

5. Housing and Character in Bracknell Town



From left to right : 1: Alexandra Walk, Old Bracknell, 2: Miller's Thumb, Freeborn Way, Bullbrook, 3: Osprey Avenue, Jennett's Park

Key Objective 2: Ensure the range of available housing is appropriate for local residents and for growth

Key Objective 2A Decrease the carbon footprint of new buildings in their design

Foreword: Bracknell was built using functional city planning, land planning based on function based zones, living, working, recreation and circulation (as discussed at the CIAM meeting in Zurich in 1931). It was important to reduce commuting times by locating industrial zones close to residential ones and buffering them with wide paths and sports areas (as discussed at the CIAM meeting in Athens in 1933). [CIAM is the Congres International d'Architecture Moderne]

4 Post Second World War New Towns Round London

The Town & Country Planning Association Fact Sheets www.tcpa.org.uk/research-gcnet give the following:

Name	Distance to London N S E W	County	Year designated	Population 2011 Census	Dwellings 2011 Census	Ratio	Planned Growth: Dwellings & Target Year
Stevenage	N 32	Herts	1946	83,957	34,898	2.4	
Crawley	S 28	Sussex	1947	106,597	42,727	2.49	8,100
Hemel Hempstead	NW 26	Herts	1947	85,786	35,675	2.4	8,800
Harlow	NE 30	Essex	1947	81,994	34,620	2.56	
Welwyn Garden City	N 24	Herts	1948	46,619	19,549	2.38	
Hatfield	N 22	Herts	1948	39,088	14,003	2.79	
Basildon	E 32	Essex	1949	110,762	45,558	2.43	11,000 to year 2031
Bracknell Town	W 30	Berkshire	1949	52,696	23,636	2.7	4,000

Name	Distance to London N S E W	County	Year designated	Population 2011 Census	Dwellings 2011 Census	Ratio	Planned Growth: Dwellings & Target Year
Milton Keynes	NW 53	Bucks	1967	211,062	821,75	2.57	

Bracknell's population is no 8 out of the 9 New Towns in the table.

The Town was designed as an architectural whole including the town centre.

The **original new town neighbourhoods** included in the design are now well-established communities in Bracknell.

Bracknell is in the **western Berkshire Strategic Housing Market Area** ([SHMA, 2016).

However, it's 29 miles from London, where the current government's aim is to build 50,000 homes a year and where residents, especially first-time buyers, need to balance affordability with transport distance to work, according to the Evening Standard of 24 February 2016, p12: 'I build homes for ordinary Londoners'.

5 Total Number of Dwellings on Valuation List as at 30 November 2015

Council Tax Bands

	A	B	C	D	E	F	G	H	TOTAL
Binfield	43	141	577	855	739	578	431	29	3,393
<i>Binfield % of Total</i>	1%	4%	17%	25%	22%	17%	13%	1%	
Bracknell	530	3,223	12,576	3,592	2,332	1,098	279	6	23,636
<i>Bracknell % of Total</i>	2%	14%	53%	15%	10%	5%	1%	0%	
Crowthorne	27	146	624	564	540	411	252	19	2,583
<i>Crowthorne % of Total</i>	1%	6%	24%	22%	21%	16%	10%	1%	
Sandhurst	142	483	2,138	1,865	1,949	1,003	357	24	7,961
<i>Sandhurst % of Total</i>	2%	6%	27%	23%	24%	13%	4%	0%	
Warfield	567	14	526	822	790	980	491	32	4,222
<i>Warfield % of Total</i>	13%	0%	12%	19%	19%	23%	12%	1%	
Winkfield	368	336	1,359	1,588	1,535	789	458	157	6,590
<i>Winkfield % of Total</i>	6%	5%	21%	24%	23%	12%	7%	2%	
Total	1,677	4,343	17,801	9,287	7,886	4,860	2,268	267	48,385
	3%	9%	37%	19%	16%	10%	5%	1%	

Data from Revenue Services:
Bracknell Forest Council

The valuation bands are based on the amount a property would have been sold for on 1 April 1991. Over half the dwellings in Bracknell Town are in band C. The parish with the next highest concentration of dwellings in any one band is Sandhurst: where band C is at 27%. Bracknell Town's dwellings are 49% of the Borough total.

The stock of housing increased overall between 2001 and 2011. The proportions of flats ,semi-detached, detached and terraced houses are shown on the table on p 15 of <http://www.bracknell-forest.gov.uk/the-changing-face-of-bracknell-forest-key-census-facts-2001-to-2011.pdf>.

The average household size has been decreasing gradually over the last 50 years, see p17 of the same report.

Current site allocations & proposals include:
6: Site Allocations Local Plan - Bracknell Town

SALP Policy	Address	Estimated capacity (net dwellings)
SA1	Adastron House, Crowthorne Road, Bracknell	18
SA1	Garth Hill School, Sandy Lane, Bracknell	100
SA1	The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell	115
SA1	Albert Road Car Park, Bracknell	40
SA1	Lane to the north of Eastern Road, Bracknell	432
SA1	Land at Old Bracknell Lane West, Bracknell	203
SA1	Chiltern House and the Redwood Building, Broad Lane, Bracknell	71
SA1	Downside, Wildridings Road, Bracknell	18
SA2	The Football Ground, Larges Lane, Bracknell	102
SA1 & SA2	TOTAL	1,099

Bracknell Forest Council (2013) *Site Allocations Local Plan* data from pages 12, 13 & 14, <http://www.bracknell-forest.gov.uk/salp-adopted.pdf>

The SALP period runs from 2013 to 2026. Bracknell Town’s estimated capacity (net dwellings) for individual sites in policies SA1 and SA2 is shown as 1099 in the table above. The total for Bracknell Forest is 11,139. As for the population growth, in London (29 miles away), according to the London Plan March 2015 on p15 1.10B, “the Office for National Statistics (ONS) has published projections for . . . the period 2011-21. These suggest London could on average grow by some 117,000 per annum, to 9.37million by 2021”. This is more than double the 2011 population of Bracknell Town each year. www.london.gov.uk.

The **emerging Comprehensive Local Plan** will be allocating further sites for housing development to meet the objective assessment of need up to 2036.

The West of Berkshire Spatial Planning Framework of 13th December 2016 on p5 gives a number of 635 homes per annum for Bracknell Forest to help deliver 65,665 new dwellings up to 2036 in the West of Berkshire Strategic Housing Market Area (SHMA). In para 11 on page 6 it says Bracknell is *“a mix of housing of all types and tenures. The forest hinterland provides access to large wooded areas including the Look Out a national destination for biking and large parts of the Thames Basin Heaths Special Protection Area. Bracknell Forest provides a key link between the M4 and M3 further aiding the connectivity and accessibility of the housing market area.”*

7 Bracknell SHELAA Sites November 2016 (following call for sites January 2016.)

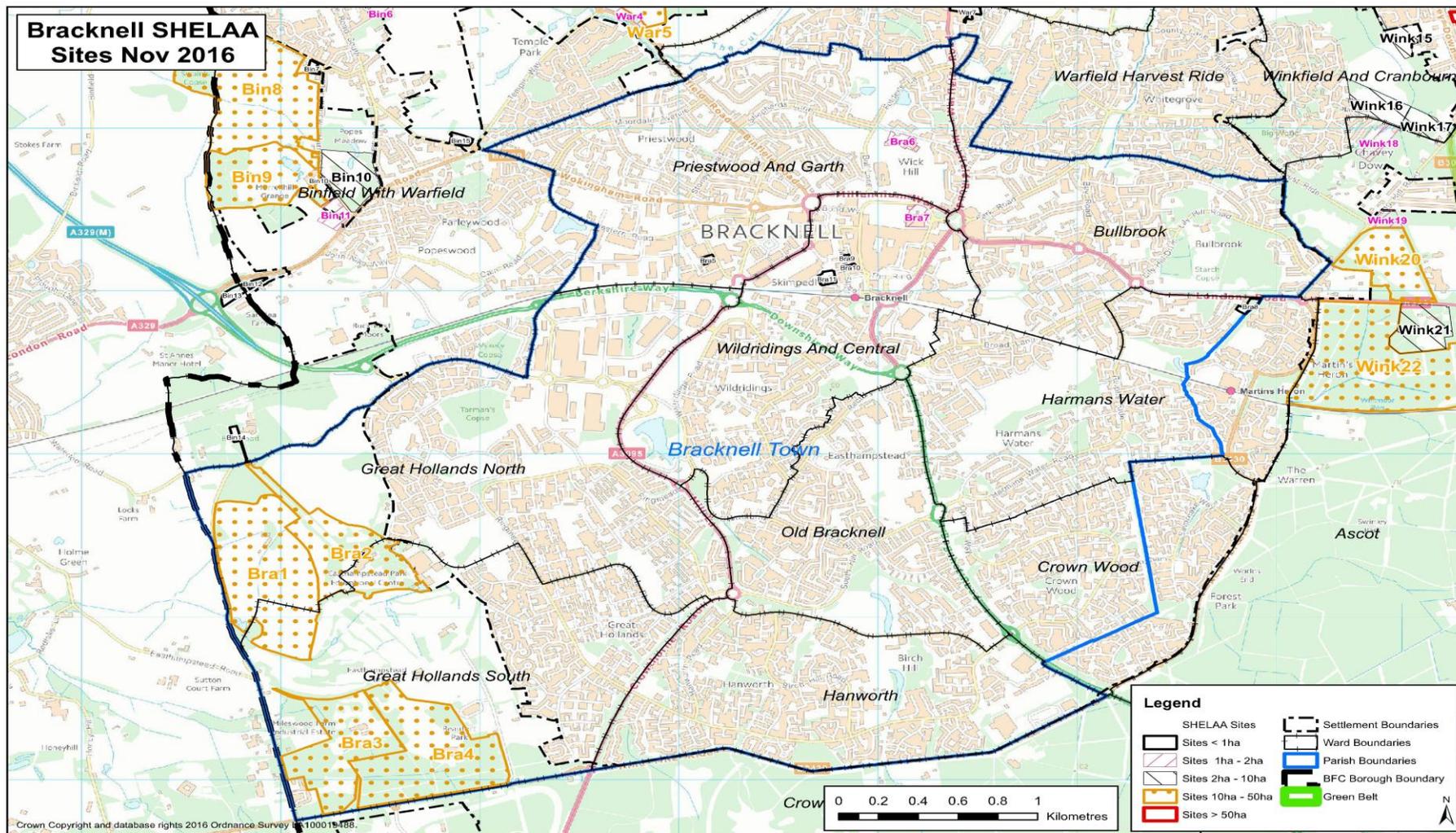
Data from pages 51 to 72: Bracknell Forest Council (November 2016) *Final Draft Bracknell Forest Strategic Housing and Economic Land Availability Assessment (SHELAA): Part 2 Results (November 2016 v2)*

Site no :	Hectares	Name	Current use	Potential capacity	Dwellings per hectare
BRA1	38.38	Land at Parkview Farm, Old Wokingham Rd	Agricultural, including farmhouse & barns, some used for small commercial e.g. car repairs	605 & 6ha open space, 11.2 ha SANG (min) & a primary school	35dph
BRA2	22.79	Easthampstead Park Conference Centre: G II listed building	Adult Educ., Conference Centre (D1) in parkland	114 & a bespoke SANG	25dph
BRA3	22.66	The Hideout, Old Wokingham Rd	Restaurant & leisure in woodland/ heathland setting	204 60 bed care home	30dph
BRA4	34.24	Beaufort Park, Nine Mile Ride	Offices in woodland/ heathland setting	258	30dph
BRA5	0.27	Pyramid House	Gym	33	70dph
BRA6	1.17	Bracknell & Wokingham College, Wick Hill	College & nursery & hard standing parking areas	67 & 0.2 ha of on site open space	70dph
BRA7	1.16	Town Square, Easthampstead House Bracknell Library, Magistrates Court, Police Station	Council offices/parking, library & police station	120 0.36 ha of on site open space	UK space standards 2015 for 1 bed unit
BRA8	0.5	Land East of Old Toll Gate Close	Area with trees & vegetation	0	0
BRA9	0.07	Alston House, Market Street	Cleared site former MOT & car washing	19 & 1,148m ² commercial floor space	UK space standards 2015 for 2 bed unit
BRA10	0.09	Gowring House, Market Street		12 & off site SANG	UK space standards 2015 for 2 bed unit
BRA 11	0.61	Bus Depot, Market Street	Bus Depot	236	386 dph

The Issue of Comprehensive Planning for Emerging Sites

Should both BRA1 and BRA2 be comprehensively planned together as well as BRA3 and BRA4 to help design a completely new area of development within Bracknell Town ?

8 Bracknell Forest Council (November 2016) *Final Draft Bracknell Forest Strategic Housing and Economic Land Availability Assessment (SHELAA): Part 2 Results (November 2016 v2), Map of Bracknell Sites*



National/Local Housing Context

House Price Affordability in the South East of England

Box 1 Measuring Housing Affordability

An important indicator of housing affordability is the **ratio of lower quartile house prices to lower quartile incomes**.

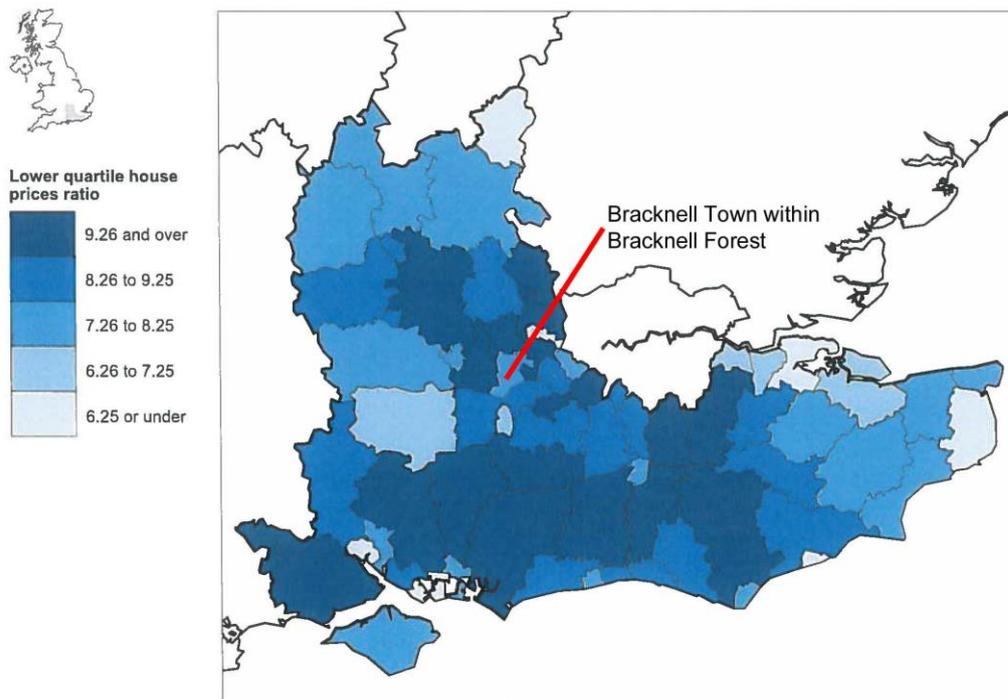
The **lower quartile** value for a particular area is determined by ranking all prices or incomes in ascending order and identifying the value below which 25 per cent fall.

The statistics used for lower quartile income are workplace based annual full-time individual earnings from the **Annual Survey of Hours and Earnings (ASHE)**. The ASHE is based on a 1 per cent sample of employee jobs in April of a given year. It does not cover the self-employed nor does it cover employees not paid during the reference period.

Lower quartile house prices are based on **Land Registry** data for the first two quarters of a given year. Each ratio is calculated by dividing the house price by the income. Data for local authorities in England and Wales can be accessed on the Communities & Local Government (CLG) website:

www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/

Map 10 **Ratio¹ of lower quartile house prices to lower quartile earnings: by local or unitary authority², 2009**



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1 A higher ratio means less affordable house prices. See Box 1 for further details of the ratio.
2 For key to local authorities see Map A3.

Source: Annual Survey of Hours and Earnings (Office for National Statistics); Communities and Local Government; HM Land Registry

9 ONS regional trends no 43 portrait of the south east 2011 map 10 p12

(Note: A lower ratio means more affordable house prices.)

Bracknell Forest's ratio shows that the disparity between house prices and lower quartile income is less than in surrounding areas. This could be due to the injection of what was originally New Town housing in the 1950s.

UK House Prices

According to Unaffordable Housing, pages 23 and 24, at:

<https://www.policyexchange.org.uk/wp-content/uploads/2016/09/unaffordable-housing-jun-05.pdf>, “over the past thirty years, the period for which evidence is available, house prices in Britain have increased faster than in the other EU countries in Western Europe, Japan, Switzerland or the United States.”

UK house prices increased by 9.6% in the year to March 2015, according to the ONS house price index March 2015 Main findings.

<https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/housepriceindex/2015-05-19>

House prices grew by 8.4% in the year to August according to the ONS house price index Summary of August 2016. This was a further rise.

<https://www.gov.uk/government/publications/uk-house-price-index-summary-august-2016/uk-house-price-index-summary-august-2016#headline-statistics>

This national trend has continued in Bracknell but has also been affected locally by the regeneration of the town centre.

Council House Building: a few notes on its Rise and Fall

The 1919 Housing Act was passed requiring councils to provide housing

1930: a new housing act gave grants to councils to clear slums and rehouse the poor, around 700,000 homes were built before the economic depression

Building Societies expanded rapidly financing the first boom in owner-occupation

By 1939, 1.1m council homes had been built.

In November 1942 the Beveridge Report was published (the government committee which wrote it included members from the Ministry of Reconstruction) in which a huge post war council house building programme and rent control in the private sector. According to the Great Aycliffe Neighbourhood Plan, Lord Beveridge adopted the New Town as a flagship of his new welfare state.

In 1951, local authority building hit a peak of 239,580.

In the 2 decades since 1995, 30,000 homes have been built.

1980 saw the introduction of Right to Buy (which changed the ownership of many houses in Bracknell Town.) There is a view that this killed off any residue of the idea that council housing was a public asset available to anyone with the need or desire to live in it and that Right to Buy should only be permitted in areas where social housing can be built at the same rate at which it's sold off

In 1985, the new Housing Act facilitated the large-scale transfer of council-owned properties to Housing Associations.

In 2004, building by councils dropped to an all-time low of just 130 units across the entire country.

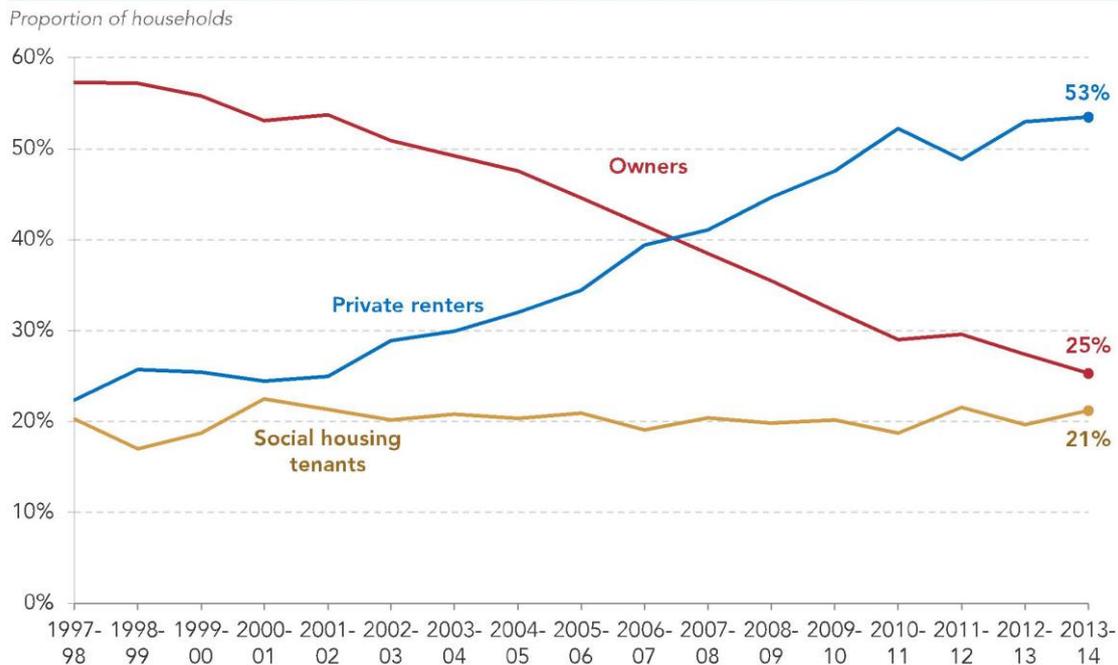
In 2017, it is estimated that demand in the UK is for 250, 000 homes each year...

(with thanks to the Guardian's article of 25th March 2017 p 49, “How one council is beating the housing crisis.”)

Decline in Home Ownership?

The Resolution Foundation published a study in February 2016 using data from the Family Resources survey conducted by the Department for Work and Pensions. It found a general decline in home ownership, and a more than doubling in private renting among young people . . . [Resolution Foundation Report, Living Standards 2016, The experiences of low to middle income households in downturn and recovery, Adam Corlett, Dave Finch & Matthew Whittaker, February 2016, page 37, as reported in *The Guardian*, 13 February 2016]

Figure 25: Change in tenure among low to middle income households aged under-35: UK 1997-98 - 2013-14



Notes: Income groups based on FRS definition: see Annex 2. Change in categorisation of benefits and tax credits in 2000-01 means that the composition of the LMI group changed somewhat in that year, meaning comparisons should be made with caution.

Source: RF analysis of DWP, Family Resources Survey 2013-14

Illustration 10

In the Evening Standard, 24th February 2016, page 6, David Spittles in his article “We will soon be a city of renters” said: “Demand for rental properties (in London) is expected to grow by 1.1 million households during the next five years.”

Because of Bracknell’s proximity to London, trends in the cost of rental in the capital are closely reflected locally.

This marked national trend is having a clear impact in Bracknell Town.

According to Martin Gilbert, co-founder and chief executive of Aberdeen Asset Management, in his article: “The regeneration of urban areas is key to housing needs of tomorrow.”, in the Telegraph of 8th October 2016, “While in the UK pension funds have traditionally invested in offices and shopping centres- attracted by the rental yield available - they have not been typically minded to invest in residential units to any meaningful degree”.

He then goes on to say: It may help if some developments were permanently “for rent” with professional landlords, such as pension funds...”to make up the shortfall in supply.

Ann Pettifor, director of Policy Research in Macroeconomics puts forward the theory that “an economy such as ours- excessively dependent on consumer spending, property speculation and high levels of debt- is vulnerable to shocks..And rising land values dampen productivity..”“Building more homes will not solve our housing crisis.” Guardian Sat 27th Jan 2018)

Leasehold

An all-party parliamentary group on leasehold and commonhold is to be held in November 2016. One MP is calling for a ban on leasehold for estates of houses. 15% of all properties in England and Wales are on leasehold (Housebuilder Taylor Wimpey has set aside £130m to settle disputes with customers who took out leases only to see their ground rents double under a clause in their contract according to Construction News 27th April 2017).

In Bracknell Town, there are 981 leasehold properties.

Self-Build Housing.

Rates are 57% in Germany, 70% in Austria and 7% in the UK according to The Guardian’s 13 May 2017 article “Build Your Grand Design for a Humble Price on p43.

Policies
Matching Housing Supply to Demand
Policy Background

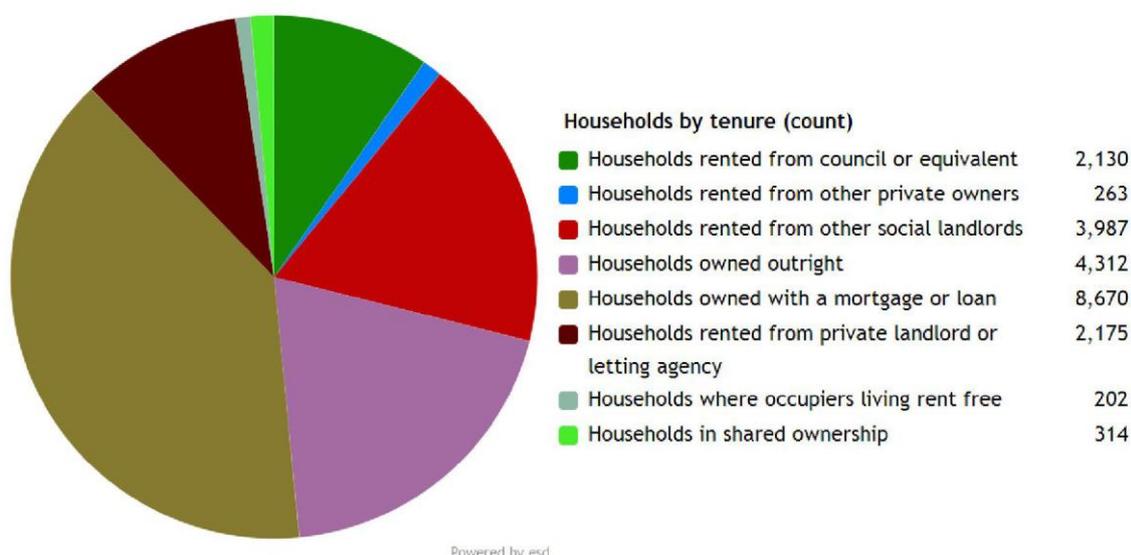
Bracknell Town Household Tenure

Tenure (KS402EW)	Count type	Bracknell Forest Unitary Authority	Bracknell Town
All Households	Households	45878	22053
Owned; Owned Outright	Households	11420	4312
Owned; Owned with a Mortgage or Loan	Households	19999	8670
Shared Ownership (Part Owned and Part Rented)	Households	527	314
Social Rented; Rented from Council (Local Authority)	Households	2600	2130
Social Rented; Other	Households	5078	3987
Private Rented; Private Landlord or Letting Agency	Households	4874	2175
Private Rented; Other	Households	860	263
Living Rent Free	Households	520	202

11 Office for National Statistics, Census 2011, Key Statistics, Table: KS402EW – Tenure

Households

Bracknell Neighbourhood plan area has 22,053 households, which represent 48.07% of Bracknell Forest's 45,878 households. The household split by tenure is shown below.



The largest number of households lives in 'Number of all households - Owned with a mortgage or loan' accommodation with 39.3% of Bracknell households. That compares with 43.6% for Bracknell Forest Unitary as a whole and 33.5% for South East.

The second largest number of households lives in 'Percentage of all households - Owned outright' accommodation with 19.6% of the Neighbourhood plan area's households. That compares with 24.9% for the Unitary as a whole and 31.0% for South East.

Bracknell has 3,216 households with dependent children aged 0 to 4. That represents 14.58% of the Neighbourhood plan area's households.

6,992 households in the Neighbourhood plan area have dependent children of all ages. That represents 31.71% of the Neighbourhood plan area's households.

12 Local Government Association, Basic facts about Bracknell Neighbourhood plan area, pages 3 and 4. Available at: <http://reports.esd.org.uk/reports/15?pa=NBHD-188>

Bracknell Town Supply, Management and Ownership of Housing

In recent years, the supply of housing has not kept up with demand. As well as privately-owned housing, local housing stock is managed by Bracknell Forest Homes to whom Bracknell Forest Council's housing was transferred in 2008. Other registered affordable housing providers are: Affinity Sutton, Hanover, London and Quadrant, Radian, and Thames Valley Housing. Downshire Homes Ltd also own property in Bracknell Town.

Right to Buy has had a dramatic effect on tenure in Bracknell. In 1982, of a total of “13,117 dwellings, 12,235 households were rented and 882 were for sale” according to the BFBC Factsheet 1, 2003, p2. In 2017, 4,869 households are rented from Bracknell Forest Homes.

	1-bed	2-bed	3-bed	4-bed
Market	5-10%	25-30%	40-45%	20-25%
Affordable	30-35%	30-35%	25-30%	5-10%
All dwellings	15%	30%	35%	20%

13 Table 140: Recommended Housing Mix – Western Berkshire SHMA
Berkshire (including South Bucks) Strategic Housing Market Assessment, February 2016

Typical length of waiting times for non-immediate need is 2-3 years, but this depends on how specific the preference criteria are. It is also important for people to have a good saving and credit history to access housing according to an interview with BFBC Chief Housing Officer Simon Hendeby on November 4th 2015, see appendix 11.

Affordable Housing Completions

3.27 The housing completion figure includes 118 affordable homes which represents 31% of all completed dwellings for this year. This is slightly lower than in the previous monitoring year of 37%. However, overall, it is higher than more recent monitoring years:

Table 3.4 - Affordable Housing as a percentage of net housing completions

Year	Affordable housing completions (net)	Housing completions (net)	Affordable as a %
2006-07	29	131	22.1
2007-08	192	501	38.3
2008-09	197	467	42.2
2009-10	152	325	46.8
2010-11	113	410	27.6
2011-12	49	264	18.6
2012-13	66	390	16.9
2013-14	115	314	36.6
2014-15	118	376	31.4

14 BFC (October 2015) Authority Monitoring Report, 2014-15: Housing

<http://www.bracknell-forest.gov.uk/housing-amr-2014-to-2015.pdf>

For **affordable housing**, current demand is greatest for 1-bedroom (50%) and 2-bedroom (20%) flats and houses in Bracknell Town. according to BFBC Chief Housing Officer Simon Hendeby.

“There should be more **affordable housing**, as housing is difficult to purchase for those on low wages” is the opinion of Year 12 pupils (November 26th 2015, Brakenhale).

The 24th March 2016 BFC Review of Procedures for Planning Applications and Enforcement by a working group of the Environment, Culture and Communities Overview and Scrutiny Panel, states on p10, 4.24 Affordable Housing “Like much of south-east England, there is a **shortage of Affordable Housing** (AH) in Bracknell Forest, and this is likely to worsen as the population is growing and house prices and market rate rents continue to rise.”

In 4.26, they state, “**there is a case for considering whether the requirement for a contribution to new (AH) should not be confined to developments over 14 dwellings, as at present.**” This is clearly a current issue locally.

On page 24, paragraphs 26 and 28 of Berkshire Authorities and Thames Valley Berkshire Economic Partnership *Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA)* (2016) Report by: GL Hearn Ltd. Available at: <http://info.westberks.gov.uk/CHttpHandler.ashx?id=40949&p=0>, it says: “As the PPG sets out, the calculation of affordable need involves ‘adding together the current unmet housing need and the projected future housing need and then subtracting this from the current supply of affordable stock.’ “(Para 26)

“...needs arising from both new households and existing households. Part of the needs included are from households who might require an additional home, such as:

- Newly-forming households
- Those in temporary accommodation
- Concealed households
- Homeless households” (Para 28).

The NPPF definition of Affordable Housing is in the glossary on page 56

Matching Housing Supply to Demand

Policy Context

Quality of older people’s housing is improving: there is a change from bedsits to flats, as people do not want bedsits. There is also more possibility of older people staying in their own homes, due to advances in care technology.in the opinion of BFBC Chief Officer Simon Hendey.

This statement leads to other questions such as why some types of dwellings ie blocks of flats are being built in Bracknell Town without some essential standard facilities such as lifts - useful for all ages and deliveries of equipment like washing machines - (Cllr I. Mattick 17 05 2017), and whether there is a standard size of balcony in new developments, (increasingly important in urban living especially in the town centre), whether they are big enough to be useful, (Juliet balconies are clearly not), and if not, why not, and how and when the proportions of types of dwellings ie bungalows in any development are decided (Cllr D Henfrey 17 05 2017).

Age Structure Data: 30 to 44, 45 to 59. Note that this shows significant proportions: 39.2% and 23.81% within the total population for 2011. This plan has to ask how this trend will develop within the next 20 years when this section of the population ages and their accommodation needs change. See the Community Section of Environment and Community for the Population Age Structure Table of Bracknell Town for these figures.

15 Demand: Housing needs on housing waiting list in Bracknell Town, from the November 4^t 2015 interview with BFBC Chief Housing Officer Simon Hendey are tabulated below.

Bedrooms	Numbers	Percentage
1	673	50%
2	280	21%
3	246	18%
4	107	8%
5	31	2%
6	6	0%
TOTAL	1,343	

Housing types in new developments need to reflect the need for a variety of housing types, to enable new generations of residents to have housing appropriate to their needs in their home town.

Supply

In Bracknell Forest Council (2016) *Planning Commitments for Housing at March 2016* available at: <http://www.bracknell-forest.gov.uk/planning-commitments-for-housing.pdf>, there are three tables:

- Table 10 Detailed Schedule for Large Housing Sites (1ha or more)
- Table 11 Detailed Schedule of Medium Housing Sites (Sites less than 1ha with 10+ dwellings)
- Table 12 Detailed Schedule of Small Housing Sites (less than 10 dwellings)

These are subdivided into parishes: Bracknell Town figures apply here.

Column 10 is the “Affordable housing number of dwellings” and column 15 is the “Description” which in some cases specifies the number of bedrooms but is for the most part incomplete.

Policy Intent

To specifically understand the actual demand for smaller properties in Bracknell and to provide it in future development. To match supply to demand.

Policy Justification

NPPF mix of housing para 49.

Bracknell Forest Borough Local Plan 2002 Saved Policy H8 Affordable Housing.

BFBC Core Strategies CS16 Housing Needs of the Community and CS17 Affordable Housing.

Policy Justification cont.

“Local Indicator: A range of type, size and tenure of housing completions (CS16) No one type, size or tenure to form 100% of completions.” (Core Strategy quote).

The Local Planning Authority’s data on dwelling types and sizes is included here. It shows its pattern of “completions” i.e. the housing supplied in the Borough.

Please note para 3.45, lines 2, 3 and 4 which reflect – for 2014-15 - the pattern of demand referred to in the policy context.

Dwelling types and sizes

3.44 The following graphs show that a mix of house types and sizes were built in the Borough in the monitoring year.

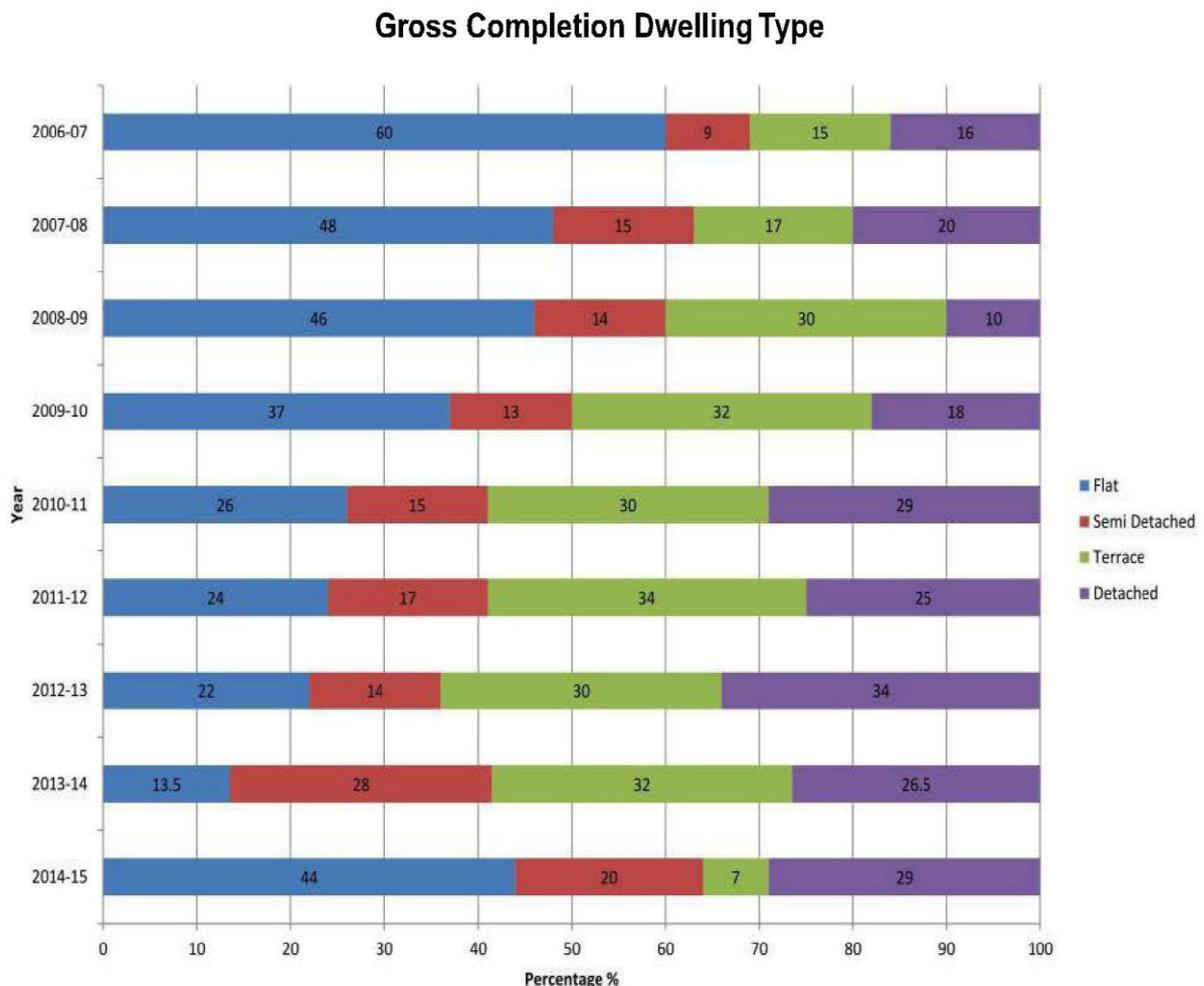
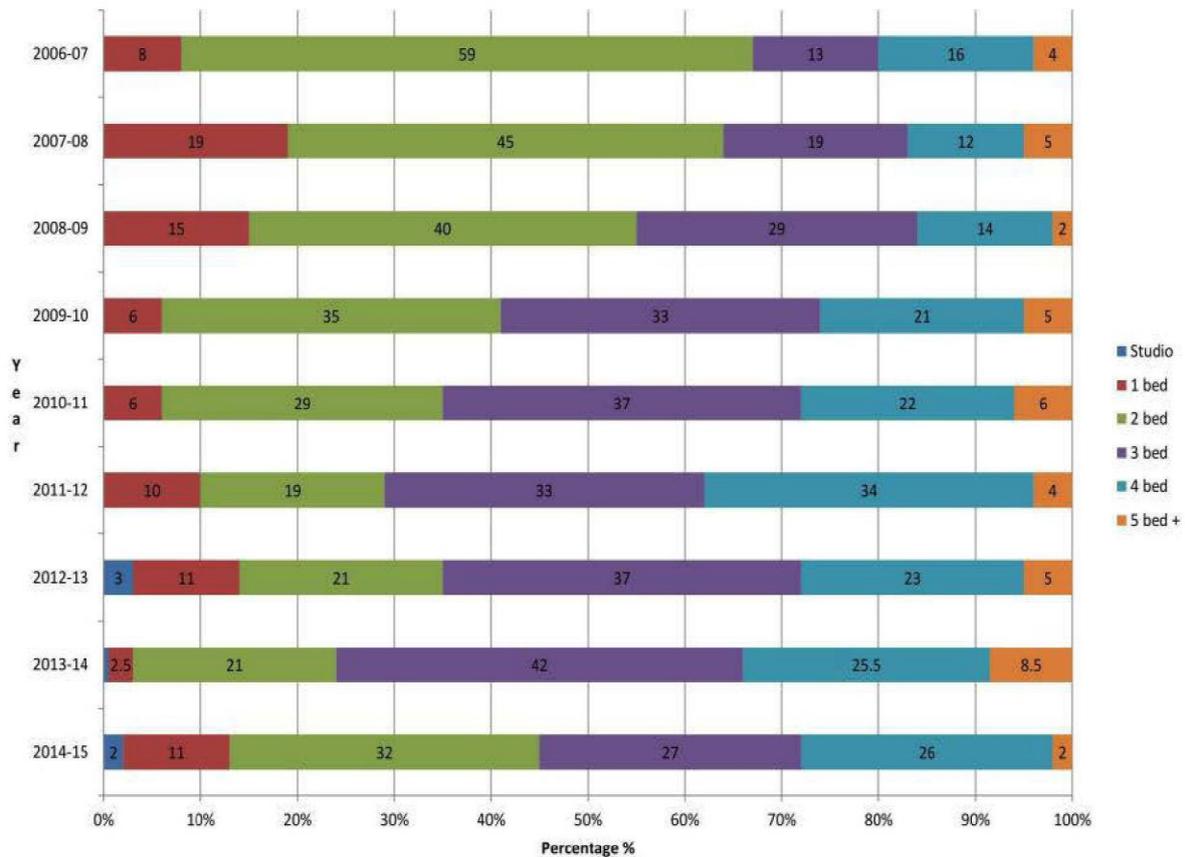


Illustration 16

Gross Completions Dwelling Size



Source: BFC, planning applications data 2014/15 **NB:** Data on mobile homes has not been included

Illustration 17

3.45 There has been a decrease in the percentage of terraced housing compared to the previous year (previously 32%, now 7%). However, there has been an increase in the amount of flats (previously 13.5%, now 44%). In terms of dwelling size, there has been an increase in the number of 1-bedroom dwellings (previously 2.5%, now 11%), and 2-bedroom dwellings (previously 21%, now 32%), but there has been a corresponding decrease in the number of 3-bedroom properties. These changes are partly due to market conditions, and reflects completions at number of flatted schemes including Gowring House, Autocross, Beneficial House and 127a-131 Fernbank Road. The change is also partly due to the change of use from officer to residential prior approvals beginning to be implemented.

Data from BFBC (October 2015) Authority Monitoring Report, 2014-15: Housing
<http://www.bracknell-forest.gov.uk/housing-amr-2014-to-2015.pdf>

There is no distinction between 1 bedroom, whether infill/replacement dwellings, and/ or executive apartments in the town centre (the middle of the NP designated area of Bracknell Town) and 1 bedroom dwellings elsewhere.

**Policy HO 1
Matching Housing Supply to
Demand**

Proposals for new developments will provide a mix of dwelling types, sizes and tenures, (market and affordable).

A dwelling mix will only be permitted where it is demonstrated that it reflects identified local needs and meets demand based on the current Local Housing Needs Assessment Evidence by Bracknell Forest Borough Council. “Local needs” to be defined as local needs for urban town centre living and also for suburban neighbourhood living.

Housing Mix

Policy Background.

Figure 5: Comparison of dwelling sizes²²

A: floor space (m²)

B: number of rooms

C: room size (m²)

	All dwellings			Newly built dwellings		
	A	B	C	A	B	C
UK	85	5.2	16.3	76	4.8	15.8
Italy	90.3	4.1	22	81.5	3.8	21.4
Portugal	83	4.3	19.3	82.2	4.7	17.5
Sweden	89.8	4.3	20.9	83	4	20.8
Finland	76.5	3.6	21.3	87.1	4	21.8
Ireland	88.3	5.3	16.7	87.7	5.2	16.9
Austria	90.6	3.4	26.6	96	3.7	25.9
Spain	85.3	4.8	17.8	96.6	5.1	18.9
Luxemburg	125	5.5	22.7	104.1	5.1	20.4
Germany	86.7	4.4	19.7	109.2	5.1	21.4
France	88	3.9	22.6	112.8	4.2	26.9
Netherlands	98	4.2	23.3	115.5	4.1	28.2
Belgium	86.3	4.3	20.1	119	5.8	20.5
Greece	79.6	3.8	20.9	126.4	3.2	39.5
Denmark	108.9	3.7	29.4	137	3.5	39.1

From: Evans, A. W., & Hartwich, O. M. (2005). *Unaffordable housing: Fables and myths*. Page 24 London: Policy Exchange. Available at: <https://www.policyexchange.org.uk/wp-content/uploads/2016/09/unaffordable-housing-jun-05.pdf>

Illustration 18

This interesting table suggests that a lack of housing standards is not a UK phenomenon. Correlating the needs for countries with different climate and how housing space could be used would need a different study.

Britain already has some of the smallest homes in Europe, according to Patrick Collinson writing on page 7 of the Guardian of 15th July 2017, with the average new build home at about 76m² compared with 137m² in Denmark.

Policy Context

A report by the University of Cambridge on Housing Space Standards (2014) has found that **the UK has the smallest homes by floor area in Europe**. The average newly built home in the UK is just 76m square metres in comparison to 137 square metres in Denmark (see table above). This has prompted the government to begin consultation on the need for a “national minimum internal space standard” for housing in the UK. The Department for the Communities and Local Government (DCLG, 2013) explains that “national, minimum internal space standards for private sector housing have not been required in England to date, but an increasing number of planning authorities are including various forms of space standards in local plans.” The report explains that between one quarter and one third of people in the UK are dissatisfied with the amount of space in their homes. The August 2010 London Housing Design Guide set space standards

Policy Intent

To start to provide local new housing stock with adequate house space standards which aim to meet commonly recognised sets of standards.

Policy Justification

What optional technical housing standards can local planning authorities set?

Local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard. Local planning authorities will need to gather evidence to determine

whether there is a need for additional standards in their area and justify setting appropriate policies in their Local Plans. Reference: Department for Communities and Local Government, 27 March 2015, Paragraph: 002 Reference ID: 56-002-20160519

Revision date: 19 05 2016

Guidance, Housing: optional technical standards. Available at:

<https://www.gov.uk/guidance/housing-optional-technical-standards/>

While minimum space standards are still required for social housing and for development on publicly owned land, there are no national minimum space standards. That means that neither building regulations nor the planning system specify minimum floor space for privately developed homes in England. The result has been private housing which does not consistently provide adequate space, according to Design Council Cobe.

In the **Bracknell SHEELA Sites November 2016 following the call for sites January 2016** Bracknell Forest Council (November 2016) *Final Draft Bracknell Forest Strategic Housing and Economic Land Availability Assessment (SHELAA): Part 2 Results (November 2016 v2)* pages 64, 68 and 70 the Government’s nationally described space standards (2015) are referred to.

NPPF para 50 bullet points 1 & 2. Bracknell Forest Core Strategy 2008 Policy CS16: Housing Needs of the Community 186 Development will be permitted which contributes to meeting the identified housing needs of all sectors of the community through the provision of suitable development sites of one or more

of the following: i. a range of housing types, sizes and tenures.

Policy HO 2 Housing Mix

Housing Mix Development proposals on sites for 10 or more dwellings should include a proposed housing mix that is based on an up-to-date local housing needs survey, which will be maintained by Bracknell Forest Borough Council. Dwellings proposed for the larger sites (over 25 dwellings) should comprise a range of sizes that include one bedroom dwellings. Developments that go beyond meeting the requirements of M4(2) of the Building Regulations Category 2: accessible and adaptable dwellings, (or any comparable updated nationally set standards), will be strongly supported.

Infill and Backland Development

Policy Context

This policy affects all Bracknell Town. The original Bracknell Development Corporation gardens varied in size all over the Town. There are marked contrasts within some individual streets where the house sizes and layouts are similar at the front but the garden sizes and layouts are dissimilar at the back. Perhaps this was because the planners who drew up the New Town housing plots needed to allow for undulations etc. in a landscape where changes in level are quite common.

Policy Intent

To ensure the best possible design in new housing development, whether allocated or windfall, where infill, redevelopment or backland development is concerned, to respect the rhythm of streets established by plot width and building setback.

Policy Justification

NPPF design of housing para 58.

Bracknell Forest Borough Local Plan 2002 EN20 Design considerations in new development.

BFC Core Strategy CS7 Design, CS1: Sustainable Development Principles, "Development will be permitted which : i. makes efficient use of land, buildings and infrastructure."

For the purposes of this plan, the following definitions are used:

Backland - land behind an area which is built on or otherwise developed.

Infill – building on undeveloped, single plots of land for residential purposes which closes existing small gaps in an otherwise built up frontage.

Redevelopment - demolition of existing buildings and comprehensive redevelopment of the site.

Windfall site - site which has not been specifically identified as available in the Local Plan process. A previously developed site that has unexpectedly become available.

Policy HO 3

Infill and Backland Development

All infill and backland development, (including extensions and outbuildings), and redevelopment will protect the amenity of neighbours and reflect the scale, mass, height and form of neighbouring properties.

It will have a similar form of development to properties in the immediate surrounding area; this is particularly the case for applications for two or more dwellings on a site currently or previously occupied by a single property.

Houses in Multiple Occupation (HMO)

Policy Context

There are 23 registered, official, HMOs in the neighbourhood plan area
BFBC makes **planning** decisions which include decisions on applications of change of use from dwelling house C3 to C4 or to sui generis.

BFBC is also the **licencing** authority which decides on applications for 5 year HMO licences.

Completing the district electoral roll is voluntary and details of current occupants at any one address are supplied at their request and recorded by Bracknell Forest's **electoral services**.

The definition of the character of an area

referred to below could be clearly assessed. For instance if more than half the dwellings in any particular street had been the subject of HMO applications or of the type of modification such as the change of use of a ground floor garage, (non-habitable), in any property with a ground floor, first floor and or second floor or more to a habitable use, then it would be reasonable to assume that its character had changed.

The table below is the first part of the HMO Application Table from page 9 <http://www.bracknellforest.gov.uk/applications-for-a-licence-for-an-hmo.pdf>

It begins to show how many possible variations there could be in the arrangement of the rooms and of their function in the storeys in any particular property.

Please provide details of the arrangement of the property by indicating what and how many is on each storey – please delete any storey which either does not exist or is not used for residential accommodation	Basement	Ground	First	Second	Third
	Provide numbers on each storey				
Occupiers (adults or children who sleep on this storey)					
Bedrooms					
Bedrooms with exclusive en-suite bathroom/WC facilities					
Bedrooms containing kitchen facilities (bedsits)					
Shared living room					
Shared kitchen					
Cooker					
Microwave					
Sink (Not wash hand basin)					
Food storage cupboards					
Refrigerator/fridge					
Freezer					
Shower					
Bath					
WCs within bathroom					
Separate WCs					
Other rooms (specify)					

19 First part of BFC HMO Application Table

To assess the current character of any street, the local planning authority could start to record the number of applications in a street of town houses with integral garages for change of use for the garages and then cross reference the floor plans submitted with the HMO application form table shown above.

The steering group on 18th January 2017 confirmed this was a real issue locally. (Cllr J McCracken)

According to Chief Housing Officer Simon Hendey (Nov 4th 2015), there are concentrations of HMOs in Bullbrook, Great Hollands and in Wildridings

Issues from the alteration of any property for use as an HMO include installing specific fire safety measures. Landlords could seek to maximise their income by increasing the number of residents so any HMO applications should be monitored by the Local Authority. Precautions to ensure adequate heating and ventilation measures are needed to avoid problems with condensation, Increased numbers of residents put pressure on local amenities such as parking and extra refuse is generated

Policy Intent

To be unambiguously specific about local planning HMO policy.

To ensure there is no imbalance between the number of HMOs and other forms of residential property in any one street and so to prevent the character of any one area changing by undermining the maintenance of a balanced and mixed

community.

Policy Justification

NPPF 58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.....will function well and to the overall quality of the area, not just for the short term but over the lifetime of the development..

Bracknell Local Plan (2002) Saved Policies EN20 Design considerations in new development, H3: Residential subdivisions and houses in multiple occupation and M9: Vehicle and cycle parking.

Bracknell Core Strategy Policy CS7 Design.

Here is an extract from Bracknell Forest Borough Council's work programme :
“ PROPOSED OVERVIEW & SCRUTINY WORK PROGRAMME 2016/17 :
Environment Culture and Communities O&S Panel : Houses in Multiple Occupation. A review of the Council's involvement with Houses in Multiple Occupation. The review topics take account of what is likely to be timely, relevant, and to add value. BFBC considers HMOs to be topical. One of the issues to be addressed is identifying unregistered HMOs. This Neighbourhood Plan agrees: Bracknell Town has a population of 52,696, 47% of the borough. The areas of concern are the streets designed as town houses with integrated garages near the town centre.

Policy HO 4

Houses in Multiple Occupation (HMO)

Applications submitted for changes of use to houses in multiple occupation (HMO) will not be permitted unless:

- the proposal would not harm the character and appearance of the building, adjacent buildings or local landscape context and**
- the design, layout and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities and**
- internal and external amenity space, refuse storage and car and bicycle parking would be provided at an appropriate quantity and would be of a high standard so as not to harm visual amenity and**
- the proposal would not cause unacceptable highway problems and**
- the proposal would not result in an over concentration of HMOs in any one area of the town, to the extent that it would change the character of the area or undermine the maintenance of a balanced and mixed local community**

Driveways and Hardstandings on Front Gardens



20 Bracknell Front Gardens 1 of 3



21 Bracknell Front Gardens 2 of 3



22 Bracknell Front Gardens 3 of 3

Policy Context

The original parts of Bracknell New Town were designed as a whole to include building and planting to blend together in a green landscape.

Front gardens provide an important physical boundary between residents' dwellings and the "public realm".

They can enhance the privacy of people's homes as well as filter out the noise and air pollutants from pedestrians and motorised traffic.

Front gardens with perimeter walls, hedges or fences can offer safer spaces in which children can play and they often contribute to the natural habitat of wildlife. (argued elsewhere in this NP.),

Evidence demonstrates the positive effect that green space has on health and wellbeing. London Borough of Barnet's Design Guidance no 3

[file:///C:/Users/Consultant/Downloads/008148_Design_Guide_3_A4_Booklet_digital_22_5_12%20\(6\).pdf](file:///C:/Users/Consultant/Downloads/008148_Design_Guide_3_A4_Booklet_digital_22_5_12%20(6).pdf)file refers to this.

The most common applications to existing development in Bracknell included the addition of porches, conservatories, extensions and the installation of parking and surfaces and crossovers.

Whilst many works in front gardens are permitted development, there are some circumstances that this plan want to address in this policy, particularly in existing and in significant new development.

In Bracknell there are several Town Centre wards including residential access roads with more traffic than the cul de sac roads accessed off them such as Moordale Avenue (Priestwood), Bullbrook Drive (Bullbrook), Reed's Hill (Old Bracknell), Uffington Drive (Harmans Water) and Tebbit Close (Bullbrook) originally built with front gardens where residents in 2018 want to park on what was originally designed to be their front garden.

Paving over the front gardens and installing crossovers means altering that design in random places according to who has decided to reconfigure the area at the front of a particular dwelling when. This provides for perceived actual parking needs but breaks up the street view of buildings and planting.

While planning applications for extensions conscientiously include conditions on building materials, there is no policy on maintaining original planting and layout or of adapting it for use during climate change. The practical formula used in the Urban Flow Garden at the 2018 Chelsea Flower Show includes permeable (clay) paving laid on sand which drains off and filters rainwater into rain pockets for planting . This absorbs rainwater where it falls.

There are many examples in the Bracknell Town Wards of modifications to dwellings which include planting which has created visual inconsistency for instance of a laurel hedge in a road where all the other dwellings have blackthorn hedges .

BFC is the successor authority to the Bracknell Development Corporation but does not yet have a specific strategic policy on requiring environmentally friendly methods of design and construction on hardstanding and crossovers.

Thames Water presented their draft 5 year Business Plan for 2020-2025 and their draft Waste Resources Management Plan to 2100 in Bracknell in early 2018 and it was they who asked one of the members of the Bracknell Town NP steering group how Bracknell Town was going to maintain the look of their planned urban environment as well as cope with the challenges of climate change. Ie manage sustainable urban drainage. How was the Planning Authority going to ensure that front gardens remained permeable where people wished to use them as driveways and that they didn't contribute to flooding ?

In answer to that question, the Bracknell Town NP includes this policy to cover the

urban parish of Bracknell Town as opposed to the more rural areas of Binfield, Winkfield and Warfield.

Policy Intent

To maintain a balance between hard and soft landscaping and to contribute positively to the streetscene.

To create an environment physically accessible to all users ie people and vehicles.

To preserve the trees and grass verges which are an important feature of many streets and can provide an important habitat for wildlife.

To mitigate the effect of increased winter rainfall in some areas (as much as 30% by 2080 (DEFRA) by using permeable materials and applying SuDS to hardstandings relatively cheaply and easily. This will help to even out the wastewater treatment cycle of partnership, statutory authorities such as Thames Water.

Policy Justification

NPPF 99. Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures,

103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment²⁰ following the Sequential Test, and if required the Exception Test, it can be demonstrated that ...development gives priority to the use of sustainable drainage systems.

The General Permitted Development Order 2008 requires any work done to front gardens under permitted development to be subject to the following conditions:

Where the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed five square metres:

Either the hard surface shall be made of porous materials

Or provision shall be made to direct run-off water from the hard surface to a

permeable or porous area or surface within the curtilage of the dwelling house

Or the work would require a planning application

Bracknell Forest Borough Local Plan Community Facilities Issues and Approach P135 8.3 In planning new development and in determining planning applications, the Borough Council will treat the adequacy of land drainage, surface water drainage,

Policy HO 5

Driveways and Hardstandings on Front Gardens

Where proposed work to a front garden of an existing dwelling requires a planning application, this should demonstrate that it will:

A preserve the local character of and be in keeping with the existing planting in the streetscape

B provide level access, ensuring safety

C where possible, use a permeable surface to drain rainwater

Managing the Streetscape...

Managing the Streetscape

Policy Context

This policy aims at including useful and beneficial ecological features in the design and layout of the streetscape, including the spaces within it .

Many of the streets in Bracknell Town were built before recycling collections started so that existing properties have been adapted to make space for up to 3 **wheelie bins** (blue for plastics & paper, green for unrecycled waste and brown for optional – paid for- collection of garden waste.) Unless specifically requested, designs submitted to the Bracknell Forest Borough planning department for new developments have not, so far, included provision for waste and recycling storage. Former Bracknell Forest Borough Mayor ex Cllr Andy Blatchford, repeatedly made this point at meetings of the BFBC Planning Committee and on site visits when he said that wheelie bin space out of doors needed to be designed into all future development. This plan agrees and suggests that while trying to hide 3 wheelie bins behind a piece of trellis is difficult, having to keep full wheelie bins in the height of summer outside your living room because there is nowhere else, especially when you have collections every 2 weeks, is far worse. Anyone who has tried to move a full wheelie bin round from the back of their home to the collection point at the kerbside will not want them stored there either. Much of Bracknell Town's housing was designed before wheelie bins were issued but the design of areas like Jennetts Park & the Parks did not take this issue into account either

While residents are encouraged to use cycle lanes and in existing Bracknell Forest Homes properties of 6 flats, (a layout common to several town centre wards), the empty entrance space has

been modified by having a gate added to provide bicycle storage and, while blocks of new flats in new developments such as Cardew Court have had bicycle storage included in the design, it is still a challenge to store a bicycle in a terraced house in an existing development. This policy avoids future residents in future developments having to do what some current residents of the flats in Kelvin Gate are doing which is store their bicycles on their balconies.

A small but helpful amendment to future design as part of the streetscape not mentioned in the policy is the suggestion that no future development of a block of flats be built without a set of **letterboxes** accessible from the outside of the building. Anomalies now exist in Bracknell Town whereby the only access to the letterboxes in a block of flats is by pressing an entry button which is only programmed to open at specific times of day. Some flats have retro fitted key pad only entry systems which bar access to both letter boxes and visitors.

Policy Intent

To enable residents to recycle waste and manage environmentally responsible parking outside and adjacent to their homes.

Policy Justification

Bracknell Forest Borough Local Plan (2002) EN20 Design considerations in new development, M9 Vehicle and cycling parking.

BFC Core Strategy CS7 Design.

Note: Streetscape means the : visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc. that combine to form the street's character.

Policy HO 6

Managing the Streetscape

New development proposals will be expected to provide well designed, integrated and sufficient

- **external amenity space and**
- **waste and recycling storage and**
- **car and bicycle parking as required by the Bracknell Forest Council**

Parking Standards Supplementary Planning Document or any successor document

to ensure a high quality and well managed, co-ordinated, streetscape.

Private Gardens: Green space biodiversity corridors

Policy Context

Gardens are an important characteristic in Bracknell and add to the biodiversity, forming an extensive network of habitats and wildlife corridors throughout Bracknell and their importance to the diversity and richness of urban landscapes is often overlooked. Gardens provide good sources of food for insects and for birds. Moderate to large gardens may include nesting sites for birds, habitats for frogs, toads, slow-worms and hedgehogs etc. and also ponds, attracting dragonflies and other aquatic and semi-aquatic insects. The presence of this wildlife teaches us to recognise the links between different ecosystems. The 5 basic needs of living things being sunlight, water, air, food (nutrients) and habitat (temperature), in the longer term, Bracknell's gardens will be essential to help its society to adapt to the effects of climate change. They can also allow for the growing of local food for its residents. They're therefore a resource to be protected for now and for the future.

A green space corridor is a green space, (private or public) which is part of a micro, green, biodiversity infrastructure in Bracknell Town.

Streetscape is the term given to the collective appearance of all buildings, footpaths, gardens and landscaping along a street.

The Bracknell New Town layout already includes many variations of green spaces among groups of houses which are sections of streets. Trying to connect the way different buildings and the green spaces are juxtaposed in the space around them - including both gardens and public green space in new development - infill and additional - is what this policy is about.

Not allowing physical barriers to be limiting factors to living things' survival is also what this policy is about.

In implementing this policy, applicants should have regard to the distribution and proximity of green spaces around the site

by reference to site surveys and to aerial photographs.

Policy Intent

To plan for integrated green spaces and encourage conserving and enhancing their biodiversity in the layout of future and existing development especially private gardens, (micro green infrastructures) and their connections to other green spaces in the Town's green infrastructure.

Policy Justification

Bracknell Forest Borough Local Plan (2002) Saved Policy EN20 Design considerations in new development v: provide appropriate layout and design features to improve personal and general security, including the natural surveillance of public spaces, including footpaths, roads and open space.

BFBC Core Strategy CS1 Protects and enhances vii. the quality of natural resources including water, air, land and biodiversity and CS7 Design

BFBC Biodiversity Action Plan p38 Bracknell Forest Objective E states: "At least 50 gardens connected as part of Hedgehog Street."

This policy will contribute to the town's green infrastructure by demonstrating that new landscaping can enhance the biodiversity of the area.

“Gardens are England’s most important nature reserve”, according to the Royal Horticultural Society on page 29 of Unaffordable housing at:

<https://www.policyexchange.org.uk/wp-content/uploads/2016/09/unaffordable-housing-jun-05.pdf>

BFBC Biodiversity Action Plan p38
Bracknell Forest Objective E states: “At least 50 gardens connected as part of Hedgehog Street.

Policy HO 7

Private Gardens: Green space biodiversity corridors

The layout of private gardens in all future development should help to ensure the biodiversity of green space corridors by providing this through the physical, visual connectivity of their design as well as linkages to adjoining public green spaces. In infill development this will be provided by maintaining any existing connectivity or by implementing it.

Four Actions to take for the Future

The following four actions were suggested by members of the Neighbourhood Plan Steering Group and would help promote sustainable design for the future.

Bracknell Forest Borough Council (2008) Sustainable Resource Management, Supplementary Planning Document, section 3.5 Microclimate, background, page 40 says: “Adapting to climate change is...an essential part of ensuring our communities remain desirable places to live and work.”

Environmentally Friendly Gardens

Action Context

On p 37 of the Bracknell Forest Biodiversity Action Plan 2012-17, it states that the largest urban area of the Borough is Bracknell Town.

In Bracknell: The making of our New Town, p 22, it says that when the town was built, 1% was allowed in housing contracts to cover the cost of landscaping. The Bracknell Development Corporation’s legacy to Bracknell Town was its green infrastructure. This action supports keeping biodiversity in the New Town landscape legacy layout.

Bracknell has taken part in the Britain in Bloom competition since 2002. This partnership includes Bracknell Forest Council, Bracknell Forest Homes, Bracknell Town Council, Bracknell Horticultural Association and the Bracknell Forest Society. Local businesses have contributed sponsorship. The judging is done on the basis of horticultural excellence, environmental responsibly and community participation.

A key part is the Bracknell Your Gardens competition, which has seen increasing support in the last three years. Two of the many awards in this competition are for the specific category of ‘most environmentally friendly front garden and allotment’.

The survey conducted by BIB in October 2015 noted that 95% of participants agreed that the local environment had improved, 86% ‘had enjoyed horticultural activities’ and 82% had met new people. All three statements clearly highlight how BIB is having an impact on its community.

Community Composting?

Peter Bestley of the Bracknell Town Neighbourhood Plan Working Group has suggested considering community composting initiatives to enable better levels of recycling.

Bracknell Forest Borough Council (2008) Sustainable Resource Management, Supplementary Planning Document Section 3.6 Designing for waste recycling, composting, p 42, says: “In properties with gardens or landscaped space the provision of a container for composting can help minimise waste. In some developments, particularly those without gardens, it may be appropriate to provide a communal composting facility.”

Action Intent

To encourage residents to have more environmentally friendly gardens.

Action Justification

BFBC Climate Change Action Plan 2013, A3, “increased promotion of green gardening and water conservation techniques”, supports this.

Action 12

Environmentally Friendly Gardens

Continue to support publicising Bracknell in Bloom, particularly the Bracknell Your Gardens competition, and involving more residents.

SAP ratings for Dwellings

Action Background

The Bracknell Forest Council Development Fact pack 2nd edition September 2006, p22 says: “The BFBC SAP average for 2005/06 was 59.45. The SAP calculation measures whether more than 10 per cent of income is spent on heating a home. The ratings recorded on home energy efficiency certificates go from A [92-100] to G [1-20].”

Action Intent

To help residents understand how to measure energy efficiency in their own homes and increase it in Bracknell Town.

Action Justification

BFBC Climate Change Action Plan 2013, Households smart target E13, is “to reduce the number of homes under SAP 50 by 2.5 per cent per annum.”

Action 13

SAP ratings for Dwellings

Identify and publicise the total percentage of dwellings in Bracknell Town for which energy certificate ratings are held from BFBC records classified by postcode, and map on the GIS system. Publicise the use of energy certificates via Bracknell Matters and online.

Internal facilities for the storage, sorting and disposal of waste

Action Context

This action complements part of the policy in this Plan on managing the, (external), streetscape.

Action Intent

To improve the internal - domestic - sorting, storage and disposal of waste.

Action Justification

Bracknell Town Neighbourhood Plan 2016-2036: Pre- Submission Consultation version
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This is referred to in figure 13, para 5.21, p 20 of Bracknell Forest Borough Council (2014) New Developments Residents' Survey and in Bracknell Forest Borough Council (2008) Sustainable Resource Management, Supplementary Planning Document, section 3.6 Design for waste and recycling, storage, p 42, "Individual or shared waste sorting and recycling facilities should be designed into a development from the outset; this includes the provision of storage bins in kitchens and integrating recycling bins and/or composting areas into the building or site fabric. This needs to take account of storage needs identified for current residential collections and meeting the future recycling standards."

Action 13

Internal facilities for the storage, sorting and disposal of waste

Dwellings in new developments should be designed to incorporate internal facilities for the sorting, storage and disposal of waste.

Home Fire Sprinkler Systems

Policy Context

For enhanced safety, new developments should, on the recommendation of the Royal Berkshire Fire and Rescue Service (The RBF&RS), be equipped with sprinkler systems and the Steering Group agreed. Cllr Iain McCracken, the steering group member representing Bracknell Forest Council on the Fire Authority, the Royal Berkshire Fire and Rescue Service, has suggested that new housing should be built with home fire sprinkler systems.

On the 4th October 2017, the Royal Berkshire Fire and Rescue Service were in the process of submitting a formal response to the Public Enquiry into the fire at Grenfell Tower on the 14th June 2017. Their advice for residents living in high rise buildings can be found at <http://www.rbfrs.co.uk/about-us/statement-on-the-grenfell-tower-fire-in-london/> It is likely that the findings of the enquiry will have implications for many Building Regulations and Fire Regulations in the future.

See this plan's section on 6 Issues on the Future Design of Bracknell Town **2 The Issue of Integrating the Horizontal and the Vertical in the Town Centre and the area surrounding it and 3 The Issue of Specific Building Heights in the Town Centre and their Integration with the Architecture of the Town Centre.**

Policy Intent

To reduce the risk of fire in new housing by ensuring it is built to a safe and secure future design.

Policy Justification

To make local residents' dwellings safer places to live in.

Policy HO 8

Home Fire Sprinkler Systems

Development proposals for buildings more than 5 storeys high should demonstrate at the design stage that adequate safety measures have been planned into the development, including the provision of sprinkler systems which meet appropriate safety standards.

Buildings Energy Efficiency and Generation Policy Background

Working Towards a Low Carbon Environment.



23 The pioneering Green Roof on top of Waitrose supermarket: July 2012.

Do you decrease carbon dioxide by decreasing the amount of carbon dioxide being put in the atmosphere or by taking it out, or can we, as a community, do both ? This Neighbourhood Plan has already discussed the contribution made by the woodland adjacent to Bracknell Town. This section is about the contribution residents' buildings could make to the town itself. The priorities for energy, in ascending order, are renewables, efficiency, demand reduction.

Covenant of Mayors

Heralded as the “world’s biggest urban climate and energy initiative” by Commissioner Miguel Arias Cañete, the Covenant of Mayors for Climate & Energy brings together thousands of local and

regional authorities voluntarily committed to implementing EU climate and energy objectives on their territory. The two towns nearest to Bracknell signed up to this initiative are **Bath** and **Southampton**.

Solar Energy

Rondo Cameron in A Concise Economic History of the World on p 403 says: “Optimists claim that solar energy”.... for instance..... “has scarcely been tapped directly.”

A Solar Farm in Swindon

According to The Guardian on the 5th November 2016, at <https://www.theguardian.com/money/2016>

[/nov/05/green-energy-isa-invest-swindon-abundance](#) “Earlier this year Abundance and Swindon BC teamed up to launch a solar bond product, which will fund the construction of a 4.8m solar farm on council-owned land. 3m was invested by the local authority and just under 1.8m by small investors”...”The solar farm will be managed by a new council-owned company.”

Has Bracknell Forest Borough Council considered generating its own energy?

A London Solution for Sustainability: an Exemplar

24 BedZED Project



From Dennis R Holloway, *SUN TEMPERED ARCHITECTURE, A Simple Design Methodology For Passive Solar Houses with a Brief History of Solar Energy Utilization in the Built Environment*, Figure 19. Available at: <http://www.dennisrhollowayarchitect.com/simpledesignmethodology.html>

In this section, we talk about green roofs and rainwater harvesting. The BedZED project already includes these and other technological innovations, not yet widely enough used, such as passive ventilation with heat recovery using wind cowls. Bedzed generates electricity using solar panels, (photovoltaic panels), and processes the waste water from the buildings on-site. This Neighbourhood Plan has a policy including all these features on any specific, still to be allocated, mixed use retail and residential sites, in the town centre as examples of modern, sustainable, living in 4. Employment and Economy in Bracknell, Employment and Enterprise section.

The innovative BedZED project in the London Borough of Sutton is a good example of how to plan communities to help residents live sustainable lifestyles in new buildings designed to have decreased carbon footprints compared to older ones. This includes using sustainable materials and transport and aiming at zero waste and zero carbon use. See BioRegional (2009) *BedZED seven years on, The impact of the UK's best known eco-village and its residents*. Available at: http://www.bioregional.com/wp-content/uploads/2014/10/BedZED_seven_years_on.pdf

Buildings: Energy Efficiency and Generation

Policy Context

A green approach should be followed in sustainable building design, maintenance, and management.

This is a “passive improvement” to a dwelling and helps to insulate it.

This policy conserves the use of resources including water and energy through a reduction in their use.

This is an “active improvement” to a dwelling. Harvesting rainwater helps to conserve water. There was a drought in Berkshire in 2003 when residents were told not to water their gardens as there was a hosepipe ban. There was another hosepipe ban in Spring 2012. Since then the population has increased.

More buildings should have sedum roofs and rainwater should be collected in water butts [Y12/13, 2015].

Designing layouts which reduce wind chill and provide maximum daylight conserve energy.

Policy Intent

To encourage designing new housing to incorporate low energy features.

To start to implement central government’s zero carbon building policy.

To encourage designing new housing to incorporate water saving measures.

Policy Justification

NPPF para 95.

BFC Core Strategy CS1: Sustainable Development Principles, CS7 Design vii. provide innovative architecture and CS10 Sustainable Resources.

BFC Climate Change Action Plan 2013, A3 “increased promotion of green gardening and water conservation techniques” supports this.

The benefits of green roofs are not restricted to biodiversity. (See wildlife habitats and biodiversity section in the Environment and Community part of this plan.) They can also reduce storm water runoff, reduce heat loss from the building, provide an aesthetically pleasing surface, remove CO2 and absorb pollutants from the air.

From: Bracknell Forest Council (2008) Sustainable Resource Management, Supplementary Planning Document, section 3.7 Biodiversity, Green roofs, p 44.

This policy aims to use innovation to achieve low carbon sustainable design.

Policy HO 9

Building: Energy Efficiency and Generation

Development proposals that demonstrate best practice in energy efficiency and generation, the use of sustainable materials and the implementation of recycling will be strongly supported. In particular, the inclusion of low energy features in the design and construction of new buildings will be strongly supported, incorporating in particular design features such as green roofs, rainwater harvesting and heat recovery wind cowls.

CHARACTER in BRACKNELL TOWN

Key Objective 2 B: To preserve character but to allow for development

Foreword

The Building of Bracknell Town

Here is an Extract on the geology of Bracknell from page 3 of the Bracknell and District Historical Society 1990 booklet entitled *Brickmaking: A Local History*, Appendix 16 Brickmaking in Bracknell.

Bracknell lies at the junction between the Bagshot Sand and the London Clay. To the south the Bagshot Sand and the overlying Bracklesham and Barton Beds of Ascot, Easthampstead and Crowthorne form sandy hills with pine trees. To the north the London Clay occupies much of Winkfield, Warfield and Binfield, with pasture and arable land, oaks and formerly elms. The underlying Chalk comes to the surface at White Waltham, as well as forming the small knoll on which Windsor Castle stands. The higher land in both the sandy and the clayey areas is capped by spread of Plateau Gravel formed of flints washed in at the end of the Ice Age from chalk areas further away.



25 A Bracknell Brick and Tile Stamp

Listed Buildings

The National Heritage List for England, (NHLE), shows all listed buildings, scheduled monuments, protected wrecks and registered parks, gardens and battlefields. The Heritage List is the only official and up to date database of all nationally protected historic buildings and sites in England. Among the predominantly new town architecture in Bracknell are 33 listed buildings. These provide a reminder of this area's past, and character so should be protected for future generations. National and local policy on protection of listed buildings is supported. See **Appendix 3.7, Listed Buildings map & Appendix 5, Listed Buildings in Bracknell Town & Appendix 15 Buildings of Community Interest.**

Post-War New Towns Around London including Bracknell

Name	Year Designated
Basildon	1949
Bracknell	1948
Crawley	1947
Harlow	1947
Hatfield	1948
Hemel Hempstead	1947
Milton Keynes	1967
Stevenage	1946
Welwyn Garden City	1948

“The New Towns were planned as self-contained country towns where the residents could find homes, work, facilities for shopping, schools and social and cultural activities – not merely dormitory suburbs or industrial estates.” According to: Hunter, J (1995), History of Berkshire, page 131.

See Appendix 14 Town Planning in the London area and in the new towns.

Welwyn Garden City and Bracknell

Welwyn Garden City in Hertfordshire was designated a New Town in 1948. It is located approximately 20 miles, (32 km), from Kings Cross, London. It is unique in being both a garden city and a New Town and exemplifies both their physical, social and cultural planning ideals.

Louis de Soissons was appointed architect of Welwyn Garden City in 1920.



WGC – A TOWN FOR HEALTHY LIVING

Plate 63. 1930s housing in Woodhall Lane on the east side of the railway lines, built by the garden city company for monthly renting and sale, in its efforts to achieve a good social mix throughout the town.

26 This is plate 63 from p 86 of Maurice de Soisson’s book Welwyn Garden City: A Town Designed for Healthy Living (1988).

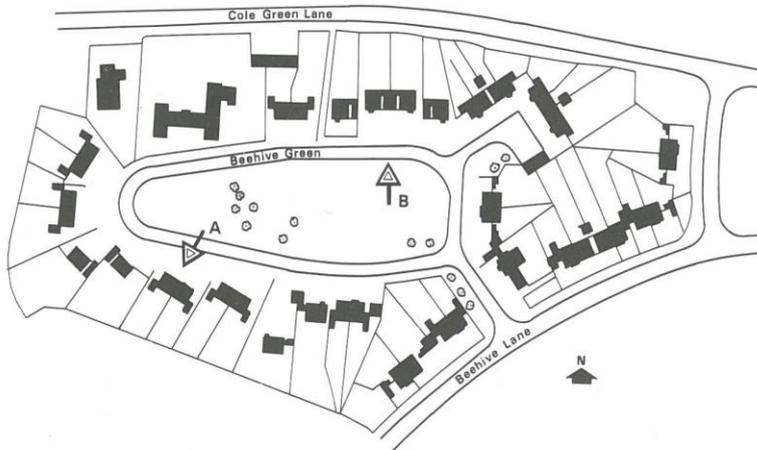
On page 49 he refers to the street designs as architects’ experiments and they are described as: “the wonderfully contrived variety of cul-de-sac designs which became such pleasant backwaters to live in.”

Beehive Green, (see photographs and diagram below from p144 of the same book), in Welwyn Garden City is similar in layout to Fernhill Close, Priestwood, Bracknell.



WGC – A TOWN FOR HEALTHY LIVING

Plates 89 and 90. Housing study. *Beehive Green*. Scheme for Welwyn Garden City Development Corporation, built in two phases, 1953 and 1956. Architects: Louis de Soissons and Partners. A total of 43 houses, detached, semi-detached and terraced, with two to four bedrooms. Total area 5.58 acres (2.3 ha). Density 7.7 dwellings to the net acre. Building materials were sand-faced fletton red bricks with concrete interlocking dark brown tiles. This was a scheme with a mixture of house types for sale and renting in the south-east sector. It maintained the architectural theme of evolving Georgian with considerable open space.



27 These are plates 89 & 90 from the same book.

In Bracknell: The Making of our New Town by Henry and Judith Parris on p 23 it says: “The Minister wanted a start made on fifty houses by December 1950. So ‘ready-made’ plans were obtained from Louis de Soissons, an architect well-known for his work at Welwyn Garden City and elsewhere. They were adapted for use in Bracknell and work began...”

Six issues on the Future Design of Bracknell Town.

1 The Issue of Gateways into the Bracknell Town Neighbourhood Plan Area

Entering Bracknell from the south via the A329 Bagshot Rd means passing under the distinctive gateway of the Forest Park pedestrian bridge, (1989), which many people using this road as a north south cut through do without realising they are bisecting a town unless they're stopping at the supermarket on the left. From the north- west, the B3048 brings you past Campion House with its view of the town below. Further south, you circle Bracknell's first roundabout at Jennett's Park with its dramatic sculpture of a diver leaping into the air while the entrance to the east on the A329 is via the green wooded access of Lily Hill Park. It's the roundabouts at each entrance which you notice as you arrive in Bracknell Town. The landscaping then confuses you because, in some places, instead of seeing more buildings, you see more green areas, then you wonder how long the mystery tour is going to continue and speculate where the town is. (Some of the original planners helped the visitor at this stage by naming sets of roads alphabetically). So this raises the issue of what Bracknell is trying to do at these and its other entrances. Is it advertising the town at its entrances or is it just noting the fact that the town begins by putting up some signposts?

This plan suggests that this should be discussed in the design part of the emerging Bracknell Forest Borough Council Comprehensive Local Plan.

The NPPF definition of a Town Centre is:

Town Centre

Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

In his review of: **the City from Satellites to Bunkers** by Stephen Graham in the Guardian of 26th November 2016, p 7, Andy Beckett says:

the built environment around the world, both above and below ground has **become dramatically more vertical**”..

later he says: “**Until the 21st century, it was widely assumed that private towers were for offices**. But the diminishing physical needs of many businesses in the digital era, and the realisation that residential and leisure towers needed fewer lifts than packed office blocks, leaving more space to let, contributed to a shift by landlords and developers...”

then he says: “he (Stephen Graham) never quite clarifies...whether the **boom in luxury towers** – which began several decades after the great panic about proletarian high rises – has just been developers spotting a vacuum and taking advantage. “

finally, he suggests the possibility of **consumer treats arriving by drone**...

There is an interesting view that it is the space between buildings which defines a place. This is even more important in this context as so much attention could be paid to vertical creations that what is left on the ground in between could be

ignored. This would be designing by default with no integration of different shapes and sizes at all.

2 The Issue of Integrating the Horizontal and the Vertical in the Town Centre and the area surrounding it.

Franklin Medhurst suggests integrating the horizontal and vertical design aspects of an urban town centre in “A Quiet Catastrophe, The Teesside Job”, 2nd Edition on p62.

New Town Basildon (Essex) is described as having a town centre location within a largely low-rise settlement set in a flat landscape. Development in nearby Basingstoke (Hampshire), Reading (Berkshire) and Slough (Berkshire), town centres now clearly includes some high-rise buildings.

See photo of Easthampstead House, SHELAA site BRA7, 4. Employment and Economy, Policy on Town Centre Future Development Sites: Mixed Housing and Retail Uses.

Is this happening here? Will the horizontal New Town low rise neighbourhoods soon surround a regenerated, vertical town centre?

According to a review of Stephen Graham’s Vertical: The City from Satellites to Bunkers in the Guardian of 6th January 2018 on page 9, “with climate change, he (the author) argues gloomily, the appeal of air-conditioned citadels in the sky will only grow”.

A good example to look at is part of BBD Home’s planning application for the former bus depot in market Street, Bracknell, no 18/00326 dated 26th March 2018 shows a raked design very similar to the inventive now Grade II listed Swiss Cottage, London Alexandra Road housing designed in the 1970s by Neave Brown. Boyd Court in Priestwood, Bracknell is not dissimilar.

Neave Brown is reported as saying that instead of violating the environment with towers and slab blocks surrounded by undefined space, he wanted to do housing that acknowledged (London’s) traditions and made a piece of city. Because of the cleverly arranged plan, there was a sense of space and openness (despite being built to a local authority space standard and budget.)



28 Market Street Bracknell

“A (new), enviable town centre location with far reaching views”.



29 Station Square Bracknell

3 The Issue of Specific Building Heights in the Town Centre and their Integration with the Architecture of the Town Centre

In Bracknell Town a planning application to build 10 storeys on the Amber House site, Market Street and one to build 13 storeys on the Winchester House Site, (demolished 3M building), have been approved. The 13 storey Ocean House is nearby in the town centre.

However, more generally, according to Unaffordable Housing, page 22, at:

<https://www.policyexchange.org.uk/wp-content/uploads/2016/09/unaffordable-housing-jun-05.pdf>

“A survey, financed by Joseph Rowntree Foundation, found in 2004 that, when asked about development in their area, people preferred houses to flats, and that the type of housing that people most disliked was blocks of flats of four storeys or more.”

4 The Issues of Regeneration and Intensification of Building in the Town Centre

1. According to the West of Berkshire Spatial Planning Framework, delivering sustainable new communities to 2036, page 10, “The comprehensive regeneration of the retail centre at Bracknell is due for completion in 2017 which brings with it new retail, leisure and housing along with an enhanced public transport hub.....The opportunity for higher buildings here [in and around Bracknell rail and bus station] is already established and this will help in the continual revitalisation of this key economic hub.”... “Opportunities exist for the conversion of existing high-rise office buildings, which is already happening under prior approval arrangements. There are however, a number of sites close to the station and to the north east of the town centre which could offer the opportunity for further residential led mixed-use development. These sites will be considered as opportunities in the emerging Bracknell Forest Comprehensive Local Plan but offers the opportunity for in the region of 500 residential units in and around Bracknell Rail and Bus station.

<http://www.bracknell-forest.gov.uk/west-of-berkshire-spatial-planning-framework-final.pdf>

5 The Important Local Issue of Flats from Offices in and round the Town Centre

Government policy allowing flats to be created from shops and offices by prior approval has been popular with residents. In the Bracknell Neighbourhood Plan survey of 2014, when the Class O prior approval policy was introduced in 2013, 78% supported it. Over 900 units have resulted from this change. Conversion of office space and shop space to housing is supported, especially if it can no longer be used for these purposes.

However, on 5 November 2015, Marc Brunel-Walker, BFC executive member for economic development, commented on the issue of pressure on available office space. He said: “A major issue is that given the amount of office space being converted to residential, Bracknell faces an acute shortage of follow-on office accommodation from expanding new businesses.”

Maybe it is time to consider development on the scale of Marks Barfield Architects’ concept of **The Skyhouse**, “a triple tower, made largely out of glass and up to 50 storeys high. Each one could house up to a thousand residents, from a richly varied social mix, in a wonderfully “green”, solar-heated structure that would steal a minimum of land from the environment.” Reference: The Telegraph, 29 March 2003, *Skyhouse living: architecture as a brand*, Hamish Scott. Available at:

<http://www.telegraph.co.uk/finance/property/4815065/Skyhouse-living-architecture-as-a-brand.html>

6 The Issue of the Community Infrastructure Levy (CIL)

The Bracknell Forest Council CIL Charging Schedule, Effective from 6 April 2015 is available at: <http://www.bracknell-forest.gov.uk/cil-charging-schedule.pdf>

BFC CIL Regulation 123 List, Effective from 6 April 2015 is available at: <http://www.bracknell-forest.gov.uk/cil-regulation-123-list.pdf>

BFC Community Infrastructure Levy (CIL) map is available at <http://www.bracknell-forest.gov.uk/communityinfrastructurelevymap>

The Charging Schedule on page 3 shows a nil £ per square metre CIL rate for Central Bracknell. This could be seen as a subsidy for the current commercial retail redevelopment of part of the Town Centre.

There is no end date specified (effective date is 6 April 2015). The speculative rather than concrete proposals published in the non-statutory the West of Berkshire Spatial Planning Framework already referred to here, outline opportunities for the intensification of further development in the Town Centre. If CIL is to be used to address demands of growth, including funding infrastructure such as new schools and transport improvements, needed to support new development in the town, an actual £ per square metre CIL rate needs to be agreed to enable Bracknell Town residents to benefit from the levy.

**Next page for Policies on
Buildings : Local Character &
Buildings : Good Quality Design**

Buildings: Local Character & Buildings: Good Quality Design

Policies Context

Bracknell was designated a New Town in 1949 and has continued to expand since. The character of Bracknell is influenced by traditional use of brick, cladding and pitched roofs in most housing areas, and more adventurous use of materials and features in some others and in shopping areas. There is extensive green space. Some local areas are covered by BFBC's Character Areas Assessment DPD. There is one conservation area in Easthampstead.

Street layouts vary from traditional layouts, where all properties face the highway, to higher density schemes where housing is in groups, with some accessed by footpaths. Some streets are built on the Radburn principle, where houses face onto pavements and green areas, and back onto the highway. Others are built around small pedestrianised squares. Later designs include the convergence of streets and pavements as shared surfaces or "active frontages" such as part of Vulcan Way in The Parks, Harmans Water.

Street names are many and varied, (Vulcan Way is built on the old RAF Staff College site). They're listed in **Appendix 10, Street Names in Bracknell Town.**

Use of materials is mainly traditional, but some areas such as Birch Hill and The Parks have a more adventurous use of materials and features, such as asymmetric pitched roofs.

Cardew Court is not in accordance with the Crowthorne Road, Bracknell character area it is situated in nor is Windermere Gardens. These are clearly examples of development that take no account of their surrounding character areas.

The Neighbourhood Plan expresses the hope that by including a more detailed 8 section Neighbourhood Plan Character of Bracknell Town Neighbourhoods, this will avoid such recurrences in the future.

The Character of Bracknell Town Neighbourhoods records selected buildings & streets. Their variations in layout give Bracknell Town its distinctiveness. It was developed comprehensively as a New Town and completed to make up the 8 areas. This section includes architectural detail of structures where the juxtaposition of the buildings defines the uniqueness of the spaces between the buildings ie classic New Town Bracknell. The streets described were carefully designed in relation to each other within the unusually green landscaped public realm. Within Birch Hill for instance, you have only to walk from Herondale to Birch Hill Rd & detour into the streets in between to see a fully laid out architectural case study in modern 20th century urban/suburban design. If you were to take someone blindfold to the extensions of The Parks and to Jennett's Park, more uniform experiments in 21st century architecture, the distinctiveness of each area would be immediately obvious once the blindfold had been removed.

The 2010 Bracknell Forest Character Area Assessments Supplementary Planning Document Bracknell Areas (A-J) are interesting in contrast. Written by a firm of

professional planning consultants, they are a completely different kettle of fish as they include buildings standing before the 1948 designation of the New Town and some even older than that so what they describe in some cases is a blend of the old and the new. Bracknell Town as a whole, as the subject of a continuing architectural experiment, presents a real challenge, (in the humble opinion of this NP), to anyone submitting a planning application as here you need to look in detail at where you are proposing to build. That detail has not until now been reflected in available planning documentation so supplying it to try to define the New Town Heritage has been the aim of the section. Where Pevsner has led, others can only follow.

Policies Intent

To harmonise all existing developments' character and design with all new developments' character and design.

These are the 2010 Bracknell Forest Character Area Assessments Supplementary Planning Document Bracknell Areas (A-J):

- A: Church Road / Larges Lane, Bracknell
 - B: Broad Lane, Bracknell
 - C: Ridgeway, Bracknell
 - D: Martins Lane, Bracknell
 - E: Rectory Lane, Easthampstead
 - F: Crowthorne Road, Bracknell
 - G: Wokingham Road, Bracknell
 - H: Park Road, Bracknell
 - I: London Road, Bullbrook
 - J: Warfield Road / Gough's Lane, Bracknell
- the section of J: Warfield Road/Priory Rd & Gough's Lane Bracknell in the Bracknell NP designated area (the Bullbrook ward boundary and hence the Bracknell Town NP boundary bisects both Gough's Land & Priory Lane. The sections of Gough's Land & Priory Lane within Bullbrook & the NP are just one side of each road.)

and Character of Bracknell Town Neighbourhoods (1-8):

- 1 Bullbrook (BB)
- 2 Crown Wood (CW)
- 3 Great Hollands including Jennett's Park (GH)
- 4 Hanworth and Birch Hill (HN)
- 5 Harmans Water including The Parks (HW)
- 6 Old Bracknell (Easthampstead) (OB)
- 7 Priestwood and Garth (PW)
- 8 Wildridings and Town Centre (WR) referred to in Policy HO9.

As Supplementary Planning documents can be updated or superseded within the lifetime of the plan, it should be noted here that, in such circumstances, a successor document should be used.

Policies Justification

Residents in new developments were very satisfied with the external appearance of their homes and agreed that the amount of living space was enough. Quiet and freedom from traffic are valued, as are open and green spaces ie layout according to page 4 & 35 of <http://www.bracknell-forest.gov.uk/new-developments-residents-report.pdf>

The separate Character section of this Plan describes and illustrates the character of Bracknell Town.

Character of Bracknell Town Neighbourhoods, mean the same areas as tabulated in the 2 page table entitled BFBC, BTC, OS, SPD & NP Areas Table, the Bracknell Forest Borough Wards, except for Crown Wood & Forest Park : see cross references to parish wards.

NPPF para 58

BFC Core Strategy CS1: Sustainable Development Principles. Protects and enhances: viii the character and quality of local landscapes and the wider countryside and CS7 Design

Bracknell Forest Borough Local Plan (2002) Saved Policy EN20 Design considerations in new development (i) BE IN SYMPATHY WITH THE APPEARANCE AND CHARACTER OF THE LOCAL ENVIRONMENT AND APPROPRIATE IN SCALE, MASS, DESIGN, MATERIALS, LAYOUT AND SITING, BOTH IN ITSELF AND IN RELATION TO ADJOINING BUILDINGS, SPACES AND VIEWS.
Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document, Chapter 5 Bracknell study area. Easthampstead Conservation Area.

Definitions:

Density : dwelling density : the no. of dwellings per hectare.

Footprint : the area on a project site that is used by the building structure and is defined by the perimeter of the building plan. Parking lots, landscapes, and other non building facilities are not included in the building footprint.

Separation: the space between buildings,
Scale: the relative dimensions of a building.

Bulk: the composition & shape of a building's massing.

Design: the plan of a building.

Character : term relating to the appearance of any place in terms of its landscape or the layout of streets and open spaces, giving it a distinct identity.

Landscape Character Assessment: a process of identifying and describing

variations in the character of the landscape. It seeks to identify & explain why an area is distinctive.

Townscape : the planning and building of structures in a town or city.

Policy HO9 is in agreement with the recommendations in the Bracknell Forest Character Area Assessments Supplementary Planning Document 2010.

The Character of Bracknell Town Neighbourhoods of the Bracknell Town NP has 8 sections whose content is designed to supply supplementary detail about the streets in the Bracknell Forest Character Area Assessments Supplementary Planning Document 2010 Bracknell Areas A-J and also about other streets in each section. The subheadings in each of the 8 sections refer to streets. The 2 page table refers to this.

As already mentioned, supplementary Planning documents can be updated or superseded within the lifetime of the plan, it should be noted here that, in such circumstances, a successor document should be used.

Policy HO 10

Buildings: Local Character

Development proposals are expected to demonstrate that they are in keeping with the density, footprint, separation, scale and bulk of the buildings to the density, footprint, separation, scale and bulk of buildings in the surrounding Bracknell Town neighbourhoods generally, including both neighbouring properties in particular and the wider area, unless it can be demonstrated that the proposed development would not harm local character.

Policy HO 11

Buildings: Good Quality Design

The design of further new development will have regard to local character.

The design of proposed further new development must demonstrate how it will contribute positively to the features of the respective existing character areas as described in Bracknell Forest Council (2010) Bracknell Forest Character Area Assessments Supplementary Planning Document, Chapter 5 Bracknell study area and as described in the Bracknell Town Neighbourhood Plan Character of Bracknell Town Neighbourhoods section.

Further new development proposals will be supported subject to the following criteria:

- they achieve high quality design that respects the established appearance, scale and character of the design of the particular neighbourhood in which they are being proposed,
- they demonstrate distinctive design in prominent buildings,
- they take account of what is in place locally, particularly with regard to the existing layouts,
- they are similar in form to properties in the immediate surrounding area
- they relate to established plot widths within streets particularly where they establish a rhythm to architecture in a street,
- they use locally appropriate building materials.

**“The Character of
Bracknell Town
Neighbourhoods section
follows.”**

**Next section is 7 Economy
and Employment in
Bracknell Town**