

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD) on General Matters, (Non Site – Specific) Representation 022

Matter 1 Overall approach to the Plan

1.0. This Plan took more than two years of public consultation to reach an examination in Public in front of an appointed Inspector i.e from 26th March 2010 until 7th November, 2012. Addressing the policies and commenting on them was very tedious for members of BVPS and residents of Binfield. BFBC records these complaints in the SADPD Regulation 23(1)(c) Consultation Statement.

1.1. Bracknell Forest Council started the public consultation badly by publishing the large number of documents which seems to be necessary, during the convention of "purdah " There was no doubt that a General Election was due at the latest in June but highly likely it could be on the first Thursday in May 2010. BVPS challenged the Local Authority Planning Department on this indifference to a well established convention. The challenge was dismissed with the comment that this had been checked-out with the Borough Solicitor.

1.2. The Stage 1 Consultation Document included 8 Broad Areas for consideration for housing development and a ninth area named the North Bracknell Arc for which Interlaken Developments Ltd. had drawn up plans for building 3,000 houses. All the proposals included in Broad Areas 4,5,were unacceptable to the residents of North Bracknell which included Binfield and Warfield and drew over 7,000 e-mails of objections and protest. Some effort was made to sweep aside many e-mails as invalid but eventually it was made public that 1400+ e-mails were valid responses to the consultation. Members of BVPS felt there was no questioning the intent of 7,000 e-mails whether they were worded in legal jargon or not.

1.3. While waiting for the results of the Stage 1 consultation, a process titled Stage 2 of the SADPD, was initiated. This was an exercise in the best way to use the site known to the residents of Binfield, Warfield and Bracknell Town as Blue Mountain. The specially selected group of residents from Binfield found it impossible to co-operate with the experts or the local authority officers and left the meeting without completing the task or agreeing to any part of the process

1.4 Stage 3 of the Site Allocations Development Plan Document showed that the Preferred Options had now been cut down to 4 and the Northern Arc had been removed from the map (s). Three of the sites in Broad area 4 were in Binfield Another, named Amen Corner North, was a proposed urban extension of 400 houses.

1.5. Before the final stage of the SADPD was published, i.e. the pre-submission stage of the Site Allocations Preferred Options, there was a full Bracknell Forest Council Meeting during which the majority party drew on the whip for a vote to send the document for the last pre-submission consultation before it was forward to the Secretary of State. Again there was few changes to the previous document. There was even some sites added. This decision is well documented throughout all the submissions to the SADPD and need not be repeated here. But generally residents did not feel that their objections, opinions, protests and comments were being considered.

1.6. As a small but well established pressure group who has always based objections to inappropriate development on clear-cut legal policies from planning legislation, BVPS were extremely concerned at this situation, and saw the use of the whip as an attack on the democratic process. The Crowthorne Village Action Group had prepared two questions on behalf of three pressure groups and a prepared answer was returned in due course in written form. No other questioning was allowed from the floor.

1.7. Early in the year of 2011 during the summer months, a Survey was conducted by the three pressure groups, BVPS, NAAG and CVAG and the results were sent to all the elected members of Bracknell Forest Council but, like the Full Council Meeting, it was treated with indifference by most of the elected Members of Bracknell Forest Council and with contempt by a few.

1.8. When the Pre-submission document was finally made available for the general public to respond for the last time before being presented to the Secretary of State there was little change to the Preferred Options put forward ten months before.

1.9. Residents of the Borough know they have been involved in all the stages of the consultation process and many submissions are detailed, appropriate and firmly based on the BFC Core Strategy. No one could claim that residents have not been allowed to take part. But what is claimed is that the opinions of the residents of Binfield, Warfield, Crowthorne and Bracknell have been ignored. BVPS consider that the members of the pressure groups and the residents of the various communities have worked tirelessly to achieve a better outcome than the one in front of the Inspector now.

1.9. What Bracknell Forest Borough Council has not done is to ensure the officers find many more sites appropriate for development in brownfield sites, in the Town Centre and, BVPS members now consider that efforts should be made to find available sites in Crown Land in the east of the Borough for facilities such as schools and medical centres.

1.10. Although BVPS were, like the residents, concerned about the number of site allocations BFC had placed in Binfield and Warfield, it was more concerned about the numbers of houses Bracknell Forest Council insisted was required. BVPS felt Stuart Bell's figures were important enough to refer to them several times in the final pre-submission response to the DSSAPDP (Stuart Bell: CLG Analysis of CLG/ONS Housing Projections for Bracknell)

1.11. BVPS considered the population numbers being slowly released from the 2011 Census. Unfortunately the economic situation of the whole country shows little sign of growth and an increase in the Bracknell population is not imminent. Greenfield sites should not be tied up in land banks for twenty years awaiting the arrival of an increased population who may in twenty years be in a stronger financial position from regular employment, to buy their own homes. Or they may not.

1.12 Bracknell Forest should be re-considering the site allocations issues but far more important the elected members should be making plans for making improvements to the now ageing infrastructure of the New Town (1953) through-out the Borough. Only when an up-dated , modernized infrastructure of roads, energy, water conservation, electronic pathways, schooling and medical care and more, is established, will the large number of houses required by central government be sustainable until the middle of the present century.

1.13. BVPS consider the building of a large number of houses in Bracknell in the next ten years, for them to lie empty just as the excessive number offices in Bracknell Town have done so in the last ten years, not the best type of planning for communities locally or the country at large.

Signed : Ellen Margaret Foster (Mrs.)
Chairperson
Binfield Village Protection Society
www.bvps@org.com

Signature : *E. Margaret Foster.*

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD) on General Matters, (Non Site – Specific) Representation 022

Matter 2 Overview of the Allocations.

BVPS appreciates the opportunity to voice the views of residents to these questions at this stage of the consultation process.

- 2.1 The extensive re-development of the infrastructure of the Bracknell Forest Borough would be needed to ensure the sustainability of allocated sites in the next thirty years.
- 2.2 The Bracknell Forest Local Development Framework Core Strategy is a simple, but effective document. BVPS would be disappointed if the BFC Core Strategy was altered drastically to reflect the National Planning Policy Framework which is a very woolly and lacking in structure.
BVPS would suggest that every site allocation would be put forward with an area action plan with its own concept map which could initially show, mixed housing, community centres, (to include many aspects required for successful community living) education centres, corner shops, a transport hub and valued green space and so on.
- 2.3 Bracknell Forest will have to think outside the box to answer this question honestly.
- 2.4 BVPS thinks the international nature conservation designations are well protected. BVPS Members would be pleased to see the rigorous enhancement of the environment of Bracknell in general and Binfield in particular, with Policy CS 1 made even stronger.
- 2.5 Area action plans also known now as a supplementary development plans should ensure that infrastructure requirements, deliverability and funding are addressed properly.
- 2.6 The present Plan is amazingly rigid. It is written as if community centres, schools and shops, roads and rail links are of another age and are too costly to be included in a modern planning statement of how we should live in the immediate and distant future.

- 2.7 BVPS have felt for some time that detailed supplementary plans, including detailed concept plans should be included in site allocation development plans and be discussed by all parties in the written responses to a SADPD, possibly at Stage 2 of a site allocations development plan.

Signed : Ellen Margaret Foster (Mrs.)
Chairperson
Binfield Village Protection Society
www.bvps@org.com

Signature : *E. Margaret Foster.*

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD) on General Matters, (Non Site – Specific) Representation 022

Matter 3 Duty to Co-operate

These questions are noted. BVPS is aware of dissensions between the Borough and some areas outside the Borough boundaries but consider that all the issues will be usefully addressed at the Examination in Public in front of the Inspector.

Although it has to be said that planners for public utilities such as highways and schools rarely seem to get it right first time. Vigorous questioning and examination is always useful, over highways in particular. BVPS will be interested in the outcome of these discussions. .

Signed : Ellen Margaret Foster (Mrs.)
Chairperson
Binfield Village Protection Society
www.bvps@org.com

Signature : *E. Margaret Foster.*

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD)

Representation 022

Matter 4 Site Specific Issues.

Issues : **Question 4.1, Question 4.2, Question 4.3.**

As a Third Party in this consultation process, BVPS notes these questions but is not in a position to answer them unless and until they are applicable to the site allocation the Society is concerned about

4.4: Policy SA4 noted

4.5: Policy SA5 noted

4.6: Policy SA6 noted; comment on separate page

4.7: Policy SA7 noted; comment on separate page

4.8: Policy SA8 noted; comment on separate page

4.9: Policy SA9 noted;

4.10: Policy SA3 noted: comments added

Signed : Ellen Margaret Foster (Mrs.)
Chairperson
Binfield Village Protection Society
www.bvps.org.com

Signature : *E. Margaret Foster.*

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD)

Representation 022

**Matter 4: Site Specific Issues. Policy SA6
Land at Amen Corner North, Binfield**

As the scribe of the BVPS submissions, the Chairperson of the Society, I was unable to complete a submission on this site allocation, Amen Corner North, Binfield by the closing date in March 2012. due to ill-health. Because of this I am unable to be specific on dates, and ownership of the land but BVPS wish me to comment on the site on behalf of the Committee and members of the Binfield Protection Society and trust this is acceptable to the Inspector, Mr Hetherington

4.6.a. This site is well known to the residents of Binfield , and to those that live nearer Bracknell Town Centre because the open countryside borders a important entrance to Bracknell Forest Borough since the New Town was created in the last century. The main road in and out of the town, the London Rd, joins the A329M dual carriageway extension of the M4, at the roundabout, which is mostly within Wokingham District Council. Wokingham and Bracknell Forest have a shared boundary.

4.6.b. There has been urban dwellings on the south side of the London Road with newer residential developments behind this strip of dwellings, known as Farley Copse, Beehive Lane and Beehive Road which run down the hillside behind the short length of the strip of housing and commercial outlets on the London Rd.

4.6.c. The residents of Binfield always called this site the Carnival Field. Circuses and travelling fairgrounds have bookings on this field at holiday weekends. Some fairgrounds stay much longer than weekends

4.6.d. BVPS understand that the land is in the ownership of a well-known biscuits company and the Society has been aware of the developers, Interlaken Developments Ltd as they had plans ready at the very beginning of the consultation into the Site Allocations Development Plan Document (SADPD) in 2010.when it was proposed to build 3000 on a site known as the Northern Arc. This proposal has been referred to in an earlier submission and will be referred to again in a subsequent submission on a site allocation SA3 Land between Murrell Hill Lane and Foxley Lane , Binfield.

4.6.e. This site, Amen Corner North, appears to have been added late to the SADP Document at the pre-submission stage in January 2012 but the Society has been aware of the possibility of development on this site for many years and has discussed informally with the local authority officers, its inclusion of the site in the last phase of Amen Corner Area Action Plan (now called Amen Corner South) (November 2009)

4.6.f. Included in this submission is a modified map of the proposed site allocation which shows green frontage of the site, ancient woodland and open space of public value. The legend says N.B A bespoke SANGS solution will also be required. Shared facilities such as schools and shopping will be made available from the already approved Amen Corner South development.

4.6.g. BVPS have considered that this site is could be suitable for inclusion in the 20% land supply required by the Bracknell Forest However it is known that Wokingham District Council and probably Wokingham Town Council and indeed Wokingham Without Parish Council do not feel that this matter has been discussed fully with them by Bracknell Forest Borough Council. Although as Wokingham has succeeded in getting their LDF Core Strategy and their SADPD passed by the Inspector, approved and adopted so that 5000+ houses are to be built up to the boundary with Bracknell Forest, BVPS Members are puzzled that complaints about a mere 400 houses have been made.

4.6.h. BVPS have given consideration to this site allocation extending to 600 houses which would demand increased SANGS arrangements, would justify a community centre which could include small retail facilities, a doctors' surgery and open green space for playgrounds and play equipment; a shared secondary school with Amen Corner South would solve the apparent shortage of secondary education elsewhere in the Borough. A detailed supplementary development plan would give residents confidence that the plan was sustainable.

4.6.i. There is no question that this site allocation is contrary to BFC LDF CS CS9 and would need increased SANGS, CS 14. The latter might contribute to alleviate the former.

Signed : Ellen Margaret Foster (Mrs.)
Chairperson
Binfield Village Protection Society
www.bvps@org.com

Signature : *E. Margaret Foster.*

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD)

Representation 022

**Matter 4: Site Specific Issues. Policy SA7
Land at Blue Mountain, Binfield**

There are a number of detailed and lengthy submissions on this site allocation including the BVPS submission and a number of individual responses, also of some length.

4.7.a. It is understood from BVPS Members and residents in Temple Park that Insurance Companies have put up insurance premiums owing to possible flooding. BVPS research when possible, all the proposed facilities to planning applications before objections are made. The responses are often that the facilities are adequate and no improvements are being contemplated. Apparently, in this case, Bracknell Forest Council are aware of the possibility of flooding at the northern part of the site allocation k/a Blue Mountain and plan to give this area over to SANGS.

4.7.b. BVPS feel the community has a successful Football Club with many teams for every age. Girls are encouraged to become players. Parents are encouraged to coach younger teams. The adult team(s) is a regular winner of all the matches arranged.

4.7.c. BVPS has put forward on a number of occasions that Bracknell Forest should look to Crown land, not for housing but for landmark development such as health centres and educational establishments. A secondary school has been put forward for some sort of sharing of land resources in Amen Corner North and Amen Corner South. This seems a reasonable alternative to building a school in open land of value to the community.

4.7.d. BVPS consider that the legend "Open Space of Public Value" should be re-instated on the Proposal map through-out the Borough and particularly on the site allocation known as Blue Mountain.

4.7.e. BVPS Committee and Members feel very strongly that Blue Mountain should be put forward as a conservation area immediately.

4.7.f In a letter of reply to a BVPS Committee Member, Sport England have withdrawn their support after speaking with BF Council.

Signed : Ellen Margaret Foster (Mrs.)
Chairperson
Binfield Village Protection Society
www.bvps@org.com

Signature : E. Margaret Foster

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD)

Representation 022

**Matter 4: Site Specific Issues. Policy SA8
Land at Amen Corner South, Binfield.**

BVPS spent sometime addressing the Amen Corner Action Plan, writing answers to every policy.(July, 2007) BVPS Committee agreed that the plan of the day, now called the Supplementary Development Plan, exactly matched the emerging BFC LDF Core Strategy which at that time had not yet been fully agreed and adopted.(February, 2009) BVPS was aware that the comments of the Society were all recorded, acknowledged as useful and some were put into the pre-submission / document.

4.8.a. On returning to the document for the purpose of the Public Examination of the Bracknell Forest SADPD (October, 2012) the changes were noted. There were no small industrial units included in the newest proposals but two retail units were in another place together with some commercial units !! Offices perhaps? Bracknell's main building blight which can obviously not be contained.

4.8.b The original 19th Century terraced cottages which Mr Hollox at the Public Examination of the Bracknell Forest Borough Local Plan (September 1998 – October 1999) said should be treated with respect, have been isolated on the 2012 concept map in a rectangular red line and are not part of the proposed site allocation. An area still exists for the school which we are told will start with a one form entry with enough land for the school to be extended to a two-form entry when required. In July, 2007 "Chidren's Centres" and "Nursery Classes" were discussed but there is no sign of well established Early Learning Facilities either on the concept map or in the written documents.

4.8.c. For some reason members of the BVPS are more concerned about 725 units being build in modern times than we ever were ten years ago. 725 units can only be built as three-storey flats. Questions about car parking were asked in 2007. Perhaps one car per housing unit will fit well on the Open Green Space of Public Value which is actually in Wokingham District land: as long as Open Space of Public Value can still be found on the concept map

4.8.d. Naively the Society, in 2008, discussed the maintaining of the public footpaths (Rights of Way) between Amen Corner and the fields across the London Rd. (Now k/a Amen Corner North).

4.8.e. It would appear now that the community of Binfield would benefit from a joint Supplementary Development Plan to include both North and South Amen Corner: with the help of SANGS, maintaining the Gap , between Bracknell and Wokingham and enhancing the environment, and the inclusion of a large Secondary school available to all Binfield children might create a sustainable site allocation.

Signed : Ellen Margaret Foster (Mrs.)
Chairperson
Binfield Village Protection Society
www.bvps@org.com

Signature : *E. Margaret Foster.*

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD)

Representation 022

Matter 4 Site Specific Matters Policy SA3

**N.B. two sites
two named pages
appendices to both sites.**

1st site:

Land East of Murrell Hill Lane, South of Foxley Lane and North-east of September Cottage, Binfield.

4.10a. The Inspector and Programme Officer may know that this planning application is to be heard at a **Local Inquiry** which is to be held at Bracknell Forest Council offices in Time Square, Market Street, Bracknell, RG12 1JD on Tuesday the 4th December starting at 10.00a.m

The Inspector hearing this appeal at the Local Inquiry is J. Graham BA (Hons) PgDipl.

There is detailed evidence against this land as a site allocation on Bracknell Forest web site for the Examination in Public of the Bracknell Forest Council SADPD. This is presented in this representation in the appendices – **Appendix 1, Policy SA3 , 4.10a** Only available in hard copy at this stage

4.10b. BVPS will ask for a dismissal of this appeal at the Local Inquiry to be heard on 4th December, 2012 and will continue to speak along these lines during the discussion on the 12th December, 2012 at the Examination in Public of the Bracknell Forest Council SADPD

- a. the site is outside the settlement boundary
- b. in countryside protected by Bracknell Forest Core Strategy.
- c. it is over development as the adjacent and nearby houses are small in number and rural in character
- d. two distinctive properties, south and north of the area, are Grade 11 Listed buildings
- e. Popes Manor (Grade 11 listed building) is situated in its own parkland and has abundant flora and fauna.
- f. as an edge of settlement site it is not sustainable
- g. entrance and exit to the site is on a large, sharp corner which will be unsuitable for the site and unneighbourly for the residents who live adjacent and opposite to this opening.
- h. A number of other factors will need to be taken into consideration

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD)

Representation 022

Matter 4 Site Specific Matters Policy SA3

**N.B. two sites
two named pages
appendices to both sites.**

2nd site

**Land between Foxley Lane (north end) and Forest Rd,
k/a exiting out of 20, Roughgrove Copse, Binfield**

4.10c. An appeal on this site was rejected by the Inspector, Mr KG Smith, BSc (Hons) MRTPI after a written hearing in May 2012.

4.10d. The appeal decision is given in full and is included in this representation as an appendices **Appendix 2, Policy SA3 , 4.10c** (Hard copy only)

4.10e. Bracknell Forest stated that the planning application referred to above, i.e. land between Murrell Hill Lane and Foxley Lane, (southwest exit) was dismissed to establish consistency in decisions.

4.10f. BVPS will refer to Mr Smith's reason for dismissal in the Local Inquiry and the Examination in Public. – see appendix 2, Policy SA3, 4.10c.

Most of BVPS' representation will come from the information in both appendices. If any new information arises out of the Local Inquiry, the Chairperson of BVPS would like to bring it to the attention of the Inspector, Mr Hetherington at the Hearing at the Examination in Public on the 12th December, 2012. It would be appreciated by the BVPS spokeswoman if this could be confirmed in due course. as allowable.

Signed : Ellen Margaret Foster (Mrs.)
Chairperson
Binfield Village Protection Society
www.bvps@org.com

Signature : *E. Margaret Foster.*

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD)

Representation 022

Matter 5 Proposals Map Changes and Any Other Matters.

5.1a. The removal of the legend OPEN SPACE OF PUBLIC VALUE was done before the Site Allocations Development Plan Document was issued. Much of the whole document was prepared and ready before the Amen Corner Action Plan was approved, passed and adopted. Residents have had the chance to discuss and object to number of things but not to the Proposals Map. BVPS object strongly to this situation. It is to make more land available for building. Bracknell residents attend BVPS AGMs and the matter of green space is very important to them. Officers made a lot of the SANGS that will come Bracknell's way from developers as mitigation towards the loss of open space, green space and countryside. Not enough.

5.1b. BVPS can see no justification for the deletion of the notation of Open Spaces of Public Value from the Proposals Map 2006 other than a desperate attempt to meet the Government's requirement of the 20% land bank and a certain observable reluctance by Bracknell Forest Council to seek out brownfield sites and the difficult but never impossible task of replacing some, if not all, of the empty offices with mixed development.

5.1c. BVPS feel that it is possible in public design to create a building that will house retail facilities on the ground floor, commercial requirements on the first floor and two to four floors of residential accommodation on the next agreed numbers of floors of a new development for commercial and residential use.

5.1d. Despite being put down as a speaker at the last section of Matter 5 of the Hearings Programme, the Binfield Village Protection Society has no other matters to discuss.

Signed : Ellen Margaret Foster (Mrs.)
Chairperson
Binfield Village Protection Society
www.bvps@org.com

Signature : *E. Margaret Foster.*

Binfield Village Protection Society's Response at the Examination in Public of the Bracknell Forest Site Allocations Development Plan Document (SADPD)

Representation 022

Written response to Bracknell Forest Development Plan Document to be heard at the Examination in Public by Mr Michael J. Hetherington Start Wednesday, 7th 2012.

With Appendices attached.

Signed : Ellen Margaret Foster (Mrs.)
Chairperson
Binfield Village Protection Society
www.bvps@org.com

Signature : *E. Margaret Foster.*