

**Binfield Village Protection Society (BVPS ).**  
**Southfield, St Mark's Rd., Binfield, Bracknell, Berkshire, RG42 4AT.**  
**01344 42997**  
[margfoster22@gmail.com](mailto:margfoster22@gmail.com)

**Lisa Hegarty now Ruth Howell**

The Planning Inspectorate  
Room 3/20  
Temple Quay House  
2, The Square  
Bristol  
**BS1 6PN.**

Sunday, 23<sup>rd</sup> September, 2012.

Dear Ms Hegarty,

**Re: LOCAL INQUIRY.**

**Section 78 of the Town and Country Planning Act 1990 (as Amended )**

An appeal has been lodged with the Planning Inspectorate against non determination by Bracknell Forest Council in respect of the under mentioned proposal:-

**Appellant:** Croudace Strategic Land  
**Site Address:** Land south of Foxley Lane and east of Murrell Hill Lane, Binfield.  
**Proposal:** Outline application (including detail of access only )  
For the erection of up to 67 houses and associated open space, landscaping and parking with access from Foxley Lane.  
**P.I. Reference:** APP/R0335/A/12/2179560  
**L.A. BFC Reference:** 11/00682OUT /APNL 1.

***Introduction***

I write as Chairperson on behalf of the Committee and Members of the Binfield Village Protection Society ( BVPS ). The BVPS is a small, voluntary pressure group which was established in 1975 to protect the rural setting of the community of Binfield: to prevent where possible large inappropriate developments both within the established settlement and outside the settlement boundary in the countryside: and to keep the identity of the village distinct by preventing urban sprawl and the coalescence of Binfield Village and Bracknell, and Binfield and Wokingham.

The BVPS has always based its arguments against inappropriate development on valid objections based on local planning policies and on national planning policies where appropriate. Where pertinent, BVPS has given guidance to members of the Society and, through our website, to members of the public who are seeking advice over planning issues that affect them directly. When asked we advise on procedure and evidence, we encourage contact with the Ward Councillors and increasingly advise members of the public to write to their MP. In recent times with planning issues reaching new levels of difficulty we have held meetings with our Member of Parliament, the Honourable Member for Windsor and Maidenhead, Binfield, Warfield and other small villages in the Borough of Bracknell Forest, Adam Afreyie. Various methods of communication are available to residents via the website using links and exemplar letters. If asked we write a letter of objection from the Binfield Village Protection Society. We never divulge e-mail addresses.

I write now in response to the appeal which has been lodged with the Planning Inspectorate by Croudace Strategic Land against Bracknell Forest Council for non-determination of the planning application 11/00682/ OUT AMEND 1, i.e. an application to build 67 houses on land south of Foxley Lane and East of Murell Hill Lane, Binfield.

BVPS has written a number of letters of objection to this application, including a pre-submission to Bracknell Forest Site Allocations Development Plan Document, most of which has been submitted to the chosen Inspector who will sit at the Inquiry in Public to be held in Bracknell from 7<sup>th</sup> November, 2012. It is understood that **all** the objections to the application, petitions, photographs and objections to amendments to 11/00682/OUT AMEND 1 (numbering over 550 items.) to this appeal have been forwarded by Bracknell Forest Planning and Transport department of Environment, Culture and Communities to the Inspectorate. I understand that as yet no Inspector has been named for this appeal

I look forward to being informed of the Inspector who will hear the appeal and the confirmation of the dates of the **Local Inquiry**

### ***Comment, objections and responses***

On behalf of BVPS, I comment first on the Grounds of Appeal put forward by BroadwayMalyan, **BM**  
**ARCHITECTURE URBANISM DESIGN.**

**BM**

## **Paragraphs 1.2. – 1.4.**

My immediate concern is the formal title of Broadway Malyan which contains the word **URBANISM**. If anyone from the organisations involved in this proposed development had visited this site on more than one or two occasions they would have quickly understood that the site is not only formally outside the settlement boundary, it abuts open countryside of gentle sloping fields, copses, woods and well-wooded hedgerows. There is a well established public footpath in the open countryside opposite the site. The landowner of these fields opens woods and copses as soon as bluebells appear. There is a variety of flora and fauna in this setting. There will be badgers but their whereabouts are not known to the general public. Deer, although, unlike the badgers, are not a protected species, are seen grazing and resting in the field that make up this site and they contribute much to the natural beauty of the site.

In 1998 Murrell Hill Lane was converted to a pedestrian and cycleway only. It is now part of the Bracknell Horse Riders and Walkers circular routeway.

There is access to Popes Meadow from Murrell Hill Lane. Popes Meadow is a popular dog-walking parkland known to dog-owners through-out the Borough and used by them. Popes Meadow is on a long-term lease from the owners of Popes Manor which is one of the many listed buildings in Binfield and which stands at the entrance to Murrell Hill Lane at the London Rd junction. To turn into Murrell Hill Lane at this junction is a joy. Mature trees from the parkland of Popes Manor to the east of the lane and open grassland with black sheep grazing in the southwest of the lane are remnants of countryside abutting a main road through a distinctive urban area. The lane needs protecting not bringing up to modern highway standards.

The sentence in paragraph 1 states that the site is "is separated from the surrounding countryside by properties along Murrell Hill Lane and Murrell Hill Lane itself, which serve to perform a defensible boundary." At the beginning of Murrell Hill Lane –i.e from the north eastern entrance there are SIX houses , all detached with large gardens front and back. None of them are grand or excessively large, even with some extensions. Opposite them are two detached villas with large well kept gardens, one of which is a Grade II Listed building. All the houses in this part of Binfield village make a significant contribution to the rural aspect of Binfield. The weathered brick and well kept gardens do not provide a useful barrier for planners to justify over-development because they have not looked hard enough elsewhere in the Borough. These eight houses are **integrated** into the rural landscape of Binfield and if anything, provide a barrier to encroachment of development from the southwest.

To the south and west of the village, between these few houses on the west of Murrell Hill Lane and the A329M, is an expanse of land which was the beginning of the Northern Arc, which got short shrift from the residents of North Bracknell when put forward at the very beginning of the Site Allocations process (26<sup>th</sup> March, 2010 ) But the land, originally owned by Huntley and Palmer (may still be ) is still available for development. The organisation, Interlaken, has plans drawn up for 3,000 houses which can be seen and studied even now. Interlaken has a serious interest in the site allocation known to Third Parties and Developers alike, as Amen Corner North. This is where Bracknell Forest Council are hopeful that 400 houses will be accepted into the SA DPD. If any part of this site allocation, Amen Corner North or indeed, The Northern Arc, are included in Bracknell Forest Local Development Framework, land between Murrell Hill Lane and Foxley Lane could provide an exceptional green amenity within a countryside setting. As long as it is protected from planning blight in 10 to 20 years time it will always be part of a visual amenity of outstanding value to the residents of Binfield for generations to come.

BVPS were relieved to be informed that BFBC had turned down this application to build 67 houses in a well established countryside area and hope, ofcourse that the Inspector appointed to the Local Hearing will be able to confirm this decision.

**BVPS** will be enlarging on this aspect of possible development at the Public Inquiry into the BFC SA DPD to be held in Bracknell during November and December this year.

### **Paragraphs 2 - 2.9 of the Developers Staement of Case.**

**BVPS** is of the opinion that Bracknell Forest Borough Council (BFBC ) could find 5 years of land supply quite easily if they searched out many small sites in other parts of the Borough and resisted the Councillors directives to build in Binfield; if the regeneration of Bracknell Town Centre was prioritized with mixed development which included a large percentage of dwellings; if failing industrial areas (Brownfield Sites) within the Borough were given over to housing and new industrial development was encouraged to take place in large business parks along the A329 M; and if BFBC took time to consider more thoroughly the response from the public over the last two-year consultation period since the BFC SA DPD was first initiated. Again I shall return to the influence of the BFC SA DPD on this planning application as I see that BroadwayMalyan **BM**

**ARCHTECTURE URBANUSM DESIGN** and Croudace Strategic Land refer to it at the end of their Statement of Case

But secondly, BVPS was surprised that BFBC waited until the Inspector, K.G. Smith BSc (Hons ) MRTPI published the decision to dismiss the Appeal Ref:APP/R0335/A/12/2168199: against the refusal of BFBC to grant outline planning permission for 21 houses at 20 Roughgrove Copse, Binfield, Bracknell, RG42 4EZ. BVPS was impressed when BFBC refused the planning application of Croudace Strategic Land on the grounds of consistency.

Mr Smith's decision was ...

"41. There is no presumption in the " ... " Bracknell Forest Council " ...  
"Framework in favour of development that would not be sustainable.  
And development that would harm, rather than enhance, the natural  
environment would not be sustainable" ... " the development would be in  
conflict with the development plan ". BVPS have understood for sometime  
That the planning vocabulary "development plan " is synonymous with the  
title Local Development Plan **Core Strategy**. Mr Smith clarifies this issue  
by referring to the National Planning Policy Framework.

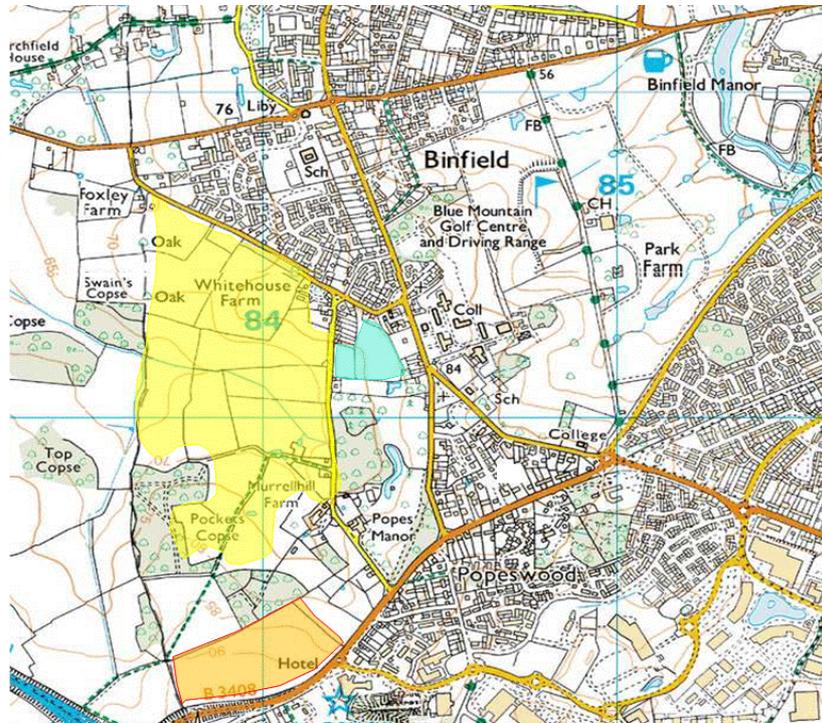
**BM**

Both Mr Smith and BroadwayMalyan refer to sustainability. Opposite,  
the site under discussion, beyond the fields ,woods and ancient copses  
already referred to in the earlier paragraphs, is a BFC Site Allocation for  
the building of 400 houses. Referred to as Amen Corner North it is  
available for development by the land owners and has plans ready for  
development by Interlaken. It is listed in the Preferred Option Document  
of the BFC SA DPD as an Urban Extension ( Policy SA6) and has with it  
twenty "necessary items of infrastructure " ( page 14 – 15, BFC SA DPD  
Preffered Options document ) which will contribute to its sustainability.

"The appeal scheme for 67 houses is not considered substantial (either in  
itself or in combination with others ) see paragraph 2.9, (Statement of  
Case ) " However BVPS including the neighbours, residents and  
members of BVPS from other parts of the community, consider the appeal  
site as unsustainable, easily to the same degree as the large development  
site a mile away from Murrell Hill Lane. Similar items of unsustainability  
have already been included in the large number of letters of objection  
(150 ) already forwarded to the Inspectorate.

I enclose now an extract of a map of Binfield which is illustrative of how  
much the appeal site is in danger of being part of the extensive  
development that Bracknell Forest Borough Council is contemplating in  
their Site Allocations Development Plan Document which has now been  
submitted to the Secretary of State and which will be heard by Mr  
Hetherington at a large Local Public Inquiry which will begin in Brackenell  
on Wednesday, 7<sup>th</sup> November, 2012 , in the Bracknell Forest Hilton at  
10 a.m.

## Extract of map of Binfield.



### Key

**SA 6 Amen Corner North (SANGS not yet decided) Marked in Gold.**

**Possible area for future development Marked in yellow**  
First proposed as the Northern ARC  
Removed after first consultation stage of  
BFC SA DPD after 1,400 + e-mails of objection  
were accepted as valid objections to the  
proposal.

**Appeal site :**

**P.I. Reference:** APP/R0335/A/12/2179560

**Marked in turquoise.**

**L.A. BFC Reference:** 11/00682OUT /APNL 1.

On behalf of BVPS I look forward to reading Bracknell Forest Council's Statement of Case.

I trust that the Inspector who will be hearing this appeal at the Local Inquiry will consider BVPS arguments for dismissing this appeal reasonable and will be able to turn down the appeal from Croudace Strategic Land

I would be grateful for a copy of the findings of the Inspector and of his decision.

**Margaret Foster.**

Formerly **bvpsChair**  
Now **bvpsActing Chairperson.**