



WRRA Local Plan – Additional Information part 1

The residents' meeting March 3rd, raised a number of specific concerns relating to the draft Local Plan. These included the impact on character of the area, opportunities for Brown Field site development within Bracknell Forest and information available from the Campaign for Rural England.

Listed below is further information relating to the following areas that you may find of use in compiling your Local Plan Consultation Response:

- Local Character
- Brownfield Sites
- Affordable Housing
- Campaign for Rural England

1. Preservation of Local Character

1.1. The Draft Local Plan includes the evidence document "Design SPD"

<http://consult.bracknell-forest.gov.uk/file/4517343> . This document refers to the Bracknell Forest Character Area Assessments SPD – see excerpts below:

1.1.5 The Council has also adopted Supplementary Planning Documents (SPDs) to provide guidance on aspects of design. These include:
the Bracknell Forest Character Area Assessments SPD which assesses local character in key parts of the area and provides guidance on how it can be retained and enhanced;

2.2.6 First check whether the site is within a Conservation Area or forms one of the Bracknell Forest Character Areas, as identified in the Bracknell Forest Character Area Assessments SPD. The Council has carried out an appraisal for each of these areas and this should be the starting point.

The Bracknell Forest Character Area Assessments SPD identifies and assesses areas with distinctive and positive character in the Borough. It makes recommendations for maintaining and enhancing the character of specific areas, including recommendations for future

1.2. Winkfield Row falls within a Local Character Area. The Character Area Assessment SPD that covers Winfield Row is **Chapter 4 Northern Villages Study Area**

<https://goo.gl/SigvQU> . Since this is still listed as a current evidence document to the local plan it is worthy of review and comparison against the proposals for Winkfield Row to check for areas of inconsistency and possible challenge.

The WRRRA committee are currently reviewing these documents but it may also be something that residents may wish to review and consider in formulating comments to BFC.

2. Brownfield Sites

- 2.1. Since 31st December 2017, there has been a requirement for local authorities to maintain and publish a brownfield land register which should be reviewed and updated as a minimum, every 12 months. Information on the legal requirements can be found <https://goo.gl/WsyDJN>
- 2.2. The BFC Brownfield Register can be found <https://goo.gl/3CZwm8> . It was first published December 2017
- 2.3. Legislation requires local planning authorities to update the information relating to existing entries in their registers at least once a year. However government guidance states that LAs may wish to consider whether it would be more transparent to update their registers more frequently to keep the register up to date, for example, to reflect changes of planning status.
- 2.4. The WRRRA have requested further information about the sites that are listed on the Brownfield Register , and have received the following information from BFC:
 - 2.4.1. Sites listed as “Site Allocated in Local Plan” were included in the Site Allocation Local Plan 2013 and have been taken into account in the Draft Local Plan (see fig 4,5 &6 on p199 to p207)
 - 2.4.2. None of the Part 1 sites were considered suitable by the council for a grant of PiP (Permission in Principle)
 - 2.4.3. BFC plans to update the Brownfield Register yearly.
- 2.5. Sites on the register that have a site reference that starts with “SHELAA” have been reviewed for inclusion in the current draft local plan and it is possible to check for them in the Draft Local Plan under their reference e.g. BRA12. Local Policy LP3 on page 37 lists the large and medium SHELAA sites that have been included from the Brownfield Register.

3. Affordable Housing

- 3.1. Draft Local Plan LP3 states that the proposed number of affordable homes in the large and medium sites should be at 35% of the total number of houses built. For Winkfield Row this would be 175 out of 500 on Cluster 5 and 17 out of 48 on land at Mushroom Castle. See p7 of the WRRRA Local Plan Guide 1 and p12 of the WRRRA Local Plan Guide 2 for further information about affordable housing.
- 3.2. The National Planning Policy Framework paragraph 173 states the following:

Ensuring viability and deliverability
173.

Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. **Plans should be deliverable**. Therefore, the sites and the scale

of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

3.3. The WRRRA has obtained the following Freedom of Information details from BFC regarding affordable housing in the borough:

Year	Affordable Housing completions	Dwellings permitted
2013/14	115	224
2014/15	118	2615
2015/16	32	215
2016/17	55	1021
2017/18	data not available (end of financial year)	

Also please look at the Housing AMR as that has some info regarding Affordable Housing Completions.

<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring-and-background-information/housing-monitoring>

Housing AMR 2016/17 is due to be published in the next few weeks.

3.4. Delivery of affordable homes as a percentage of dwellings permitted over the last 5 years is in the region of 8% (see table above). Is there sufficient evidence within the Draft Local Plan that the sites within Winkfield Row are viable and the plan for affordable homes deliverable at a rate of 35%?

4. Campaign for Rural England

The website has resources and information that could be of help in reviewing the Draft Local Plan

www.cpre.org.uk