

# CROWTHORNE NEIGHBOURHOOD PLAN

2018 – 2036

## REFERENDUM VERSION



*Millennium Garden photo (Source: Crowthorne Parish Council archives)*

June 2020

## **Guide to Reading this Plan**

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

### **1. Introduction & Background**

This section explains the background to this Neighbourhood Plan.

### **2. The Neighbourhood Area**

This section details many of the features of the designated area.

### **3. Planning Policy Context**

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Bracknell Forest Council.

### **4. Community Views on Planning Issues**

This section explains the community involvement that has taken place.

### **5. Vision, Objectives & Land Use Policies**

This is the key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are to address the issues outlined in the Foreword and in Section 4. These Policies are listed on page 5. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

### **6. Implementation**

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

# **CROWTHORNE NEIGHBOURHOOD PLAN**

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**JUNE 2020**

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- D – Crowthorne Parish Biodiversity Report

## FOREWORD

*The Crowthorne Neighbourhood Plan covers the part of Crowthorne that falls within the boundary of Crowthorne Parish Council and Bracknell Forest Council is the principal authority.*

*The Plan has been put together by a Working Group set up by the Parish Council and includes representatives from both Crowthorne Village Action Group, Crowthorne Traders and volunteers from within the community together with assistance from O'Neill Homer acting as Planning Consultants to the Parish Council and AECOM who prepared the Crowthorne Design Guide under instruction of Locality (the Government Neighbourhood Planning agency).*

*The Plan takes into account that there are no large areas within the Parish Council boundaries that are available for development that have not already been included in the Bracknell Forest Council Site Allocations Local Plan (SALP, 2013) i.e. the policies in the SALP allocating Broadmoor (SA4) and Buckler's Park, formerly TRL (SA5). The other large open areas within the Council's boundaries are protected from development by both Site of Special Scientific Interest (SSSI) designation and the Thames Basin Heaths Special Protection Area (SPA) designation. Therefore, this Plan aims to preserve and enhance the existing neighbourhood characteristics, and settlement boundaries, with gaps separating Crowthorne from Bracknell. The Plan includes the policies to maintain and encourage employment opportunities within the Parish Council area together with maintaining the Shopping Areas of Crowthorne High Street, Dukes Ride and Church Street and encourage the introduction of additional variety of shops to the area.*

*Crowthorne already has a number of historic Listed Buildings including Wellington College and Broadmoor Hospital which led to the original development of the Village and the Parish Council has identified a number of other buildings that should be given protection. The area of Church Street and the buildings at its junction with the High Street and Sandhurst Road are designated under a Conservation Area Order.*

*Crowthorne has a number of Open Space areas maintained by either the Parish Council or Bracknell Forest Council and the Plan looks to preserve those areas. They include: - The Morgan Recreation Ground, Circle Hill and the Walter Recreation Ground, Chaucer Woods, Napier Woods. Other Open Spaces are covered by the Thames Basin Heaths Special Protection and SSSI Areas.*

*The Plan acknowledges that there is a lack of public parking within the plan area and encourages the use of Cycles, Public Transport and the provision and maintenance of public footpaths to reach the centre of the Village.*

Cllr Richard M Price  
Chairman Neighbourhood Planning Working Group  
Crowthorne Parish Council

## LIST OF POLICIES

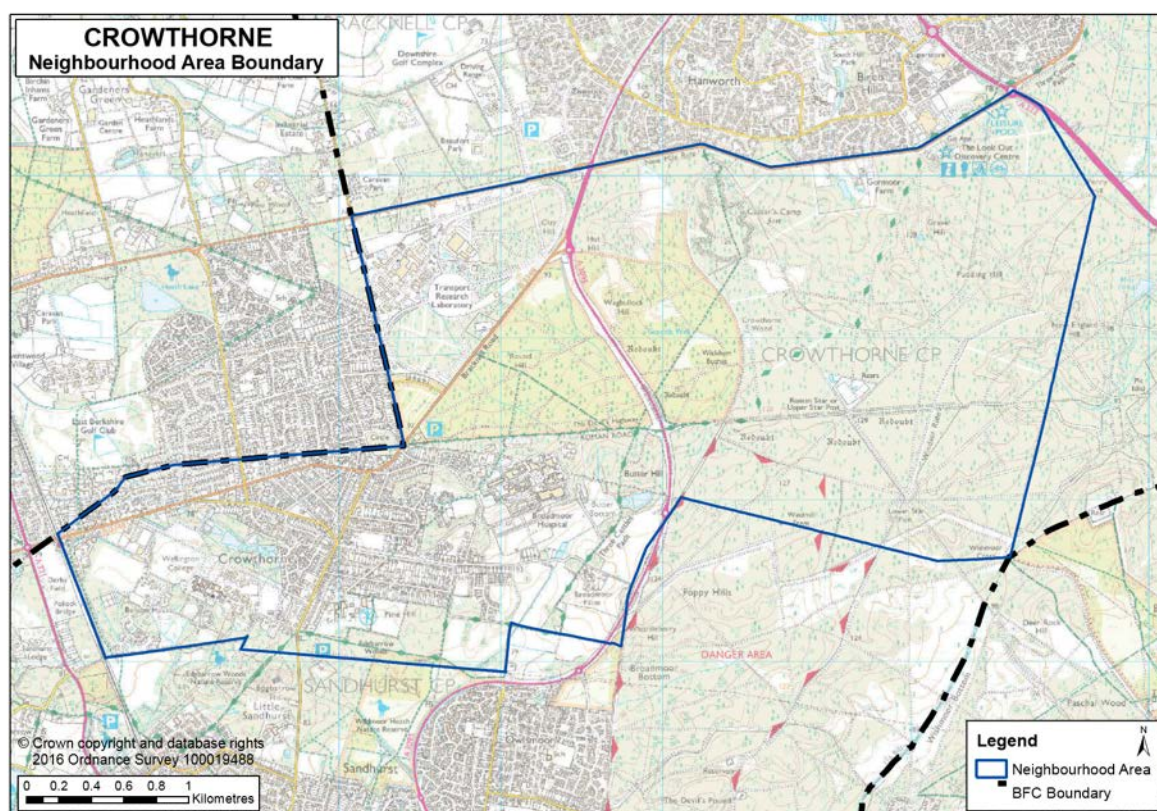
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# 1. INTRODUCTION & BACKGROUND

1.1 Crowthorne Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Bracknell Forest Council, on 15 June 2016. The Plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The designated area coincides with the Parish boundary (see Plan A below).



*Plan A: Designated Neighbourhood Area*

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2036. The Plan will form part of the development plan for the Bracknell Forest Borough, alongside other development plan documents produced by Bracknell Forest Council such as the Core Strategy, which covers the period up to 2026. The Core Strategy is one of the documents that will eventually be replaced by the Bracknell Forest Local Plan, which will cover the period up to 2036.

1.4 Neighbourhood Plans provide local communities, like Crowthorne, with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed through the planning policies in a Plan, if they

are not directly related to planning. These issues can however be identified in the non-statutory part of the Plan (see Section 6).

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the 'Basic Conditions'. The conditions are that:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area (or any part of that area); and
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

1.6 In addition, the Parish Council has to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for Crowthorne.

### **The Pre-Submission Plan**

1.7 The Parish Council consulted on a Pre-Submission version of the Plan in February to March 2019. Comments were received from some local people and statutory bodies and landowners. A few changes have been necessary to improve clarity and application of policy wording that will ensure the Plan meets the Basic Conditions. A separate Consultation Statement sets out those changes and describes the overall process of formal and informal consultations carried out during the project.

### **The Submission Plan**

1.8 The Parish Council submitted the proposed plan and supporting documents to Bracknell Forest Council on 22 July 2019. Bracknell Forest Council was satisfied that the submitted plan complied with the relevant legal requirements and therefore proceeded with the formal Regulation 16 consultation. In accordance with legislation, the Plan was subject to a 6-week consultation period between 10am on Monday 23 September and 5pm on Monday 4 November 2019

### **Examination**

1.9 Following the close of the submission consultation, an independent Examiner was appointed and the Crowthorne Neighbourhood Plan, along with other supporting documents and information, was submitted for independent examination. Bracknell Forest Council received the Examiner's Report on 24 March 2020, which recommended a number of modifications to the Plan which have now been made

along with other modifications as necessary to ensure consistency with the modified policies.

### **Strategic Environmental Assessment & the Habitats Regulations**

1.10 Bracknell Forest Council confirmed in its screening opinion of 21 January 2019 that the provisions of the Plan are not likely to have any significant environmental effects and therefore a Strategic Environmental Assessment is not required in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004. Its formal screening opinion on this matter is included in the evidence base. The Parish Council set out how the Plan contributes to achieving sustainable development in Crowthorne in the Basic Conditions Statement which accompanies the Plan.

1.11 The screening opinion also confirmed that no likely significant effects are likely to occur with regards to the integrity of the European sites within and around Bracknell Forest Borough from the provisions of the Plan, and therefore a full Appropriate Assessment is not required in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended).



## 2. THE NEIGHBOURHOOD AREA

2.1 Crowthorne lies approximately 5 miles south west of Bracknell and approximately 5 miles south east of Wokingham in the Bracknell Forest Borough at its meeting point with Wokingham Borough in the south-east of the county of Berkshire.

2.2 The Devil's Highway, part of the original Roman road from London to Bath, passes through the area and parts of it are still evident, notably alongside the East Berkshire Golf Course and in Crowthorne Woods. The Berkshire Sites and Monuments Record (more commonly called Historic Environment Records) identifies a number of sites around Crowthorne as being of archaeological importance. The Devil's Highway and earthworks at Buckler's Park, as well as 20 other sites around Crowthorne are all noted. Plan B identifies the location of these sites of archaeological importance.



*Crowthorne Woods photo (Source: Crowthorne Parish Council archives)*

2.3 The construction of Wellington College in 1859 and Broadmoor Asylum in 1863 led to the development of the village to meet the needs of staff at Wellington College and Broadmoor Hospital. The railway arrived in 1860 which further facilitated the growth of the village. Many Crowthorne shops and houses from this period still exist here today and the railway station continues to operate.

2.4 During the 1900s this expansion continued, but despite this the area remains low density and semi-rural in character. Today, Crowthorne provides homes for workers in the Thames Valley and the surrounding area. The High Street is a focal point, with a wide range of shops, services and specialist retailers.

2.5 It has a clearly defined village centre and the Parish lies immediately adjacent to Wokingham Without and Sandhurst. The village centre is a small centre with convenience shopping that serves the local area and includes the local parade at Dukes Ride with a further retail offer. The railway station lies on the very western outskirts in close proximity to the shops at Station Parade on Duke's Ride and connects Crowthorne to Guildford, Reading and Gatwick.

2.6 Crowthorne Parish has 2,140 dwellings with a population of approximately 6,902 (Census, 2011). Bracknell Forest's Site Allocation Plan 2013 identified a further 1,355 homes to be built at two major urban extensions in the Parish, at Broadmoor and Buckler's Park, in the period up to 2026. This represents an increase of 63% in the number of homes in a relatively short space of time.

2.7 Wellington Business Park is located on the western edge of Crowthorne and provides valuable employment space. The site now also houses a number of residential units following the introduction of permitted development rights for the conversion of employment to residential uses, using valuable space that was specially set up to help smaller businesses to find affordable and flexible space. Broadmoor Hospital is also a major employer in the area along with Wellington College.

2.8 Crowthorne has a rich diversity of wildlife and countryside. For 750 years Crowthorne was part of Windsor Forest and today it is still surrounded by extensive forest, bounded by it to the south and east which forms part of the Thames Basin Heaths Special Protection Area (see Plan C). There are also two Sites of Special Scientific Interest in Crowthorne: Part of Sandhurst to Owlsmoor Bogs and Heaths SSSI and part of Broadmoor to Bagshot Woods and Heaths SSSI (see Plan C showing boundaries at the time of writing). A small part of Edgbarrow Woods, a Local Nature Reserve, lies in the south west of the Parish. A further three SSSIs lie in the neighbouring parishes of Sandhurst (Wellington College Bog SSSI and Blackwater Valley SSSI) and Wokingham Without (Heath Lake SSSI). Suitable Alternative Green Spaces (SANG) identified as part of the development at Buckler's Park, now known as Buckler's Forest, lies within the northern part of the Parish along Bracknell Road to the south east of the Buckler's Park site (see Plan G).

2.9 The Church Street, Crowthorne Conservation Area mainly lies within a triangular area of land defined by Duke's Ride to the north, Waterloo Road to the south and the High Street to the east (see Plan). The Conservation Area was designated in 2009 following the endorsement of a completed Conservation Area Appraisal that same year. The document highlights the particular importance of Church Street and the southern end of the High Street.

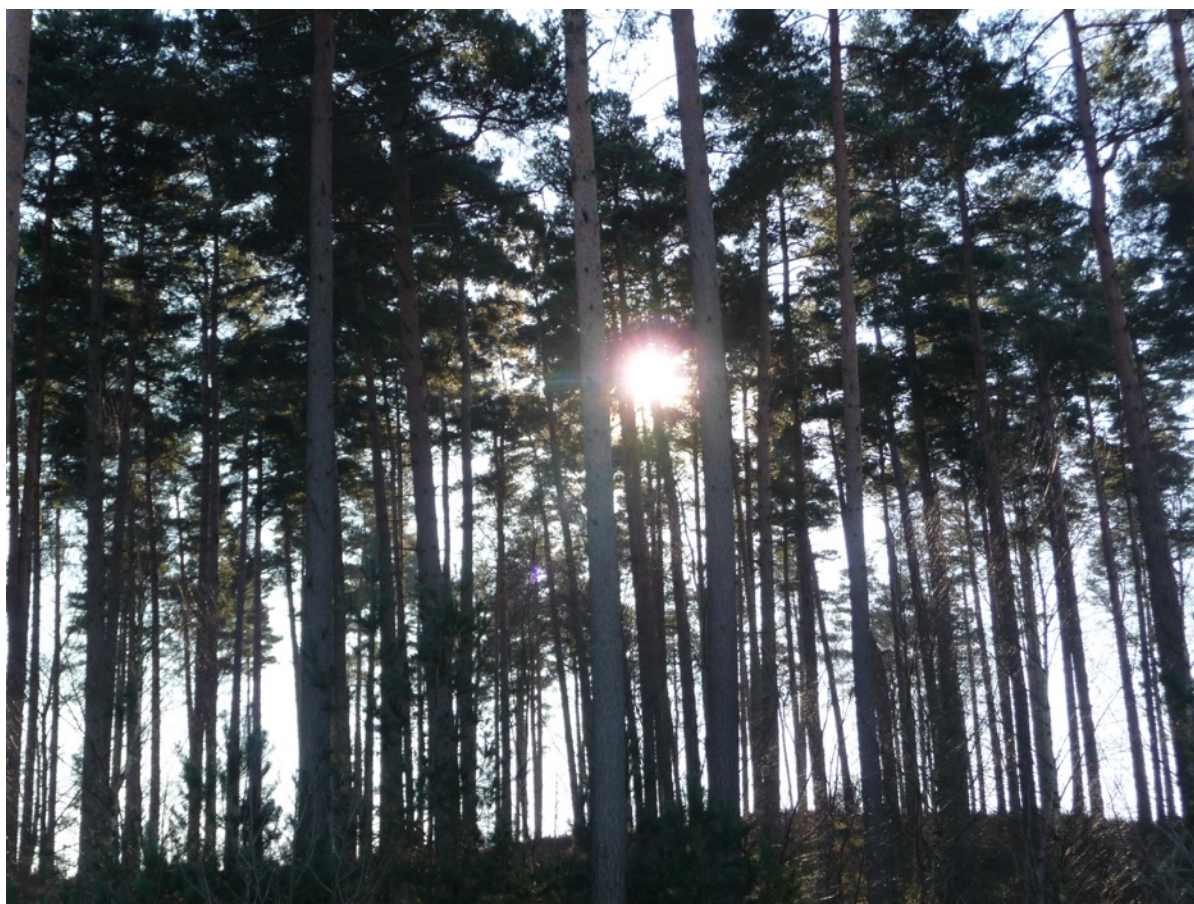
2.10 There are 8 listed buildings in Crowthorne including the Grade II\* Main Blocks and Front Walls of Wellington College. There are also 7 Scheduled Monuments in the Parish and the Grade II listed Historic Park and Garden of Broadmoor. There are also a number of non-designated heritage assets in Crowthorne which contribute to



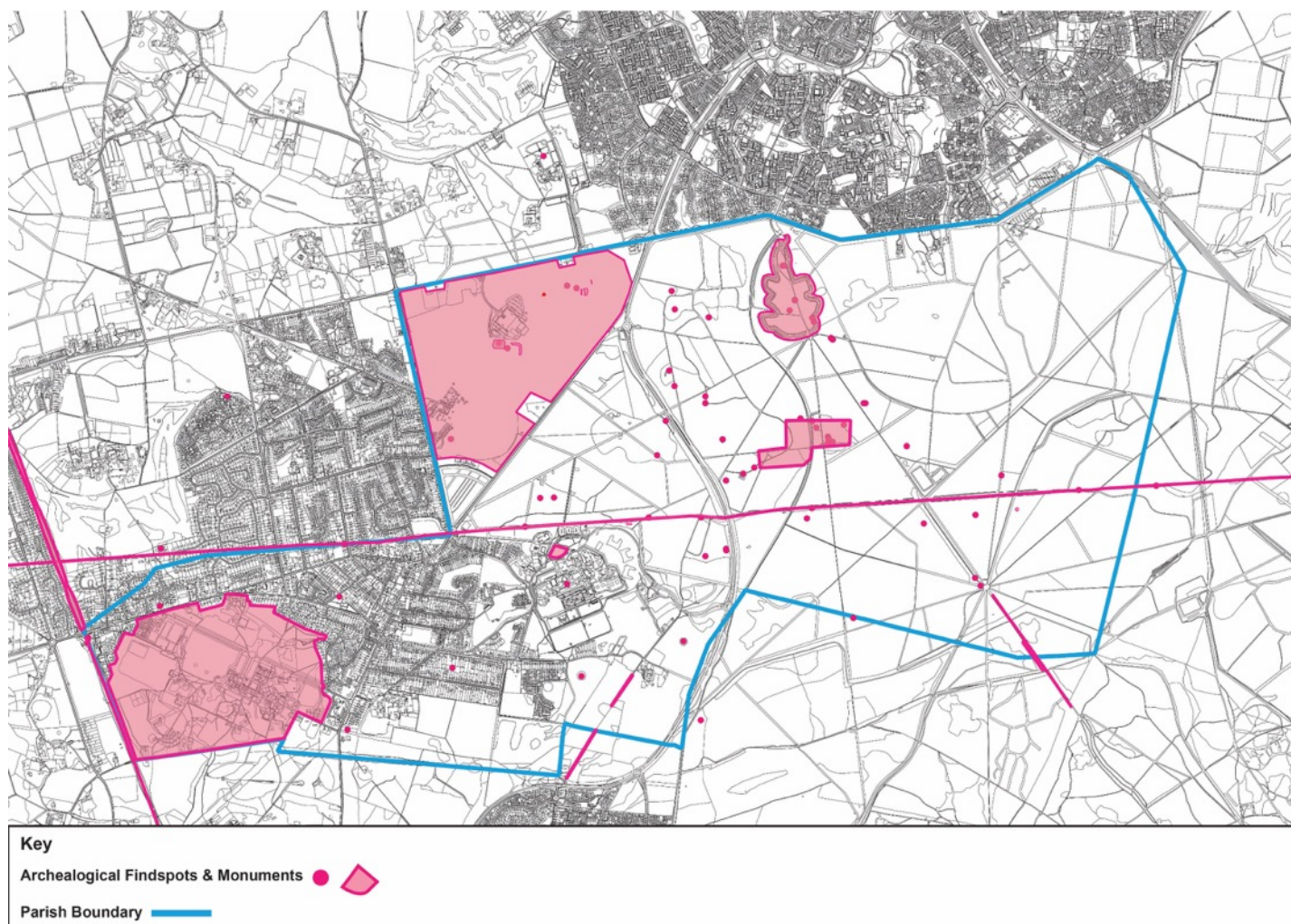
Crowthorne's local identity. These are held on Bracknell Forest Council's Local List. The Local List sits alongside the Bracknell Forest Development Plan and is a material consideration in the assessment in decision making (see Appendix A for further details).

2.11 The whole of the Parish lies within Flood Zone 1, an area with a low probability of fluvial flooding. However, some land within the Parish is vulnerable to surface water flooding.

2.12 On 9 February 2011, a section of the Bracknell Road B3348 and Crowthorne High Street Area was declared an Air Quality Management Area (AQMA). The main pollutant of concern is nitrogen dioxide from moving traffic, primarily from vans used to deliver goods to the shops along the High Street as they can cause delays in other traffic when unloading. Bracknell Forest's Air Quality Action Plan 2014, updated in 2016, sets out measures it is undertaking to reduce these emissions.



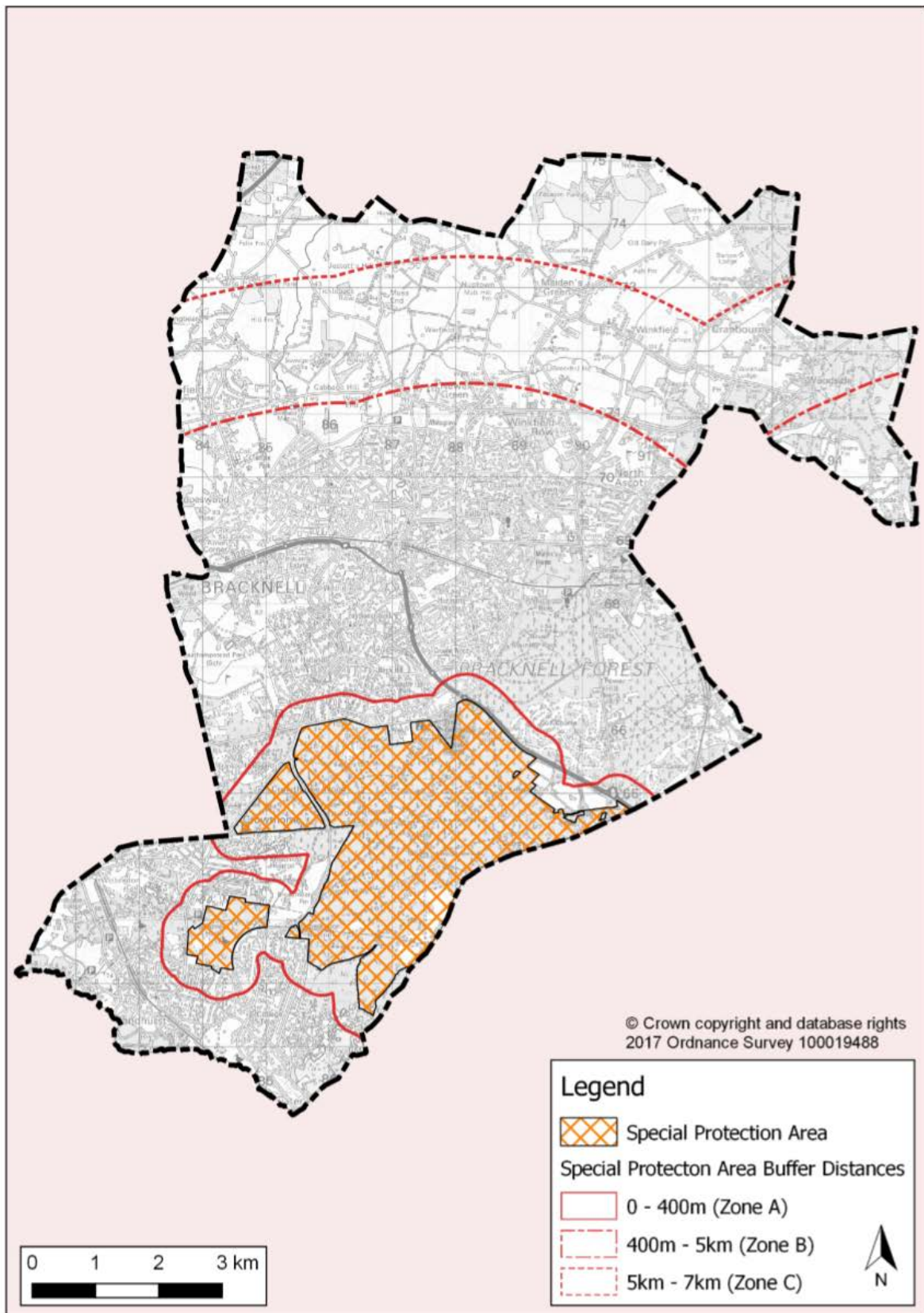
*Crowthorne Woods photo (Source: Crowthorne Parish Council archives)*



*Plan B: Sites of Archaeological Importance*

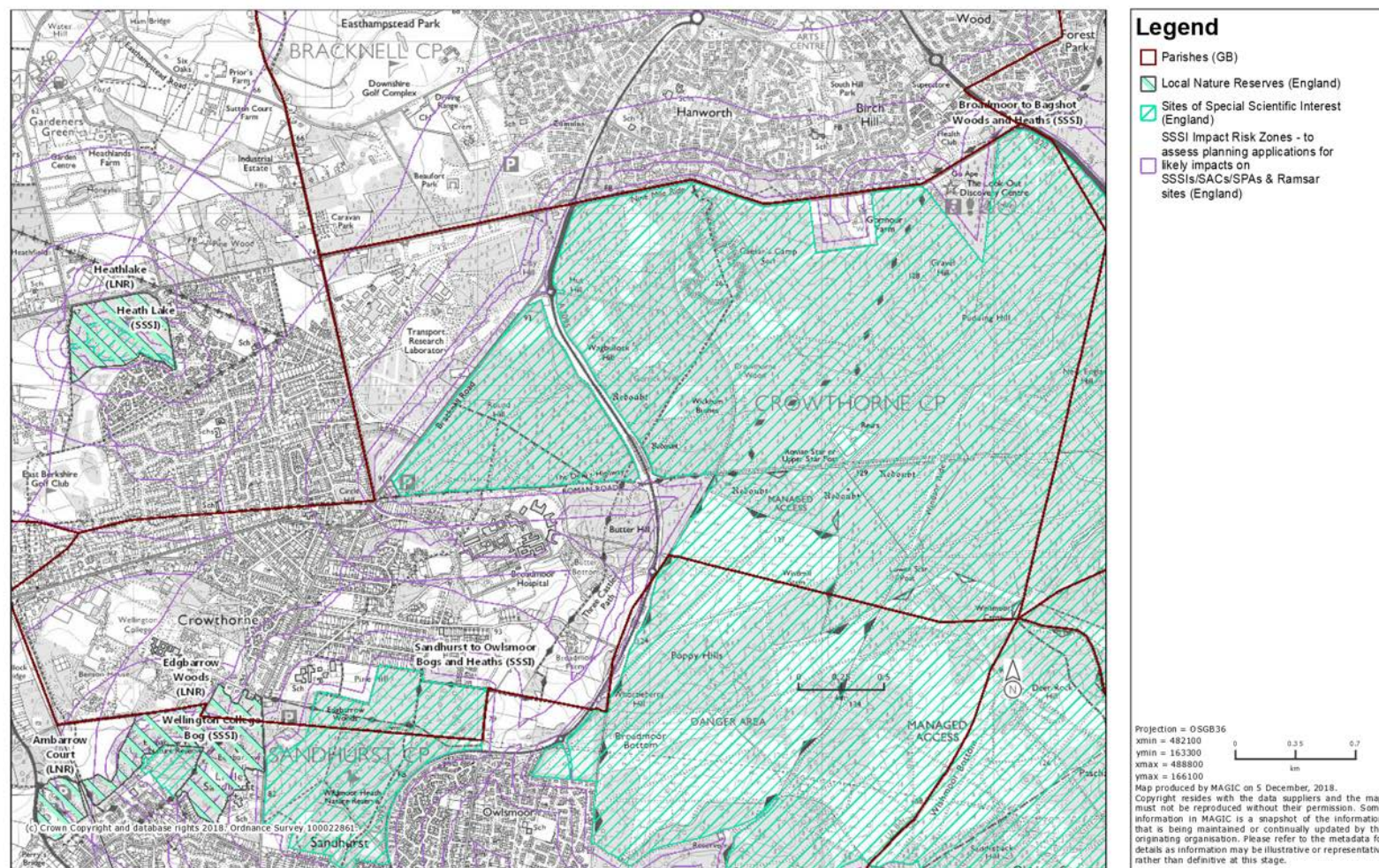
HER data has been supplied for use during the plan-making period by Berkshire Archaeology, archaeological advisers to Bracknell Forest Council. If you require further information on any of the sites noted please contact Berkshire Archaeology at [info@berkshirearchaeology.org.uk](mailto:info@berkshirearchaeology.org.uk)





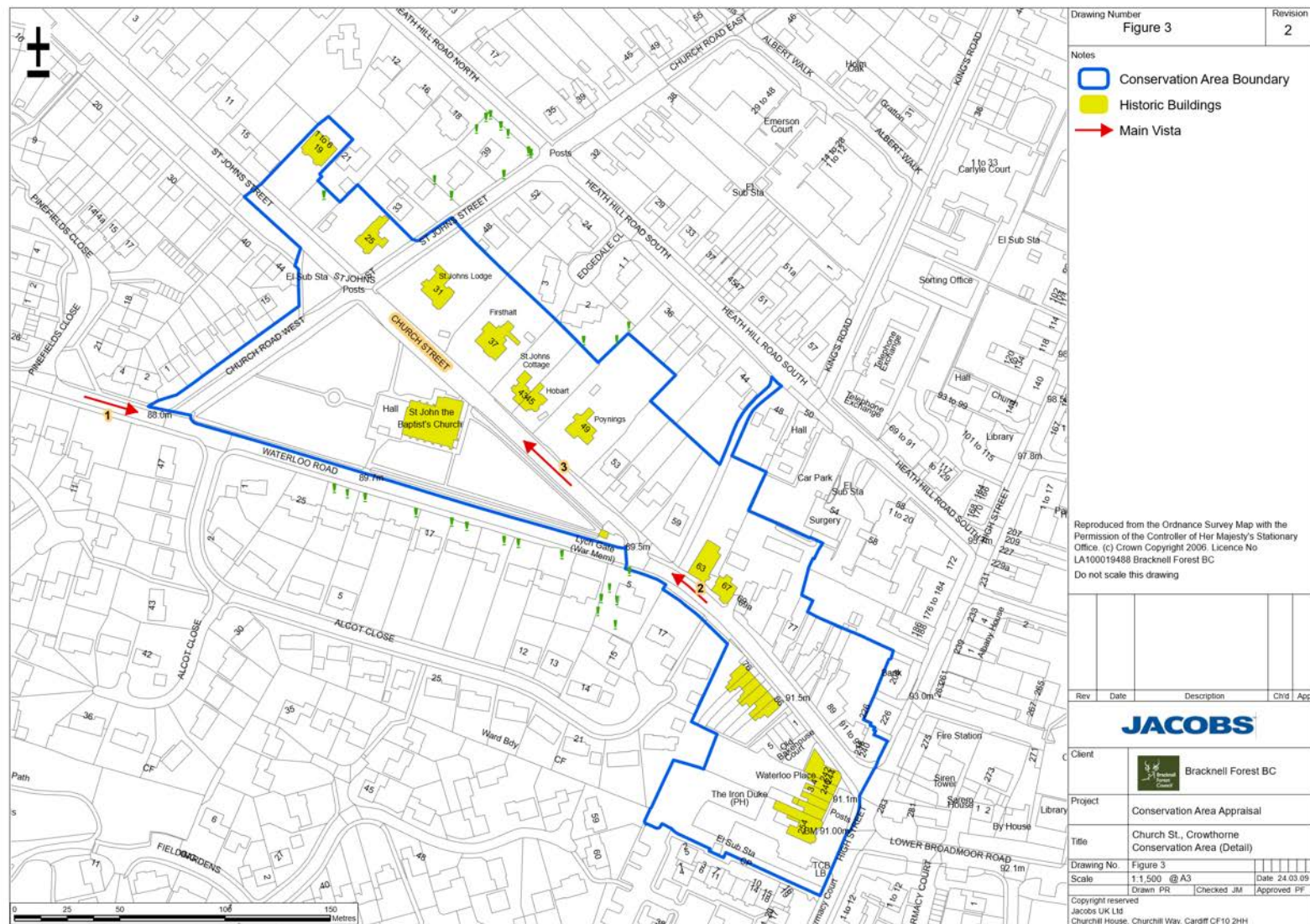
*Plan C: Thames Basin Heaths Special Protection Areas and Buffer Zones (Source: Thames Basin Heaths Special Protection Area Supplementary Planning Document, Bracknell Forest Council)*





Plan D: Crowthorne SSSIs and LNR (Source: Magic Map)





Plan E: Church Street, Crowthorne Conservation Area (Crowthorne Conservation Area Appraisal, Jacobs, 2009)



### 3. PLANNING POLICY CONTEXT

3.1 The Parish lies within the Bracknell Forest Council area in the county of Berkshire.

#### National Planning Policy

3.2 The National Planning Policy Framework (NPPF) first published by the Government in 2012, and subsequently in July 2018 and again in February 2019 is an important guide in the preparation of local plans and neighbourhood plans, which must demonstrate that they are consistent with its provisions. The following paragraphs of the NPPF 2019 are considered especially relevant:

- A Strong Economy (para. 80)
- The Vitality of Town Centres (para. 85)
- Healthy and Safe Communities (para. 91)
- Promoting Sustainable Transport (§102)
- High Quality Design (para. 125)
- The Natural Environment (para. 170)
- Biodiversity (para. 174)
- The Historic Environment (para. 185)

#### Strategic Planning Policy

3.3 The Neighbourhood Plan must be in general conformity with the strategic policies of Bracknell Forest Council. The development plan primarily comprises the Core Strategy adopted in 2008, saved policies from the Bracknell Forest Borough Local Plan 2002, and the Site Allocations Local Plan adopted in 2013. The key policies applying to the Parish are:

- Core Policy CS2 – Directs development to existing settlements which include Crowthorne;
- Core Policy CS8 – Protects existing green infrastructure
- Core Policy CS9 – Development on Land Outside Settlements
- Core Policy CS14 – Thames Basin Heaths Special Protection Area (see Plan C where retained Policy NRM6 of the South East Plan also applies)
- Core Policy CS19 – Protecting small business units
- Core Policy CS21 – Seeking to strengthen or regenerate smaller centres
- Site Allocations Policy SA4 – A strategic allocation for a mixed-use scheme at Broadmoor
- Site Allocations Policy SA5 – A strategic allocation for a mixed-use scheme at Buckler's Park

3.4 There are also a wide range of development management policies covering quality of life for example, Core Policy CS7 and Bracknell Forest Borough Local Plan Policy EN20 requiring high quality design. Additionally, there are adopted Supplementary Planning Documents (SPDs) which provide additional guidance on aspects of design, and for example the Character Area Assessments SPD which has informed the Crowthorne Design Guide 2018.

3.5 Crowthorne is therefore a significant area of growth in respect of the strategic allocations at Broadmoor and Buckler's Park and as outlined there is little room for

further expansion due to the environmental constraints in the Parish. This level of growth combined with proximity to the Thames Basin Heath SPA and the significant area of the Parish occupied by Wellington College all serve to illustrate that to a large extent, and as illustrated by the emerging Bracknell Forest Local Plan and its evidence base (which will replace the Core Strategy and saved policies in the Bracknell Forest Borough Local Plan amongst others, once adopted), there remains little further space for new development other than redevelopment within the existing built up area, following the strategic allocation at Buckler's Park (Policy SA5).

3.6 The Neighbourhood Plan is expected to be adopted prior to the emerging Local Plan, however its reasoning, evidence base and draft policies have been taken into consideration in the preparation of this Neighbourhood Plan.

3.7 The current level of growth, as well as potential development beyond the Parish boundary indicated by the West of Berkshire Spatial Planning Framework (Dec 2016) (either side of the Old Wokingham Road to the north of the parish) and in Wokingham Without may add further pressure on local facilities and services. The policies in this plan are therefore intended to guide redevelopment within the existing built up area.

3.8 There are other development plan documents – Waste Local Plan for Berkshire (1998), Replacement Minerals Local Plan (adopted May 2001), and the emerging Central and Eastern Berkshire - Joint Minerals & Waste Plan 2036 which will replace these existing plans in due course, for example – that apply in the Parish, but none are considered relevant in the preparation of this Neighbourhood Plan. There are also other neighbourhood plans being prepared in the vicinity, notably the neighbouring parishes of Winkfield, Wokingham Without, Sandhurst and Bracknell Town, but none have yet been made.



*Millennium Garden artwork (Source: Crowthorne Parish Council archives)*

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 The Parish Council set up the Neighbourhood Planning Working Group and recruited residents and members of local groups. The Ideas Meeting in October 2017 discussed the Neighbourhood Plan scope and the informal consultation exercise in March 2018 tested the proposed scope of the Plan.

4.2 Community Consultation feedback demonstrated that the following issues were important to the local community:

- Wildlife/cycle corridors – existing green infrastructure is very important to the local community;
- Protection of our forests, woodlands and parks – many people cite the green leafy feel as the reason they choose to live in Crowthorne;
- Maintaining strategic gaps between Crowthorne and its borders with Bracknell and Sandhurst;
- Parking – more needed, both residential and for shoppers/workers.
- Enriched retail environment – more diversity of shops/restaurants and the visual appearance of the High Street;
- Provision of associated infrastructure for new developments such as doctors' surgeries, schools, parks/SANGs, roads, Post Office, community hubs/spaces;
- Provision of affordable housing;
- Over-supply of care homes – there is a perception that there is an over-supply of care homes and retirement properties;
- Better public transport which is more frequent, affordable and is on the routes people need e.g. a bus route from the village to the station which is on the outer edge of the village is highly sought after.

4.3 Community feedback indicated that the Steering Group was on the right track and the work undertaken since the meeting has informed the policies in this Plan. Where it has not been possible to accommodate matters in policies of this Plan, it has been dealt with in Section 6. This is further demonstrated in the Consultation Statement accompanying the Plan.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

### Vision

5.1 The vision of the neighbourhood area in 2036 is:

*"Crowthorne has grown considerably but remains a vibrant community with a wide range of businesses and a local centre that has flourished. Development has been well-designed and contributes positively to the visual character of the local surroundings, including its heritage. The special environmental assets of the parish have been preserved and the community has benefitted from enjoyment of the countryside."*

### Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- A. To promote high quality design and ensure the design of new development contributes positively to the visual heritage and landscape character of the local surroundings
- B. To sustain the range of shops and businesses that are essential to the local area
- C. To encourage walking, cycling and the use of public transport in and around the parish to better manage the harmful effects of road traffic
- D. To maintain and enhance the quality and abundance of environmental assets and ensure no significant effects on the Thames Basin Heath SPA

### Land Use Policies

5.3 The following policies relate to the development and use of land in the designated Neighbourhood Area of Crowthorne. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to guide the design of development proposals.

5.4 There are many parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the Local Plan to cover, like the listing of non-designated heritage assets, see Appendix A for a list of properties that have been identified as holding some historical or townscape interest which are not listed and are particularly sensitive to change. These either have been or will be submitted to Bracknell Forest Council as nominations to be included on the Local List. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful inter-dependence.

5.5 Each policy is numbered and titled and is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies. It should be noted that any reference to emerging Local Plan policies within this document relates to the emerging Local Plan as published for the Draft Bracknell Forest Local Plan consultation (February-March 2018).



## Monitoring

5.6 The Crowthorne Neighbourhood Plan will be monitored by Bracknell Forest Council using data collected in planning monitoring reports. The neighbourhood plan policies will form the core of monitoring activity, but other data collected and reported at a local time relevant to the Plan may also be included.



*The Morgan Recreation Ground in the snow photo  
(Source: Crowthorne Parish Council archives)*

## Policy CR1: High Quality Design

*Development proposals in the neighbourhood area should demonstrate high quality design that responds to and integrates with local surroundings and landscape context as well as the existing built environment. As appropriate to their scale, nature and location development proposals should have regard to the following design attributes which form the essential character of Crowthorne:*

- i. The importance of a large number of historic buildings, dated from the mid to late 19<sup>th</sup> century, located in the area. These are typically red brick in polite domestic styles and contribute positively to the legibility of the village's development history;*
- ii. The importance of Historic houses and municipal buildings in contributing to the local identity and unity in places;*
- iii. The diversity of house types found across the area, from the mid-19th century to the present, typically low density and represent the piecemeal development of the village as a suburban village;*
- iv. The characteristic domestic scale of the buildings which conserves the rural and open character, as well as enhancing the impact of key buildings such as the Church of St. John the Baptist;*
- v. Drawing from positive examples of renovations and extensions to existing properties;*
- vi. The importance of a number of sites with archaeological importance as identified in the Berkshire Sites and Monuments Record*
- vii. The importance of conserving and enhancing the character and appearance of Church Street, Crowthorne Conservation Area;*
- viii. Pine species located within the suburban areas of the village enhance a sense of continuity with plantations in Bracknell Forest to the east;*
- ix. Mature trees throughout the area being key to providing a sense of intimacy and enclosure in areas of low-density development;*
- x. The sense of enclosure, which contributes to high levels of tranquillity, drawn from the woodland and heathland landscape;*
- xi. The importance of the area being densely wooded with a large number of mature trees, which provide a strong sense of local identity and unity across the area;*
- xii. The importance of dense vegetation on the edges of the Parish in providing a transition from the rural fringe into the surrounding woodland landscape;*
- xiii. The importance of mature trees, vegetation and hedges as boundary treatments;*
- xiv. The importance of large belts of woodland in providing a backdrop to development.*

*Proposals that will result in the loss of visual and or amenity value of mature trees or hedgerows in the parish, either as part of a landscape scheme and layout or as part of the construction works of a development scheme, will not be supported. Where the loss of mature trees or hedgerow is proven to be unavoidable, the proposals must make provision on site for like for like replacements.*

*Delivers objective A*

5.7 The policy establishes the importance of the design of new development in the Parish to maintain its essential, for the most part, rural character. In doing so, it refines Core Strategy CS7 in respect of respecting local patterns of development and enhancing the landscape and biodiversity, and of emerging Local Plan Policy LP18 (Design). It also identifies the key characteristics of listed buildings and the Conservation Area for the application of Core Strategy Policy CS7 and emerging Local Plan Policy LP35 (Protection and Enhancement of the Historic Environment).

5.8 Demonstrating high quality design is essential for all development irrespective of its location or type. In addition to the guidance issued by Bracknell Forest Council to ensure developments are of high quality and fully respect the character of the local area, that includes the Conservation Area Appraisal of April 2009, the Crowthorne Village Design Statement (VDS) prepared by Crowthorne Village Action Group (CVAG) in 2002 based on 1600 responses received from residents of Crowthorne, and the Crowthorne Design Guide 2018 by AECOM commissioned by the Parish Council to inform the design policies in the Neighbourhood Plan. These studies provide local context and applicants are expected to demonstrate how this additional guidance has been applied to ensure that development proposals positively contribute to the character of the Parish.

5.9 As identified in paragraph 3.5 above, there remains little further space for new development other than redevelopment within the existing built up area and the Crowthorne Design Guide highlights that the existing open grain of development makes spaces between buildings susceptible to infill development. It will therefore be important to guide new development in their design. The VDS highlighted that a common theme in the Parish was resident's unanimous desire to retain the character and diversity of the Parish and this has continued to be important today as is evident in more recent community engagement. The policy therefore draws from these documents to set out design attributes that form the essential character of Crowthorne.

5.10 Buildings in the neighbourhood area are characteristically one or two storeys in height. Criterion iv. anticipates that any new development will respect the scale and massing of the existing buildings. Nevertheless, there may be opportunities for higher buildings to be incorporated successfully into the local built environment in certain locations. Plainly the Borough Council will take a decision on a case-by-case basis taking into account the site concerned, the nature of the proposed development and the way in which its design responds to the local circumstances. The intention is not to require every proposal to adhere to every principle, if the applicant can demonstrate through a planning application, that an alternative design approach is more appropriate. However, as is evident in the positive attributes of the character and appearance of Crowthorne, mature trees and hedgerows play an important role in its contribution to the character of Crowthorne. The policy therefore seeks to clearly outline how the Plan intends to deal with existing trees and hedgerows and whether new trees and hedgerows need to be planted as part of development proposals.



## **Policy CR2: Promoting Good Design in Edgcumbe Park Residential Area in Crowthorne Parish**

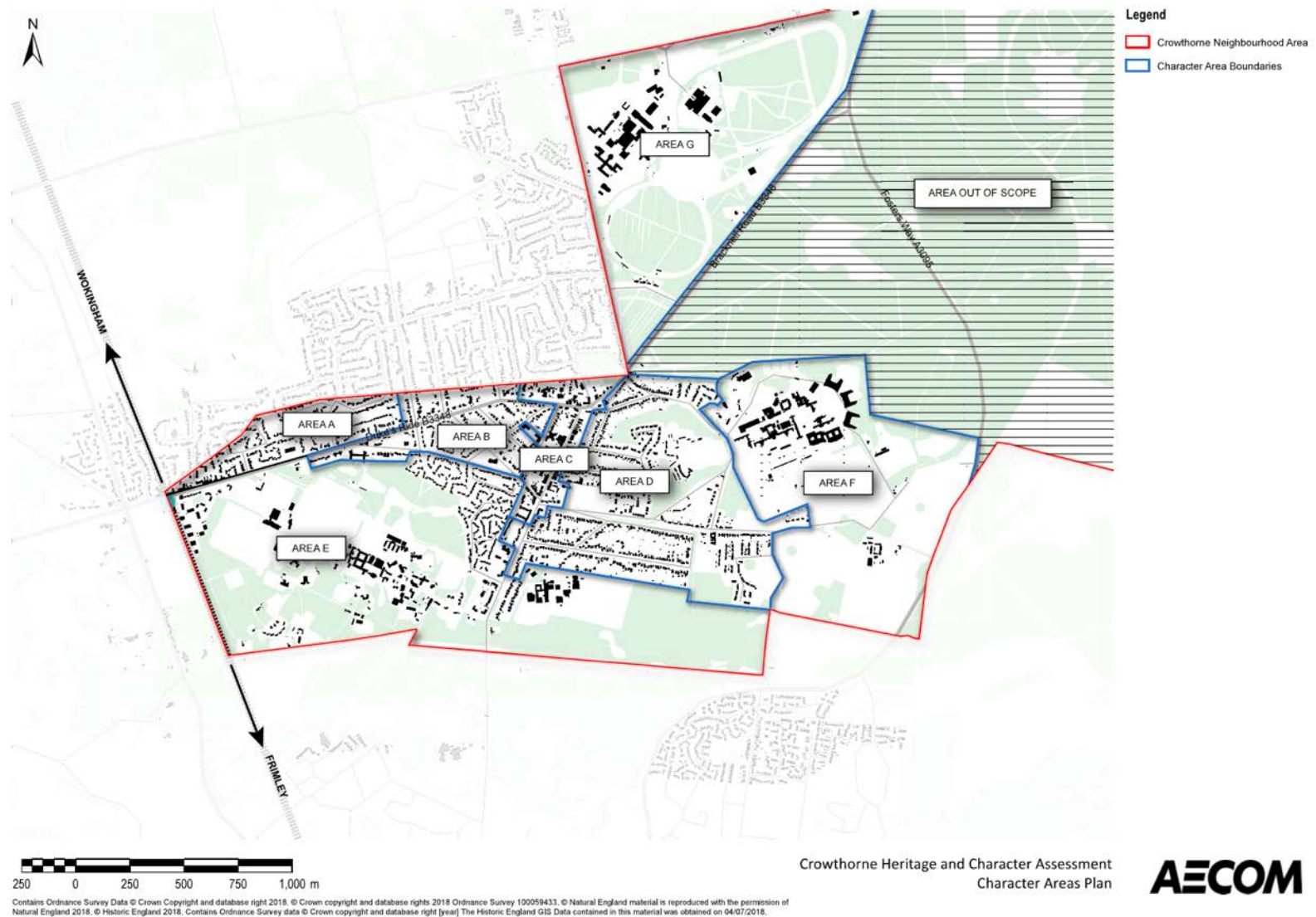
*As appropriate to their scale, nature and location, development proposals in the Edgcumbe Park Residential Character Area, as shown on the Policies Map, will be supported, provided they have had regard to the following attributes that form the essential character of the Edgcumbe Park Residential Area in Crowthorne Parish:*

- i. General consistency in scale, density, building line and height of development;*
- ii. The lack of boundary treatments on 20<sup>th</sup> century housing development that results in the widening of the streetscape and allows space for mature trees which draw the woodland landscape through the settlement;*
- iii. Well presented, 20<sup>th</sup> century housing estates with mature gardens, large grass verges and detached properties set on large plots;*
- iv. Repeating architectural details and subtle variations of the same detail along individual streets creating a sense of unity and cohesion in the townscape;*
- v. Properties set on large plots with large gardens and gated boundaries.*

*Delivers objective A*

5.11 This policy establishes the importance of the design of new development in the Edgcumbe Park Residential Area Character Area in Crowthorne Parish. In doing so, it refines Core Strategy Policy CS7 in respect of respecting local patterns of development and of emerging Local Plan Policy LP18 (Design).

5.12 The VDS identifies the generous spacing and large open plan gardens with mature trees contributing to the character of the area, and the Crowthorne Design Guide demonstrates issues such as stock design approaches devoid of any connection to the area. The policy therefore seeks to reinforce the positive aspects of the Character Area and seeks a positive contribution, particularly in avoiding 'pattern book' urban housing schemes in this location. The policy requires applicants to demonstrate regard has been paid to these attributes. The policy does not require full adherence to every attribute, but does require planning applications to demonstrate that, where relevant to the location of the proposals, attention has been paid to these attributes. It should be noted that only part of the area, locally known as Edgcumbe Park, lies within the parish boundary of Crowthorne. Plan F overleaf demonstrates the extent of the study area for the Crowthorne Design Guide. The Edgcumbe Park Residential Character Area in Crowthorne Parish is identified on the Policies Maps and as Area A in Plan F below. The Crowthorne Design Guide therefore identifies positive attributes of the part of the Edgcumbe Park Residential Area that lies within the Parish of Crowthorne only.



Plan F: Crowthorne Design Guide Study Area (Source: Crowthorne Design Guide, AECOM, 2018)

### Policy CR3: Promoting Good Design in West Crowthorne in Crowthorne Parish

*As appropriate to their scale, nature and location, development proposals in the West Crowthorne Character Area, as shown on the Policies Map, will be supported, provided they have had regard to the following attributes that form the essential character of West Crowthorne in Crowthorne Parish:*

- i. The importance of views of the tower of St John the Baptist Parish Church;*
- ii. The importance of the streetscape on the periphery of St. John the Baptist Church, with hedgerows and grand Victorian properties set back from the street in well-established front gardens in retaining the historical village character;*
- iii. General consistency in scale, density, building line and height of development;*
- iv. Repeating architectural details and subtle variations of the same detail along individual streets creating a sense of unity and cohesion in the townscape;*
- v. Borrowing traditional scale and massing with contemporary materials and style in modern development;*
- vi. The importance of long straight streets in residential areas with mature street trees which contribute to the overall leafy character, and provide opportunity for repetition and uniformity that vary subtly due to road surface, road width, boundary treatments and architectural style;*
- vii. The contribution of unpaved roads and soft boundaries, particularly those developed during the mid to late 19<sup>th</sup> century, to the rural character of the area;*
- viii. The importance of features such as large plots, gated entrances, well established front gardens and large front porches found at properties with grandeur in the Character Area;*
- ix. The historic quality and significance of a large number of buildings in the north of the historic core, at the junction of High Street and Duke's Ride;*
- x. Traditional residential development on linear street layouts;*
- xi. General uniformity of architectural style with a complimentary palette of materials and attention to quality of workmanship and detailing, particularly in brickwork, eaves, windows and doors.*

*Delivers objective A*

5.13 This policy establishes the importance of the design of new development in the West Crowthorne Character Area in Crowthorne Parish. In doing so, it refines Core Strategy Policy CS7 in respect of respecting the historic environment and of emerging Local Plan Policy LP18 (Design). It also identifies the key characteristics of listed buildings and the Conservation Area for the application of Core Strategy Policy CS7 and emerging Local Plan Policy LP35 (Protection and Enhancement of the Historic Environment).

5.14 The Crowthorne Design Guide demonstrates the positive aspects of the Character Area, including the importance of the Grade II listed St John the Baptist Church and its setting in the heart of the Conservation Area. It also recognises that modern development in the Character Area has reduced the quality of the existing townscape and that some of these have been constructed in historically referenced styles, not in keeping with established vernacular traditions in the area, employing



cheaper modern materials and disregard to established architectural proportions and scale of existing development in the area. The policy therefore seeks to reinforce the positive aspects of the Character Area and seeks a positive contribution, particularly in its attention to architectural details. The policy does not require full adherence to every attribute, but does require planning applications to demonstrate that, where relevant to the location of the proposal, attention has been paid to those attributes. It should be noted that only part of the area identified as West Crowthorne lies within the Parish boundary of Crowthorne. Plan F above demonstrates the extent of the study area for the Crowthorne Design Guide. The West Crowthorne Character Area in Crowthorne Parish is identified on the Policies Maps and as Area B in Plan F above. The Crowthorne Design Guide therefore identifies positive attributes of the part of West Crowthorne that lies within the Parish of Crowthorne only.



*St. John the Baptist Church photo (Source: Crowthorne Parish Council archives)*

#### **Policy CR4: Promoting Good Design in Crowthorne Centre**

*As appropriate to their scale, nature and location, development proposals in the Crowthorne Centre Character Area, as shown on the Policies Map, will be supported, provided they have had regard to the following attributes that form the essential character of Crowthorne Centre:*

- i. Terraced properties and high-density building development on the periphery of the High Street;*
- ii. The historic quality and significance of a large number of buildings in the north of the historic core, at the junction of High Street and Duke's Ride.*

*Delivers objective A*

5.15 This policy establishes the importance of design in new development in the Crowthorne Centre Character Area. In doing so, it refines Core Strategy Policy CS7 in respect of respecting local patterns of development and the historic environment and of emerging Local Plan Policy LP18 (Design).

5.16 Policy CR9 sets out design criteria specifically relating to the High Street, and therefore this policy applies to the areas surrounding the High Street in the overall Character Area. The Crowthorne Design Guide highlights that modern development has reduced the quality of the existing townscape and the policy therefore identifies the positive attributes of the Character Area. The policy does not require full adherence to every attribute, but does require planning applications to demonstrate that, where relevant to the location of the proposal, attention has been paid to those attributes.

#### **Policy CR5: Promoting Good Design in East Crowthorne in Crowthorne Parish**

*As appropriate to their scale, nature and location, development proposals in the East Crowthorne Character Area, as shown on the Policies Map, will be supported, provided they have had regard to the following attributes that form the essential character of East Crowthorne:*

- i. General consistency in scale, density, building line and height of development;*
- ii. Properties set on large plots with large gardens and gated boundaries;*
- iii. Repeating architectural details and subtle variations of the same detail along individual streets creating a sense of unity and cohesion in the townscape;*
- iv. Traditional residential development on linear street layouts;*
- v. General uniformity of architectural style with a complimentary palette of materials and attention to quality of workmanship and detailing, particularly in brickwork, eaves, windows and doors;*
- vi. The historic quality and significance of a large number of buildings in the north of the historic core, at the junction of High Street and Duke's Ride;*
- vii. The contribution of unpaved roads and soft boundaries, particularly those developed during the mid to late 19<sup>th</sup> century, to the rural character of the area;*

- viii. *The importance of features such as large plots, gated entrances, well established front gardens and large front porches found at properties with grandeur in the Character Area;*
- ix. *The importance of long straight streets in residential areas with mature street trees which contribute to the overall leafy character, and provide opportunity for repetition and uniformity that vary subtly due to road surface, road width, boundary treatments and architectural style;*
- x. *The importance of retaining the rural character on the urban fringe where the settlement meets the heathland landscape;*
- xi. *The importance of the Morgan Recreation Ground as a well-managed open and recreation space in providing a setting for the surrounding residential area;*
- xii. *Proposals should take account of any panoramic views out of the character area across the surrounding townscape, woodland and heathland and be designed in a positive way to respond to the visual relationship between the character and the wider neighbourhood area.*

*Delivers objective A*

5.17 This policy establishes the importance of design in new development in the East Crowthorne Character Area. In doing so, it refines Core Strategy Policy CS7 in respect of respecting local patterns of development, the historic environment and enhancing the landscape and usable high-quality open spaces and of emerging Local Plan Policy LP18 (Design). Plainly the implementation of policy CR5 will be a matter of judgement for Bracknell Forest Council on a case-by-case basis. Nevertheless, where a proposed development would have the potential to obstruct or affect detrimentally a view from within the character area out to the wider neighbourhood area, developers will be required to incorporate a landscape and visual assessment within the relevant planning application details.



*The Morgan Recreation Ground photo (Source: Crowthorne Parish Council archives)*

5.18 The VDS identifies the rural nature of the area with its abundance of trees and recognises that the Morgan Recreation Ground facility is residents' most valued facility in Crowthorne. The Crowthorne Design Guide recognises that there is limited public open space and recreation space and that modern developments have introduced stock design approaches, devoid of any connection to the area. Additionally, the views provide a sense of place. The policy therefore seeks to reinforce the positive attributes of the Character Area and seeks a positive contribution, particularly in avoiding 'pattern book' urban housing schemes in this location. The policy does not require full adherence to every attribute, but does require planning applications to demonstrate that, where relevant to the location of the proposal, attention has been paid to those attributes.

**Policy CR6: Promoting Good Design in Wellington College/Edgbarrow School**

***As appropriate to their scale, nature and location, development proposals in the Wellington College/Edgbarrow School Character Area, as shown on the Policies Map, will be supported, provided they have had regard to the following attributes that form the essential character of Wellington College/Edgbarrow School:***

- i. The lack of boundary treatments on 20<sup>th</sup> century housing development that results in the widening of the streetscape and allows space for mature trees which draw the woodland landscape through the settlement;***
- ii. The importance of features such as large plots, gated entrances, well established front gardens and large front porches found at properties with grandeur in the Character Area;***
- iii. The importance of grand Victorian Institutions with large estates including various buildings set in landscaped gardens;***
- iv. Building materials such as pine cladding and fencing which reference the pine woodland/plantation landscapes surrounding the Character Area in providing a sense of identity to modern building estates.***

*Delivers objective A*

5.19 This policy recognises the importance of design in new development in the Wellington College/Edgbarrow School Character Area. In doing so, it refines Core Strategy Policy CS7 in respect of respecting local patterns of development and enhancing the landscape and of emerging Local Plan Policy LP18 (Design).

5.20 The Crowthorne Design Guide recognises that modern developments have introduced stock design approaches, devoid of any connection to the area. Additionally, the principle approach to the Character Area from the south on Sandhurst Road is bound by unsightly wire and concrete posts as well as timber panel fencing which is unsympathetic to the prevailing character of the area. The policy therefore seeks to reinforce the positive attributes of the Character Area and seeks a positive contribution, particularly in avoiding 'pattern book' urban housing schemes in this location. The policy does not require full adherence to every attribute, but does require planning applications, to demonstrate that, where relevant to the location of the proposal, attention has been paid to those attributes.





Wellington College © Crowthorne Design Guide, AECOM 2018

### **Policy CR7: Promoting Good Design in Broadmoor**

*As appropriate to their scale, nature and location, development proposals in the Broadmoor Character Area, as shown on the Policies Map, will be supported, provided they have had regard to the following attributes that form the essential character of Broadmoor:*

- i. Proposals should take account of any panoramic views out of the character area across the surrounding townscape, woodland and heathland and be designed in a positive way to respond to the visual relationship between the character and the wider neighbourhood area;*
- ii. The importance of grand Victorian Institutions with large estates including various buildings set in landscaped gardens;*
- iii. The importance of conserving and enhancing the listed buildings and registered historic park and garden.*

*Delivers objective A*

5.21 This policy establishes the importance of the design of new development in the Broadmoor Character Area. In doing so, it refines Core Strategy Policy CS7 in respect of respecting the historic environment and of emerging Local Plan Policy LP18 (Design). Plainly the implementation of policy CR7 will be a matter of judgement for Bracknell Forest Council on a case-by-case basis. Nevertheless, where a proposed

development would have the potential to obstruct or affect detrimentally a view from within the character area out to the wider neighbourhood area developers will be required to incorporate a landscape and visual assessment within the relevant planning application details.

5.22 The Crowthorne Design Guide highlights some sensitivity to change in the Character Area and the policy therefore identifies the positive attributes of the Character Area. The policy does not require full adherence to every attribute, but does require planning applications to demonstrate that, where relevant to the location of the proposal, attention has been paid to those attributes. The policy also does not repeat the provisions of national and local policy that seeks the protection of Registered Park and Gardens; however, it is recognised that The Broadmoor Hospital Registered Park and Gardens Grade II have been included on Historic England's At-Risk Register and that the entirety of the Character Area falls within the Registered Park and Gardens boundary.

#### **Policy CR8: Promoting Good Design in Transport Research Laboratory**

***As appropriate to their scale, nature and location, development proposals in the Transport Research Laboratory Character Area, as shown on the Policies Map, will be supported, provided they have had regard to the following attributes that form the essential character of the Transport Research Laboratory Character Area:***

- i. Retention of the existing wooded character along the south side of Nine Mile Ride; and***
- ii. Natural building materials and fencing which reference the pine woodland/plantation landscapes surrounding the Character Area in providing a sense of identity to modern housing development.***

***Development proposals should also contribute to maintaining the separate identity of Bracknell and Crowthorne settlements by:***

- iii. Ensuring, as a minimum, a 50m wide 'landscape buffer' on the southern side of Nine Mile Ride is maintained; and***
- iv. Ensuring that development within the neighbourhood area maintains the strategic requirement for a strategic gap between the TRL development edge and the built-up boundary of Bracknell.***

*Delivers objective A*

5.23 This policy establishes the importance of the design of new development in the Transport Research Laboratory Character Area. In doing so, it refines Core Strategy Policy CS7 in respect of building on local character and emerging Local Plan policy LP18 (Design).

5.24 The policy highlights a further development principle to the common design principles of Policy CR1 that is drawn from the Crowthorne Design Guide. The Crowthorne Design Guide was prepared at a time when the strategic allocation at Buckler's Park had not yet been started and therefore any positive attributes from this development have not been identified in the policy. The development has now commenced within the context of an agreed design code. The policy therefore

identifies positive attributes of the Character Area at a time before the Buckler's Park development commenced. The policy does not require full adherence to the attributes, but does require planning applications to demonstrate that, where relevant to the location of the proposal, attention has been paid to them. In this context Policy CR8 has been designed to add value to Policy SA5 of the adopted Site Allocations Local Plan.

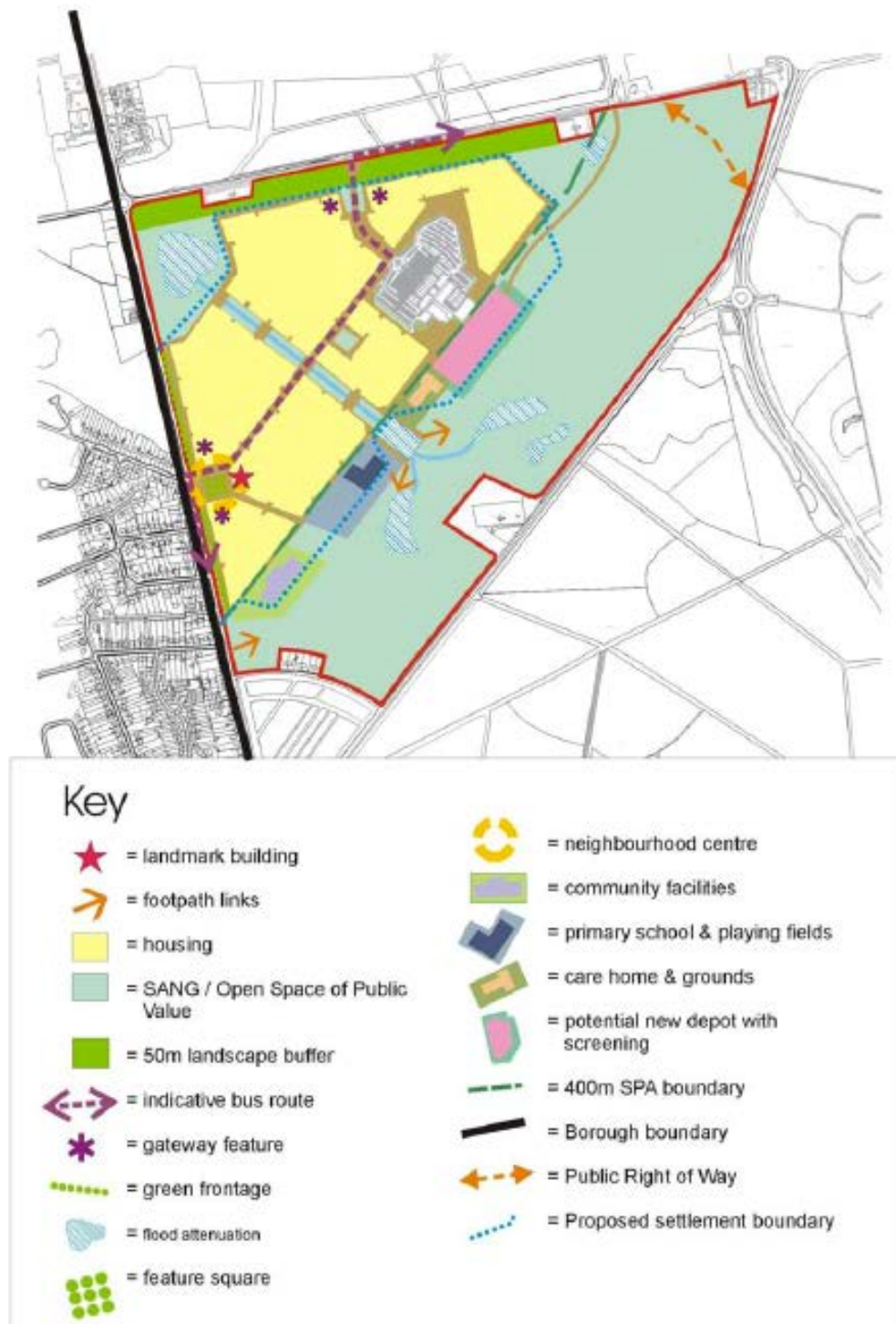
5.25 Buckler's Park lies within the Crowthorne - Bracknell Strategic Gap as defined by Core Policy CS9 (Development on Land outside Settlements) and emerging policy LP11 (Countryside). It is also illustrated in part by policy LP12 (Strategic Gaps) of the emerging Local Plan. The community has consistently and over many years, expressed concern over the gradual and persistent erosion of this strategic gap. A key modification (MM35) required by the Inspector of the Site Allocations Local Plan (Inspectors Report June 2013 – Non-Technical Summary and paragraphs 84 – 93) was to provide greater separation between the Buckler's Park site (SA5) and Bracknell's built up area. Noting in paragraph 92 of the Inspectors Report that the settlement boundary of the site should lie at least 500m from the nearest part of Bracknell's Urban area. Policy CR8 therefore reinforces this conclusion and the importance of maintaining that part of the gap defined in Policy SA5 within the designated neighbourhood area. The 'landscape buffer' and gap should continue to provide both a physical and visual separation between the TRL development and the urban edge of Bracknell over the lifetime of this plan.



*Brookers Row © Crowthorne Design Guide AECOM 2018*



**Map 3 Illustrative Concept Plan for land at Transport Research Laboratory, Crowthorne.**



*Plan G: Bracknell Forest Council Site Allocations Local Plan Policy SA5 – Illustrative Concept Plan and '50m landscape buffer'*

## **Policy CR9: Crowthorne High Street**

*Proposals for new development and changes of use within the District Centre, as shown on the Policies Map, should provide active ground floor uses that contribute to the diversity of the High Street and enhance the vitality and viability of the area. On upper floors, uses that complement the function of High Street will be supported, including residential use (C3 use).*

*Proposals for new development and for alterations to existing buildings will be supported provided they:*

- i. Where practicable retain or re-provide bespoke high-quality public realm enhancements to the High Street to improve the quality of the public realm and the streetscape where there is a direct relationship between the development proposal and the public realm;*
- ii. demonstrate how air quality improvements will be achieved, where possible; and*
- iii. have regard to the following attributes that form the essential character of Crowthorne High Street:*
  - a. the strong active frontage provided by shops, businesses and services on the High Street;*
  - b. the character and appearance of adjacent buildings in terms of scale, materials, lighting and fenestration;*
  - c. shop fronts that respect the historic character of the street and use traditional materials wherever practicable;*
  - d. shops signs that are discrete and use traditional lettering forms.*

*Proposals which result in the loss of existing shops will be resisted and will only be supported where the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for ongoing retail or community uses. Applicants will be expected to demonstrate that the existing use is no longer viable and that the site has been marketed for a reasonable period of time for a permitted retail or community use.*

*Where appropriate and directly related to new development, enhancements to the High Street include seating and lighting columns and lanterns that are considered to relate well to and enhance the High Street, street trees and other vegetation and should be included within development proposals concerned .*

*Proposals for rear access improvements for delivery vehicles will be supported, in line with the Bracknell Forest Air Quality Management Area Action Plan.*

*Delivers objectives A, B & C*

5.26 The policy designates the High Street as a District Centre to guide new development and change of uses in the High Street. In doing so, it refines Core Strategy Policy CS21 and emerging Local Plan Policy LP32 (Changes of use within defined Retail centres). The policy also establishes a set of criteria and positive design attributes to enhance the distinctive character of the area. In doing so, it builds on Core Strategy Policy CS8, the Bracknell Forest Streetscene Supplementary

Planning Document and emerging Local Plan Policy LP18 (Design) in seeking to provide a high quality, usable public realm.

5.27 The Western Berkshire Retail & Commercial Leisure Assessment 2016 analysis indicated that Crowthorne was a healthy centre, with its own distinctive character and retail offer. As a District Centre it has a much more limited comparison goods role and function in the Borough, and one which is orientated towards meeting some day-to-day shopping needs. The local community have highlighted that they value shops that meet day-to-day shopping needs, but also wanted to see a more diverse mix of uses that included wine bars or restaurants. The policy therefore encourages active ground floor uses that will contribute to diversity on the High Street.

5.28 Well-designed buildings and public realm elements promote resident interaction and a destination for visitors. The Crowthorne Design Guide highlighted the lack of street trees and other vegetation and low-quality signage, but also its high-quality bespoke lighting columns and lanterns. The penultimate paragraph of the policy seeks to relate new development to potential improvements to the public realm. These will be secured by way of planning conditions, Section 106 contributions or Community Infrastructure Levy contributions as appropriate.

5.29 The 2018 Air Quality Annual Status Report of Bracknell Forest Council identifies that the main emissions sources in the Crowthorne AQMA are from moving traffic, primarily from vans used to deliver goods to the shops along the High Street as they can cause delays when loading and unloading goods. Measures to introduce a rear service road for a number of shops along the High Street are intended to be pursued.

5.30 The policy therefore tries to address these issues and reinforce the positive aspects of the High Street and requires applicants to have regard to these attributes in the design of schemes and in demonstrating how air quality may be improved. Where improvements are needed, contributions will be sought through S106 agreements, subject to compliance with the Community Infrastructure Levy Regulations 2010 (as amended), or via planning conditions or CIL as appropriate and will be used to part-fund these and lever in match funding from other sources where possible. The policy does not require full adherence to every positive attribute, but does require planning applications, to demonstrate that, where relevant to the location of the proposal, attention has been paid to those attributes.

### **Policy CR10: Station Parade, Dukes Ride**

*The Neighbourhood Plan defines the Station Parade as a Local Centre, as shown on the Policies Map, which will continue to focus principally on providing A1 retail uses.*

*Proposals for new development and for alterations to existing buildings will be supported provided they have regard to the following design attributes that form the essential character of Station Parade, Duke's Ride:*

- i. the active frontage provided by the concentration of shops and services;*
- ii. the character and appearance of adjacent buildings in terms of scale, materials, lighting and fenestration;*
- iii. shop fronts that respect the historic character of the street and use traditional materials wherever practicable; and*
- iv. shops signs that are discrete and use traditional lettering forms.*

*Proposals which result in the loss of existing shops will be resisted and will only be supported where the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for ongoing retail or community uses. Applicants will be expected to demonstrate that the existing use is no longer viable and that the site has been marketed for a reasonable period of time for a permitted retail or community use.*

*Delivers objectives A & B*

5.31 The policy designates Station Parade as a Local Centre to guide new development and change of uses. In doing so, it refines Core Strategy Policy CS21 and emerging Local Plan Policy LP32 (Changes of use within defined Retail centres). The policy also establishes a set of design attributes that define the distinctive character of the area. In doing so, it refines Core Strategy Policy CS7 in respect of building on local character and of emerging Local Plan Policy LP18 (Design).

5.32 Station Parade consists of a small group of retail units that provide an important focal point in the residential area offering day-to-day shopping facilities. This small concentration of shops reduces the need to travel for residents from the surrounding area, and the policy therefore tries to secure a concentration of A1 uses to continue to meet this purpose. Where it is not possible to continue an A1 use, other community uses may be appropriate and the policy therefore allows for such instances.

5.33 The Crowthorne Design Guide highlighted low-quality signage in the Character Area and the policy therefore tries to address these issues and reinforce the positive aspects of Station Parade. It requires applicants to have regard to these attributes in the design of schemes. The policy does not require full adherence to every positive attribute, but does require planning applications, to demonstrate that, where relevant to the location of the proposal, attention has been paid to those attributes.



## Policy CR11: Employment

*The Neighbourhood Plan defines the Wellington Business Park and the Broadmoor employment area as employment areas. Development proposals that will result in the loss of employment floor space at defined employment areas, as shown on the Policies Map, will not be supported, unless it can be demonstrated that it is in accordance with other employment related policies of the development plan, or that there will be an increase in jobs as a result of the proposals enabling a higher employment density to be achieved.*

*Delivers objective B*

5. 34 The policy seeks to avoid the further loss of employment floor space at its defined employment areas at Wellington Business Park, which this Neighbourhood Plan defines, and Broadmoor. In doing so it refines Core Strategy Policies CS19 and CS20 and the emerging Local Plan Policy LP27 (Employment Areas).

5.35 The Approach to Employment Areas, prepared by Bracknell Forest Council in February 2018 to inform its Draft Plan states that the integrity of the Wellington Business Park employment area has been damaged, due to Prior Approval Consents. Wellington Business Park has lost 12 units to such consents and the boundary to define the area will be amended to reflect these changes in the emerging Local Plan process. The site is not covered by the Borough Council's Article 4 direction that removes permitted development rights for changes of use from offices to residential use. The policy therefore seeks to avoid the further loss of employment space as do other policies of the development plan, but also seeks to encourage a higher employment density at both of the defined employment sites.



*Wellington Business Park © Crowthorne Design Guide AECOM 2018*

## **Policy CR12: Biodiversity**

***Development proposals should take account of the protected and other notable biodiversity species in the neighbourhood area as set out in Appendix D of the Plan. Development proposals which would affect any of the natural assets as identified in Appendix D will be determined on the basis of the principles in paragraph 175 of the NPPF (2019).***

***Wherever practicable, proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and green spaces for the community.***

*Delivers objectives C & D*

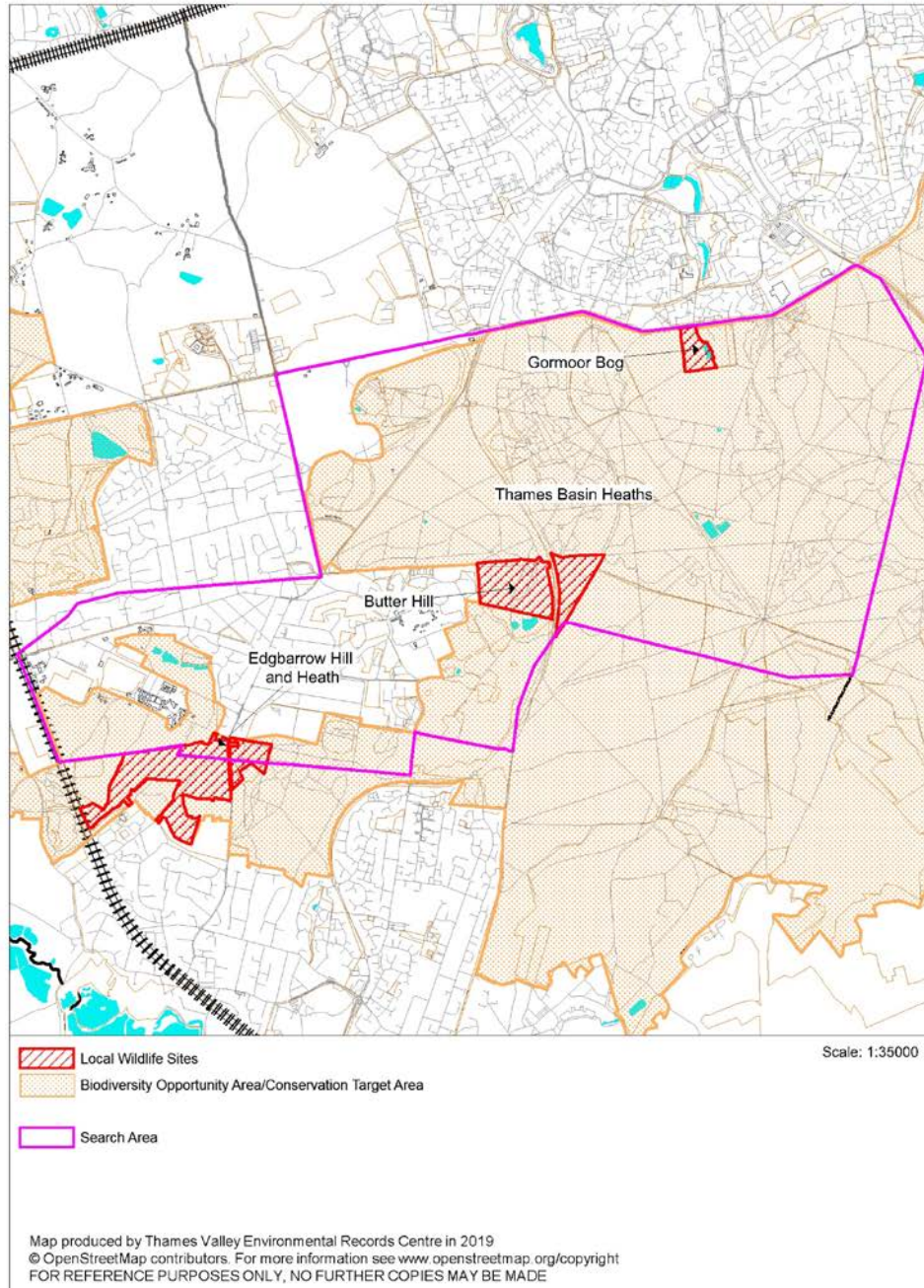
5.36 The policy seeks to provide local emphasis to Core Strategy policies CS1 and CS7 and emerging Local Plan Policies LP36 (Biodiversity) and LP37 (Designated Nature Conservation and Geological Sites), in respect of promoting biodiversity. In addition, it identifies protected and other notable species in the neighbourhood area to which paragraphs 174 to 176 of the NPPF would apply.

5.37 The Parish contains extensive environmental assets and lies within the zone of influence of significant nature conservation designations which play a major role in shaping the landscape setting of Crowthorne. The eastern area of the Parish forms part of the Thames Basin Heath SPA which includes part of the Broadmoor to Bagshot Woods and Heaths SSSI. To the east of Edgbarrow School in the southernmost part of the Parish lies part of the Sandhurst to Owlsmoor Bogs and Heaths SSSI and to the south west of Edgbarrow School lies part of the Local Wildlife Site, Edgbarrow Woods. The location of Local Wildlife Sites in Crowthorne Parish is shown on Plan H overleaf as well as the extent of the Biodiversity Opportunity Area.

5.38 The Parish is home to a variety of legally protected wildlife species, including Pipistrelle Bats and Great Crested Newts for example. It also hosts a range of native species of birds such as Nightjar and Dartford Warbles. The Thames Valley Environmental Records Centre Biodiversity Report, attached as Appendix D, provides a summary of legally protected and notable species in Crowthorne Parish

5.39 The Natural Environment and Rural Communities Act 2006 places a biodiversity duty on all public authorities, to have regard to the purpose of conserving biodiversity. Section 40 states that "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." This duty aims to raise the profile of biodiversity across the public sector and ensure that biodiversity conservation is at the heart of policymaking and service delivery for local planning authorities. Policy CR12 seeks to follow such an approach. It identifies local assets and applies the national approach to biodiversity as set out in the National Planning Policy Framework. In particular, within an overall context of safeguarding biodiversity resources it offers the ability for some development to take place in certain cases. This would be either where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, or where there are wholly exceptional reasons and a suitable compensation strategy exists.

**Crowthorne Parish  
Designated Wildlife Sites Map**



*Plan H: Crowthorne Parish Designated Wildlife Sites Map  
(Source: Thames Valley Records Centre Biodiversity Report, 2019)*

## **6. IMPLEMENTATION**

6.1 The Neighbourhood Plan will be implemented through Bracknell Forest Council's consideration and determination of planning applications for development in the Parish.

### **Development Management**

6.2 The Parish Council will use a combination of the Local Plan and these Neighbourhood Plan policies to inform its response to planning applications. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority who is responsible for determining planning applications. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

### **Local Infrastructure Improvements**

6.4 Where opportunities arise through Community Infrastructure Levy to secure financial contributions to invest in improving local infrastructure, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with the local planning authority. The following project initiatives have been identified as having the potential to be brought forward by CIL or other means:

- A strategy for street tree management and replanting should be developed to increase the age structure of tree stock and range of species to ensure continuous contribution of tree cover to streets, increased diversity and resilience to environmental change;
- Seek opportunities to create new or improve/extend existing cycle routes, to promote cycling as a recreational pursuit, to improve people's health and well-being, and to provide a form of sustainable transport;
- Work with landowners and the local authority to designate new public rights of way or permissive paths which circle and cut through the Parish to provide a range of shorter routes and provide better access to the wider landscape away from busy roads;
- Work with Bracknell Forest Council and the Crowthorne Traders Association to identify projects that may contribute to improvements in air quality on Crowthorne High Street e.g. the introduction of electric charging points and the addition of a zebra, or other controlled, crossing at the end of Church/Waterloo Road to improve connectivity;

- Work with Bracknell Forest Council to seek funds for the introduction of a bus service from the village to the train station and improvements to sports/recreation facilities such as the creation of a MUGA at the Morgan Recreation Ground on underutilised hard surface.

### **Other Non-Planning Matters**

6.5 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the Parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These matters include:

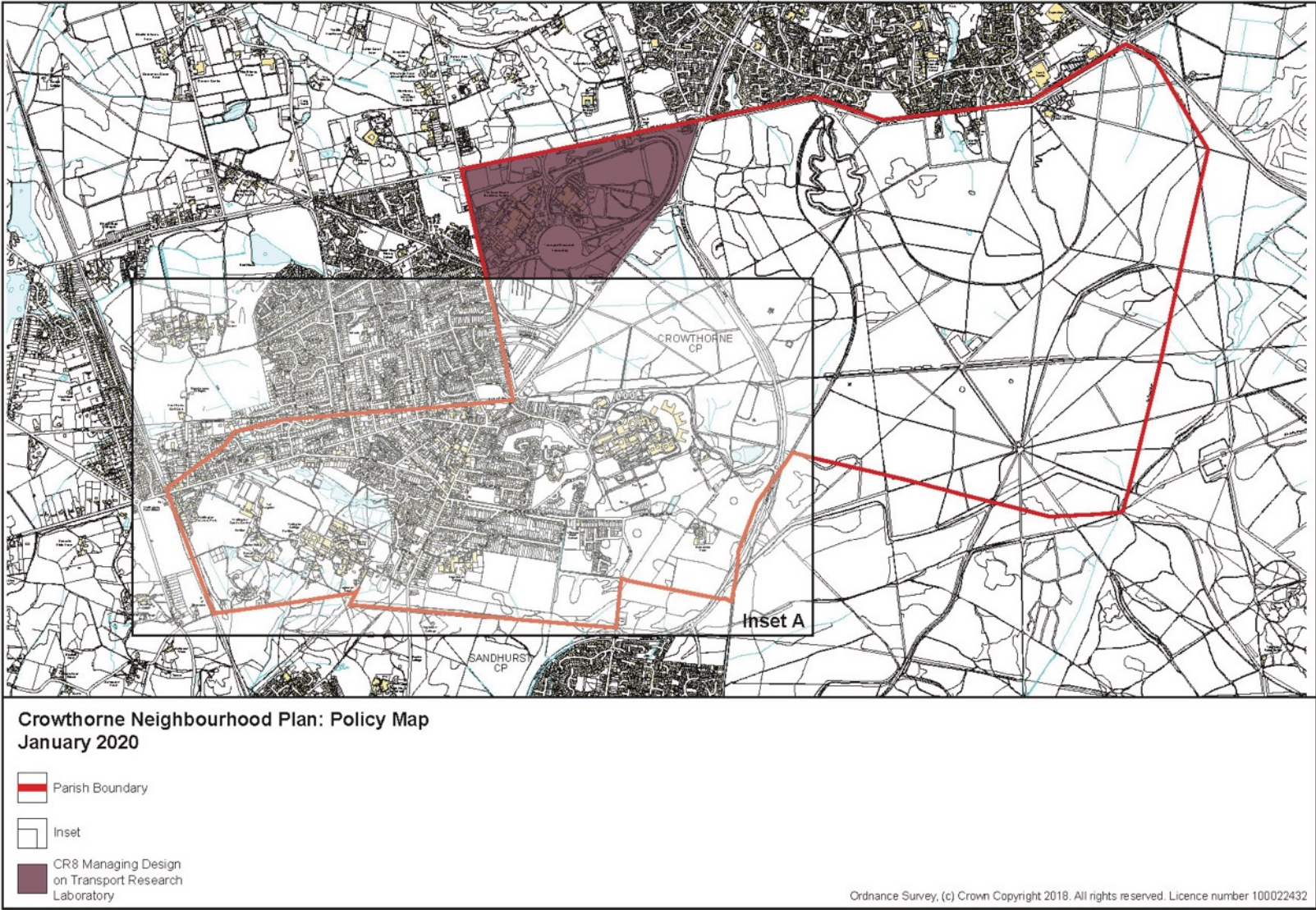
- i. Community Facilities (including the solar panel installation project at Community Halls);
- ii. Recreation and Play;
- iii. Public Art;
- iv. Planting Schemes;
- v. Car Parking;
- vi. Signage.

Note: Detailed projects within each heading are being considered in relation to the income being received from Bracknell Forest Council.

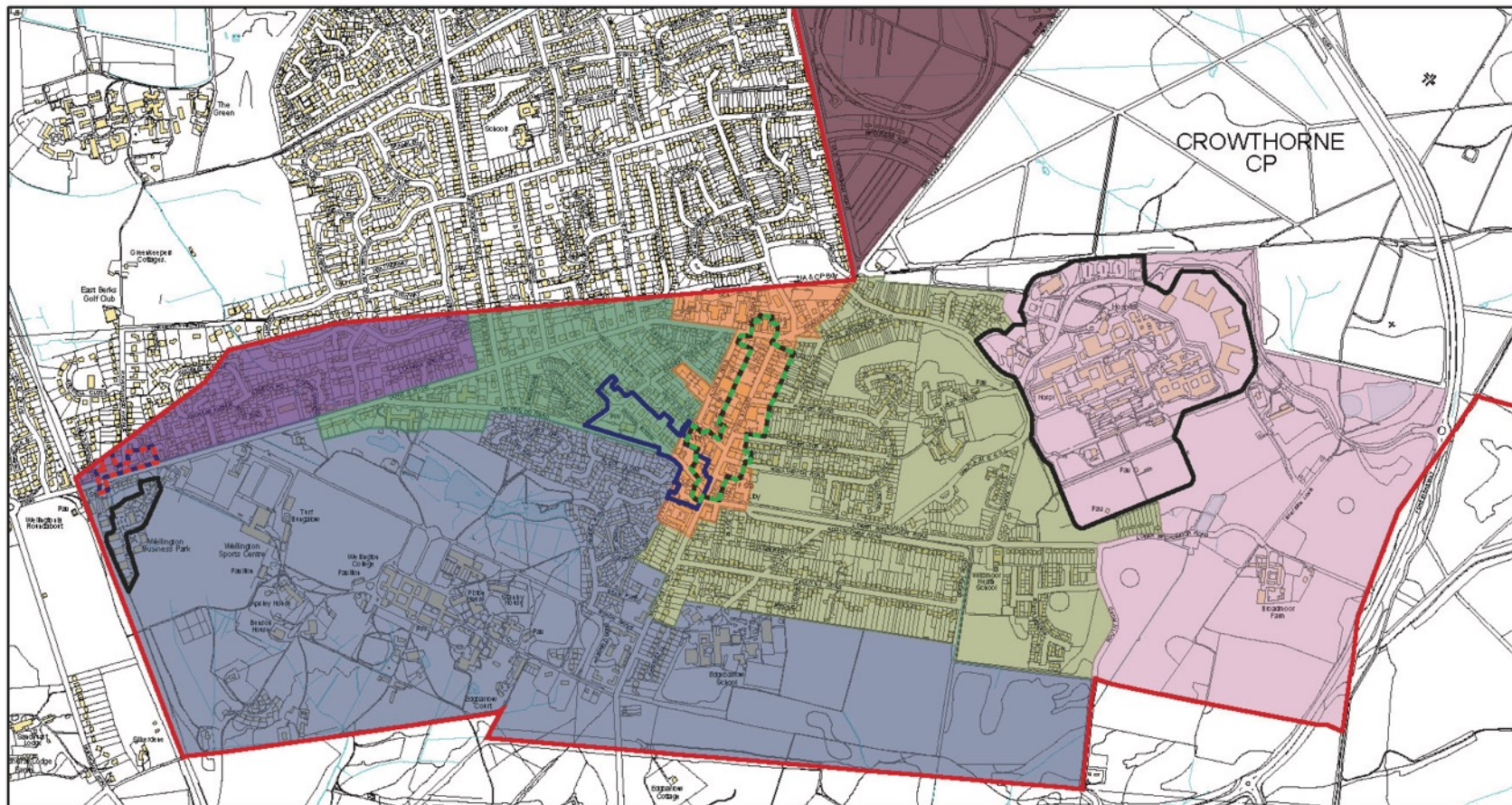
6.6 The Parish Council will seek to work with Bracknell Forest Council, landowners (including Wellington College), Crowthorne Village Action Group, Crowthorne Reduce our Waste group and the local community to prepare a comprehensive Green Infrastructure Strategy and map of the Parish which addresses amongst other things the 'Urban Habitat Theme' objectives set out in Bracknell Forest Biodiversity Action Plan (2018 – 2023).



POLICIES MAP & INSET







**Crowthorne Neighbourhood Plan: Policy Map Inset 1**  
**January 2020**

- |   |  |  |                                  |
|---|--|--|----------------------------------|
| Parish Boundary                                       | CR3 Managing Design West Crowthorne      | CR6 Managing Design in Wellington College/Edgbarrow School | CR9 Crowthorne High Street       |
| Conservation Area                                     | CR4 Managing Design in Crowthorne Centre | CR7 Managing Design in Broadmoor                           | CR10 Station Parade, Duke's Ride |
| CR2 Managing Design in Edgcumbe Park Residential Area | CR5 Managing Design in East Crowthorne   | CR8 Managing Design on Transport Research Laboratory       | CR11 Employment                  |

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## **GLOSSARY**

### **Glossary of planning terms and other abbreviations**

#### **Affordable Housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

#### **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

#### **Biodiversity**

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

#### **Bracknell Forest Council (BFC)**

The principal planning authority for this Neighbourhood Plan

#### **Community Infrastructure Levy (CIL)**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

#### **Conservation Areas**

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

#### **Core Strategy**

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area. (See also: Development Plan Documents.)

#### **Crowthorne Parish Council (CPC)**

The producer of this Neighbourhood Plan.

#### **Crowthorne Neighbourhood Plan (CNP)**

The Neighbourhood document and supporting evidence.

#### **Density**

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

#### **Development**

Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land."

**Development Plan Documents (DPDs)**

Development Plan Documents (DPDs) are prepared by local planning authorities and form an essential part of the Development Plan, outlining the key development goals. Once adopted, development control decisions (see definition above) must be made in accordance with them unless material considerations indicate otherwise.

Development Plan Documents include the core strategy and, where needed, area action plans.

**Evidence Base**

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Local Development Documents, including physical, economic, and social characteristics of an area.

**Flood plain**

Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

**Green Infrastructure (GI)**

A strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

**Habitats Regulation Assessment**

A Habitats Regulations Assessment (HRA) tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

**Heritage Assets**

Parts of the historic environment which have significance because of their historic, archaeological, architectural or artistic interest.

**Landscape Character**

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

**Listed Building**

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

**Local Nature Reserve (LNR)**

A habitat of local significance for nature conservation.

**Local Plan**

A development plan prepared by district and other local planning authorities.

**National Planning Policy Framework (NPPF)**

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

**Neighbourhood Plan**

A plan prepared by a Parish Council under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012 (as amended).

**Suitable Alternative Natural Greenspace (SANG)**

Green space used as mitigation or avoidance to reduce recreational use of the Thames Basin Heaths Special Protection Area.

**Saved Policies**

Policies within unitary development plans, local plans and structure plans that are 'saved' for a time period during the production of policies in Local Development Documents, which will eventually replace them.

**Sites of Special Scientific Interest (SSSI)**

The country's very best wildlife and geographical sites, designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England. They include some of the most spectacular and beautiful habitats. A large proportion of the total area of these sites in England are also internationally important for their wildlife, and designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites.

**Special Protection Areas (SPA)**

Sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

**Strategic Environmental Assessment (SEA)**

A system of incorporating environmental considerations into policies, plans and programmes.

**Thames Basin Heaths Special Protection Area**

**See:** Special Protection Areas



## Appendix A – Candidate Locally Listed Buildings

Bracknell Forest Council (BFC) holds a local list of buildings and structures considered to have local architectural or historic interest. The Local List sits alongside the Bracknell Forest Local Plan and is a material consideration in the assessment in decision making. The following list of properties have been identified as holding some historical or townscape interest which are not listed and are particularly sensitive to change. These either have been or will be submitted to Bracknell Forest Council as nominations to be included on the Local List.

- i. **Edgbarrow Cottage, Sandhurst Road** – Built c.1823, once a verderer's house. Front of building is original from 1823. Back added in 1945. The well at the property is already believed to be listed.
- ii. **Iron Duke Public House** – now Body Image beauty salon – built 1863 and was the first public house in Crowthorne. Original frontage and signage still exist.
- iii. **226 High Street, Rolling Feast** – was Church now a café – This was the first temporary Church and was rolled across the road to its current site when the new Church was consecrated in 1873 so predates this date. Comprises a single storey timber framed café dated to the early-mid 20<sup>th</sup> century with flanking cat slide extensions.
- iv. **Sworder's Shop** – now Berkshire Kitchen Design – original green grocers. Built late 1800s. Original shop front, tiled canopy and twisted support pillars still in situ.
- v. **Lovick Cottage, Crowthorne High Street** – Early Crowthorne dwelling on High Street built late 1800s. The Lovick family arrived in Crowthorne in the late 1800s and took over the Crowthorne Inn. George Lovick started a garage and petrol station in the village, a coach and taxi business, coal merchants, property development and was one of the founders of the Plaza Cinema in the village.
- vi. **Wildmoor Heath Primary School** – established in 1863 as the Broadmoor Primary School, comprises a range of single storey red brick buildings in a polite institutional style.
- vii. **Crowthorne Railway Station, Dukes Ride** – dated to 1860 and constructed of red brick with ashlar dressings in a modest gothic revival style. Of note are gabled dormers, and decorative barge boards and finials.
- viii. **Roger and Sons Bakery sign** – on the southern elevation of 263, High Street.
- ix. **The Crowthorne Inn, Crowthorne High Street** – comprises a mid-19<sup>th</sup> century public house, of white rendered brick construction with a hipped roof and large stacks in a polite style.
- x. **Crowthorne Church of England Primary School** – is a single storey school building dated to the late 19<sup>th</sup> century, built of red brick in a modest institutional style.
- xi. **Crowthorne Methodist Church** – comprises a red brick church with ashlar dressings, dated to the late 19<sup>th</sup> century and constructed in the gothic revival style. Of note is a leaded timber belfry.
- xii. **The Prince (formerly Prince Alfred) public house** – a red brick public house dated to the mid-19<sup>th</sup> century and one of the earliest buildings in the village.
- xiii. **102 High Street** – comprises a white washed red brick shop, dated to the mid-19<sup>th</sup> century and represents one of the earliest buildings in the village.
- xiv. **Crowthorne Villas** – comprise a semi-detached pair of houses, dated to 1878, and constructed of red brick with yellow brick dressings in a polite style.

## Appendix B – Crowthorne Village Design Statement 2002 prepared by CVAG

## Appendix C – Crowthorne Design Guide (AECOM, September 2018)

**Appendix D – Crowthorne Parish Biodiversity Report © Thames Valley  
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