

## Warfield Neighbourhood Plan: 4.2 Housing

### Previously decided Policy headings:

Policy WNP7	Visual Design of New Development
Policy WNP8	Sustainable and Environmental Design of New Development
Policy WNP9	Housing Allocations
Policy WNP10	Affordable Housing
Policy WNP11	Building Extensions Within and Outside the Character Areas

### Policy WNP7      Visual Design of New Development CS1/CS7/CS13/EN10

#### Not covered by existing policies or plans:

- Garden sizes: - refer to the % density in character areas, request maximum % increase on new builds to comply with that character area.
- All new housing adjacent to open space, woodland or and amenity land should face onto the open space/woodland? Apply this to the Hayley Green Concept Plan
- Under CS13: 155 need to be more specific, we need recycling points. – can we recommend the underground recycling stores, such as is going in in Cabbage Hill?
- Community gardens: show allotment placement in Hayley Green concept Plan

#### Covered by existing policies and plans:

##### POLICY CS7 Quality of Life: Design

- Sympathetic and appropriate
- Moved here because: Variety of house designs
- Would leave if: development not in keeping with area
- Community gardens
- Would leave if: if the new houses are not in keeping
- Moved here because: Variety of house designs
- Would leave if : the new houses are not in keeping
- Would leave if: Development not in keeping with area
- Don't want: Flats – only 2 storey buildings in Warfield
- Don't want: Bland/cheap looking housing (must be in keeping with Warfield)
- Community gardens
- Tall trees, not tall building
- Keep hedgerows, hide houses with greenery

94 The Council will require high quality design for all development in Bracknell Forest.

95 Development proposals will be permitted, which:

- i. Build on the urban, suburban and rural local character, respecting local patterns of development and the historic environment;
- ii. Enhance the landscape and promote biodiversity;
- iii. Provide high quality usable open spaces and public realm;
- iv. Enable a mix of uses
- v. Provide innovative architecture; and
- vi. Provide well designed and integrated public art
- vii. Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative

plans, elevations and streetscenes and where required Masterplans.
<b>POLICY CS1 Sustainable growth: Sustainable Development principles</b>
<ul style="list-style-type: none"> <li>• Respect heritage</li> </ul>
55 development will be permitted which; ix Protects and enhances: the historic and cultural features of acknowledged importance

<b>POLICY CS13 Environment: Sustainable Waste Management</b>
<ul style="list-style-type: none"> <li>• Where gardens back onto open space there is a very grave danger of: Garden waste and other rubbish being dumped over the fence to the detriment of the amenity.</li> </ul>
155 DEVELOPMENT WILL BE PERMITTED WHICH: ii. Maximises the re-use, recovery and recycling of waste materials; and iii. minimises the environmental consequences of waste production and treatment.

## **Policy WNP8 Sustainable and Environmental Design of New Development**

### **Not covered by existing policies or plans:**

- Policy CS12: Environment Energy: We would like to be more specific in renewable energy requirements, such as solar panels on housing, ground/air source heat pumps etc. Although Building Regulations (Section 73 applications) dictate the standards, can we encourage environmentally friendly builds?

### **Covered by existing policies/plans:**

<b>POLICY CS12 Environment: Renewable Energy</b>
<ul style="list-style-type: none"> <li>• Policy CS12: Environment Energy: We would like to be more specific in renewable energy requirements, such as solar panels on housing, ground/air source heat pumps etc.</li> </ul>
146 Development proposals for five or more net additional dwellings, or for 500 square metres (GEA) or more of floorspace for other development, will be accompanied by an energy demand assessment demonstrating how (potential) carbon dioxide emissions will be reduced by at least 10% and will provide at least 20% of their energy requirements from on-site renewable energy generation. 147 Development proposals for less than five net additional dwellings, or for less than 500 square metres (GEA) of floor area for other development, will provide at least 10% of their energy requirements from on-site renewable energy generation.

## **Policy WNP9 Housing Allocations**

<b>Policy CS15 – Somewhere to Live: Overall Housing Provision</b>
<p>Policy CS15: Overall Housing Provision</p> <p>180 Over the period 2006 to 2026 the Council will make provision for the phased delivery of 11,139 net dwellings in the following broad phases:</p> <p>April 2006 to March 2012 – an average of 572 dpa  April 2012 to March 2017 - an average of 572 dpa  April 2017 to March 2022 – an average of 539 dpa  April 2022 to March 2026 – an average of 539 dpa</p> <p>181 Deliverable and developable sites will be allocated and phased in subsequent Development Plan Documents to meet this provision in accordance with the sequential order in CS2.</p>

## Covered by existing policies/plans:

### **POLICY CS16 Somewhere to live: Housing Needs of the Community**

- **Housing Needs of the Community.** We believe we can influence the range of housing types, sites, affordability etc by providing a strong evidence base from local residents.

186 Development will be permitted which contributes to meeting the identified housing needs of all sectors of the community through the provision on suitable development sites of one or more of the following;

- i. a range of housing types, sizes and tenure; and
- ii. some dwellings for those with special needs; and
- iii. some dwellings designed to meet mobility needs and accessibility principles in line with best practice; and
- iv. affordable housing.

### **POLICY EN11 Warfield Park Mobile Home Site**

- **Would leave if: More mobile homes on Warfield Park**

2.85 DEVELOPMENT WILL BE PERMITTED ONLY WHERE IT DOES NOT DETRACT FROM THE CHARACTER OR APPEARANCE OF THE MOBILE HOME SITE.

2.86 Warfield Park Mobile Home Site covers 30 hectares and is located in the countryside area south of Forest Road, east of Whitegrove. The site is bounded to the north and south by woodland of considerable amenity value, and the mobile homes themselves are laid out in an attractive wooded setting. The Borough Council will seek to maintain the character of the site and ensure that the existing homes retain their secluded setting.

2.87 The Borough Council will ensure that any proposals to extend Warfield Park Mobile Home site beyond its existing EN11 policy boundary will be determined on the basis of the intrinsic character of the entire site as well as policies EN8 and EN10, if applicable, as shown on the Proposals Map.

### **Policy H5 New dwellings outside settlements**

#### **See Policy EN8**

**Don't want: More houses**

5.39 OUTSIDE THE DEFINED SETTLEMENT BOUNDARIES THE ERECTION OF A NEW DWELLING WILL NOT BE PERMITTED UNLESS:

- (i) THERE IS A NEED FOR IT IN CONNECTION WITH AN ACCEPTABLE USE LISTED IN POLICIES EN8 AND GB1 AND WHICH CANNOT BE MET WITHIN THE SETTLEMENT; AND
- (ii) IT WOULD CAUSE NO HARM TO THE CHARACTER OF THE AREA, TO NEIGHBOURING LAND USES, OR TO THE RELATIONSHIP BETWEEN THE SETTLEMENT AND THE SURROUNDING LANDSCAPE; AND
- (iii) IT WOULD RESULT IN NO ENVIRONMENTAL DAMAGE, OR ANY INCONVENIENCE OR DANGER ON THE PUBLIC HIGHWAY.

5.40 The Borough Council is committed to maintaining the open, rural, and undeveloped character of the land outside settlements. Residential development will be restricted to appropriate sites within the defined settlement boundaries. Sporadic development will be avoided if it would damage the rural landscape and environment or have the effect of blurring the distinction between urban and rural areas.

5.41 Where a proposal is required in connection with one of the types of acceptable development set out in Policy EN8 of this plan, no automatic presumption of acceptability is to be inferred. A proposal must also be appropriate to its location in terms of its impact on the open, rural and undeveloped character of the area.

5.42 In those areas which have a function of preventing the coalescence of settlements (see Policy EN8), development likely to be prejudicial to maintaining the

open, rural or undeveloped character of the land will not normally be permitted. New dwellings for example, will generally not be acceptable within such defined areas.

5.43 The considerations set out in this policy apply to proposals for the siting of mobile homes on land outside settlements except for such proposals within the area covered by Policy EN11.

## **Policy WNP10 Affordable Housing**

See Policy CS16/ CS17/CS7

**Not included in existing policies or plans**

- **Policy EN9 Changes of use and adaptation of existing non-residential buildings outside settlements, outside the Green Belt: Affordable flats built in office blocks in Bracknell – can we request that derelict buildings are considered before building new?**

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### **POLICY CS17**

- We do want: Affordable housing
- Affordable flats built in office blocks in Bracknell
- Don't want: Additional subsidised housing projects
- more crime

195 Affordable housing in the Borough comprises affordable rented and intermediate housing. The Council will;

- require residential developments on suitable sites to provide affordable housing which is accessible to local people in priority housing need;
- state the threshold above which affordable housing sought;
- state the amount of affordable housing to be provided on suitable sites above the threshold.

### **POLICY CS16 Housing Needs of the Community**

- We do want: Affordable housing

186 Development will be permitted which contributes to meeting the identified housing needs of all sectors of the community through the provision on suitable development sites of one or more of the following;

- a range of housing types, sizes and tenure; and
- some dwellings for those with special needs; and
- some dwellings designed to meet mobility needs and accessibility principles in line with best practice; and
- affordable housing.

### **CS7 Quality of Life: Design**

- Don't want: Additional subsidised housing projects
- more crimes

95 Development proposals will be permitted which:

- provide safe communities

## **Policy WNP11 Building Extensions Within and Outside the Character Areas**

## Covered by existing policies and plans:

### **POLICY GB1 Building in the Green Belt**

- We do want: Keep the green belt

2.98 The Borough Council is committed to the protection and, wherever possible, enhancement of river corridors and appropriate public access and water related recreation. The Borough Council will generally be supportive of initiatives and proposals which will result in the conservation or enhancement of the natural elements of river corridors.

### **POLICY GB1 Building in the Green Belt**

4.19 APPROVAL WILL NOT BE GIVEN, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, FOR ANY NEW BUILDING IN THE GREEN BELT UNLESS IT IS ACCEPTABLE IN SCALE, FORM, EFFECT, CHARACTER AND SITING, WOULD NOT CAUSE ROAD SAFETY OR TRAFFIC GENERATION PROBLEMS AND IS FOR ONE OF THE FOLLOWING PURPOSES:

- (iv) REPLACEMENT, ALTERATION OR LIMITED EXTENSION OF EXISTING DWELLINGS;

4.38 Extensions of or alterations to existing dwellings will be expected to be located sympathetically and designed so that they do not have an adverse impact on the rural character of the locality. An extension or alteration is not inappropriate in the Green Belt so long as it does not result in disproportionate additions over and above the size of the original building. For the purposes of this policy, the Borough Council will normally consider any increase to be “disproportionate” if it exceeds 40% of the gross floor area of the original building. Account will also be taken of the design and siting of the proposed extension, the visual character of the site and its surroundings, the prominence, visual and physical impact of the extension, the effect of the proposal on the open and rural character of the area in general and of the overall scale of development on the site.

### **Policy H6: Development involving existing dwellings in the countryside outside the Green Belt**

5.44 DEVELOPMENT INVOLVING EXISTING DWELLINGS IN THE COUNTRYSIDE OUTSIDE THE GREEN BELT WILL BE PERMITTED PROVIDED THAT IT WOULD NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA, WOULD NOT RESULT IN INCONVENIENCE OR DANGER ON THE PUBLIC HIGHWAY OR CAUSE ANY OTHER ENVIRONMENTAL OR OTHER HARM, AND CONSTITUTE:

- (iii) THE EXTENSION OF AN EXISTING DWELLING OR ANCILLARY OUTBUILDING.

- (iii) Extensions

5.49 The Borough Council will resist residential extensions where they would blur the distinction between built-up areas and the countryside.

5.50 In considering proposals for extensions to dwellings and ancillary outbuildings (such as garages), the Borough Council will take into account the size of the original building, the size of the plot, the character of the site and its surroundings, and the design and siting of the proposed extension.

## **Policy WNP12 Parking Standards**

### **Not covered by existing policies or plans:**

- All the points below are ‘hot topics’ from residents. The BFBC Parking Standards document addresses the previously unsuitable size of new build garages, but that does not address the existing houses and problems – can the following be used as a ‘lobbying tool’ as we have much feedback:
- Appropriate parking
- garages – used for cars (no doors?)
- Parking standards?
- inappropriate parking in front of houses

- Large enough garages
- Maybe allocation of small parking for dwellings