the college, with open land of the golf course forming part of its setting. Possibly vulnerable to changes required by the College, its setting would be affected by development of the registered park and its long views by development of the golf course. Development of the registered park should be avoided and development of the golf course should be completed sensitively to minimize impacts to possible long views.
Piers, steps and walls on NW side of Entrance Forecourt	Set back from roadside within grounds of the college, with open land of the golf course forming part of its setting. The development of the golf course will have a minor effect on its setting. These assets would be sensitive to any development within the registered park itself, or if other listed elements of the park were removed, and this should be avoided. Each element would be affected if another was removed, thereby splintering the group of elements that contribute to their collective settings and the heritage significance of the RPG. In addition, any permitted development inside the RPG has the potential to affect the heritage significance of all of the elements as it is affecting their setting within the RPG. Further, all of the elements could have their long views to the north-east affected by the golf course development.
Piers, steps and walls on SW side of Entrance Forecourt	
Pergola and Court in Garden	
Upper Terrace and Water Parterre in Garden	
Lower Garden Terrace walls and steps	
SE Garden Terrace	
Gates and piers north of churchyard of St. Mark's Church	Set back from roadside as part of the churchyard and should it become separated from the churchyard or church, its setting would be affected and therefore its heritage significance and this should be avoided.
St. Mark's Church, Popeswood Road	Set within churchyard and mature planting. Should it become separated from the churchyard or the planting impacted upon, its setting would be affected and its heritage significance reduced, and this should be avoided.
War Memorial, St. Mark's Church	Set within churchyard and mature planting. Should it become separated from the churchyard or the planting impacted upon, its setting would be affected and its heritage significance reduced, and this should be avoided

6.8.9 Key aspects of settlement grain, plot ratio, scale, form and massing (drawing on and in addition to Bracknell Character Area SPD: Binfield)

- The houses on Forest Road are of late 20th century and laid out as a residential estate;
- The houses on Cressex Close form a 1960s housing estate and are staggered in height to respond to the slope;
- Underwood Cottage is set on the west side of Chapel Lane, while the Mission Chapel and terraced houses line the east side;
- The large grounds of Newbold College and St. Mark's Church contrast with the small plots of Forest Road, Cressex Close and Chapel Lane, but form part of the more dispersed and larger plots of the south section of Binfield village, dating from the late 19th century

6.8.10 Relationship to adjacent open landscape

- There is a high degree of intervisibility with the adjacent open landscape, with views out to the east and views from PLCA6 back to the settlement edge;
- Although there are views out to the east and views from PLCA6 to the settlement edge, PLCA8 retains a sharp contrast with the open landscape in PLCA6;
- Tree cover in PLCA4 to the east encloses and contains the townscape;
- Distinct pattern of settlement lying on the ridge and open landscapes on the slopes is still maintained;
- Southern area around triangle at junction of Terrace Road South, St Marks Road and Popeswood is distinguished by its mature tree cover, the high level of open space around the built form, and proximity of open landscapes to the west and east.

6.8.11 Relationship to Settlement

- Close townscape relationship with both historic parts of Binfield to the north (PLCA7) and south (PLCA9);
- Unaffected by large scale modern estates and separated from proposed strategic housing at Blue Mountain by good area of open land in PLCA6;
- Character at risk from incremental development and redevelopment within adjacent PLCAs.

6.8.12 Summary of PLCA sensitivity (including extent to which PLCA is representative of the wider LCA)

PLCA.7 as a whole is a linear but compact townscape with an indented eastern edge bordering onto the adjacent open landscape of PLCA6. It has a good contrast of character with the adjacent open countryside to the west and east but has strong townscape links with the settlement to the north and south. It is largely undisturbed by modern development except that a pattern of redevelopment within PLCA9 has also started to affect the southern end of

PLCA8. The area is highly sensitive to erosion of its special townscape qualities and of its rural setting. Like much of the Parish, the integration of development and conservation of local character is highly dependent on the maintenance of the existing mature tree stock and new large scale tree planting.

STRATEGY AND GUIDANCE

6.8.13 Landscape strategy

The strategy for PLCA8 is to conserve and enhance the historic buildings and historic character of the core of the village and the key landscape features identified for this area. In particular this includes conserving, enhancing and planning for major tree cover in the form of individual specimen trees, tree belts and small copses. Maintain the historic settlement pattern of this part of Binfield as a ridge line settlement.

6.8.14 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Protect areas of woodland on the urban edge of settlements;
- Conserve the open and rural quality of the landscape west of Binfield;
- Where new development can be integrated into the landscape, careful siting, design, use of sensitive material and landscape mitigation should be used to minimize the impact on the character and views and to enhance the sense of place;
- Conserve parkland landscapes;
- Light pollution to be minimised.

6.8.15 Development and land management landscape and visual guidance (drawing on Bracknell Character Area SPD: Binfield)

- Small scale development in the form of cottages may be possible as long as it is subservient to institution building and keeps the open character;
- High densities or the redevelopment of large grounds, must be carefully considered, to avoid the erosion of tree cover and loss of open space;
- Loss of local distinctiveness with piecemeal development in the grounds of institutional buildings would potentially erode the character;

- Conserve the rural character of Chapel Lane;
- Conserve and enhance the sequence of open spaces (public and private) that contribute to the street scene and lower density of the area;
- Development on urban fringes should retain strong links between existing development and avoid intrusion into the rural setting;
- Existing key views should be retained and enhanced and landmarks protected from inappropriate change;
- Maintain sense of enclosure within the PLCA through boundary treatment;
- Conserve and maintain the high brick wall along Terrace Road South;
- Conserve and enhance parkland character around the whole area south of Murrell Lane;
- Conserve, enhance and plan for high levels of mature large tree planting to contain the area and to continue to break up the built form. Replacement planting with small trees is unlikely to be suitable;
- Conserve parkland character of views to eastern edge of the PLCA;
- Retain, and create where possible new opportunities for, views out to Cabbage Hill
- Conserve the character of local vistas

6.8.16 Heritage guidance

- Underwood Cottage and Chapel Lane should remain associated with the Mission chapel and the Roebuck Inn, as a small scale late 19th century part of Binfield.
- Underwood Cottage has a late 20th century development to the north and its setting may be improved in the future by more sensitive modelling of the estate to the north and west. Any further removal of the neighbouring 19th century buildings would affect its setting and context and would therefore reduce its heritage significance and should be avoided.
- The terraced houses back onto Chapel Lane and various fences and parking arrangements could be enhanced to improve their setting. Retaining them as a group will maintain their settings; however gradual removal would undermine this and erode their collective setting and therefore their heritage significance.
- Cressex Close could be improved in the future to provide buildings that are more in keeping with the Binfield red brick buildings and late 19th century styles.
- Retention of the corner lodge, the Egremont building and Moor Close, with respect to any future changes required by the College, as although they are not listed, they have architectural merit that adds to the group setting.
- The churchyard and St. Mark's church should be retained with the mature vegetation, and as a group with the entrance gates and piers, that together form a group and the sheltered setting of the church.

- Newbold College is set back from the road and the registered park, its listed garden features, grounds and planting should be retained as a group. Regarding the possible impact of the Blue Mountain proposed development on the setting of these designated assets, the proposal boundary is set along Wood Lane, before returning west towards the north-east corner of Newbold College’s campus, with the north-west section of the development left as an open grassland area. The registered park is screened already to the north-west by the existing college buildings. The views achievable from the parkland and the listed structures are north and north-east towards Wood Lane across the open grassland on the west side of Wood Lane, which will be retained. The response from Historic England dated 26th May 2016 (Planning Application document 16_00020_OUT-Historic_England-256812), suggested that the amount of screening required along Wood Lane to protect the settings of the designated assets would require a re-arrangement of the proposed housing. The proposed views from the rear of Newbold College (16_00020_OUT-PROPOSED_ILLUSTRATIVE_VIEWPOINT_6.14.9_NEWBOLD_COLLEGE-2551043) and from Popescroft (16_00020_OUT-PROPOSED_ILLUSTRATIVE_VIEWPOINT_6.4.11_POPESCROFT_LITTLEHURST-2551044) indicate that the proposed buildings would already not be visible through existing vegetation along Wood Lane. With careful planning, it should be possible to minimise if not neutralise the impact on the setting of assets, and therefore avoid reducing their significance.

6.8.17 Guidance on settlement form and pattern in addition to Bracknell Landscape Character Assessment

- Small scale development in the form of cottages may be possible as long as it is subservient to institution building and keeps the open character;
- High densities or the redevelopment of large grounds, must be carefully considered, to avoid the erosion of tree cover;
- Loss of local distinctiveness with piecemeal development in the grounds of institutional buildings would potentially erode the character;
- Development on urban fringes should retain strong links between existing development and rural setting;
- The Blue Mountain golf club is due to be developed to the east of the character area, with housing and amenities that should respect the scale, massing, materials and styles of the surrounding late 19th century buildings of Character Areas 7, 8 and 9 rather than the modern styling of houses in area 10. It should also respect the setting of the RPG and the listed structures inside it
- Where development may encroach upon settings of heritage assets, efforts should be made to avoid total divorce from the context of the assets, such as isolation of individual historic houses from their contemporary neighbours, or removal of elements from the registered park.

PLCA:8 Photographs [including heritage photographs]



Photo 1: View from Terrace Road South east up Chapel Lane



Photo 2: View from Terrace Road South to The Roebuck PH



Photo 3. View from Terrace Road South to Newbold College Family Housing



Photo 4. View from Terrace Road South to wall along Cressex Close estate



Photo 5. View over Cressex Close Estate to open landscape of PLCA6



Photo 6. Underwood Cottage, looking east



Photo 7: Chapel Lane, looking south



Photo 8: Popeswood House / Egmont, part of Newbold College, looking south-east



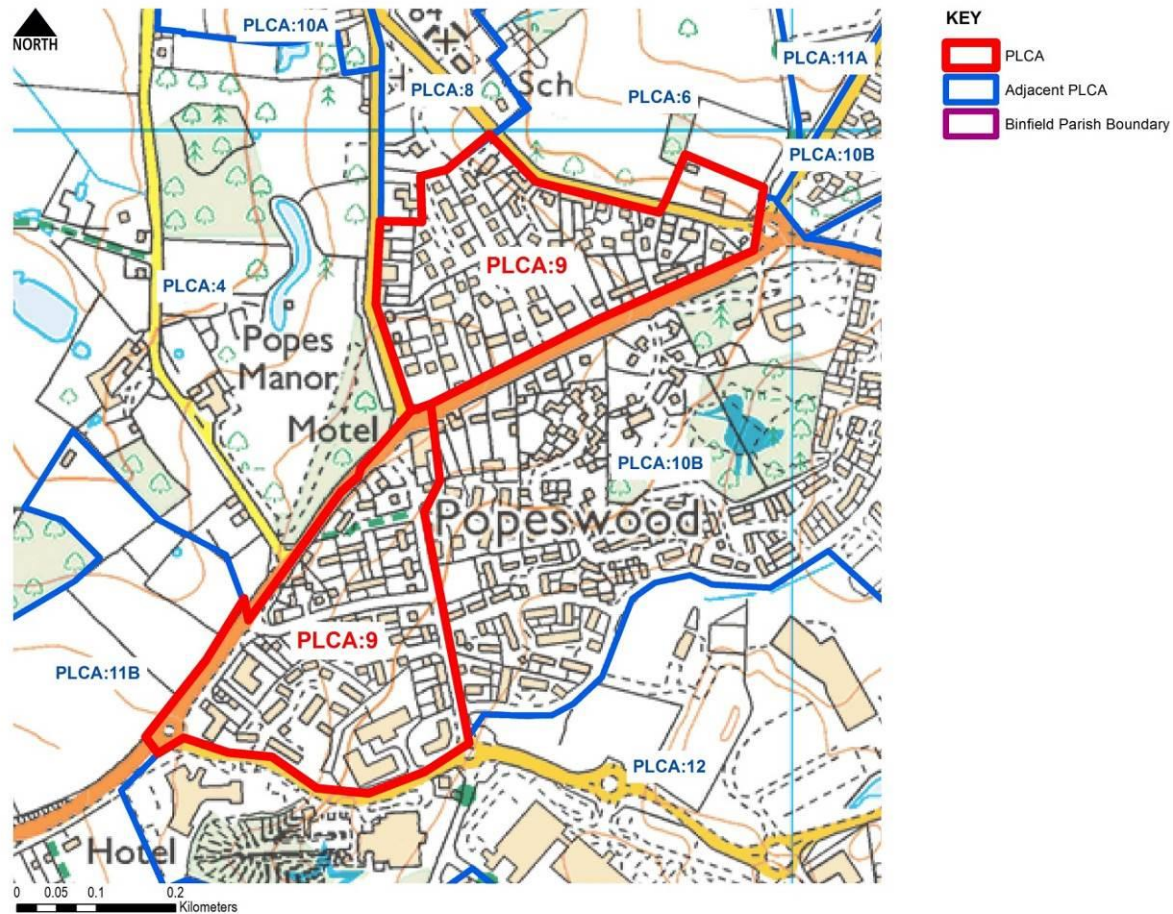
Photo 9: Newbold College main building, looking south-east



Photo 10: Corner lodge of Newbold College, looking north-east

6.9 BINFIELD LANDSCAPE CHARACTER AREA 9 – POPESWOOD SOUTH

Character area map:



6.9.1 Landscape Character Area Overall Description

PLCA9 is one of three ‘character areas’ identified at Binfield-Popeswood within the Bracknell Character Areas SPD 2009. It was selected at the time for its positive character, which was established by the original historic pattern of streets and late Victorian development. This historic development still contributes towards the overall character of the area, although some of the more recent developments also make a positive contribution in terms of the scale of plots and buildings, their relationship to the street frontage and the simplicity of their forms and design. However several modern developments flanking the historic settlement pattern have tended to erode the character of the area. Recent development areas are shown in Figure 6.

PLCA9 is two distinct areas separated by London Road, and joined at the junction with St Marks Road. It is bounded by three PLCAs to the north and north-west: *PLCA4: Whitehouse Farm and Popeswood Manor and Meadow; PLCA8 Popeswood North; and PLCA6 Binfield Major Green Infrastructure.* *PLCA10B Binfield Established Residential* lies to the east and south. *PLCA11B Amen Corner north and south and west of Jennetts Park* lies to the west with a small part of *PLCA12 Binfield Commercial and associated GI* to the south between PLCA9 and PLCA11B.

Popeswood Road has a distinctive character which also provides a strong tree lined edge and boundary feature to the Newbold College Grade II* Registered Park and Garden. The distinctive character of the northern triangle blends into the smaller scale historic centre of Binfield and the southern triangle shares generous plots and high tree cover with the development in Garden Orb Wood in PLCA10B. Otherwise PLCA9 retains, despite recent development, a strong contrast to the Bracknell estates to the south.

Overall this is a less compact part of the village with very clearly defined boundaries to the adjacent built up areas and the open countryside; but blending into the adjacent townscape area of Popeswood North.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.9.2 Valued Assets

The townscape itself is acknowledged to be of significant value through the SPD although it is not of the same status as a Conservation Area. Several listed buildings lie within this area as described below. To the north of Popeswood Road adjoining the area is Newbold College a Registered Grade II* Park and

Garden (EN12). There are no Local Green Spaces allocated under the Neighbourhood Plan policy EN4 but Pope’s Meadow lies immediately to the west of the area off St Marks Road. The area contains other key landscape and historic features of value to the character of the townscape as described below.

6.9.3 Development context

No major strategic development sites have been identified within PLCA9 although the townscape is at risk from incremental development of either individual plots or merging of adjacent plots. This may include redevelopment of the built form and changes to the boundary treatment and landscape setting of the built form. Figure 6 shows the location of recent new developments in the area. Some of these follow the existing scale of development in the area, others have been redeveloped to create larger built form mass and scale as at Crossways. At the time of writing some were nearing completion, some have planning permission and others are still under consideration. Development at Popeswood Lodge has been approved. A detailed review of the effects of these developments lies outside the scope of this Study and the recommendations in this report are designed to assist the Parish in retaining the historic value and landscape and townscape character of the Parish in the future.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.9.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: Binfield and Warfield Clay Farmland LCA CI

A very small part of the north-eastern tip of PLCA9, north of Popeswood Road, falls within the Binfield and Warfield Clay Farmland BLCA CI. The following key characteristics of CI are found in the area:

- Undulating landform;
- Small deciduous woodlands, often prominent in the view;
- Remnant parkland landscapes, often hidden by fences and coniferous planting.

6.9.5 Relevant Integrated Key Characteristics from Bracknell Character Area SPD: Binfield

PLCA9 covers Area C of the Binfield – Popeswood area. The relevant characteristics have therefore been included in the detailed sections below. The settlement pattern of this village core is based around a historic route along the ridge line, with secondary routes running eastwards down the hill.

6.9.6 Key Landscape Characteristics and Sensitivities (drawing on Bracknell Character Area SPD: Binfield)

Natural

- Medium sized gardens with strong mature vegetation boundaries in northern triangle;
- Good sized front gardens with mature hedgerow boundaries;
- Smaller scale gardens in a more regular pattern in the southern triangle forming lines at the back of houses;
- Very little open space except at the junction of London Road and Beehive Road. Large private open space facing onto London Road in redeveloped site at Crossways;
- Rural character to Beehive Lane with grass verges and low or no boundary treatment;
- Beehive Road lined with high hedges, scattered prominent trees and verges;
- Current well defined edges contribute to existing gap between Binfield and Wokingham and Binfield and Bracknell. This will change the Binfield-Bracknell gap with the developments at Amen Corner North and Blue Mountain. Amen Corner North and South will reduce the Binfield-Wokingham gap;
- Major groups of trees in the northern triangle are a key feature;
- Strong tree belts at the back of plots on the northern triangle;
- Mixed native and ornamental mature planting;
- Important roadside trees in London Road and Neville Close.

Cultural

- London Road divides PLCA9 into two triangles but has a distinct character of its own;
- Clear hierarchy of streets in southern triangle: Primary: London Road; Secondary: Beehive Road; and Tertiary: Beehive Lane;
- Northern triangle is defined by larger plots and more substantial buildings along London road and a number of cul-de-sac developments set behind principal street frontages;
- The northern area is a transition between the rural influenced area PLCA7 and PLCA8 and the more urban Bracknell to the south;
- Remnant of former gateway at entrance to Neville Close;
- Prominent 'white' houses;
- Varied boundary treatment including distinctive walls along London road, hedges, railings and open frontages.

Perceptual

- Heavily influenced by adjoining open rural landscape to the west in PLCA4 and north-east in Newbold College Grade II* Registered Park and Garden;
- Strong local character despite the proximity of Bracknell and extensive modern development around the PLCA;
- Sense of enclosure within the townscape fabric of each triangle;
- Readily accessible on pavements;
- Undergoing incremental change through new development on the large plots.

6.9.7 Key Visual Sensitivities

Key views into the area are afforded from:

- The southern edge of Newbold College/Moor Close Grade II* Registered Park and Garden;
- St Marks Road to the north within PLCA8.

Key views out of the area to:

- The southern edge of Amen Corner North major development area;
- The historic centre of Binfield village to the north within PLCA8;
- The wooded southern edge of Popes Manor;
- Newbold College Grade II* Registered Park and Garden.

Key views within the area:

- Of streets within the southern part of PLCA9;
- London Road as it passes through the PLCA;
- Of major tree groups.

6.9.8 Key heritage assets [designated, non-designated and HLC]: Table 9.1

Name	Address	NHLE No.	Designation	Date	Description
Popescroft and Littlehurst	Popeswood Road	1390291	Grade II	Early C19th	Post-1837, split into two in the 20th century, in an Italianate style, stuccoed with a slate roof and dentilled cornice below.
Popeswood Cottage	Popeswood Road	1390292	Grade II	Mid C19th	Extended in the 20th century and constructed of red brick in Flemish bond
Popeswood Lodge	Popeswood Road	na	na	C19th	Large white stuccoed brick house appears on first edition OS map.
Row of terraced houses	Popeswood Road	na	na	C19th	Row of terraced houses on south side of road appear on first edition OS map.
Glenask House and The Well House	Popeswood Road	na	na	C19th	Formerly one house named 'Northwood' on first edition OS map.

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016 has revealed that the historic character of this area is 'Urban'. From the late 19th century, with the expansion of Binfield and its brick production, houses began to be built in this character area. A brick kiln is noted on the 1871 OS map, on what is now John Nike Way. The 'Shoulder of Mutton Inn' was replaced after 1991 by the current Travelodge hotel on London Road, which was previously named Mutton Hill. Development had increased along London Road by 1900, with large villas towards Popeswood Road and small rows of terraced houses to the south-west, close to the brickworks. The brickworks continued to be in use until 1960 or 1971, when they are marked on the mapping as disused. Small detached houses continued to be added along London Road and on plots north of the brickworks on Beehive Lane, up until 1976, after which time, the current sports complex replaced the brickworks site, John Nike Way was built and all vacant areas had been filled by houses.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 9.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected,

could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 9.2

Name	Sensitivity to change
Popescroft and Littlehurst	Set on a verdant road, with the grounds of St. Mark’s Church to the west and the Newbold registered park opposite. Development that affects one half of the two adjoined houses, or remove vegetation from the road, or places development within St. Mark’s churchyard, or the registered park, would impact upon the setting of the houses and would reduce their heritage significance. The proposed Blue Mountain development will be located to the north-east of the registered park and may be visible in glimpsed long views from the houses, although current screening along Wood Lane may minimize this. The proposed development could maintain the character of Popeswood Road with careful planning.
Popeswood Cottage	Set at the east end of Popeswood Road, it has a roundabout to the east, the golf course grounds to the north, some open land to the east, grounds of Farley Moor to the south-east and houses to the west. Development that enlarges the roundabout, or London Road to the south, or adds buildings to the golf course, to the east or to Farley Moor will affect its setting and reduce its heritage significance. The current proposed development of Blue Mountain will retain greenspace within the south-east corner of the grounds, to the north of Popeswood Lodge and therefore will not affect the setting of the cottage, within this scheme. The proposed development of Farley Moor may impact upon its setting and reduce its heritage significance.
Popeswood Lodge	Set at the east end of Popeswood Road, it has a roundabout to the south-east, the golf course grounds to the north and Temple Way to the east. Development that enlarges the roundabout, or Temple Way, or adds buildings to the north, will affect its setting and reduce its heritage significance. The current proposed development of Blue Mountain will retain greenspace within the south-east corner of the grounds, to the north of Popeswood Lodge and therefore will not affect the setting of the building, within this scheme.
Row of terraced houses	Set on the south side of Popeswood Road, with the Newbold registered park to the north and buildings to either side. Development removing vegetation from the property boundaries or within the registered park would impact upon their setting and reduce their heritage significance.
Glenask House and The Well House	Set on the south side of Popeswood Road, with the Newbold registered park to the north and buildings to either side. Development removing vegetation from the property boundaries or within the registered park would impact upon their setting and reduce their heritage significance.

6.9.9 Key aspects of settlement grain, plot ratio, scale, form and massing (drawing on Bracknell Character Area SPD: Binfield)

- The houses on Popeswood Road are generally large detached houses with large gardens and a small row of terraces of late 19th century date, with some later semi-detached houses;
- The houses along the north section of London Road are equally large and of 1890s date;
- The houses along Beehive Road and Beehive Lane include 1900s small houses possibly for those working on farms or at the Brickworks to the south, and early-mid-20th century houses built up around them.

6.9.10 Relationship to adjacent open landscape

- Key landscape characteristics of the surrounding landscape are undulating landform falling to the east; pasture and maintained grounds; oak woodlands and parkland tree planting; medium sized fields bounded by hedgerows (to the north and west); and larger unbounded fields and golf course (to the east and south);
- Immediate setting of Newbold College Grade II* Registered Park and Garden;
- Influenced by surrounding open rural landscape setting to the west within Popes Manor and Popes Meadow and the open landscape of PLCA4 which retains the connection between village and its countryside;
- Influenced by parkland character of Newbold College;
- Open pasture, linked woodlands and tree belts to the west, which enclose the area with limited views and form a strong contrast with the urban area (PLCA4);
- Long distance views from northern edge of the PLCA to Cabbage Hill;
- Strong tree lined boundary to the northern edge with PLCA6;
- Strong tree group at Popes Manor forms part of the landscape setting to the PLCA and demarcates the gateway to the historic parts of the village;
- Open views across Amen Corner North (PLCA11B) from London Road.

6.9.11 Relationship to Settlement

- Important contrast to the urban form of Bracknell to the south;
- Currently retains its character despite the close proximity of modern development in PLCA10B and PLCA12;
- Close historic and townscape links with PLCA8;
- Separated from new strategic housing sites at Amen Corner North by existing and proposed open space but these major strategic developments will significantly alter the setting of the southern triangle of PLCA9.

6.9.12 Summary of PLCA sensitivity (including extent to which PLCA is representative of the wider LCA)

PLCA.9 as a whole is a transition area between the older traditional village character to the north and the more recent development to the south. Due to its large number of good plots and location in this transition zone, it is undergoing considerable change through redevelopment of these plots. Despite this the important tree cover is being retained and development sites are generally commensurate with the local built form pattern. The character of the streets varies considerably, each with their own valuable attributes. London Road is a busy arterial road into Bracknell which divides the area into two and acts as important gateway into the town as well as into Binfield village.

STRATEGY AND GUIDANCE

6.9.13 Landscape strategy

The strategy for PLCA9 is to conserve and enhance the surviving historic character and distinctive character of the local streets. Conserve and improve tree cover within the area with the emphasis on provision of large trees and tree belts.

6.9.14 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Development that is higher in density and in flats rather than houses may be more suitable along London Road;
- Long unbroken building frontages should be avoided and separated buildings in larger plots, with the character of villas, is more suitable for this location;
- Development along Popeswood Road and St Marks Road should be of smaller scale. Buildings should either be set back behind hedges/walls to allow; existing Victorian Houses to remain as focal points or should pick up historic building lines;
- Retain separate identity of the two triangles;
- Further research into historical records in order to identify significance of remnant plantings and landscape and townscape features;
- Existing key views should be retained and enhanced.

6.9.15 Development and land management landscape and visual guidance (drawing on and in addition to Bracknell Character Area SPD: Binfield)

- Conserve the wider rural character of the open countryside between the north edge of Amen Corner North and Foxley Lane on the western side of LCA9;
- Conserve and enhance the villa character and heritage assets of London Road and its value as a primary approach road to Binfield and Bracknell;
- Retain existing Victorian villas and their role as focal points of the area;
- Respect historic building lines;
- Retain separate distinctive character of PLCA9 particularly on the interface with approved strategic or other major developments;
- Retain pattern of good sized gardens and open space to built form in the northern triangle;
- Protect surviving rural character, hedge and verge pattern and tree planting to roadsides in the southern triangle;
- Conserve the distinctive edge of PLCA9 along Popeswood Road including the tree cover and pattern of larger houses in good sized grounds;
- Conserve the parkland character and tree cover in views of the northern edge of PLCA9 from the Registered Park and Garden and listed buildings;
- Avoid any increase in the mass and scale of development in the small area north of Popeswood Road which would erode the townscape pattern or views from the historic assets;
- Conserve the setting of historic landscape features and parkland landscapes;
- Retain and enhance a strong structure of tree cover;
- New woodland planting to reflect local patterns using native species and to strengthen a sense of history;
- Protect views north from the boundary with Popeswood Road to the parkland and Cabbage Hill beyond;
- Retain sense of wooded enclosure from tree cover at Popes Manor;
- Avoid visually intrusive development in views down the road network in and bordering PLCA9.

6.9.16 Heritage guidance

- Popescroft and Littlehurst, Popeswood Cottage, Popeswood Lodge, the Row of terraced houses, Glenask and the Well House are all set on the verdant Popeswood Road, which will line the south boundary of the proposed Blue Mountain development and with careful planning, their settings need not change dramatically;
- Historic assets should remain in context with each other and the other late 19th century buildings in their vicinity;
- Care should be taken not to reduce the gardens of the villas along London Road for the purposes of fitting new homes in, to the detriment of the settings of the villas.

6.9.17 Guidance on settlement form and pattern in addition to Bracknell Landscape Character Assessment

The Blue Mountain site is due to be developed to the east of the character area, with housing and amenities that should respect the scale, massing, materials and styles of the surrounding late 19th century buildings of PLCAs 7, 8 and 9 rather than the modern styling of houses in PLCA10.

PLCA:1 Photographs [including heritage photographs]



Photo 1: View from London Road down Beehive Road towards west Bracknell



Photo 2. Beehive Lane: Typical street scene in southern part of PLCA9



Photo 3. View of St Marks Road looking north



Photo 4. View of St Marks Road looking south



Photo 5. View east down Popeswood Lane with large houses in treed gardens (Registered Park and Garden to the left of picture)



Photo 6. View west along London Road opposite the entrance to Golden Orb Wood



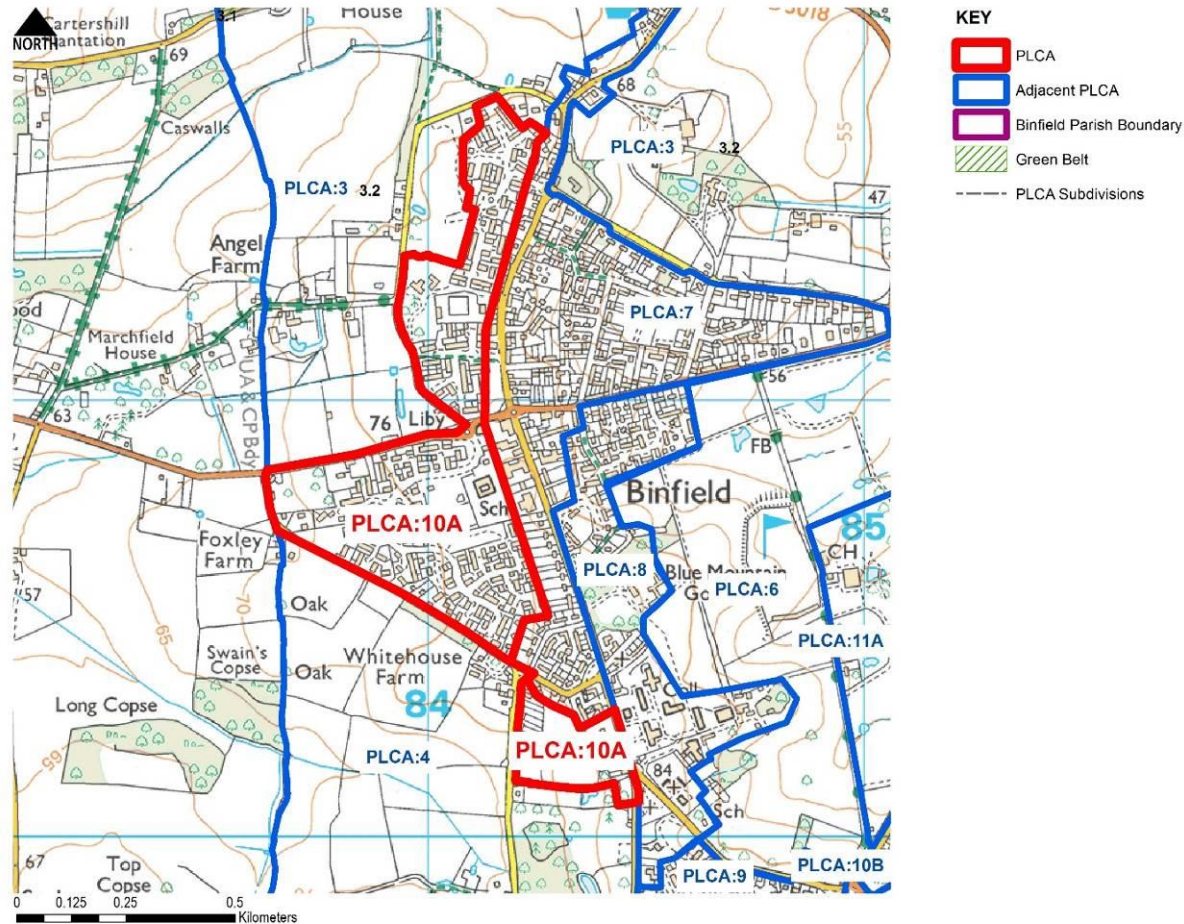
Photo 7: Popeswood Lodge, looking north-east



Photo 8: Villa on London Road, looking south-east

6.10 BINFIELD LANDSCAPE CHARACTER AREA 10A – BINFIELD ESTABLISHED RESIDENTIAL: WEST BINFIELD

Character area map:



6.10.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 10A (PLCA10A) is a residential area on the western side of Binfield largely comprising three substantial modern housing developments built between the 70's and 90's: Stevenson Drive to the north, Knox Green in the centre and Foxley Fields in the south. At the far southern end is an area with 67 recently constructed new homes on land south of Foxley Lane and east of Murrell Hill Lane. PLCA10A is situated between the Binfield and Warfield Clay Farmland landscape character area LCA C1 to the north, west and south (within PLCA3 and PLCA4) and the Binfield Popeswood study Character Area A: Binfield (PLCA7) and Area B: Popeswood North (PLCA8) to the east. The southern boundary follows Foxley Lane and Murrell Hill Lane where it crosses to St Mark's Road following a tree line. The eastern boundary follows St Mark's Road and back gardens of properties within PLCA7. The northern and western boundary follows Wicks Green lane around the Wicks Green recreation field and continues along Forest Road.

Binfield House (Grade II listed), a former historic country house set in areas of lawn and associated walled garden is situated off Wicks Green and has planning permission for a part of the area to be development for housing comprising 24 properties. The area also contains open green spaces a number of which were designed as part of the housing estates, within or at their entrances. Much of the area was farmland divided by hedgerows until the 1980's when development accelerated. The area still retains characteristics which contribute to retaining a rural village character including the rural lanes which bound the area, the green open spaces and mature oak tree lines along former field boundaries that divide areas of housing.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.10.2 Valued Assets

The open spaces at Nash pond and Foxley Fields are designated Local Green Space under the Neighbourhood Plan policy EN4. Binfield House listed building lies within the area. The area contains other key landscape and historic features of value to the character of the townscape as described below.

6.10.3 Development context

No major development sites have been identified within PLCA10A although in places the townscape is at risk from incremental development of either individual plots or merging of adjacent plots. This may include redevelopment of the built form and changes to the boundary treatment and landscape setting of the built form. A large proportion of the areas falls within the settlement boundary. Within the area the settlement pattern is predominately of

large modern housing development with pockets of open space a number of which are identified as Local Green Spaces under the Neighbourhood Plan policy EN4. Binfield House is a large scale listed former country house currently set within extensive lawns with a walled garden. The character of the setting of Binfield House will be dramatically altered in the near future following the implementation of the planning approval for the erection of 24no dwellings within Binfield House Nursery. Other approved application in the area at the time of writing include the approval for the erection of 2no. detached dwellings following the demolition of an existing bungalow at Cwmavon off St Marks Road opposite the junction with Popeswood Road and the area with 67 recently constructed new homes on land south of Foxley Lane and east of Murrell Hill Lane.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.10.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA C1 Binfield and Warfield Clay Farmland / Bracknell Character Area SPD: Binfield (where applicable)

- Historic manor houses sited within remnant parkland landscapes, often hidden from view behind high fences or coniferous boundaries;
- Rural lanes bordered by hedgerows, grass verges and ditches;
- Hedgerows and hedgerow standard oak trees are distinctive features;
- Rural character of villages.

6.10.5 Key Landscape Characteristics and Sensitivities

Natural

- Mature oak hedgerow trees along field boundaries and former field boundaries dividing the modern housing areas and public spaces;
- Wide grass verges within housing areas and bounding rural lanes;
- Ditches along lanes and Nash Pond (within Local Green Space);
- Green open spaces, a number of which are identified Local Green Space, bounded by hedgerows and mature trees (notably oak) with areas of shrub;
- Mature trees set in lawns at Binfield House;
- Well managed hedgerows along roads, fields, lanes (including Wicks Green, Forest Road and Foxley Lane) and defining garden boundaries with a good proportion of garden trees.

Cultural

- Farmland until development commenced from the 1930s along Foxley Lane and Terrace Road South, expanding significantly by 1967 and infilled by 1990. Similar development added to the west side of Terrace Road North, from 1991, with new streets and a green boundary left between these housing estates and Wicks Green;
- Binfield House listed building and grounds – the setting of this former country house will be detrimentally effected by a new development within its grounds, including building within and around associated walled garden;
- Open recreational areas at Foxley Fields and Nash Pond semi enclosed by mature trees and hedgerows some along former field boundaries;
- Pressure from new development given the area’s location within the urban area;
- Rural lanes boarded by hedgerows, grass verges and ditches including Wicks Green, Forest Road, Foxley Lane and Murrell Hill Lane;
- Substantial areas of modern housing areas with lower density housing in larger plots around Wicks Green;
- Public rights of way along Knox Green linking to Wicks Green and connecting along the lane to recreation area at Wicks Green and rights of way crossing open countryside to the north.

Perceptual

- Hedgerows, lines of mature oak within and around the housing areas soften the built form, provide important containment to the built edge and create a sense of enclosure;
- Green open spaces provide a relief to the denser built form and contribute to the distinctive open feel of the area and reinforces the rural village character;
- Numerous lanes boarded by hedgerows, grass verges and ditches close of Binfield urban area retain a strong rural character and provide an important transition to the open rural countryside (including Wicks Green, Forest Road, Foxley Lane and Murrell Hill Lane);
- Binfield House former country house and associated lawns, mature trees and walled garden provides a cultural record of the past and visible time depth within the landscape contributing to the diversity of the area. The setting of Binfield House will soon to be altered by new housing development within its grounds.

6.10.6 Key Visual Sensitivities

Key views into the area are afforded from:

- Surrounding lanes (including Wicks Green, Forest Road, Foxley Lane and Murrell Hill Lane) and public rights of way in close proximity and bounding the area;
- A rural approach along Foxley Lane, Wicks Green, Forest Road and more built up St Marks Road.

Key views out of the area to:

- From edges to surrounding open countryside
- Rare open view from field gate at northern end of Murrell Hill Lane across undulating fields to wooded horizon and rural edge of Wokingham;
- Along the streets from edge of Binfield village to historic features including Binfield Place and associated walls and gate piers.

Key views within the area:

- To and across green open spaces including Nash Pond and Foxley fields with mature tree and hedgerow boundaries;
- Across lawns to Binfield House and walled garden soon to be developed for housing;
- Along the rural lanes of Foxley Lane, Wicks Green, Forest Road and Murrell Hill Lane enclosed by hedge, ditch and tree boundaries;
- To housing set against a back drop of mature oak tree.

6.10.7 Key heritage assets [designated, non designated and HLC]: Table 10A.1

Name	Address	NHLE No.	Designation	Date	Description
Binfield House	Terrace Road North	1390298	Grade II	Late C18th	Brick house, extended with gothic features in C19th, and late C20th.
Binfield House grounds	Terrace Road North	na	na	Late C18th	Grounds around house, diminished from 1871 by 1971.

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is ‘Urban’, with settlement commencing along Terrace Road North and South as mapped on the 1871 edition OS map, and further buildings added over time, including late 20th century development of housing estates along the west side of Terrace Road North and to the west of Terrace Road South.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 10A.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected, could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 10A.2

Name	Sensitivity to change
Binfield House	Set far back from Terrace Road North and Wicks Green, with associated grounds. It is vulnerable to changes required by current owners and also to development along Wicks Green and the road to the east leading to Terrace Road north and Monks Alley to the east, and to vegetation removal, and to separation from its grounds. These would impact upon its setting and reduce its heritage significance.
Binfield House grounds	It is associated with Binfield House. It is vulnerable to changes required by current owners, and to separation from the house, or removal of vegetation, which would reduce its heritage significance.

6.10.8 Key aspects of settlement grain, plot ratio, scale form and massing

- The houses are largely detached and semi-detached small buildings, dating from 1930s, 1960s and 1980s-90s, laid out as estates and continuous development along the streets.

6.10.9 Relationship to Settlement or adjacent open landscape

- Largely consists of modern areas of housing within urban area adjacent to PLCA7 ‘character area’ identified at Binfield-Popeswood within the Bracknell Character Areas SPD 2009;
- Hedgerows, lines of mature oak within and around the housing areas soften the built form, provide important containment to the built edge and create a sense of enclosure;
- Green open spaces provide a relief to the denser built form and contribute to the distinctive open feel of the area and reinforces the rural village character;
- Numerous lanes boarded by hedgerows, grass verges and ditches close of Binfield urban area retain a strong rural character and provide an important transition to the open rural countryside (including Wicks Green, Forest Road, Foxley Lane and Murrell Hill Lane).

6.10.10 Summary of PLCA sensitivity

PLCA10A as a whole is moderately vulnerable to incremental change and inappropriate development that could urbanise the rural village character or alter the character and scale of the townscape setting. Examples include the potential loss of the mature oak tree lines, tree groups, grass verges, green open spaces and hedges. The designation of Local Green Spaces should protect the valued open spaces and associated boundary hedges and mature trees. The rural character of the surrounding lanes are typical of the wider surrounding landscape character and are vulnerable to incremental change.

STRATEGY AND GUIDANCE

6.10.11 Landscape strategy

The strategy for PLCA7 is to conserve and enhance the key landscape and historic features identified for this area. It is equally important to conserve and enhance the character of the rural approaches to PLCA10A and the well-defined natural boundaries to the interface with PLCA3 and PLCA4.

6.10.12 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Conserve the open and rural quality of the landscape west of Binfield;
- Protect the rural character of villages. Avoid urbanizing features that will erode the character;
- Conserve hedgerows;
- Reinststate native hedgerows particularly along roadsides;
- Where new development can be integrated into the landscape, careful siting, design, use of sensitive material and landscape mitigation should be used to minimize the impact on the character and views and to enhance the sense of place;
- Light pollution to be minimised;
- Conserve the listed and historic buildings including manor houses and historic landscape features where they provide historical links with the past.

6.10.13 Development and land management landscape and visual guidance

- Small scale infill development may not be detrimental to the overall character as long as it respects existing building lines and boundary treatments;
- Houses need to relate carefully to the topography and roof lines should reflect this, i.e. stepped roofline;

- Development in this area should be considered together with Character Area A: Binfield and B: Popeswood North, to protect the maintenance of the remaining separate identity of Binfield;
- Existing key views should be retained and new vistas opened up to Nash pond and Foxley Fields;
- Retain the open character of Nash pond and Foxley Fields;
- Retain the rural character of Wicks Green, Forest Road, Foxley Lane and Murrell Hill Lane;
- Protect the setting of Binfield Place and Binfield House;
- Avoid sub-divisions of large gardens for infill development;
- Maintain and add to the tree cover including the lines of mature oak trees within the area;
- Maintain and restore boundary treatments, verges and hedgerows and lines of ditches which contribute the character of each street avoiding urbanizing highways treatments and other features that will erode the character. Restore verges damaged by vehicles.

6.10.14 Heritage guidance

- Retention of Binfield House and grounds, and to ensure the grounds are not further diminished to preserve the setting of the house;
- To ensure any new houses are sympathetic to the scale, form and massing of the existing houses.

6.10.15 Guidance on settlement form and pattern

- To ensure that development does not spread into the neighbouring character areas without being sympathetic to the scale, form, massing, style and materials of the 19th century houses in Binfield, such as those along the west side of Terrace Road South in character area 7, or subsuming the greenspace between this character area and Wicks Green

PLCA10A Photographs [including heritage photographs]



Photo 1. Mature Oak trees, shrubs and open grass at Foxley Fields



Photo 2. Wide grass verges and oak trees along Benetfield Road



Photo 3. Nash Pond



Photo 4. Binfield Place



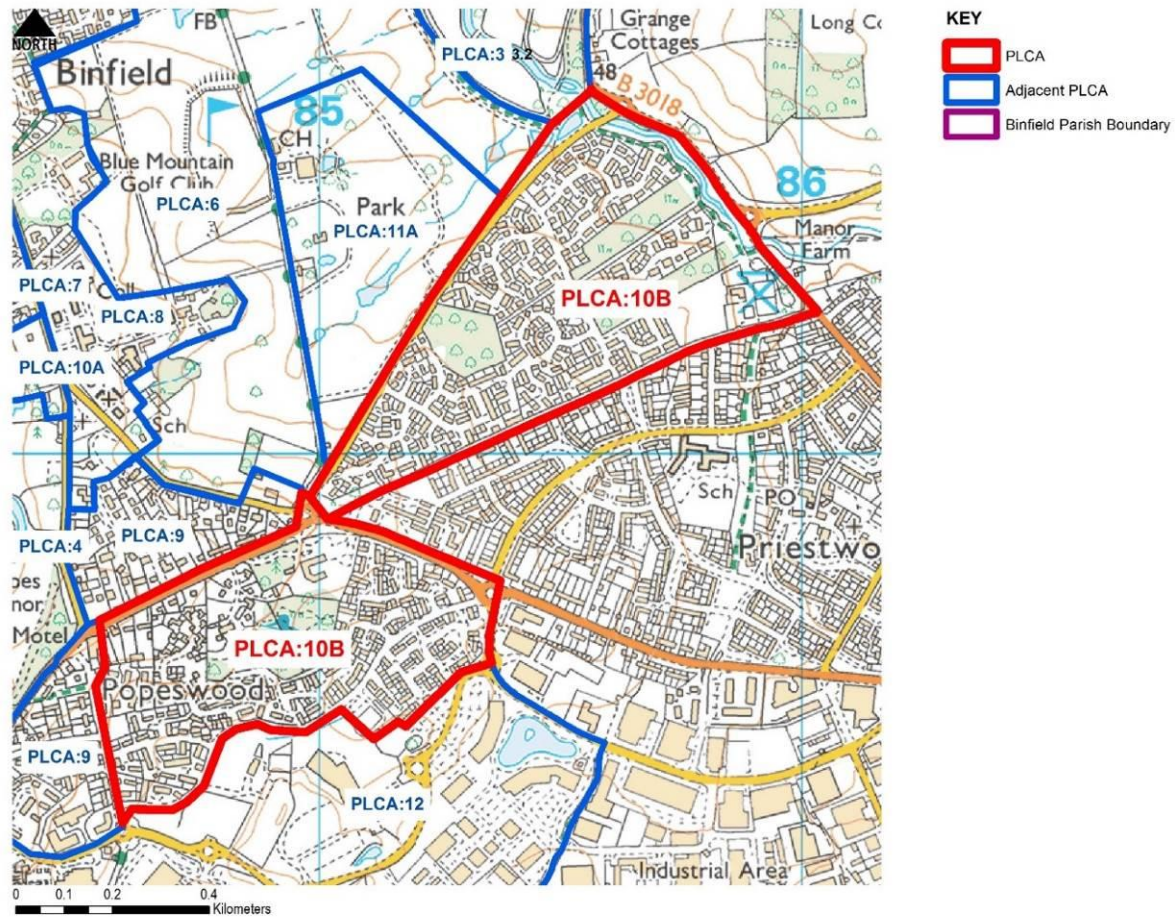
Photo 5. Binfield House



Photo 6. Foxley Lane

6.11 BINFIELD LANDSCAPE CHARACTER AREA 10B – BINFIELD ESTABLISHED RESIDENTIAL: TEMPLE PARK / POPESWOOD

Character area map:



6.11.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 10B (PLCA10B) is a residential area formed of two areas, one to the south and one to the north of London Road, largely dating from 1960s and 1990s. The boundaries are all defined by roads and lanes within and around the edge with Binfield. The southern boundary follows Jock's Lane, Wokingham Lane and Turnpike Road. The western boundary follows Beehive Road, the northern boundary follows London Road and Temple Way and the eastern boundary follows Binfield Road. The southern boundary adjoins the Bracknell built up area and the Binfield commercial area (PLCA12). The northern boundary adjoins the Binfield Popeswood study Character Area C: Popeswood South (PLCA9) to the north and west. To the north lies the Blue Mountain development area and surrounding green infrastructure area and to the east is open countryside beyond Binfield Road.

As well as the large areas of modern housing development the area contains a number of woodland blocks surrounded by housing and an area of detached villas along the south side of London Road set in an area of trees and adjacent to Farley Copse.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.11.2 Valued Assets

Wooded copses are distinctive features and are designated Local Wildlife Sites and Local Nature Reserves. Farley Copse is also designated as a Local Green Space under the Neighbourhood Plan policy EN4. Farley Copse and Temple Copse are semi-natural ancient woodland. Tinkers Copse, Temple Copse and Jocks Copse are also valued assets, operated as SANGs by the Borough. The Cut river (also a Local Wildlife Site) on the eastern boundary is a landscape feature that provides physical, recreational and ecological connections to open countryside to the north to PLCA6, PLCA3 and PLCA2. The area contains other key landscape features of value to the character of the townscape as described below.

6.11.3 Development context

No major development sites have been identified within PLCA10B. The areas fall within the settlement boundary. Within the area the settlement pattern is predominately of large modern housing development with pockets of woodland, one of which (Farley Copse) is identified as Local Green Space under the Neighbourhood Plan policy EN4. The Blue Mountain development area and associated area of surrounding green infrastructure is located adjacent to the east within PLCA11A and PLCA6. Farley Hall set in mature trees and parkland has recently been demolished and replaced by 2no. part three/part four-storey

apartment blocks (under planning permission I4 13/01072/OUT), known as Imperial Square, with a substantial area of the mature tree planting retained and reinforced and a buffer incorporated adjacent to the ancient woodland. The erection of 11 no. terraced and semi-detached houses at Popeswood Garage, accessed off London Road, has recently been completed (under planning permission I4/00858/FUL).

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.11.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA C1 Binfield and Warfield Clay Farmland / Bracknell Character Area SPD: Binfield (where applicable)

- Rural lanes bordered by hedgerows, grass verges and ditches;
- Hedgerow and hedgerow standard oak trees are distinctive features;
- Small deciduous woodlands;
- Underlying clay geology, cut by water courses including The Cut river;
- Topography falls to the east and north east to The Cut river;
- Rural character of villages;
- London Road, a busy arterial route into Bracknell which has its own distinct character that influences the area;
- Large roundabout overlooked by the grounds of Farley Hall and open spaces which contrast strongly with Binfield Popeswood study Character Area C: Popeswood South (PLCA9);
- Binfield Popeswood study Character Area C: Popeswood South (PLCA9) is heavily influenced to the south and east by the urban form of north Bracknell, although the parkland grounds and mature trees of Farley Hall separate the two areas. PLCA9 to the north is defined by larger plots and more substantial buildings along London Road and a number of separate cul-de-sac developments set behind the principal street frontages; and long narrow plots;
- Car dominated environment along London Road, strong boundary treatment in form of walls and planting.

6.11.5 Key Landscape Characteristics and Sensitivities

Natural

- Woodland blocks (Farley Copse, Temple Copse and Jock's Copse) are designated Local Wildlife Site and Local Nature Reserve and Farley Copse and Park Wood Farm are semi natural ancient woodland;

- Farley Copse is also designated and Local Green Space under the Neighbourhood Plan policy EN4;
- Other woodland blocks include Tinkers Copse, Temple Copse and Jocks Copse. These are operated as SANGs by the Borough;
- Mature trees within parkland grounds of Farley Hall;
- Hedgerows along Temple Way and trees lines along The Cut river providing a strong edge to the urban areas;
- Wide grass verges within housing areas and bounding roads;
- Well managed hedgerows along roads, former field boundaries through housing areas and defining garden boundaries with a good proportion of garden trees;
- Small areas of green space often combined with mature trees provides relief to the urban areas (e.g. area to the west of Jock's Lane at junction with Wokingham Road);
- The Cut river (also a Local Wildlife Site) on the eastern boundary is a landscape feature that provides physical, recreational and ecological connections to open countryside to the north to *PLCA6, PLCA3 and PLCA2*.

Cultural

- Farmland and woodland until the construction in the 1880s of Farley Moor house and Farley Hall, two large buildings set in woodland to the south of London Road;
- Detached villas added along the south side of London Road by 1912, with more houses added by 1967 and Farley Copse Farm to the south of Farley Copse;
- By 1991, Turnpike Road created in place of Farley Copse Farm and houses filling in land around the road and north towards Farley Hall and west of Farley Moor, woodland preserved between Farley Hall, Farley Moor and Tippits Mead. Farley Hall was subject of a demolition planning application in 2014;
- Between 1991-2003, houses added to field between Jocks Lane and Temple Way to form housing estate;
- Newbold College historic park and garden lies to the north in *PLCA6*;
- Houses fronting onto London Road east of the junction with Beehive Road are set in long narrow plots;
- Public access into woodlands;
- Pressure from infill development given the area's location within the urban area;
- Walls, hedgerows, grass verges and along roads including London Road, Temple Way and Jock's Lane;
- Public footpath along The Cut river connecting to the footpath north to *PLCA6* along boundary with Binfield Manor;
- There is a clear hierarchy of streets, main roads being London Road, Temple Road and Wokingham Road meeting at Popeswood roundabout ;
- Jock's Lane recreation ground with playground and sports courts.

Perceptual

- Influenced by surrounding open rural landscape to the east and north, soon to be altered by Blue Mountain development (housing and education);
- Woodland, hedgerows, lines of mature trees within and around the housing areas soften the built form, provide important containment to the built edge and create a sense of enclosure;
- Green open spaces provide a relief to the denser built form;
- Jock's Lane retains a rural character and provides an important transition to the less wooded housing areas with Bracknell to the south;
- Farley Hall set within parkland grounds and area of detached villas set within mature trees along the south side of London Road contrasts with the surrounding denser housing areas and provides separation to Character Area C: Popeswood South (PLCA9) and the Bracknell urban area;
- Enclosed character of The Cut river corridor.

6.11.6 Key Visual Sensitivities

Key views into the area are afforded from:

- Busy surrounding roads (London Road, Temple Road and Wokingham Road) and quieter Jock's Lane;
- From housing areas within PLCA9, future Blue Mountain development and adjacent area of green infrastructure (PLCA11A and PLCA6), and Bracknell to the south.
- Industrial area to south (PLCA12);
- Open countryside to the east beyond Parish boundary.

Key views out of the area to:

- To Blue Mountain development and adjacent area of green infrastructure (PLCA11A and PLCA6) from northern edge;
- Farley Wood Centre Local Green Space and industrial area within PLCA12 from southern edge;
- Housing within PLCA9 from northern and western edge.

Key views within the area:

- Along streets to woodland blocks within area;
- To mature trees around Farley Hall (recently redeveloped for housing);
- Across pockets of green open spaces often in combination with mature trees;
- Along the roads and lanes bounded by walls, hedgerows and grass verges including London Road, Temple Way and Jock's Lane;
- To housing set against a back drop of mature trees.

6.11.7 Key heritage assets [designated, non designated and HLC]: Table 10B.1

Name	Address	NHLE No.	Designation	Date	Description
Farley Moor	London Road	na	na	Late C19th	1880s house built within woodland
Farley Copse	London Road	na	Local Nature Reserve	na	Ancient woodland
Temple Copse	Temple Way	na	Local Nature Reserve	na	Ancient coppiced woodland
Tinkers Copse	Temple Way	na	Local Nature Reserve	na	Ancient coppiced woodland
Jock's Copse	Temple Way	na	Local Nature Reserve	na	Ancient coppiced woodland

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016 has revealed that the historic character of this area is 'Urban'.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 10B.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 10B.2

Name	Sensitivity to change
Farley Moor	The site is due to be developed, which may lead to its alteration or demolition and separation from Farley Copse, which would impact upon its setting and reduce its heritage significance.
Farley	Protected site, associated with Farley Moor. It is vulnerable to encroachment of housing and to development of Farley Moor, which would impact upon its

Copse	setting and reduce its heritage significance.
Temple Copse	Protected site, associated with other copses, but vulnerable to encroachment of housing, which would reduce its heritage significance.
Tinkers Copse	Protected site, associated with other copses, but vulnerable to encroachment of housing, which would reduce its heritage significance.
Jock's Copse	Protected site, associated with other copses, but vulnerable to encroachment of housing, which would reduce its heritage significance.

6.11.8 Key aspects of settlement grain, plot ratio, scale, form and massing

- The houses are largely detached and semi-detached small buildings, largely dating from 1960s and 1990s, laid out in estates and continuous development along the streets.

6.11.9 Relationship to Settlement or adjacent open landscape

- Largely consists of modern areas of housing within urban area adjacent the Binfield Popeswood study Character Area C: Popeswood South (PLCA9);
- Hedgerows, woodland and tree lines within and around the housing areas soften the built form, provide important containment to the built edge and create a sense of enclosure;
- Small green open spaces and woodland blocks provide relief to the denser built form and contribute to the distinctive character of the area
- Jock's Lane retains a rural character and provides an important transition to the less wooded housing areas with Bracknell to the south;
- Dense housing with the area contrasts with the open landscape to the east and north (soon to be altered by Blue Mountain housing and education area).

6.11.10 Summary of PLCA sensitivity

PLCA10B as a whole is moderately vulnerable to incremental change and inappropriate development that could alter the character and scale of the townscape setting. Examples including the potential loss of the mature tree lines, tree groups, grass verges, green open spaces and hedges; encroachment into and impacts on woodland blocks; and loss of vegetation along The Cut river corridor. The designation of Local Green Spaces, Local Nature Reserves,

Local Wildlife Sites and ancient woodland should protect the valued woodland blocks and The Cut river corridor. The woodland blocks and the rural character of Jock's Lane, although surrounded by housing, retain typical characteristics of features in the wider surrounding landscape character area and are vulnerable to incremental change.

STRATEGY AND GUIDANCE

6.11.11 Landscape strategy

The strategy for PLCA10B is to conserve and enhance the key landscape characteristics within the area notably the woodland blocks and The Cut river corridor which contribute to the distinctive character of the area and provide important recreation and ecological areas.

6.11.12 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Protect the rural character of villages. Avoid urbanizing features that will erode the character;
- Conserve hedgerows;
- Reinstate native hedgerows particularly along roadsides;
- Protect and manage woodland blocks and standard trees to ensure their survival;
- Where new development can be integrated into the landscape, careful siting, design, use of sensitive material and landscape mitigation should be used to minimize the impact on the character and views and to enhance the sense of place;
- Light pollution to be minimised;
- Protect the biodiversity, scenic value and naturalistic character of The Cut river corridor.

6.11.13 Development and land management landscape and visual guidance

- Small scale infill development may not be detrimental to the overall character as long as it respects existing building lines and boundary treatments;
- Houses need to relate carefully to the topography and roof lines should reflect this, i.e. stepped roofline;
- Development in this area should be considered together with Character Area C: Popeswood South, to protect the maintenance of the remaining separate identity of Binfield;
- Retain the woodland blocks, tree lines and hedges along roads and within housing area particularly where they can provide screening/containment to the urban edge – identifying opportunities for Tree Preservation Orders where necessary;

- Avoid encroachment into woodland notably at Farley Copse;
- Ensure the wildlife value of the area is protected and enhanced including ancient woodland, nature reserves and local wildlife sites;
- Retain the rural character of Jock's Lane;
- Retain mature trees around Farley Hall;
- Avoid sub-divisions of large gardens for infill development;
- Maintain and add to the tree cover;
- Maintain boundary treatments, verges and hedgerows which contribute the character of each street;
- Consider the potential impact of new development on the setting Newbold College historic park and garden lies to the north in *PLCA6*.

6.11.14 Heritage guidance

- To ensure any new houses are sympathetic to the scale, form and massing of the existing houses and to respect the remaining setting of Farley Moor house;
- Retention of surviving historic fabric of Farley Moor house;
- Retention of Farley Copse as remnant of ancient woodland and to retain setting of Farley Moor;
- Retention of Tinkers Copse, Jock's Copse and Temple Copse to retain remnant of ancient woodland.

6.11.15 Guidance on settlement form and pattern

- To ensure that development does not spread into the remaining woodland of the protected woodland copse nature reserves.

PLCA10B Photographs



Photo 1. The Cut river



Photo 2. Jock's Lane



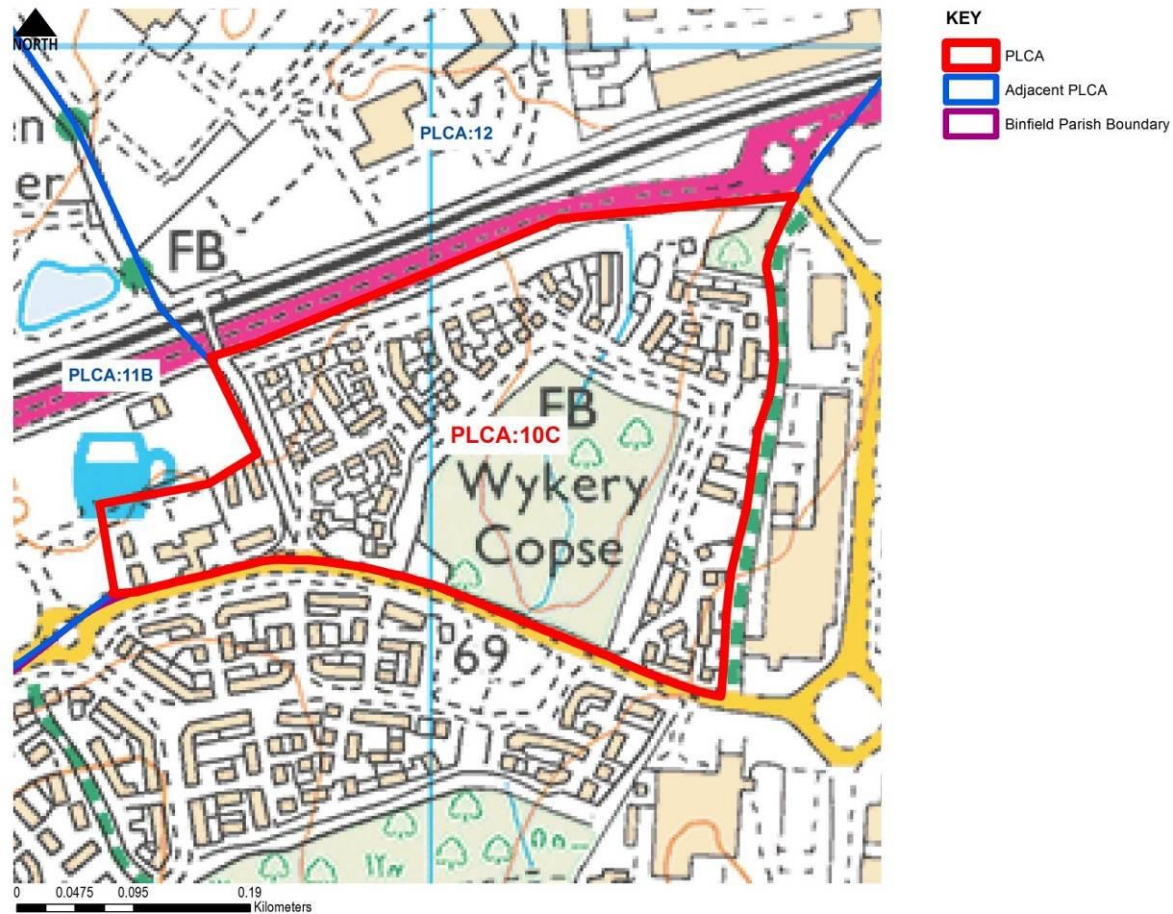
Photo 3. Views down roads to woodland blocks



Photo 4. House set in mature trees adjacent to Farley Wood off Golden Orb Wood

6.12 BINFIELD LANDSCAPE CHARACTER AREA 10C – BINFIELD ESTABLISHED RESIDENTIAL: WYKERY COPSE

Character area map:



6.12.1 Landscape Character Area Overall Description

PLCA10C is a modern housing estate centred on Wykery Copse. It does not lie within either a character area under the SPD 2008 or within a landscape character area under the BLCA 2015. Most of the historic landscape or townscape has been lost with the exception of the retention of some historic and landscape features described below.

PLCA10C is bounded by the Parish boundary and footpath, Langton Lane, to the east and by the Parish boundary and Peacock Lane to the south. Beyond these boundaries lie extensive modern commercial development to the east; and modern residential development to the south within Jennetts Park. The northern boundary follows the A329 with the railway line and large scale commercial area of PLCA12 to the north. The western boundary abuts PLCA11B. This area is currently open grass and scrub land which is allocated for development.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.12.2 Valued Assets

PLCA10C includes two Grade II listed buildings associated with the former Peacock Farmhouse, now Peacock Farm pub and restaurant. Wykery Copse is an area of Ancient Woodland and a SSSI. The area contains other key landscape and historic features of value to the character of landscape as described below.

6.12.3 Development context

PLCA10C has undergone extensive redevelopment in the last 10 years although patches of land remain to be completed between the Peacock Farm PH and the A329. The land lying to the north, south and east of PLCA10C is now well established except within PLCA11B which is subject to major strategic mixed development (Amen Corner South). The land to the west up to the Viga Way roundabout has yet to be developed.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.12.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: Easthampstead Wooded Estate LCA GI

The nearest LCA is Easthampstead Wooded Estate LCA GI 150 to 200m to the west in PLCA5. Because of this proximity PLLCA10C is influenced to some degree by the character of this LCA. Relevant key characteristics are as follows:

- Undulating landform;
- Part of the extensive Medieval Windsor Forest with a well wooded character (Big Wood) visible from PLCA10C;
- Mix of parkland, agricultural fields (now a Country Park) bounded by hedgerows;
- Contrast with the built area of Bracknell retaining a sense of relative tranquillity;
- Small deciduous woodlands, often prominent in the view (Big Wood).

There are no key characteristics from Bracknell Character Area SPD which are of relevance to PLCA10C.

6.12.5 Key Landscape Characteristics and Sensitivities

Natural

- The Ancient Woodland and SSSI at Wykery Copse and its landscape buffer;
- Tree belt along the Parish boundary and footpath Langton Lane to the east;
- Tree belt along part of the A329 which screens the road and filters noise and air pollution.

Cultural

- The popular pub and restaurant at Peacock Farm;
- Heritage significance of the Grade II listed buildings of the former Peacock Farmhouse at Peacock Farm;
- Recreational opportunities within Wykery Copse.

Perceptual

- Dense modern housing within a wider estate contained within mature tree cover;

- Sense of a transitional character with some parts of PLCA10C unfinished to the north of Peacock Farm;
- Mainly urban influences on the setting of PLCA10C;
- Good level of pedestrian as well as vehicular accessibility to area.

6.12.6 Key Visual Sensitivities

Key views into the area are afforded from:

- Peacock Lane and Jennetts Park development;
- Langton Lane, mainly in winter;
- Major highway infrastructure and gateway to Bracknell from the west.

Key views out of the area to:

- Big Wood forming the back drop to views to the west;
- Housing rising up Jennetts Park to the south;
- Tree lined railway line to the north which screens PLCAs 11B and 12;
- Commercial buildings west of Lovelace Road.

Key views within the area:

- Local focal points include Wykery Copse and Peacock Farm PH.

6.12.7 Key heritage assets [designated, non designated and HLC]: Table 10C.1

Name	Address	NHLE No.	Designation	Date	Description
Peacock Farmhouse	Peacock Lane	1390345	Grade II	Late C16th	Late 16th century farmhouse with attached outbuilding, part timber framed, old tile gabled roof with catslide roof
Outbuildings and barn east of Peacock Farmhouse	Peacock Lane	1390346	Grade II	Late C16th	Late 16th and early 18th century part timber framed barn of five bays with later aisled and hipped midstrey
Wykery Copse	Peacock Lane	na	SSSI	na	Broadleaved ancient woodland

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016 has revealed that the historic character of this area is ‘Urban’.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 10C.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 10C.2

Name	Sensitivity to change
Peacock Farmhouse	Was derelict, converted to public house in 2014, set to east of an industrial estate now gone, setting may be enhanced by sensitive development. Associative heritage value as grouped with the outbuildings and barn. Demolition or separation of these buildings would reduce the setting and heritage significance of the building and should be avoided.
Outbuildings and barn east of Peacock Farmhouse	Was derelict, converted to public house in 2014, set to east of an industrial estate now gone, setting may be enhanced by sensitive development. Associative heritage value as grouped with the farmhouse. Demolition or separation of these buildings would reduce the setting and heritage significance of the building and should be avoided.
Wykery Copse	Protected site, associated with other copses, but vulnerable to encroachment of housing, which would reduce its heritage significance.

6.12.8 Key aspects of settlement grain, plot ratio, scale, form and massing

- The houses around Wykery Copse are detached and semi-detached small buildings, largely dating from 2008-2010, laid out in estates and continuous development along the streets;

- Houses set back from A329 by Sustainable Urban Drainage System.

6.12.9 Relationship to adjacent open landscape

- Intervisibility with the open landscape is limited to views of Big Wood and the Country Park;
- Woodland in PLCA10C reflects the pattern of woodland found to the west.

6.12.10 Relationship to Settlement

- Perception of being enveloped within the town of Bracknell;
- PLCA10c is typical of modern 21st century housing and shares this with Jennetts Park to the south;
- Strong contrast with the older and commercial built form which immediately adjoins the area to the east;
- Sense that divorced from the southern built up part of the Parish lying north of the railway line.

6.12.11 Summary of PLCA sensitivity (including extent to which PLCA is representative of the wider LCA)

PLCA10C as a whole is a modern townscape which has retained key features from its landscape and historic past. It is now largely well-established but retains areas that have yet to be completed. Like much of the Parish, the integration of development and conservation of local character is highly dependent on the maintenance of the existing mature tree stock and new large scale tree planting.

STRATEGY AND GUIDANCE

6.12.12 Landscape strategy

The strategy for PLCA10C is to conserve and enhance the historic buildings and ecological assets of the area. Wherever possible intervisibility with the woodland and tree cover beyond the area should be conserved and enhanced.

6.12.13 Development and land management landscape and visual guidance

- Conserve and enhance the landscape settings of the heritage assets and Wykery Copse;
- Protect and retain all mature tree cover in the area;
- Plan for new tree planting belt along the south side of the A329 to screen the highway infrastructure;
- Ensure that any new built form respects the character of the Grade II listed buildings;
- Enhance the landscape setting to Peacock Farm PH;
- Ensure that any development to the west in PLCA11B respects the setting of the listed buildings and does not detract from the character of the residential areas;
- Maintain views to Wykery Copse and Big Wood;
- Maintain and enhance the interface between Peacock Farm and Peacock Lane.

6.12.14 Heritage guidance

- To ensure any new houses built on development site to east of Peacock Farmhouse, barn and outbuildings are sympathetic to the scale, form, massing, materials and style of the farm buildings and improve their setting, and do not cause separation of the buildings;
- Retention of Wykery Copse as remnant of broadleaved ancient woodland and as open space amongst the housing.

6.12.15 Guidance on settlement form and pattern

Specific attention should be given to:

- Avoiding a form of development on the edge of PLCA10C, within PLCA11B, which would be out of keeping with the domestic scale of the residential areas at Wykery Copse and within the adjacent Jennetts Park?

PLCA10C Photographs [including heritage photographs]



Photo 1: View from Peacock Farm PH car park of undeveloped area to A329 and the tree cover along the southern boundary of the railway line



Photo 2. Sustainable Urban Drainage System and houses south of the tree lined A329



Photo 3. Wykery Copse as seen from the new housing to the north



Photo 4. Machine barn of Peacock Farm, looking west



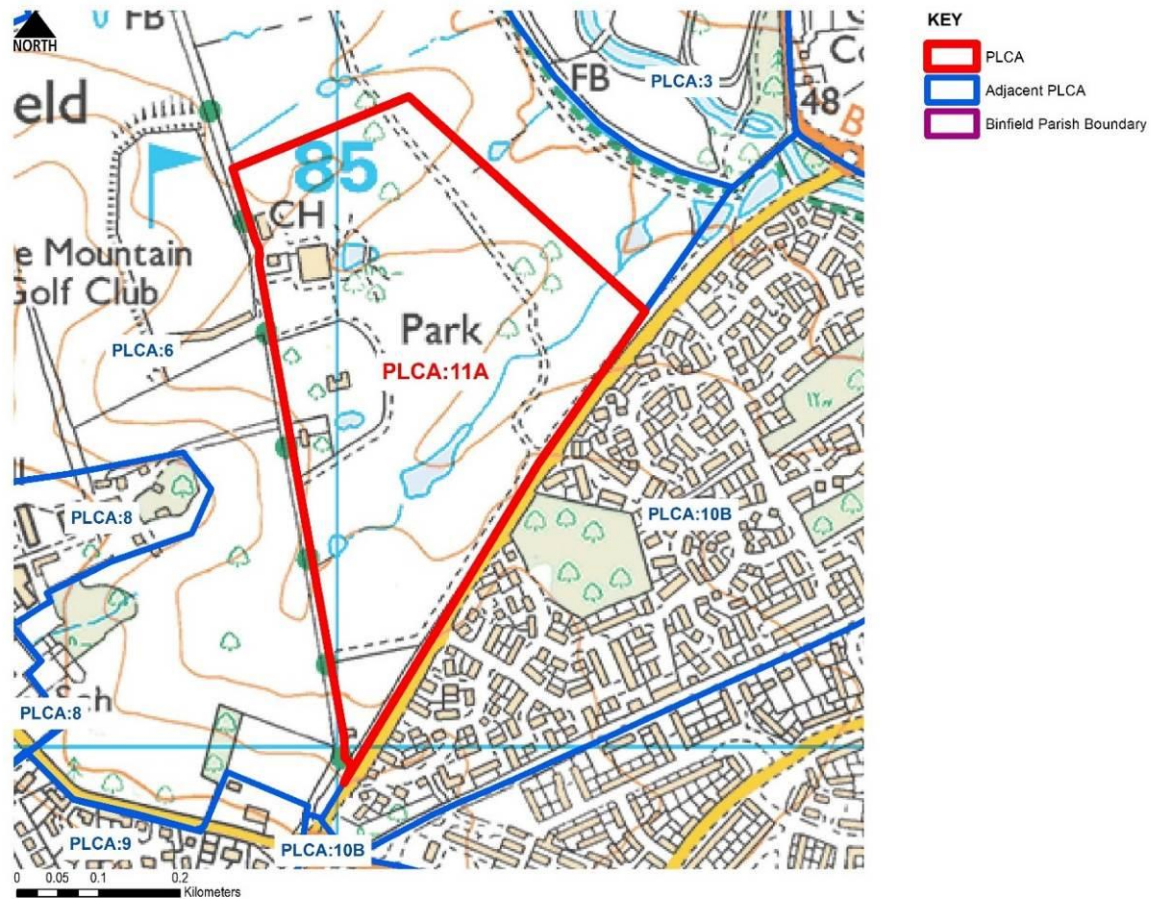
Photo 5. Site of previous industrial estate to east of Peacock Farm, looking south-west



Photo 6. Peacock Farmhouse and outbuildings, looking south-west

6.13 BINFIELD LANDSCAPE CHARACTER AREA 11A – BINFIELD MODERN EMERGING RESIDENTIAL/MIXED DEVELOPMENT (BLUE MOUNTAIN)

Character area map:



6.13.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 11.A (PLCA 11A) falls within the Binfield urban area and currently comprises an area of golf course and Club House. Wood Lane defines the area's western boundary and Temple Way defines the area's south east boundary adjacent to the Binfield urban area in PLCA 10B. The eastern boundary cut through the golf course and the northern boundary crosses the open golf course following the new settlement boundary.

The entire area has been allocated for mixed use development in the Bracknell Forest Local Plan with planning approval for up to 400 dwellings and a 'Learning Village' with SANG, sports provision and sports facilities within PLCA 6. This means the character of PLCA 11A will be considerably altered in the near future from what is currently an area of golf course containing groups of trees and mature trees along remnant field boundaries. The area is generally well contained by hedges and trees with a strong hedgerow and mature hedgerow trees along Temple Way and Wood Lane. Clipped hedges along the northern end of Wood Lane allow views into the area. Gently undulating landform with scattered ponds sloping eastwards towards the River Cut valley. Some mid-distant views across the golf course to trees and woodland adjacent to Binfield urban edge and across open landscape to low wooded hills to the east.

Overall the existing tree, hedgerow and woodland framework within and surrounding the area provide containment and a framework for the new development to build upon. Opportunities for the site layout of the new development to take cues from the cohesive surrounding wider rural landscape character will aid in building a strong sense of place.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.13.2 Valued Assets

The value of the area is currently acknowledged in the Bracknell Character Area SPD as an open landscape which heavily influences and provides a strong contrast to urban edge of Binfield and Bracknell and contributes to the approach to Binfield. Existing trees and hedgerows which bound the new Blue Mountain development are important in contributing to the containment of the new development and provide a framework for mitigation planting to build upon. The area contains other key landscape and historic features of value described below.

6.13.3 Development context

The entire area forms part of strategic Blue Mountain mixed use development area. At the time of writing outline planning approval had been granted by the LPA for up to 400 dwellings, a community facility and sports provision and fulling planning permission for a ‘Learning Village’ and SANG covering PLCA6 and PLCA11B. The proposed SANG will be located in the eastern area of PLCA6, the sports facilities and provision in the northern area of PLCA6 with the housing area and ‘Learning Village’ located within PLCA11A. The proposed development includes play areas, a SUDs scheme with the majority of the ponds retained, some tree planting retained within the development and much of the boundary hedges retained along Temple Way and Wood Lane with supplementary planting proposed. Vehicular access to the housing area will be from Temple Way.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.13.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA C1 Binfield and Warfield Clay Farmland

PLCA11A does not fall within a Bracknell Landscape Character Assessment character area; however the western, northern and eastern edges abut LCA C1 Binfield and Warfield Clay Farmland which contributes to the setting of PLCA11A. Relevant key characteristics are as follows:

- Underlying clay geology, cut by water courses including The Cut river (to east) creating a gently undulating landform with mid-distant views to low ridgelines and wooded horizons;
- Well-managed hedgerows;
- Historic manor houses sited within remnant parkland landscapes, often hidden from view behind high fences or coniferous boundaries (nearby to east and west);
- Rural lanes bordered by hedgerows, grass verges and ditches.

6.13.5 Relevant Integrated Key Characteristics from Bracknell Character Area SPD: Binfield

PLCA11A is in close proximity to Area A, B and C of the Binfield – Popeswood study area. The relevant characteristics have therefore been included in the detailed sections below. The settlement pattern of the adjacent village core is based around a historic route along the ridge line, with secondary routes running eastwards down the hill.

6.13.6 Key Landscape Characteristics and Sensitivities

Natural

- Clusters of trees and tree groups: provide a valued visual buffer between the new urban area and existing urban areas of Temple Park, Popeswood North and South and Binfield North;
- Hedgerows and hedgerow trees are a local distinctive feature providing biodiversity links including along Wood Lane, Temple Way;
- Adjacent copse to the south east beyond Temple road is a local nature reserve, local wildlife site and ancient woodland;
- Tree groups, tree belts and individual trees across and adjacent to golf course including mature tree along remnant historic field boundaries;
- Hedgerows with mature trees along roads including Wood Lane and Temple Way;
- Gently undulating landform sloping eastwards;
- Numerous ponds and ditches within golf course.

Cultural

- Entire area forms part of a strategic mixed development area with planning permission for housing and educational facilities;
- Nearby Parkland and garden features associated with Newbold College Registered Park and Garden to the west and Binfield Manor to the east have intervisibility with the Blue Mountain development;
- Adjacent and nearby public rights of way provide recreational links across the area which can connect to new proposed recreational area.

Perceptual

- Wood Lane boarded by hedgerows, grass verges and ditches retains a strong rural character;
- Dense hedgerows and tree belts provide containment to the southern and eastern area, more open to the north and east;
- New Blue Mountain development will replace the current golf course;
- To the east of the area there is strong intermingling between the urban form of Binfield and the open landscape around it;
- Within the context of the area historic buildings, parkland and historic features provides a cultural record of the past and visible time depth within the landscape contributing to the diversity of the area;
- Access by public right of way along Wood Lane and continuing northwards along track and adjacent to Binfield Manor along eastern edge.

6.13.7 Key Visual Sensitivities

Key views into the area are afforded from:

- Public right of way to the east adjacent to Binfield Manor parkland with potential views from the parkland in winter;
- Temple Way, Forest Road and Wood Lane;
- Landscape gaps between the buildings within Binfield urban to the east allow views out of the area over the new Blue Mountain development;
- From Newbold College Registered Park and Garden and listed buildings.

Key views out of the area to:

- Mid-distant from western edge views across undulating pasture to trees and woodland adjacent to Binfield urban edge including across Newbold College Registered Park and Garden and listed parkland garden features including garden walls and colonnades;
- Across open landscape to low wooded hills to the east;
- Registered description for Newbold College Registered Park and Garden notes views extending east over PLCA IIA towards low wooded hills;
- Open views to Newbold College Registered Park and Garden are afforded from Wood Lane.

Key views within the area:

- Along the rural lanes including Wood Lane enclosed by hedge, ditch and tree boundaries.

6.13.8 Key heritage assets [designated, non designated and HLC]: Table IIA.1

Name	Address	NHLE No.	Designation	Date	Description
Park Farm fields	Wood Lane	na	na	C19th	Site of Park Farm fields

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016 has revealed that the historic character of this area is ‘Urban’, despite being remnants of Park Farm’s fields, dating from at least the 19th century.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 11A.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected, could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 11A.2

Name	Sensitivity to change
Park Farm fields	The fields are currently within the golf course grounds, which have retained long views of open land, but have altered the character from arable land. They are vulnerable to forthcoming development proposals for the Blue Mountain scheme, which may lead to the removal of the Park Farm buildings and the fields, for a proposed learning complex and the local planning authority may require the recording of these buildings prior to their removal.

6.13.9 Key aspects of settlement grain, plot ratio, scale, form and massing

- Contains the clubhouse and other buildings to the west of Wood Lane, dating to the use of the land as a golf club, otherwise open fields.

6.13.10 Relationship to Settlement or adjacent open landscape (drawing on Bracknell Character Area SPD: Binfield)

- Once area is developed for housing it will be strongly related to the settlement area to the south within *PLCA10A*;
- The nearby series of large institutional buildings set in generous grounds on the east side of Terrace Road South within *PLCA:8* are flanked by tree belts, tree groups and pasture with denser modern housing to the north and southeast; Binfield Manor Parkland and River Cut lie to the east contained by trees and woodland;
- Planning approval has been granted for formal (sports facilities) and informal recreation areas (*SANG*) to the north and east of the area within *PLCA6*. These areas and the remaining open rural areas will continue to provide an important area of green infrastructure and an important landscape setting to Binfield including parkland and the gently undulating small to medium sized pasture defined by strong hedgerow boundaries with mature trees;
- The surrounding open landscape of the *PLCA6* is important to maintaining the separate identity of the surrounding *PLCA*'s (*PLCA7*, *PLCA8* and *PLCA9*) and new Blue Mountain housing area;
- The open pasture fields to the west within *PLCA6* form part of and contribute to the setting of Newbold College Registered Park and Garden.

6.13.11 Summary of PLCA sensitivity (including extent to which PLCA: IIA is representative of the wider LCA)

The entire area of PLCA IIA has been allocated for mixed use development in the Bracknell Forest Local Plan with planning approval for up to 400 dwellings and a ‘Learning Village’ with SANG, sports provision and sports facilities within *PLCA6*. This means the character of PLCA IIA will be considerably altered in the near future from what is currently an area of golf course containing groups of trees and mature trees along remnant field boundaries.

STRATEGY AND GUIDANCE

6.13.12 Landscape strategy

The strategy for PLCA IIA is to conserve and enhance the rural character of the area ensuring valued features and characteristic of the landscape identified for this area are protected in the future development; ensure the Blue Mountain development respects the setting of the adjacent historic parklands; and enhance green infrastructure. In addition to the list of heritage assets this includes the historic group value of Wood Lane, boundary treatment, mature tree cover, hedgerows, ditches and ponds. It is equally important to conserve and enhance the character of the rural approaches to Binfield and the well-defined natural boundaries that interface with the adjacent character areas.

6.13.13 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Protect the biodiversity, scenic value and naturalistic character of The Cut river corridor (adjacent to the east);
- Protect remnant mature and standard trees;
- Conserve and manage hedgerows as important wildlife habitats and landscape features, as well as the links they provide ecologically and visually across the landscape including in highly visible locations such as along roadsides. Ensure oak standards grow up to form hedgerow trees;
- Conserve and enhance parkland landscapes and associated features and their settings;
- Plan for increased enjoyment of the landscape through provision of interpretation [e.g. interpretation and signage boards] where appropriate, and enhancing historic links with parkland landscapes and buildings;
- Restore and enhance ponds for wildlife;
- Plan for the successful integration of new woodland planting by reflecting existing patterns which tend to be irregular and sinuous shapes following contours. New woodland planting should be of appropriate native species;
- Improved access to The Cut for recreation;

- Plan for the successful integration of potential new development in the landscape through sensitive design and siting, particularly of large scale buildings or structures. Consider potential impacts on landscape character and views, and plan to minimize these through careful siting, design, (e.g. appropriate scale of building), sensitive materials and use of landscape mitigation to enhance sense of place. Light pollution from new developments should be minimised.

6.13.14 Development and land management landscape and visual guidance

- Seek opportunities to increase and enhance public access links and areas including links to recreation areas and access to The Cut river;
- Conserve setting of Binfield Manor’s parkland landscape to the east and Registered Park and Garden (RPG) to the west;
- Conserve and strengthen the existing hedge network, seek opportunities to reinstate historic hedgerow boundaries and ensure oak standards grow up to form hedgerow trees– identifying opportunities for Tree Preservation Orders where necessary;
- Ensure new development is sensitively integrated into the landscape with landscape mitigation to enhance sense of place including providing a strong planted edge to Wood Lane to protect the setting of the Newbold College Registered Park and Garden and listed buildings and the separate identity of the Binfield SPD character areas. Provide landscape mitigation in the eastern area and adjacent to IIB to mitigate impact views from the public rights of way and parkland setting of Binfield Manor and parkland;
- Ensure proposed tree planting is considered at the outset of any proposed site layout to ensure adequate space (including rooting space – particularly in hard landscaping) is allowed for them to flourish;
- Encourage drainage proposals to be based on SUDs principles, particularly where they can provide ecological enhancements and amenity value, carefully integrated into landscape proposals;
- Generous hedge and tree planting to be included on the outer edge of any development;
- Conserve the enclosed character of Wood Lane;
- Break up the existing and any new built form with tree planting;
- Conserve views to wooded horizons;
- Consider the impact of new development on views from the village including from Newbold College Registered Park and Garden and listed buildings and from hills in the locality;
- Conserve the views from lanes across pasture fields including around the village edges and to Newbold College Registered Park and Garden and listed buildings
- Consider the potential effects of the proposed development on views from the footpath along eastern edge of Binfield Manor and Forest Road and on the setting of the Binfield Manor and Parkland. Provide landscape mitigation in the eastern area and adjacent to IIB to mitigate the impact on views from the public rights of way and parkland setting of Binfield Manor and its parkland.

6.13.15 Heritage guidance

- The character area contains the remnants of the Park Farm land, which formed part of a backdrop to the grounds of Newbold College (RPG). The proposed Blue Mountain development should provide mitigation for the possible impact of the proposed new buildings on the setting of the RPG.

6.13.16 Guidance on settlement form and pattern

- The Blue Mountain golf club is due to be developed for housing and amenities, which should respect the scale, massing, materials and styles of the surrounding late 19th century buildings of Character Areas 7, 8 and 9 rather than the modern styling of houses in area 10.

PLCA: IIA Photographs [including heritage photographs]



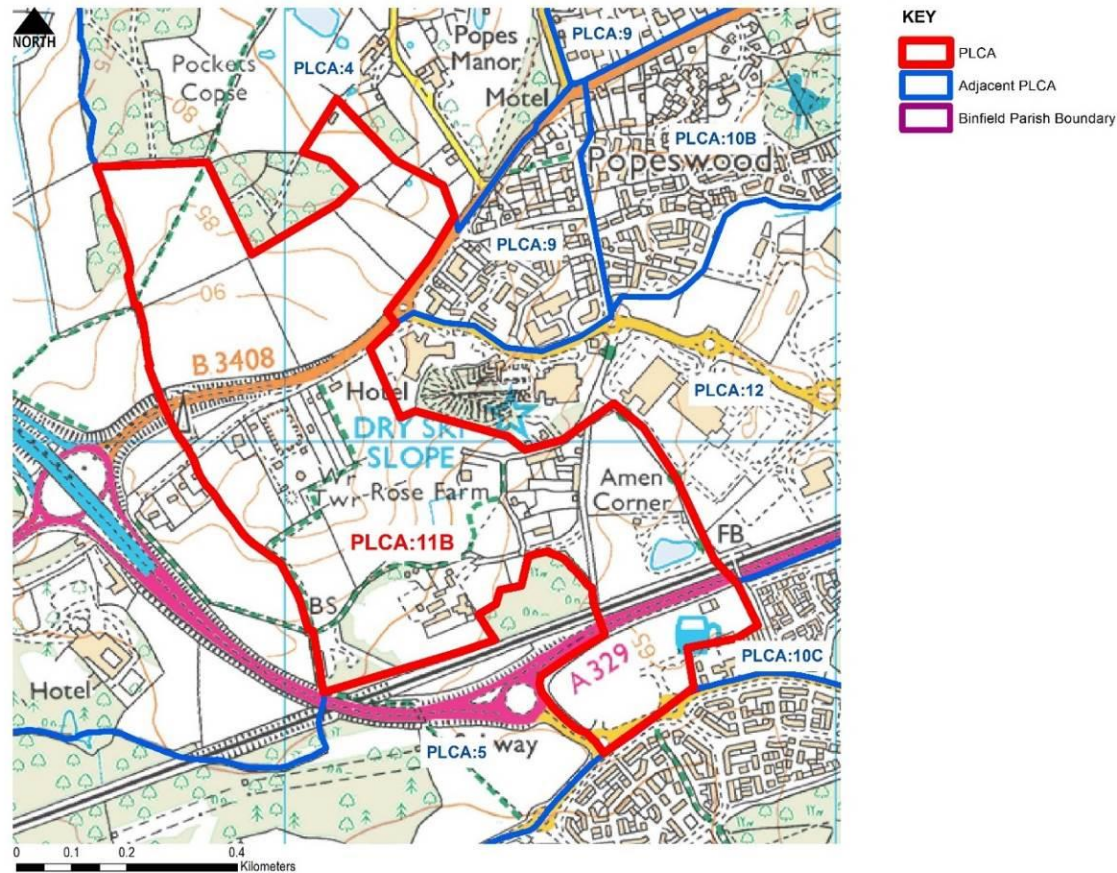
Photo 1. View from Wood Lane across golf course to low wooded hills to the east



Photo 2. Rural character of Wood Lane

6.14 BINFIELD LANDSCAPE CHARACTER AREA 11B – BINFIELD MODERN EMERGING RESIDENTIAL/MIXED DEVELOPMENT (AMEN CORNER NORTH AND SOUTH AND WEST OF JENNETTS PARK)

Character area map:



6.14.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 1 IB (PLCA 1 IB) falls within the Binfield urban settlement area. The northern boundary of PLCA 1 IB follows the edge of woodland copses and field boundaries within *PLCA 4*. The eastern edge runs along London Road and adjoins the residential area within Binfield Popeswood Character Area C: Popeswood South (*PLCA 9*) and the Binfield commercial area (*PLCA 12*) and crosses the A329. The southern boundary skirts the edge of a recently built housing estate at Jennetts Park and Peacock Farm to the south of the A329 and follows the edge the railway line. The western boundary follows the parish boundary where it adjoins Wokingham Borough Council's boundary following field boundaries. To the south west lies open grassland within the Jennetts Country Park and woodland (Big Wood).

The majority of the area has been allocated for mixed use development in the Bracknell Forest Local Plan with planning applications approved for the area to the north of London Road known as Amen Corner North and a current application pending decision (at the time of writing) to the south of London Road known as Amen Corner South. This means the character of PLCA 1 IB will be considerably altered in the near future from what is currently an area of large scale regular arable fields and small scale pasture fields to the north of London Road and an area of degraded character to the south comprising a mixed area of businesses use, irregular fields, tree belts, scrub and low density groups of houses between the industrial area and the railway line.

Overall the strong tree and woodland framework within and surrounding the area provide containment and a framework for new development to build upon. Opportunities for the site layout of the new development to take cues from the cohesive surrounding rural landscape character will aid in unifying and enhancing the landscape character of PLCA 1 IB and building a strong sense of place.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.14.2 Valued Assets

PLCA 1 IB includes a row of terraced houses and The Cottage (identified by this study as non-designated heritage assets) along South View. The area contains other key landscape and historic features of value to the character of landscape as described below.

6.14.3 Development context

Planning permission has been granted or is pending decision for substantial areas of mixed use development covering the majority of the area. The south east corner will be developed for a new area of commercial development.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.14.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA C1 Binfield and Warfield Clay Farmland

PLCA.I IB does not fall within a Bracknell Landscape Character Assessment character area, however the northern edge and part of the eastern edge abuts LCA C1 Binfield and Warfield Clay Farmland which contributes to the setting of PLCA.I IB. Relevant key characteristics are as follows:

- A farmed, working landscape of medium to large sized fields of mixed arable and pasture, and smaller fields around the edges of villages;
- Small deciduous woodlands and well-managed hedgerows provide rhythm and emphasis to views across landscape;
- Quiet and rural character with limited scattered settlement well integrated into the landscape;
- Historic manor houses sited within remnant parkland landscapes, often hidden from view behind high fences or coniferous boundaries;
- Rural lanes bordered by hedgerows, grass verges and ditches.

6.14.5 Key Landscape Characteristics and Sensitivities

Natural

- Adjacent deciduous woodland blocks to north and south within PLCA4 and PLCA5 are local wildlife sites and ancient woodland;
- Small regular pasture field defined by hedgerows and mature trees to the west of Murrell Hill Lane;
- Forms the highest point of the Parish around the Buckhurst Water Treatment works and drops away to northwards and south-eastwards;
- Tree belts and hedges along transportation routes and defining field boundaries;
- Irregular fields in the southern area of the site likely to be retained as public open spaces in future developments;
- Lake to the west of Beehive Road;

- Area of open grassland in southern area between A329 and new housing estate.

Cultural

- Farmland, with London and South Western Railway (LSWR) mainline railway running north-east to south-west along through the south of the character area, first built in the 1850s. Small rows of terraced houses on North View and Moor Lane;
- A number of farm buildings and houses and a brickworks appeared by 1900, with more houses added to North View and Moor Lane by 1967, after the brickworks became disused. Late 20th century hotel and dry ski slope built between 1991 and 2003;
- Pasture fields around Murrell Hill Lane (east of PLCA.I/B) contribute to setting of Popes Manor, Popes Farm House and Barn (identified by this study as non-designated heritage assets) and the character of rural lane;
- Row of terraced houses and The Cottage (identified by this study as non-designated heritage assets) along South View rural lane boarded by hedgerows, grass verges;
- Adjacent dispersed low density pattern of houses within PLCA:4 flanked by tree belts and pasture along southern end of Murrell Hill Lane;
- Pressure of new development approved and decisions pending for a substantial amount of mixed development (Amen Corner North and South) within the majority of the area;
- Looping footpath in southern area provides connectivity and public right of way in the northern area connects to the countryside to west and north.

Perceptual

- Hedgerows, tree belts and woodland limit views, provides enclosure and a strong containment to the built edge of Binfield and transport routes;
- Influenced by railway, busy roads, industrial area and new housing estates;
- Southern area has a degraded character arising from mixed area of businesses uses off Moor Lane;
- Some access by public footpaths;
- Forms the gateway to Binfield from the west long both London Road and A329.

6.14.6 Key Visual Sensitivities

Key views into the area are afforded from:

- Major transport routes: A329, B3408 London Road, railway line;
- Public rights of way to the east of Amen Corner North and South;

- Approach to Binfield from the west along B3408 London Road;
- Public right of way adjacent to Pockets Copse;
- Filtered views from Murrell Hill Lane;
- Binfield urban edge and commercial area and industrial estate to the east (PLCA12);
- New housing estate at Jennetts Park;
- Peacock Meadows Country Park.

Key views out of the area to:

- Peacock Meadows and mid-range views to wooded horizons (Big Wood);
- Open countryside east of Wokingham;
- Jennetts Park housing area;
- PLCA9.

Key views within the area:

- Down South View rural lane;
- To listed Peacock Farmhouse and out buildings.

6.14.7 Key heritage assets [designated, non designated and HLC]: Table 1 | B.1

Name	Address	NHLE No.	Designation	Date	Description
Row of terraced houses and	South View	na	na	C19th	Row of houses

Historic Landscape Character

The historic landscape characterisation (HLC) study, as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is ‘Urban’.

Sensitivity of Historic Assets to Change

As an explanation of the observations made in the Table 1 | B.2 below, under normal circumstances, statutory designations such as allocated Green Belt land, land within the curtilage boundary of a listed building or land within a registered park, would prohibit or restrict development. However in certain cases, development may be permitted. Therefore, such assets that might seem to have a low risk of their settings being affected as they are statutorily protected, could actually be sensitive to change, if in the worst case scenario, development could be permitted within those land areas. The sensitivities to change for each asset as listed below consider the worst case scenarios.

Sensitivity of historic assets: Table 1 | B.2

Name	Sensitivity to change
Row of terraced houses and The Cottage on South View	Set along a street of varying buildings and styles including large office blocks to the north-east, with greenspace to the east and various industrial units. Development could include further buildings to the east and south-east, on a larger scale, and the removal of vegetation, which would impact upon their setting and reduce their heritage significance. Improvements could be made to the setting, which would improve their heritage significance.

6.14.8 Key aspects of settlement grain, plot ratio, scale, form and massing

- Small houses along South View, Moor Lane and North View, interspersed with late 20th century industrial buildings and modern hotel and ski slope.

6.14.9 Relationship to Settlement or adjacent open landscape

- The northern area abuts a very rural part of the Parish forming the setting to the Binfield village centre. The central area links to the large scale commercial area of Binfield and Bracknell. The southern area abuts a recent residential extension to Bracknell. Each part will have a very different setting character which we require to be respected;
- Whole area within 'urban area' and the majority of the area has been allocated for mixed use development in the Bracknell Forest Local Plan;
- Forms part of the gateway to Binfield from the west;

- Influenced by railway, busy roads and industrial area;
- Contains major transport routes;
- A number of tree belts and adjacent woodland blocks provided strong containment to the area and further built edge of Binfield;
- Separated from the open landscape to the west which forms a gap between Wokingham and Binfield/Bracknell by the A329;
- Largely separated from woodland and country park in PLCA5 by the A329;
- Separated from the residential area with PLCA9 by hotel and dry ski slope;
- Contains footpath links to countryside to the north and including links to Popes Meadow.

6.14.10 Summary of PLCA sensitivity (including extent to which PLCA:4 is representative of the wider LCA)

The southern area of PLCA.1 IB outside of the Strategic Amen Corner North and South sites is highly vulnerable to development due to being surrounded to the south, east and north by existing built form and future planned development and its proximity to major transport routes.

STRATEGY AND GUIDANCE

6.14.11 Landscape strategy

The strategy for PLCA:4 is to enhance the landscape character of the area ensuring valued features and characteristic of the landscape are protected in the future development of the area including adjacent woodland blocks, a number of which are ancient woodland and local wildlife sites; to protect tree lines, hedgerows and field trees including where they provide a strong buffer to the urban edge and transport routes; to enhance the gateway to Binfield from the west; to enhance green infrastructure across the area taking cues from the rural character of the surrounding landscape area to enhance sense of place; to protect identified non designated historic assets and their settings; and to enhance public access and seek the provision of high quality public open green space to serve the growing population.

6.14.12 Relevant Development Considerations from Bracknell Landscape Character Assessment

PLCA.1 IB does not fall within a Bracknell Landscape Character Assessment character area, however given PLCA.1 IB's close proximity to LCA C1 Binfield and Warfield Clay Farmland the following development considerations from Bracknell Landscape Character Assessment are considered relevant:

- Protect adjacent ancient woodlands;
- Protect and extend areas of woodland, woodland copses and remnant mature and standard trees including where they provide visual screening functions to existing urban edges;
- Conserve the ecological value and public access to natural landscape features and local wildlife sites;
- Conserve and manage hedgerows as important wildlife habitats and landscape features, as well as the links they provide ecologically and visually across the landscape and between larger areas of woodland. Ensure oak standards grow up to form hedgerow trees;
- Management of existing woodlands to ensure their survival, and for biodiversity through appropriate practices such as coppicing and control of non-native and exotic /invasive species;
- Improve biodiversity, through practices such as reinstating hedgerows or restoring ponds for wildlife;
- Reinststate native hedgerows or repair hedgerows with native species where there are opportunities to do so, particularly where they have been lost from highly visible location such as along roadsides;
- Plan for the successful integration of potential new development in the landscape through sensitive design and siting, particularly of large scale buildings or structures. Consider potential impacts on landscape character and views, and plan to minimize these through careful siting, design, (e.g. appropriate scale of building), sensitive materials and use of landscape mitigation to enhance sense of place. Light pollution from new developments should be minimised.

6.14.13 Development and land management landscape and visual guidance

- PLCA I/B adjoins a variety of areas with distinctive characters, the settings of which will need to be respected by any new development. The northern area abuts a very rural part of the Parish forming the setting to the village centre (outside PLCA I/B). The central area links to the large scale commercial area of Binfield and Bracknell. The southern area abuts a recent residential extension to Bracknell;
- Plan for enhancing landscape character and sense of place taking cues from the positive character of the surrounding area when planning new development ;
- Ensure new development is sensitively integrated into the landscape particularly within the open countryside to the north and west;
- Consider the impacts of existing intrusive elements such as roads and railway line incorporating sensitive landscape treatments to mitigate potential impacts;
- Ensure positive areas of public open space are protected and seek opportunities to increase and enhance public access links through the area;
- Seek opportunities to create areas of wildflower potentially within new areas of public open space;

- Conserve and strengthen the existing hedge network, seek opportunities to reinstate historic hedgerow boundaries and ensure oak standards grow up to form hedgerow trees;
- Ensure proposed tree planting is considered at the outset of any proposed site layout to ensure adequate space (including rooting space – particularly in hard landscaping) is allowed for them to flourish;
- Encourage drainage proposals to be based on SUDs principles, particularly where they can provide ecological enhancements and amenity value, carefully integrated into landscape proposals;
- Conserve and extend the woodland blocks and copses across the area and encourage active woodland management and successional planting. Conserve views to woodland;
- Establish new public access links and protect, enhance and extend areas of public parks and serve the increasing population of Binfield;
- Ensure the wildlife value of the area is protected and enhanced including ancient woodland and local wildlife sites;
- Linear ribbon development along Murrell Hill Lane should be resisted to conserve rural character of the landscape and its contribution to the setting of Binfield (outside PLCA I/B);
- Break up the existing and any new built form with tree planting;
- Consider the impact of new development on views from the urban area and from the country park to the south;
- Ensure adequate hedge and tree planting is incorporated to edges of development phasing.

6.14.14 Heritage guidance

- The character area contains some small late 19th and early 20th century houses including The Cottage, interspersed with late 20th century industrial buildings and deserted land plots that infringe on their setting. Sympathetic redevelopment could improve their settings.

6.14.15 Guidance on settlement form and pattern

- The character area is disjointed with fields to the north of the A329 (M), the hotel and dry ski slope to the south, some large office tower blocks, late 20th century industrial buildings, deserted land plots and small late 19th – early 20th century houses. The area could benefit from redevelopment that could improve the settings of the houses and utilise deserted land plots as public green spaces.

PLCA: I IB Photographs [including heritage photographs]



Photo 1. View from public right of way adjacent to Pockets Copse looking south over field with planning permission for housing (Amen Corner North)



Photo 2. View from Moor lane to woodland adjacent to railway line



Photo 3. View from Peacock Farm looking north to tree belt along A329



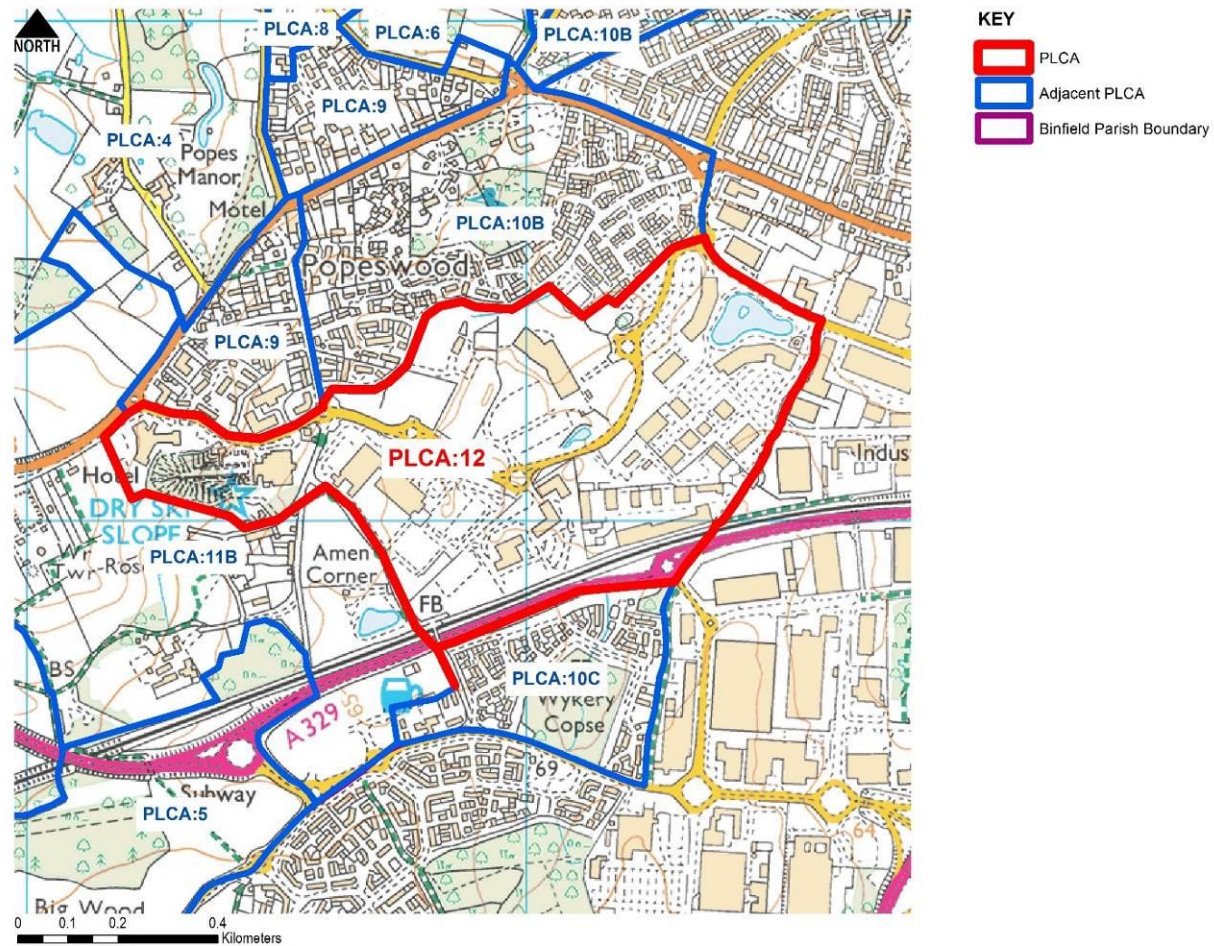
Photo 4. Junction of North View and South View, looking south-west



Photo 5. Terraced houses on South View, looking north-east

6.15 BINFIELD LANDSCAPE CHARACTER AREA 12 – BINFIELD COMMERCIAL AND ASSOCIATED GI

Character area map:



6.15.1 Landscape Character Area Overall Description

Binfield Landscape Character Area 12 (PLCA12) is an area of large scale modern office and commercial buildings and industrial estate, including a dry ski slope and The Coppid Beech hotel to the west. The northern boundary follows the southern edge of the Binfield residential area adjoining and the Binfield Popeswood study Character Area C: Popeswood South (PLCA9) and PLCA10B. The eastern boundary follows Long Shot Lane beyond which is the Bracknell industrial area. The Southern boundary follows the A329. The western boundary follows Beehive Road and North View to London Road. To the east and north east lies an area known as the Amen Corner North and South (PLCA11B) which has been allocated for mixed use development in the Bracknell Forest Local Plan.

The area is dominated by large scale buildings set within substantial areas of car parking with some small areas of remaining fields. Around the buildings areas of hedgerow, trees and shrub planting, open areas of grass/lawn and areas of lakes forming part of sustainable urban drainage schemes (SUDs) create a pleasant environment. The area also includes Farley Wood Community Association Grounds adjacent to Turnpike Road which comprises an area of open playfields, hard courts and play areas with an adjoining small wooded area. Railway line and A329 lies to the south bounded by tree lines.

The following sections identify the important key landscape, visual and heritage characteristics of the PLCA that should be conserved and enhanced in order to protect the individual character of the PLCA and its special landscape, visual and historic features which go together to distinguish the PLCA. This report should be used to identify whether any proposed changes, including in particular proposed development, would affect any of these assets or their setting. The text will help to assess whether harm will arise from the proposed changes.

6.15.2 Valued Assets

Farley Wood Community Association Grounds is designated as Local Green Space under the Neighbourhood Plan policy EN4. The area contains other key landscape features of value to the character of the townscape as described below.

6.15.3 Development context

No major development sites have been identified within PLCA12. Within the area the settlement pattern is predominately of large office buildings, small areas of remaining fields, the dry ski slope and hotel. To the east and north east lies an area known as the Amen Corner North and South (PLCA11B) which has been allocated for mixed use development in the Bracknell Forest Local Plan.

LANDSCAPE, HERITAGE AND SETTLEMENT CHARACTER AND SENSITIVITY

6.15.4 Relevant Integrated Key Characteristics from Bracknell Landscape Character Assessment: LCA C1 Binfield and Warfield Clay Farmland / Bracknell Character Area SPD: Binfield (where applicable)

- Hedgerows and hedgerow standard oak trees;
- Small deciduous woodlands;
- Binfield Popeswood study Character Area C: Popeswood South (PLCA9) is heavily influenced to the south and east by the urban form of north Bracknell, although the parkland grounds and mature trees of Farley Hall separate the two areas.

6.15.5 Key Landscape Characteristics and Sensitivities

Natural

- Small wooded copses, tree lines and hedges cross and border the area including a belts of woodland along Longshot Lane and a small area of woodland and tree; lines adjacent to Farley Wood Community Association Grounds and Turnpike Road;
- Areas of open grass/lawn and extensive areas of shrub and tree planting around car parks and between large scale buildings soften the built form;
- Lakes forming parts of SUDs schemes including Farley Moor Lake;
- Small areas of remaining fields;
- Tree line along the Railway line and A329.

Cultural

- Farmland, with some houses, a brickworks and a pumping station added c.1900, extended by 1913;
- The brickworks was removed by 1975 and a refuse centre built and the filter beds of the sewage works were also removed;
- Waterside Park Industrial Estate completed by 1991, with the dry ski slope and hotel completed by 2003;
- Farley Wood Community Association Grounds is designated and Local Green Space under the Neighbourhood Plan Policy EN4.

Perceptual

- Dominated by large scale office and commercial buildings and industrial estate, including a dry ski slope and The Coppid Beech hotel to the west;
- Around the large scale buildings areas of hedgerow, trees and shrub planting, open areas of grass/lawn and areas of lakes forming part of sustainable urban drainage schemes (SUDs) create a pleasant environment;

- Simple and bold planting schemes complement the large scale built form;
- Influenced by railway and busy roads;
- Tree belts provides enclosure and a strong containment to the commercial area, the built edge of Binfield and transport routes;
- Hedgerows, tree belts copse and large scale buildings limit views.

6.15.6 Key Visual Sensitivities

Key views into the area are afforded from:

- Turnpike Road along Binfield's residential edge to the north;
- London Road, A329, railway line and road through Bracknell industrial area to the east;
- Residential areas within *PLCA9*, *PLCA10B* and *PLCA10C* and future development at Amen Corner North and South (*PLCA11B*).

Key views out of the area to:

- To future development at Amen Corner North and South (*PLCA11B*);

Key views within the area:

- Along roads to copse and tree lines and open grass/lawns within area;
- Across lake notably Farley Moor Lake;
- Open fields, woodland and tree lines at Farley Wood Community Association Grounds.

6.15.7 Key heritage assets [designated, non designated and HLC]

None

Historic Landscape Character

The historic landscape characterisation (HLC) study as conducted by Berkshire Archaeology during 2016, has revealed that the historic character of this area is 'Urban', since its development from the 1970s onwards, changing its character from farmland.

6.15.8 Key aspects of settlement grain, plot ratio, scale, form and massing

- Large office buildings, small areas of remaining fields, the dry ski slope and hotel.

6.15.9 Relationship to Settlement or adjacent open landscape

- Forms part of a wider industrial area to the east within Bracknell;
- Bounded by residential development to the north, including the adjacent Binfield Popeswood study Character Area C: Popeswood South (PLCA9), and to the south beyond railway line and A329;
- Largely consists of large scale modern office and commercial buildings and industrial estate, including a dry ski slope and The Coppid Beech hotel to the west;
- Some areas of remaining small fields surrounded by built form;
- Amen Corner North and South (PLCA11B) lie to the north and east which has been allocated for mixed use development in the Bracknell Forest Local Plan.

6.15.10 Summary of PLCA sensitivity

PLCA12 as a whole is moderately vulnerable to incremental change and inappropriate development that would harm the open and positive character of the green spaces between the large scale buildings and the containment provided by tree belts that provide strong containment to the commercial area, built edge of Binfield and transport routes. Examples including the potential loss of the mature tree lines, copse areas of open grass/lawns and shrubs which soften the built form and lakes. The designation of the Farley Wood Community Association Grounds as a Local Green Space should protect valued green space.

STRATEGY AND GUIDANCE

6.15.11 Landscape strategy

The strategy for PLCA12 is to conserve and enhance the key landscape characteristics within the area notably the open and positive character of the green spaces between the large scale buildings and soften the built form. It is also important to conserve the tree belts that provide strong containment to the commercial area, built edge of Binfield and transport routes.

6.15.12 Relevant Development Considerations from Bracknell Landscape Character Assessment

- Conserve hedgerows;
- Reinststate native hedgerows particularly along roadsides;
- Protect and manage woodland blocks and standard trees to ensure their survival;
- Where new development can be integrated into the landscape, careful siting, design, use of sensitive material and landscape mitigation should be used to minimize the impact on the character and views and to enhance the sense of place;
- Light pollution to be minimised.

6.15.13 Development and land management landscape and visual guidance

- Development in this area should be considered together with Character Area C: Popeswood South, to protect the maintenance of the remaining separate identity of Binfield;
- Retain small wooded copses, tree lines and hedges cross and bounding the area including bounding the area and along the Railway line and A329;
- Retain and extend areas of open grass/lawn, shrub and large scale tree planting around car parks and between large scale buildings soften the built form and contribute the character of the area;
- Conserve lakes forming parts of SUDs schemes including Farleymoor Lake;
- Promote the incorporation of new areas of Green Infrastructure and enhance existing;
- Encourage drainage proposals to be based on SUDs principles, particularly where these can provide ecological enhancements and amenity value, carefully integrated into landscape proposals;
- Seek to extend and incorporate new areas of woodland;
- Conserve the small areas of remaining fields;

- Seek opportunities to create areas of wildflower grassland where practical;
- Seek to improve the appearance of the dry ski slope area by incorporating new areas of tree, hedge and shrub planting.

6.15.14 Heritage guidance

- There are no heritage assets in this area;
- The character area contains some small fields, surviving from the 19th century and earlier farmland.

6.15.15 Guidance on settlement form and pattern

- The character area could retain the fields as natural greenspace, as remnants of the 19th century and earlier farmland.

PLCA12 Photographs



Photo 1. Office block on Cain Road, looking south



Photo 2. Play area at Farley Wood Community Association Grounds



Photo 3. Farley Moor Lake