



3rd September 2020

reviews@lgbce.org.uk

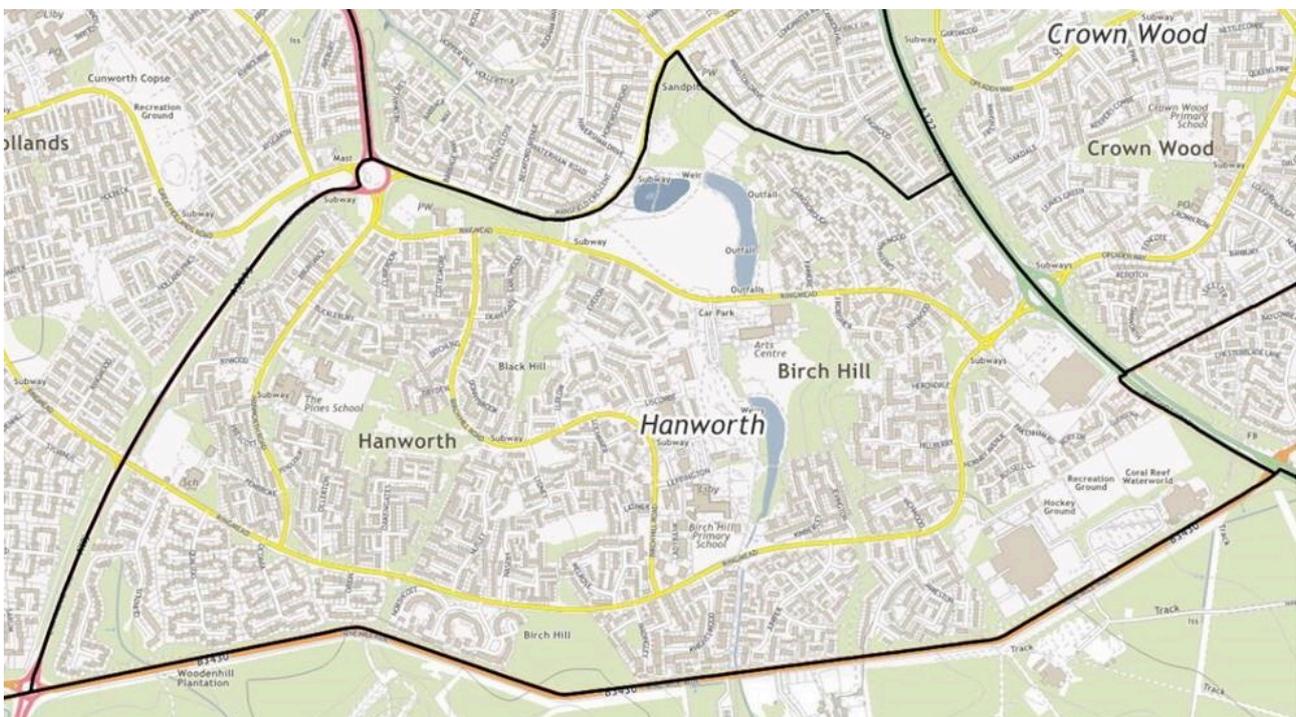
Dear Commissioners.

I write in response to your public consultation regarding your proposed new ward boundaries, and ward patterns for Bracknell Forest Borough Council.

I will be addressing the proposed boundary line between Hanworth, where I am a resident, and the proposed new ward of Easthampstead and Wildridings.

Given that you propose that Finmere, Gainsborough, and Greenham Wood be included within Hanworth ward, Ringmead no-longer forms the logical divide between these two wards, and the open space due west of the North Lake roads should also be transferred into Hanworth. This is an opportunity to re-unite the SouthHill Park Parkland to better reflect both the modern communities and historic context of this area.

I suggest that the proposed boundary should be slightly altered to reflect this, as shown in the map below:



This boundary line has many benefits, that meet the LGBCE three key criteria, as I will later demonstrate.

1) It is clearly definable running along South Hill Road from the Hanworth roundabout until the bottom of Reeds Hill and then up a long standing tarmac pathway (which follows the boundary line of the original South Hill Park enclosure) before running along the back fences of Lingwood and Greenham Wood (as per your proposal) to meet the A322 dual carriageway.

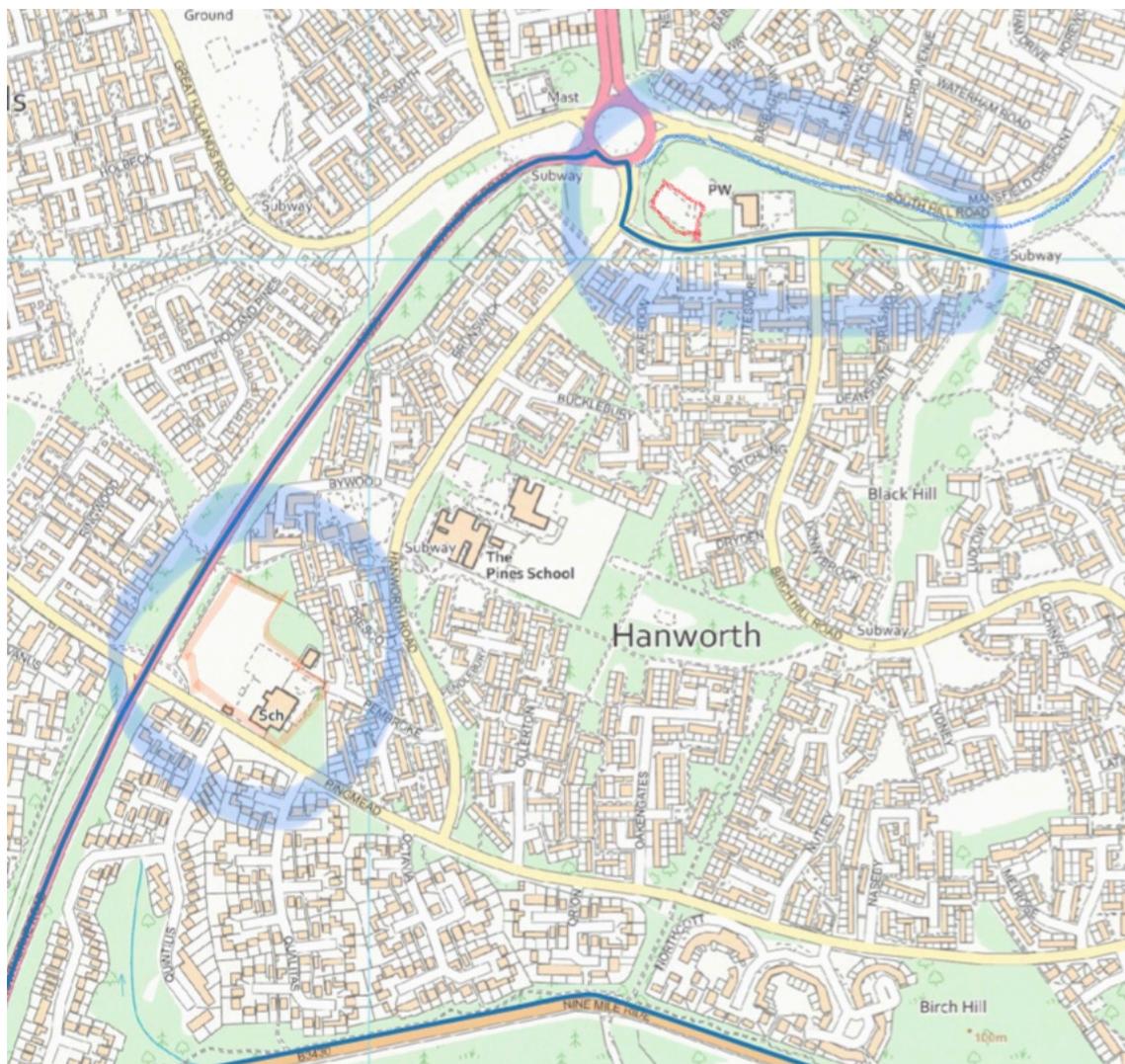
2) Vehicular access, to the areas that would be added to Hanworth under this proposal, are from Ringmead. This means that these areas very much 'face onto' Hanworth. To get to any part of Easthampstead & Wildridings you are either required to use the A322 dual carriageway or navigate your way round 5/6ths of the very busy Hanworth Roundabout, with it's multiple traffic lights.

3) Due to the landscaping of this area, the multiple large events that take place on the Northlake field have the greatest auditory and visual effect on the residents of Evedon, Finmere, and Gainsbrough, as I will demonstrate below.

4) This proposal reunites the original C17th South Hill Park historic Grounds, including the run of two lakes, that residents and the arts centre have long viewed as one entirety.

I submit the following evidence to back up my proposal.

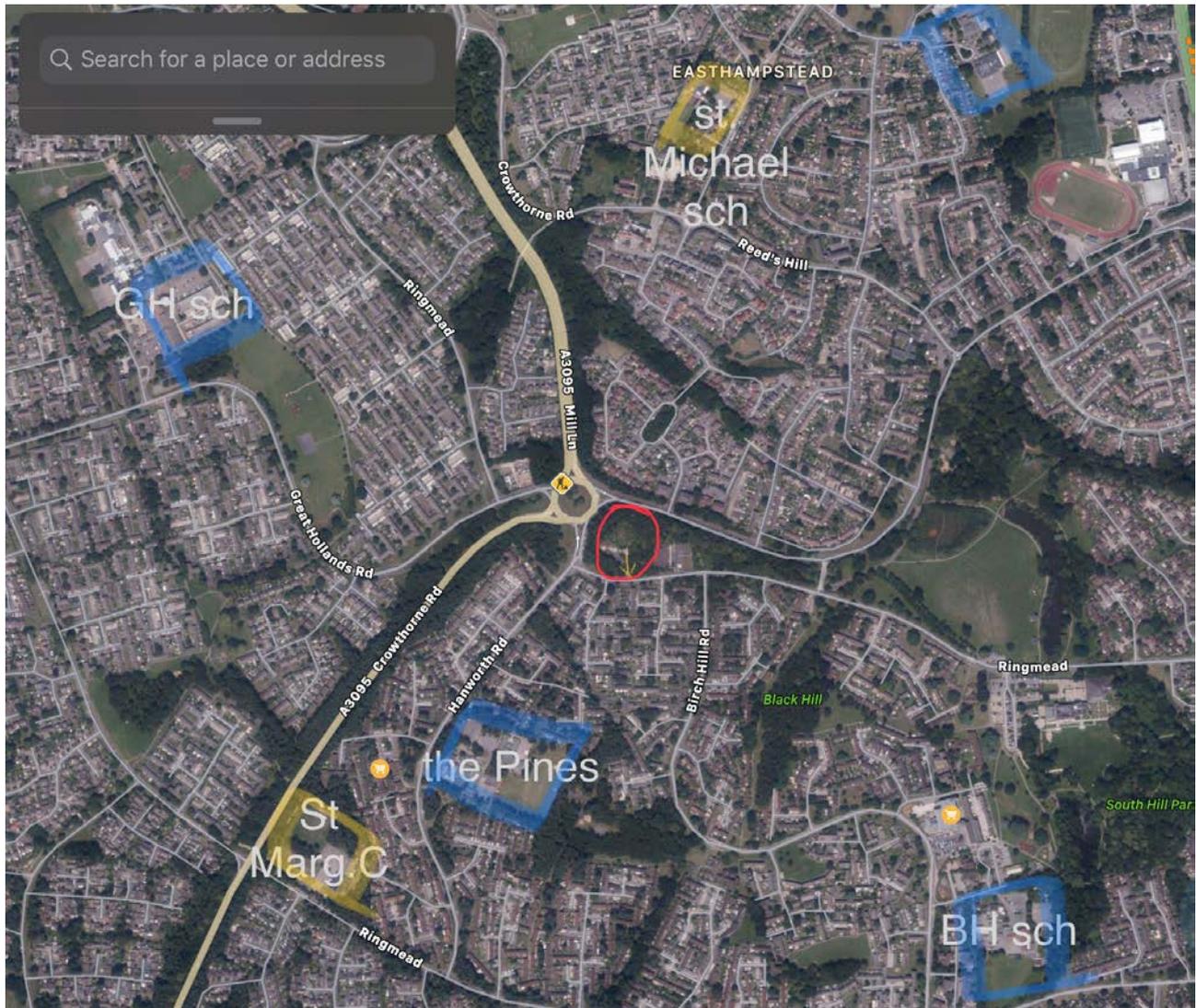
The area of land in question between South Hill Road and Ringmead I would suggest falls into two distinct areas, with a bus gate joining South Hill Road to Ringmead between them. I shall first address the smaller area to the west of this bus gate.



You will note that this area is primarily wooded, with one current and one former place of worship within it. The lot marked with a red outline on the above map is the site of the former St Margaret Clitherow RC Church, which was the mother church of St Margaret Clitherow Catholic Primary School (highlighted in orange within the lower left quadrant of the above map) which you will note is firmly within the current Hanworth Ward. This shows an established community connection. Both my children currently attend St Margaret Clitherow school.

At present a planning application for residential apartments on this site is under consideration, if/ when dwellings are built on this site the access, on to Ringmead, will mean that new Residents will naturally be drawn to Sainsbury's, the Birch Hill Shopping centre and Hanworth Shops for their shopping needs, while their nearest and most accessible primary school will be The Pines, Hanworth. Such families should not be put at a disadvantage by unnecessarily excluding them from the catchment area of the nearby primary school, which not only is significantly closer than all others, but has safe walking routes to it from this area.

Fox Hill primary School (top right,) the catchment primary school for Easthampstead, is significantly further away than the neighbouring 3 catchment Primary schools. and more than twice the distance from this area than the Pines.



Key:

Red circle -

Former St Margaret Clitherow Roman Catholic Church Ringmead Hanworth, Bracknell Berkshire
[as it is referred to in all planning documents]

Blue outlines: Local Authority 'Catchment' Primary schools.

Yellow outlines: Church Primary Schools (CofE & RC)

In this age of childhood obesity we should be making it as easy as possible for our children to walk to school, and play-out after school within their natural community setting.

I will now move on to addressing the area to the east of the bus gate, which (like the housing estate you propose moving into Hanworth) is generally referred to as "North Lake" containing as it does the most Northerly of the run of two lakes within the parkland of South Hill Park.

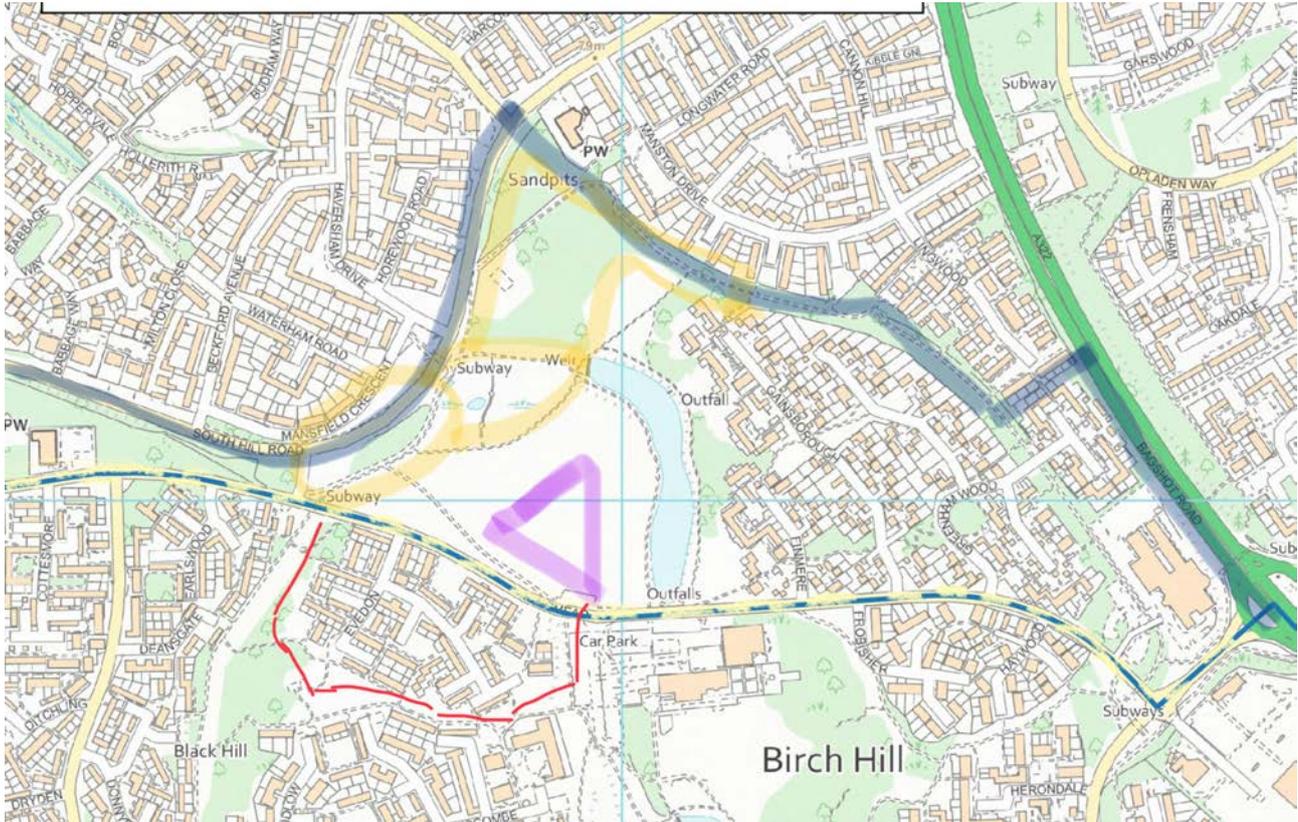
I will address both the Historic and Contemporary relevance of this land to the rest the Hanworth Ward.

Firstly here are some of the practical reasons why the North Lake and field should at the end of this boundary review be contained within Hanworth Ward and thus remain within the same ward as the North Lake management company housing estate of Finmere, Gainsborough, and Greenham Wood.

- There is no clear physical boundary between the properties the Boundary Commission have recommended be moved into Hanworth Ward, and the lake area. This housing estate was designed to nestle into its surrounding landscape and boasts clear views down to the lake and beyond. As you will see from the following photos the Northlake management company made a deliberate decision not to impede the view with a hard boarder, but instead opted to subtly delineate the change from public to private land with intermittent signage.



- The Northlake field is used (outside of global pandemics) for multiple large events each year, including hosting a traveling fun-fair twice a year. These events can cause noise nuisance, visual disturbance and traffic issues for local residents.

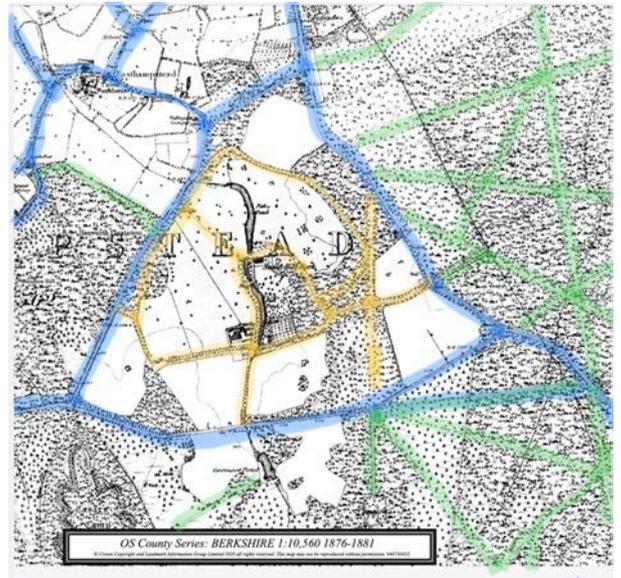
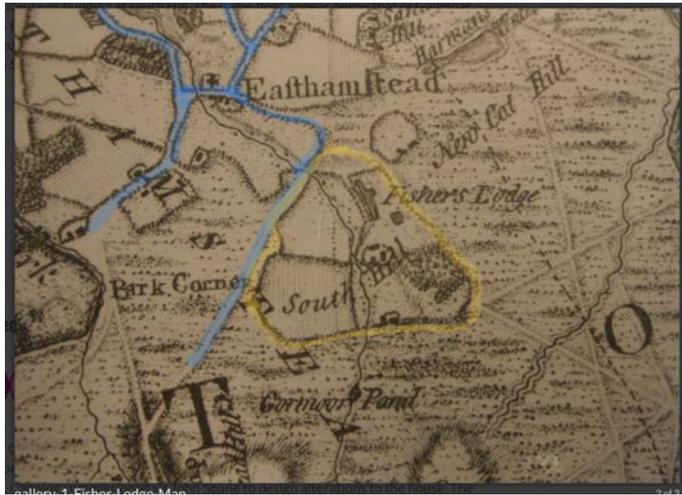


As you can see from the above map the nearby Easthampstead and Wildridings residents in Mansfield Crescent, Horewood Road and Mansfield Drive are protected from noise etc by the dampening effects of the woodland and reed bed [highlighted in yellow] while the residents of Evedon [outlined in red] bare the brunt of it. Having the area where these events occur [highlighted in mauve] within Hanworth will make it easier for the Hanworth Councillors to advocate on behalf of the residents of Evedon, Gainsborough, Finmere and other nearby roads in regards to such matters.

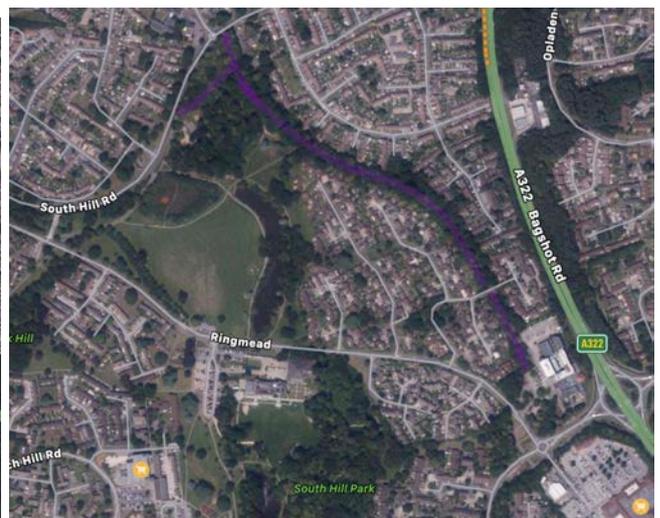
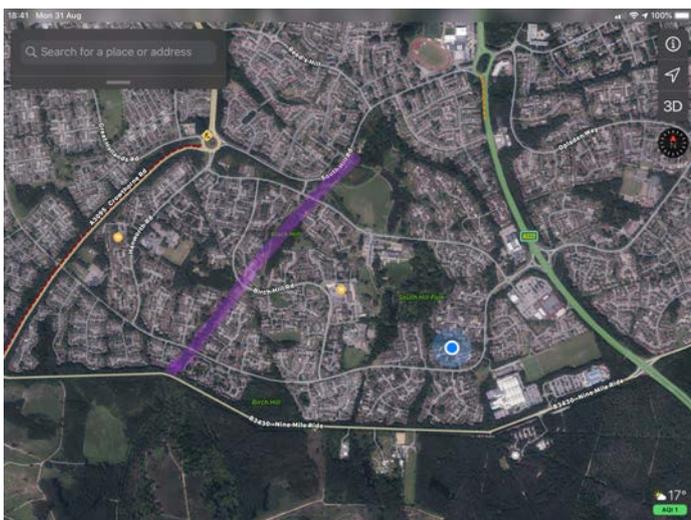
Therefore this arrangement supports effective and convenient local government.

Next lets look at the historical context of this area, and how it influenced the development of the New Town and thus how current residents view and interact with the area.

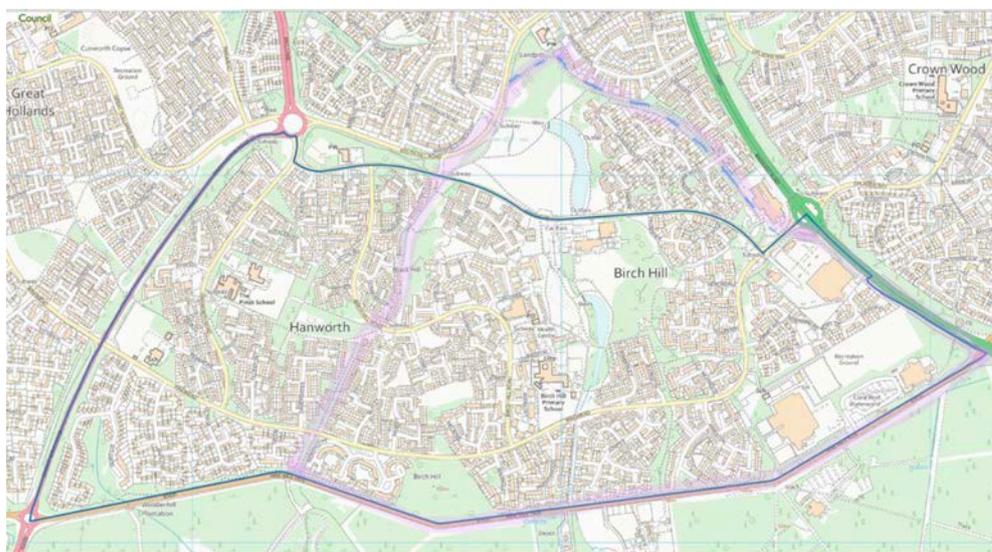
This area has been part of the grounds of South Hill Park since it was first Enclosed in the Mid 17th Century, This can be shown to be the case by comparing Historic and contemporary maps, using longstanding unchanged landmarks, (such as Caesars Camp, St Michael and St Mary Magdalene Church, and latterly Nine Mile Ride as reference points.

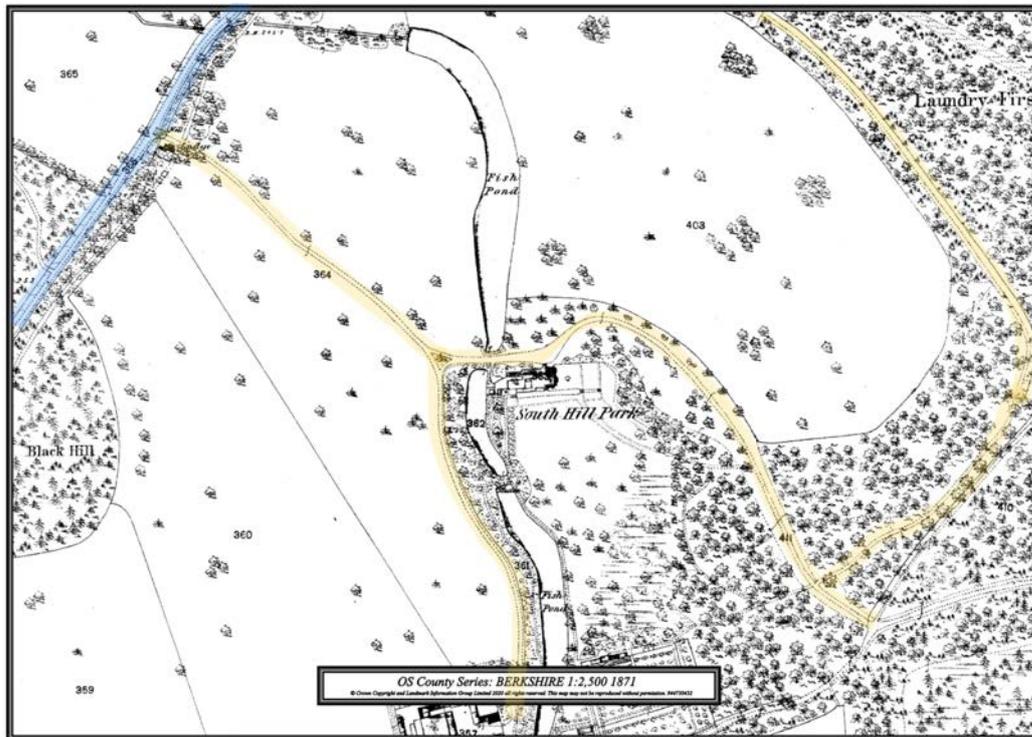


The road running NE from the northern tip of Caesar's camp, marking the north-west border of the estate, can still be seen clearly in today's landscape and is to this day a public right-of-way in the form of a tarmac footpath. While the tarmac pathway which I have proposed forms an element of the new ward boundary can clearly be seen in the late C19th map as part of a circular ride within the Estate, that approximately follows the line of the original C17th Estate boundary.

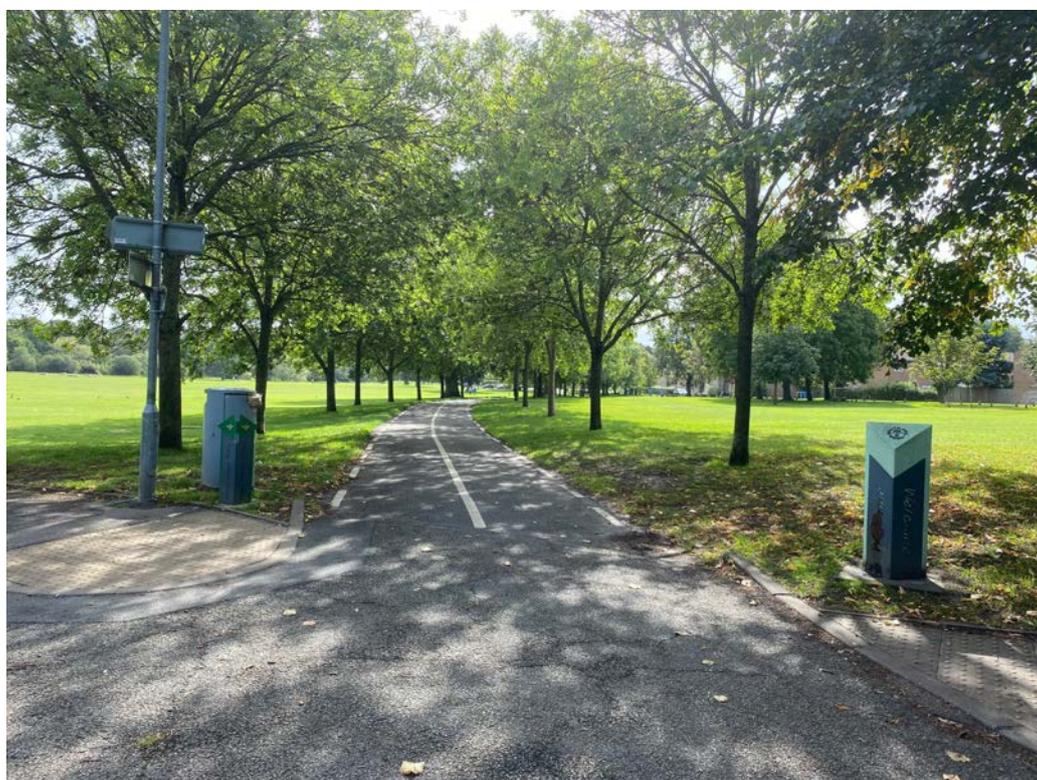


thusly this purple highlighting shows my analysis of where the historic boundary of South Hill Park lay, when overlaid onto a modern map.

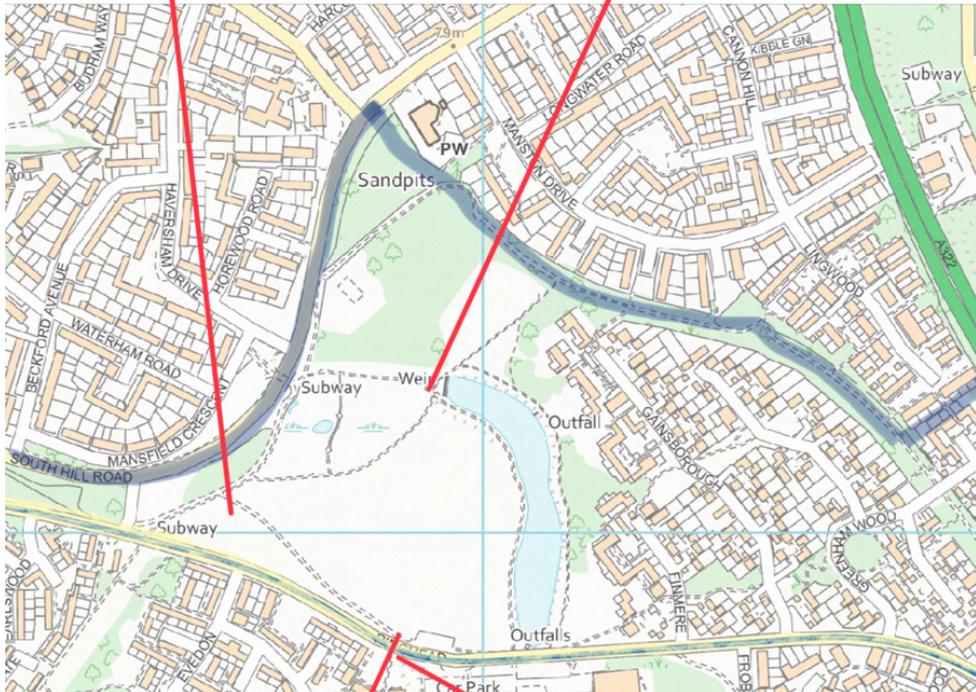




Here we can see that the main drive up to SHP ran NE through parkland to a lodge beside the road. This driveway is still used on a daily basis by many local residents as a cycle path that diagonally crosses what we now call the 'Northlake field' or 'South Hill Park Recreation Ground' as part of the cycle route linking Birch Hill to Bracknell Town Centre. The photo below shows this cycle-path/carriage-drive and the Northlake field looking SE towards SHP arts centre, with my back to South Hill Road (the approx location of the former lodge.)

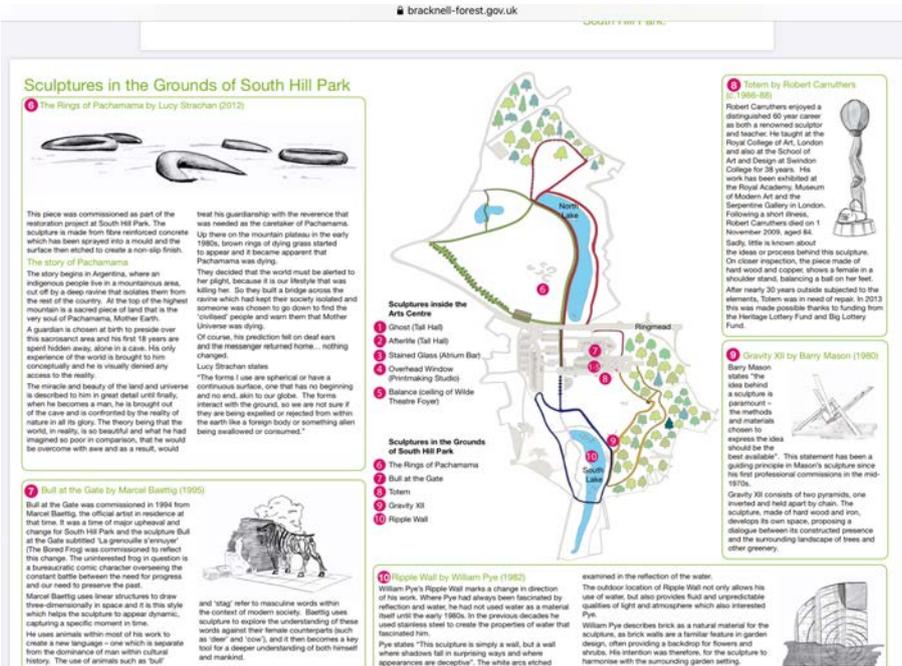


To the right of the cycle path in the previous photo you can clearly see a metal bollard that welcomes you to South Hill Park. As does a notice board at the junction of four paths at the north-western tip of the North Lake.



The matching gateposts to either side of Ringmead, both engraved with the words SOUTH HILL PARK clearly announces to the world that this community considers this historic parkland to be one in its entirety.

Further Evidence of the acknowledged unity of the South Hill Park grounds, can be found in various publications, such as this sculpture Trail guide published by Bracknell Forest Borough Council.



This leaflet can be found at; <https://www.bracknell-forest.gov.uk/parks-and-countryside/parks-visit/south-hill-park> which also clearly states that Bracknell Forest Council considers both lakes and the surrounding landscaping to equally be part of the grounds of South Hill Park.

Historic England's Grade 2 listing adds further weight.

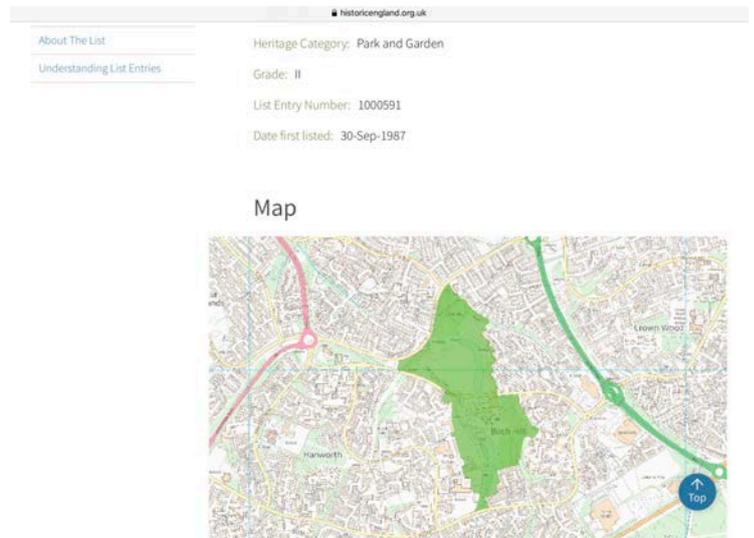
<https://historicengland.org.uk/listing/the-list/list-entry/1000591>

"LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING
 South Hill Park lies 2km south of Bracknell, engulfed within the southern suburb of Birch Hill. The 23ha site is bounded by mid to late C20 housing and associated development, with elements of the former parkland planting, particularly mature specimen Lebanon cedars, absorbed within the associated landscaping."

The local press refer to the open parkland here as "Northlake, South Hill Park." when reporting on events held here.
<https://www.bracknellnews.co.uk/news/15507758.crowds-flocked-to-north-lake-south-hill-park-for-the-final-event-of-the-year/>

And Bracknell Town Council, who own the land in question, refer to it as "South Hill Park Recreation Ground, and the North Lake."

https://bracknelltowncouncil.gov.uk/recreation-facilities/council-sites/listing/south-hill-park-recreation-ground-and-north-lake?tab=nearby&p=2&category=0&zoom=15&is_mile=1&directory_radius=100&view=list#sabai-inline-content-nearby



Finally I'd like to address The equality of amenity across the two neighbouring wards, which I feel will not be undermined by, but in some ways will be improved by, this variation to the proposed boundary line.

type of amenity.	Hanworth (inc. North Lake)	Easthampstead & Wildridings
Nature areas	Two small lakes at SHP and the surrounding woodland, planted borders, and reed bed. Birch Hill Woods	One large lake (Mill Pond) and the surrounding woodland and planted boarders. Bill Hill Woods
Children's Playgrounds (I am personally aware of)	8 including 3 at SHP.	6 including 2 at Mill Pond.
Playing Field space	South Hill Park Rec. (Nth Lake) Birch Hill Hockey Club. Field behind Latimer.	Wild Ridings Rec, WR Road. Field behind Lauradale Field between Pickering and Rosedale Gardens.
Recreation/Sport	Coral Reef Swimming & Flumes David Loyd 'Rackets Club' Wilde Theatre, SHP.	Bracknell Leisure Centre. John Nike Athletics Stadium Bracknell Trampoline Centre
Primary schools	three 2x LA Catchment area sch. 1x Roman Catholic sch.	three 2x LA Catchment area sch. 1x Church of England sch.
Education (other)	Alternative Provision @ Birch Hill Hockey Club SHP Art Centre courses etc.	Brackenhole Secondary sch Open Learning Centre (adult Ed)
Local shopping areas	One large (Birch Hill) One small (Hanworth)	One large (Easthampstead) One small (wildridings)
Places of Worship	One Church of the latter-day Saints (if my adjusted boundary is used) otherwise zero.	Three St. Michael & St Mary Magdalene Easthampstead Baptist Church Gospel Hall, Netherton.
Other	Sainsbury's supermarket Hilton Hotel	KFC, McDonalds mini Waitrose.

As you can see from this table the amenities across the two wards are remarkably similar and well balanced in all but dedicated space for religious expression. The Boundary Commission's proposed ward boundary would leave Hanworth with no dedicated permanent Places of Worship, while Easthampstead and Wildridings would have four. My proposal helps to partially mitigate that imbalance by bringing The Church of the Latter-day Saints, whose address is already "Ringmead, Hanworth" in to Hanworth Ward.

In conclusion

- The Northlake Housing Estate flows seamlessly into the South Hill Rec and North Lake area of South Hill Park, so as the housing estate is to be moved into Hanworth ward then the surrounding parkland landscape, which gives it its contexts, should too.
- There is a multitude of Evidence, in print and on the ground, that this area is viewed by the community as an integral part of the grounds of South Hill Park.
- Historic England, Bracknell Forest Council, Bracknell Town Council and the Bracknell News, in their publications, (and where relevant their signage), all recognise the North Lake and adjoining field to be part of South Hill Park.
- Reuniting this Grade 2 listed parkland will enable effective and convenient governance in regard to this borough asset.
- The Church of Jesus Christ and latter-day Saints and the former St Margaret Clitherow Church site both use "Ringmead, Hanworth" as their addresses. including on official planning documents.
- The LGBCE Draft Recommendations in paragraph 67 acknowledge that the northerly access route from South Hill Road into the Manston Drive area gives them a greater affinity with Easthampstead and Wildridings. By this same logic the southerly access onto Ringmead of the current and former Church sites gives them a greater affinity with Hanworth.

In the context of an 'Old Bracknell Ward', that contained Finmere, Gainsborough and Greenham wood, dividing South Hill park made some kind of logical sense, but in the context of an Easthampstead and Wildridings ward, that does not contain Finmere, Gainsborough and Greenham Wood, to leave this Grade 2 listed parkland divided across separate wards no longer makes any logical sense.

Thank you for your time in reading my submission, I hope it has been helpful to your deliberations.

Yours Faithfully,

