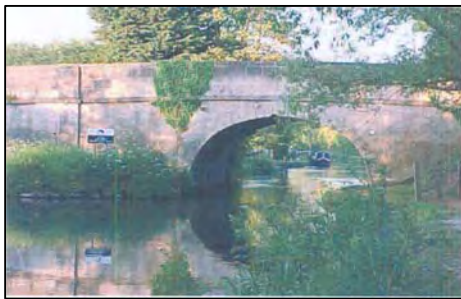




Village Design Statement

Parish of Burghfield

Draft Document



1. INTRODUCTION

1.1. WHAT IS A VILLAGE DESIGN STATEMENT (VDS)?

A Village Design Statement describes the distinctive character of a village and the surrounding countryside. It delves back into the past to give a historical perspective on how the community has evolved over the centuries. It describes the current environment, including the prevailing architectural styles in evidence and the traditional building materials typically used. It is also an opportunity for local people to influence the planning process within their own area.

1.2. WHY PRODUCE A VDS FOR BURGHFIELD?

This Village Design Statement is intended to ensure that future development and change within the Parish are based on an understanding of the area's history and present character. It draws attention to what is special about features such as the buildings, heath lands and ancient woodlands. The Burghfield Design Statement therefore aims to raise awareness of what is special about this area, and at the same time gives Parish residents a say in the future of their village by producing guidance on respecting these qualities. Any proposals for new development within the area should take account of this Design Statement and respect the character of the Parish.

The Burghfield Design Statement will be used, once adopted by the Council, as an aid in making planning decisions in order to conserve the character of Burghfield. This document sets out guidance at a local level, but also complements and supports design guidance at the District level, as set out in the Quality Design – West Berkshire Supplementary Planning Document (2006).

1.3. KEY AIMS OF THIS VDS

1. To ensure new development contributes positively to the character of the Parish through design principles.
2. To give the local community an opportunity to describe where they live and what is special about the area.
3. To deliver a well-presented and easily understood account of the special features within Burghfield.
4. To provide local residents, businesses and organisations and potential developers with a single source of information about what factors need to be taken into account when considering developments, large or small, within the Parish.
5. The planning guidelines will assist Burghfield Parish Council in commenting on planning applications, and West Berkshire Council when making decisions. In addition, when appeals are made, the guidelines will be used to inform the

decisions of Planning Inspectors and the Secretary of State.

1.4. HOW THE VDS WAS PRODUCED - CONSULTATION

The information in this document was put together by the residents of Burghfield in partnership with the Parish Council. It is the result of public consultation within the whole Parish at all stages including:

- Two well attended day long VDS workshops were held in the Village Hall on Saturday 27 September and Saturday 8 November 2008;

Phil Turner from Planning Aid South took both of the sessions which consisted of photographic excursions round the parish and subsequent detailed examination of the locations visited.

Using their knowledge and experience, parishioners were asked to think about buildings and other features which are prominent and which help to tell you which village you are in, and which part of the village. For example, trees, slopes, walls, spaces, a decorative sign or even a unique garden / features.

- Consultation with West Berkshire Council (WBC) planning officers;
- Input from Parish Council members;

1.5. ABOUT BURGHFIELD – SETTING THE CONTEXT

The Parish of Burghfield lies in the eastern part of West Berkshire District, approximately 20km east of Newbury and approximately 7km to the southwest of Reading. The Parish consists of the following settlement areas.

- Burghfield Common;
- Burghfield Village; and
- Burghfield Bridge (including Burghfield Hill, Pingewood and Sheffield Bottom).

Despite Burghfield's proximity to Reading, its residents retain a sense of remoteness with a degree of tranquillity and dark night skies.

The Parish has been inhabited since Roman times, and has a rural and farming history. The population in 1961 was 2,323, whilst by 2001 it had risen to approximately 6,000. Burghfield developed slowly during the late 19th century and without much pace until the 1980s. The rate of development increased rapidly however with the construction of the M4 motorway in the 1970s, and gravel extraction became a major industry in the Parish.

Burghfield then changed from an essentially farming settlement to a much busier dormitory community. However, the north of the Parish retains its open countryside in the Kennet Valley, with its river, canal

and lakes offering facilities for leisure activities such as sailing and water skiing.

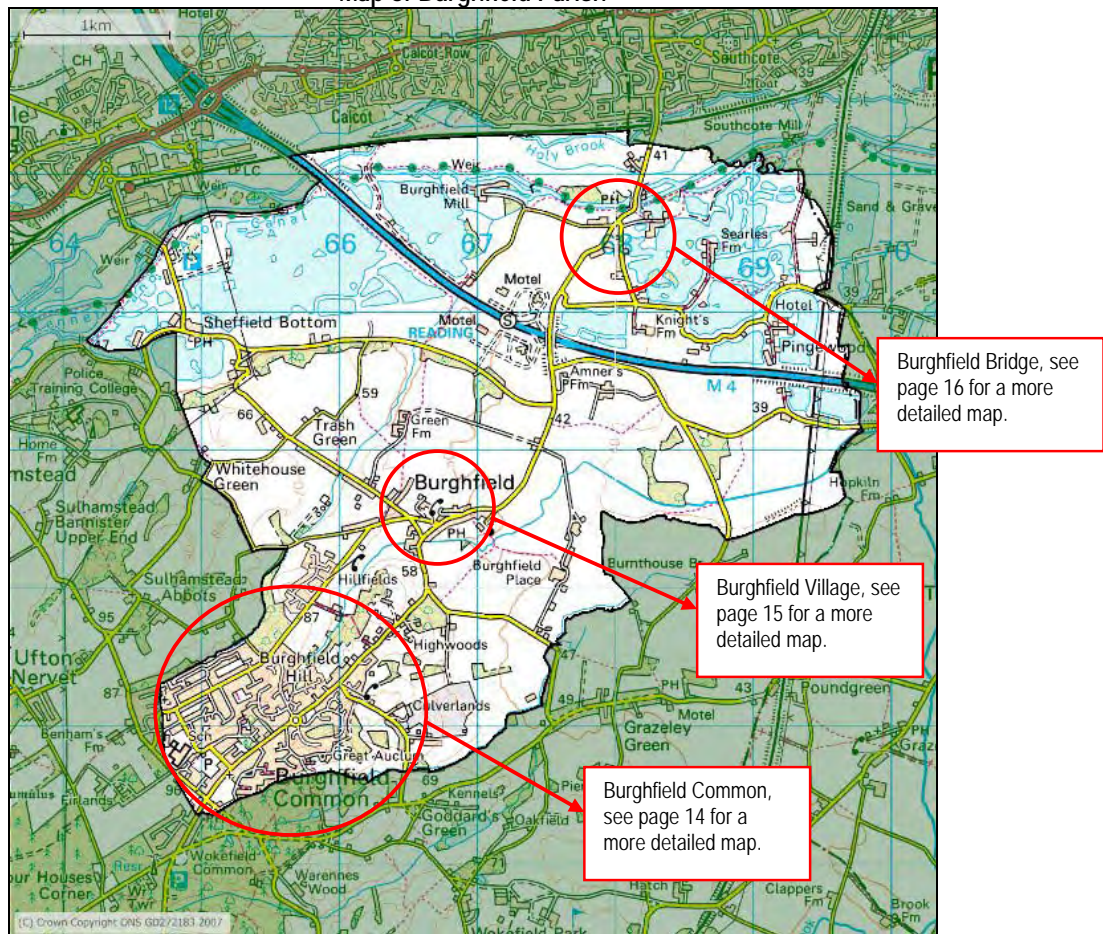
Burghfield Common, situated at the top of Burghfield Hill, along Reading Road, has witnessed recent, quality housing development and includes shops and three recreation grounds as well as two Public Houses, the Rising Sun and the Bantam. There are junior, primary and secondary schools within this area, and the Village Hall which is administered through the Parish Council.

Burghfield Village remains largely unchanged and retains much of its original character, especially in the thatched Old School House and Public Houses of the Six Bells and the Hatchgate. There is a recreation ground and large area of allotments. This area includes the church of St. Marys and a Primary School of the same name.

From Burghfield Bridge in the north, towards Burghfield Village and up the hill towards Burghfield Common to the south, lies the heart of the Parish. It's an area of rolling, partly wooded countryside which is a major attraction to the parishioners.

In open countryside south of the M4, between Burghfield Bridge and Burghfield Village, lies a 225 acre site operated by the Atomic Weapons Establishment (AWE). AWE is responsible for developing and maintaining Britain's independent nuclear deterrent. The company's headquarters are at AWE Aldermaston, which covers approximately 750 acres. Formerly a wartime airfield, the site is now a sophisticated centre providing advanced research, design and manufacturing facilities. AWE Burghfield, a former munitions factory, is responsible for the complex final assembly and maintenance of the warheads while in service, as well as their decommissioning. AWE is a major employer in the Burghfield area, and the Burghfield site is of considerable significance in terms of future development in the area due to the provisions of radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPiR).

Map of Burghfield Parish



Courtesy of West Berkshire District Council

2. LANDSCAPE CHARACTER

2.1. GEOGRAPHY

The main settlements of Burghfield Parish (Burghfield Common, Burghfield Village and Burghfield Bridge) lie along the Reading Road. From north to south, Burghfield Bridge is the closest to Reading and lies where the Reading Road crosses the River Kennet, with Pingewood to the south-east, and Sheffield Bottom across the motorway to the west. Burghfield Bridge is followed by Burghfield Village, to the south of the M4 motorway. Burghfield Hill is in the southern upland part of the Parish, on the north-facing slope leading to a plateau where lies Burghfield Common, named after the Parish common land on which it was built. Burghfield Common has by far the largest population of all the settlements within the Parish. Its eastern corner is known as Great Auclum, and it extends south-west into the adjacent parishes of Sulhamstead and Wokefield (See Map of Burghfield Parish – page 4).

The M4 motorway runs west to east across the northern part of the Parish. The Tadley to Reading road (Reading Road) runs north-east to south-west through the Parish. It currently carries a significant number of vehicles per day and forms the main communication route to and from the Parish.

The Kennet River valley, in the north of the Parish, presents a mosaic of lakes, marshland and willow scrub, with water meadows to the north the river. Further south, between the M4 motorway and Burghfield Village the ground is relatively flat, with pastureland and small stands of deciduous woodland occupying heavy clay soil. South of Burghfield Village the slopes are covered in grassland interspersed with larger copses of deciduous woodland, and is dissected by several partially wooded valleys and small streams such as Clayhill Brook. The plateau gravels support grassland, deciduous woodland and Scots pine, with small areas of heath land persisting on Wokefield Common which borders Burghfield Common to the south. The grasslands within the Parish are grazed by a wide variety of cattle, sheep and horses.

2.2. GEOLOGY

Burghfield lies in an area of clay and sand which was laid down in shallow marine, coastal and fluvial (river) environments. The oldest sediments comprise sands deposited in a shallow sea overlain by the reddish-brown clays of the Reading Formation. These latter sediments were deposited on marshy mudflats crossed by river channels. Named after the Reading area, these largely fossil-

poor clay outcrops in a narrow strip between the Chalk and the overlying London Clay. The dark bluish to brownish London Clay outcrops in a broad swathe between Windsor and Burghfield and along the valley of the River Kennet towards Newbury. This was deposited in a shallow sub-tropical sea and contains the fossils of many marine animals such as bivalves, gastropods and sharks. The remains of many species of plants, such as the seeds of palms, climbers, magnolias and mangroves can also be found in the London Clay and were probably washed out to sea by large rivers.

2.3. WATER FEATURES

Burghfield is well known for its gravel pits which are often used for leisure purposes now that the extraction is completed. There are extensive fishing lakes and an inshore sailing club. Hosehill Lake, situated to the North West of the Parish near Sheffield Bottom, is a place for a relaxing stroll around the edge of a wildlife lake through meadows, past ponds and under trees. There is also rustic seating and several bird viewing areas around this one-mile path. The entrance to the reserve is opposite the Fox and Hounds Pub at Sheffield Bottom. (More on Hose Hill Lake in the Biodiversity Section).

The Parish is largely bounded by rivers and streams. The Clayhill Brook forms part of its western border with Sulhamstead. The Burghfield Brook forms its southern border with Wokefield and Grazeley. The eastern boundary is just east of the railway line, near Smallmead, running south from Reading. The northern boundary with Theale and the Southcote area of Reading is formed by the Holy Brook and the Draper's Osier Bed Stream. The River Kennet and the Kennet and Avon Canal run through the northern part of the parish and are, today, surrounded by vast gravel pits where there is much wildlife and where fishing, sailing and other water sports are popular pastimes. Through the heart of Burghfield Common winds The Teg stream, with its source close to the Willink School much interesting wildlife can be found along its length.

Much of the Kennet Valley is subject to frequent flooding, and part of it is defined as functional flood plain. There are areas in the flow of the river Kennet where drainage is not as good as it might be. There are also areas where the streams and rivers taking water away are nearing capacity and therefore heavy rains lead to localised flooding. Apart from the wetland area associated with former gravel pits in the Kennet Valley, the area is mostly farmland. However, there remain patches of attractive woodland such as Brick Kiln Copse, James' Copse, Pingewood, Amners' Wood, Clayhill Copse and

Scratchface Copse (See Map of Burghfield Parish – page 4).

2.4. BIODIVERSITY

Burghfield includes a number of areas of high significance in conservation terms. Of particular importance is the extensive wetland area in the Kennet Valley which has been created, in part, by careful management following the extraction of gravel from what are currently lakes, and is now a haven for a wide range of protected bird species, such as the Nightingale. Due to the importance of protection we now enjoy Red Kites over the Kennet Meadows together with good numbers of Kestrels, Buzzards and Peregrine Falcons, which can be seen on the thermals enjoying this fantastic habitat of the Kennet Meadows.

A Local Nature Reserve has been designated around Hose Hill Lake near Theale, and is being actively managed for conservation purposes by the Theale Bird Group in conjunction with West Berkshire Council. Two extensive Wildlife Heritage Sites are recognised incorporating lakes further to the east.

The Parish also includes several areas of ancient woodland, such as that in Omers Gully lying to the north west of Hunters Hill in Burghfield Common. This area is also recognised as a Wildlife Heritage Site, and is being managed for recreation and conservation by a local group, Friends of Omers Gully Wood, in partnership with West Berkshire Council and Sovereign Housing Association. It links up with other woodland by Omers Brook, such as Clayhill Copse to the north east, to form an important wildlife corridor.

A range of woodland and other habitats exists on Wokefield Common, which is being managed by West Berkshire Council under the Higher Level Stewardship scheme. Of particular significance are the heath land areas which support rare species including Slow Worms, Grass Snakes and Adders.

This site is important for its wildlife and habitats. It hosts a wide variety of water fowl in the winter and nightingales join the butterflies and dragonflies in the spring. The Countryside Service is dedicated to improving, maintaining and conserving this reserve for all to enjoy, alongside the Theale Area Bird Conservation Group.

2.5. FOOTPATHS & BRIDLEWAYS

The Parish is well served by footpaths and bridleways across the fields and open spaces as well as through the woods.

These paths and bridleways are enjoyed by walkers, nature lovers and dog-walkers alike and are an important feature of life in the Parish. There are a number of paths and “cut-throughs” allowing people to move freely around the Parish, away from motorised traffic.

3. SETTLEMENT CHARACTER

Introduce the 3 separate settlements within the Parish – This should include a map of each settlement area (maybe bring in the maps from the Appendices) and a brief description of the settlement pattern and character along with the style of houses and built form. Identify any key buildings, such as Manor Houses, St. Mary's church etc.

3.1. BURGHFIELD COMMON

Burghfield Common is the largest of the residential settlements which comprise the Parish of Burghfield. Development within this village has continued throughout the 20th century, with the last four to five decades seeing a substantial increase in housing, mostly in the form of planned residential estates. This has had varying degrees of success in terms of design and style of housing.

Prior to 1900 smaller domestic residences were built predominately from Mortimer brick, whilst larger late Victorian (mostly detached) and Edwardian dwellings were built in the style of the day, incorporating the Art Nouveau and Arts & Crafts fashions. Relatively few landmark buildings from this period survive in prominent locations. Notable among these are Edwardian or late Victorian houses on Bunces Lane which are visible across the Burghfield Common allotments, and a small number of properties of similar vintage near the junction of Hollybush Lane and Reading Road, including the Rising Sun.

Few houses were constructed in the inter-war period; however post-war saw a great expansion mostly through planned housing estates reflecting the architectural styles of each decade. The most recent developments have attempted to draw upon more traditional styles and building materials.

3.2. BURGHFIELD VILLAGE

Burghfield Village retains much of its historic character with the old and new blending well together around the Hatch and up Theale Road to Trash Green.

3.3. BURGHFIELD BRIDGE

Burghfield Bridge again mixes old and new, with modern executive housing nestling well into the surroundings.

3.4. OPEN SPACES

The Parish contains a mixture of both, informal and formal open spaces in amongst housing and views over local vistas. Green areas have great importance both to the adjacent houses, and the look and feel of the Parish as a whole. Important examples include the Common Recreation Ground, The Old Recreation Ground, The Wells, The Hatch and the Auclum and Omers Gully.

There are a number of important and much valued open spaces within the main settlements.

These include:

- The Firs, an area of woodland by the Reading Road in the heart of Burghfield Common.
- The large recreation ground on Recreation Road and the smaller ground on the Hatch in Burghfield Village, both much loved amongst others by children, footballers and dog-walkers.
- A large children's play area in the Dauntless estate off Clayhill Road, the skate boarding facility opposite Rising Sun Pub, and a smaller play area on Bunces Lane.
- The very popular allotments gardens in both Burghfield Common and Burghfield Village.

Spaces between buildings form a relationship between the two, and are integral to the sustainability of village life and are important design considerations, as all residents benefit from a feeling of spaciousness and well being. Mature and growing trees and other vegetation in private gardens, open spaces and within the wider landscape add significantly to the character and ambience of the village.

Despite the number of new houses built in recent years, developers have paid close attention to this fact and have continued to respect this by allocating space between properties.

3.5. VIEWS AND VISTAS

The varied terrain provides a range of attractive views and vistas, many of which can be viewed from the Reading Road, as well as from the public rights of way network. Clayhill Road and Mans Hill are also excellent vantage points for observing the partially wooded slopes rising up to Burghfield Common. The wetland areas in the Kennet Valley are best observed from the Kennet and Avon Canal towpath and other public paths.

3.6. THE STREET SCENE

The street scene within the settlements of Burghfield Parish has a significant influence on the character of the area.

- Are the streets wide/narrow? Feeling of space or enclosure?
- Do they have pavements?
- Do they have street lighting?
- Is there on-street parking or do most dwellings/buildings have dedicated parking spaces – how does this add to or detract from the street scene.

An abundance of trees form an essential part of the character of Burghfield Common and Burghfield Village. Important in this respect are the copses in the surrounding countryside, and also trees in gardens, along roadsides and in open spaces such as The Firs. Particularly important in Burghfield Common is the multitude of mature Scots Pines with their distinctive umbrella-like crowns.

The main road running through Burghfield is Reading Road which is a very busy thoroughfare, carrying traffic between Reading, Tadley and Aldermaston. There is a 30 mph speed limit on the majority of its route through the settlement with a short 40 mph section on Burghfield Hill and a derestricted section between Burghfield Village and Burghfield Bridge. This road is heavily used during peak times by many types of vehicle, as well as cyclists and horse riders.

There are sections of the Reading Road with narrow pedestrian walkways on only one side of the road and no dedicated cycle path. There are speed restriction cameras situated close to the Pinewood service station in Burghfield Common, and automated warning devices by the Post Office and on the entrance to the Burghfield Village from Reading.

A number of facilities within the Parish have dedicated parking available.

Although Burghfield has seen many changes in recent years and several new developments, it continues to have a number of clearly defined characteristics in relation to its appearance. The distinct boundaries remain in place and it now has a mixture of new and old properties. These different types of properties and their varying sizes add to the character of Burghfield. When driving or walking through the village and towards the Common there is a generous amount of space available for each property.

Local residents take pride in their properties and this is demonstrated by the vast majority having well maintained gardens and grass verges. In amongst the new developments, there are well established trees and footpaths, which add to the character. Many of the properties in Burghfield are set back from the road, which means that many roads have wide footpaths.

4. BUILDING CHARACTER

Examining the style and design of the existing buildings assists in drawing out the character of Burghfield Parish.

4.1. BOUNDARY TREATMENTS:

Boundaries to the front of properties and between properties at the front vary considerably across the parish. The old properties particularly in Burghfield Village and Burghfield Bridge, but also those facing the main roads in Burghfield Common usually have high (1.8m or higher) enclosing fencing or hedges to provide privacy and security.

The newer properties and more modern developments (from the 1980's and onwards) of Burghfield Common generally are more open with either low level features or with no physically identification of the boundary between properties.

On roads and developments with no boundary identification or only low level features gives a very pleasing open feel to the area, a greater impressions space and a strong sense of 'community'.

Rear garden boundaries between properties are generally defined with 1.8m high fencing or even higher hedges, this gives the occupants privacy and security.

Fencing generally consists of Larch Lap Panels, usually in 1.8m wide panels between either wooden or concrete posts or Close Boarded fencing also on timber or concrete panels. The larch lap panels have more or less the same appearance from both sides where as the Close Board fencing has a definite front and back. The front offers a very pleasant continuous appearance, where as the back clearly shows all the supporting posts and rails.

The hedging is generally evergreen to give and all year round protection and privacy. Popular species are varieties such as Privet, beech, Hawthorne and leylandii. Hedges need regular attention to maintain a neat and tidy appearance. The leylandii can grow very quickly and need regular attention to prevent them outgrowing the space.

4.2. GARDENS

The existing layout and use of private gardens across each of the Burghfield Parish settlement areas clearly demonstrate their value as a significant contributing element of the established green infrastructure networks. Indeed, throughout Burghfield there are established residential areas defined by the mature landscapes within both front and rear gardens. Such green networks, comprising

garden space and open public spaces, are widely recognised as an important factor in the parish's historically rural character, and are important for nature conservation. This characteristic is an essential feature of the charm and appeal that encourages people to live in Burghfield. Future developments should be supported in creating gardens that harmonise with the traditional charm, and provide appealing spaces and activity areas suitable for use by persons of all ages. Consideration to wildlife should also be given when planning garden spaces.

Proposals which would result in the loss of garden land should be carefully considered, especially in respect of how the existing garden land contributes to the character of the surrounding environ. Such infilling proposals must not be considered in isolation, but, from a holistic perspective to understand the cumulative effect that proposals may have on the character of Burghfield Parish. Should infilling be permitted then mature landscape features, such as trees, hedgerows, water courses etc, should be assessed as opportunities for enhancing the proposal.

Front gardens are used across the Parish to form a distinguishable green boundary from the roads. This is achieved through the use of lawns and a variety of shrubs. Such separation is used by residents to create and maintain the rural impression, thus inherently contributing to the desirable green networks. In places where there are no front gardens, then development proposals should not include such spaces as they will look out of place, or incongruous to the street scene.

Other garden space is apportioned relative to the capacity and size of the dwelling. Infill development should be in context in terms of garden size.

4.3. GARAGES

Garages are very much a feature of the housing found within Burghfield Parish; carports are rare and associated with dwellings mostly built in the 1960's and 1970's.

There is a wide variety of type, size and style to garages. This variation is dependent on the size of the house and the era in which it was built.

Garages are seen to be built integral to dwellings (see figure 2), as side attachments (see figure 1) or as independent structures. Single garages predominate in these forms; however there are many double garages, with both single and twin entrances. The least observed garage structures in the parish are those featuring stand alone rows of garages.



Figure 1



Figure 2

Doors similarly vary from 'up and over' metal doors, to wooden (period and replacement), and uPVC electronic opening doors (see figure 1). The wooden replacement doors in figure 2 of this 1940's property, illustrate the style preferred within the parish.

Entrance sizes also vary for single garages. More suitable for the modern car are those single garages with a slightly wider entrance and larger internal width. The garage featured in figure 1 is side attached, original in structure to this 1960's period house, and features the more favoured 7'6" door (replaced in the 1990's) with an internal width of 11'.

4.4. WALLS

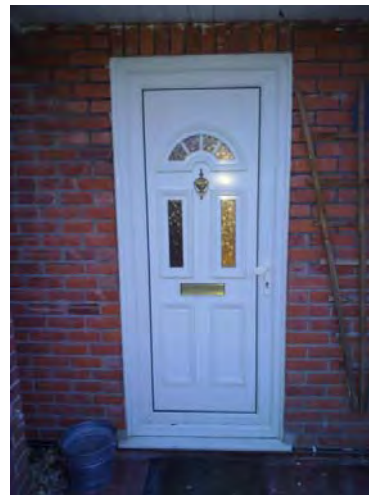
Walls add character to the village and surrounding areas and this is particularly so as they age and sit naturally within the landscape. In residential areas walls provide greater definition in relation to boundary division and are more attractive and permanent than fences and hedges, which both require regular maintenance and can look untidy if this is not carried out. For future development the use of walls to provide boundary definition should be encouraged given their permanent and aesthetic characteristics. Consideration should be given to the type and colour of materials used ensuring these integrate with the rural character of Burghfield.

4.5. DOORS

Due to the nature and the time span involved in the building of Burghfield Village and Burghfield Common there is a wide variance in the materials and the designs of doors within the village. There are still many examples of original designs consisting of wood and glass construction mainly from the older areas of Burghfield Common such as Firs End, School Lane and Bunces Lane. An example of this is shown below:



The areas of the village that were built more recently do tend to rely on more modern designs and are predominantly constructed of uPVC. An example of this is shown below:



It should be noted that, as wooden doors tend to need considerably more maintenance than uPVC, many original wooden doors have been replaced with their more modern counterparts. However, the majority of the replacements have not detracted from the overall design of the original building. Future developments and designs should ensure that they are in keeping with the surrounding area.

4.6. WINDOWS

As with the construction of the doors, the older parts of the village were constructed with single glazed,

wooden framed windows. Some are of sash construction but the majority were of single or double casement opening.

The shape of the windows varies according to the age and construction of the building. There are a number of buildings that have Bay Windows which are made up of a combination of fixed and opening sashes or casements and these tend to be in the older areas of the village as do buildings that have a Bow window which are usually made up of flat casements.

The areas of the village that are of a more recent design have moved away from the more traditional materials and tend to rely more on uPVC. They still have a design of a top opening and side opening casement but require considerably less maintenance than wood or aluminium.

Many of the older houses in the village have had the original windows replaced with uPVC but not to the detriment of the general design of the village. An example of an uPVC bay window is shown below:



As there is such a wide variance in the design and the construction of windows within the village it is hard to say what the preferred material should be. Suffice to say it should be in keeping with its surroundings.

4.7. Roofs

Roofs on older buildings are simple, usually pitched and shallower the newer the building (as a general rule, the older the building the steeper the pitch). This reflects the characteristics of the roofing materials traditionally used. Where the covering material has been thatch, the roofs are typically pitched at least 50 degrees. Few thatched examples remain, although there were many more within living memory. The other materials used are slate (both real and synthetic), pan tiles, concrete interlocking tiles and, rarely, flat roofs. Some older buildings are hipped, but half-hipped and mansard roofs are not traditional styles in the region.
Recommendations

Roof pitch should be consistent with the type of material used, and the location of the building. Traditional roofs with natural materials tend to be steeper than modern roofs, which use artificial slate or concrete tiles. Roofs should not be too steep, as this increases the mass effect.

4.8. SUSTAINABLE BUILDING DESIGN

Following the introduction by the Government in April 2007 of the Code for Sustainable Homes, West Berkshire Council in its Planning Control Advice Note 4 requires that all new homes in the district be built to minimum level 3 of the code. It is the view of the Parish Council that the need for energy efficiency in new homes is of vital importance. Equally, affordability in homes should not be reserved merely to the initial cost of purchase but also to future on-going living and maintenance costs. It is the aspiration of the Parish Council to aim for level 4 of the code.

5. PLANNING & DEVELOPMENT GUIDELINES

This section on guidelines has not been modified – will examine these once additional information has been added to Chapter 3 & 4.

Need to include some guidelines on other design features such as windows, roofs, doors, materials, boundaries etc. These will stem from Chapter 4 on Building Character.

These guidelines are designed to provide developers with an understanding, as to the wishes of Burghfield Parish residents whilst reflecting the Parish Plan as laid out by Burghfield Parish Council. They are to be used in conjunction with the WBC Supplementary Planning Document on Quality Design.

- The use of local materials, notably Mortimer Brick, is to be encouraged in any new housing. However, brick and stone are suitable as the main building materials; whilst timber-framed houses should have natural and sustainable cladding of brick, stone or hard timber. Roofs should be pitched & gabled and of natural tile or slate.
- Varying brick patterns and bonds, utilising inserts, raised designs or incorporating mouldings, ease the potential monotony of buildings. Similarly, well constructed porches heighten a house's character, especially when combined with extended roof-lines incorporating soffits and fascias made from wood.
- New buildings should not be above two storeys in height, nor raised above ground level to achieve greater height. We would encourage the inclusion in any housing design of provision for the safe and secure location of refuse and recycling bins.
- We encourage the development of water and energy efficiency technologies in future builds incorporating provision for the generation of renewable energy.
- Proposals for the infilling of garden land either by individual structures or larger residential developments require very careful consideration in respect of the impact on the immediate area, the street scene and neighbouring residents.
- Development should not be permitted in the areas of functional flood plain in accordance with Environmental Agency guidelines: <http://www.environment-agency.gov.uk/>
- Elsewhere, any proposed development should take due account of the varying groundwater regimes, the impact on drainage and other ground conditions, and local knowledge of drainage patterns and drainage problems identified by adjacent property owners.
- Street lighting, where it is deemed necessary, should be sensitively placed so as to minimise light pollution. Modern white lighting is to be encouraged.
- It may be necessary for silted up ditches to be cleared and for effective measures to contain further run-off from developments to be put in place.
- Developments which imply significant changes in use of land and buildings should seek to minimise traffic movements, noise, air pollution and light pollution.
- No development should be encouraged in Burghfield or surrounding areas that will increase the level of traffic on the Reading Road.
- The remaining green spaces within the boundaries of Burghfield should be preserved and maintained to a high standard.
- No new development should be permitted to encroach on the important open spaces within the Parish.
- If new development takes place, particular care should be taken to ensure that the rural character of the lanes is not damaged.
- It is essential that adequate consideration is given to spaces between structures. Front and rear gardens, boundary hedges, walls, railings, fences, and driveways should be incorporated, in order that the Parish retains its rural character.
- Where appropriate, the ownership of railings, fences and hedges should be determined and their owners are encouraged to maintain them adequately.
- Any new development should respect important landscape features, and not obscure important vantage points such as those along Mans Hill.
- It is important that the individual settlement boundaries are clearly delineated and maintained.
- Specific consideration should be given to the amount of space between each building and potential development.
- Care should be taken to ensure that new development minimises the destruction of

mature trees, and that any losses are balanced by new planting.

- Any new development should respect current paths and where possible provide opportunities to connect paths to lengthen walks by bridging gaps in the network.
- Development should aim to include cut-throughs and pathways to maintain and enhance the existing network and increase it where possible.
- The Kennet Valley wetlands, heath land, ancient woodland and other significant wildlife habitats should be protected from development and actively managed to conserve and enhance their biodiversity.
- Special attention should be placed on maintaining the wildlife corridors across the Parish. Where possible, developers should

include new wildlife corridors across any new developments.

- Adequate provision and full use of off road parking is to be encouraged in both new and existing developments providing greater safety and improved aesthetics. The number of car-parking spaces allocated to a residence should reflect the number of bedrooms each is constructed with. Garages should be made large enough to comfortably accommodate a modern family car.
- Possible traffic calming measures might include gates, lower speed limits, increased road signage, road markings, and textured/coloured surfaces and cross hatchings. However any such changes should complement the surroundings.
- Developers should strongly consider provision of additional services in the form of schools and medical facilities early in any initial build.

6. APPENDIX 1: USEFUL LINKS

Geology http://www.english-nature.org.uk/special/geological/sites/area_ID2.asp

UK Environment Agency <http://www.environment-agency.gov.uk/>

Omers Gully <http://www.friendsofomersgullywood.co.uk>

7. BURGHFIELD COMMON

An example of a Victorian House in Burghfield Common



Another example of a Victorian House in Burghfield Common



A more modern house in Burghfield Common



The Common Recreational Ground



The Wells Recreational Ground



BURGHFIELD VILLAGE



BURGHFIELD BRIDGE

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The Cunning Man Pub

Burghfield Bridge