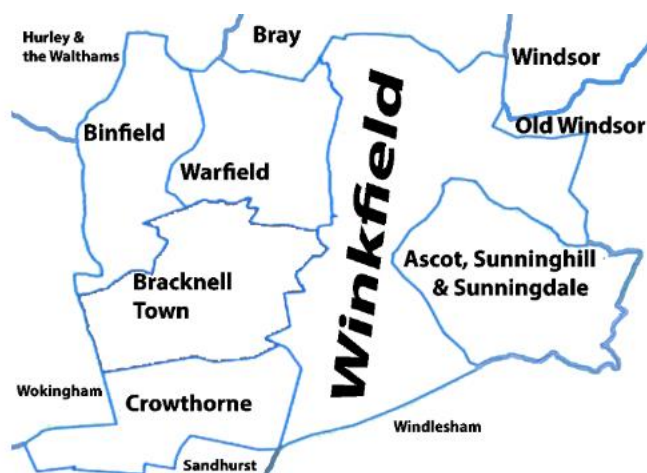


Winkfield Parish Neighbourhood Plan Topic

HOUSING

This topic document seeks to provide evidence on the present and future housing situation in Winkfield Parish which forms a large part of Bracknell Forest. Bracknell Forest Borough Council (BFC) has identified the need for 635 new homes across the Borough annually from 2013 to 2036, some of which will be expected to be located in the Parish of Winkfield.



Winkfield Parish (WP) has a population of 14998 (census 2011) and is said to be the second largest Parish in the UK. It's split into nine settlement areas: Brockhill; Chavey Down; Maidens Green; Martin's Heron and The Warren; Part of North Ascot; Winkfield, Cranbourne; Winkfield Row and Woodside. WP Parish forms part of Bracknell Forest Borough Council (BFC).

At the time of putting this document together BFC had released the SHELAA Part 2 final Doc. Although this document is a list of possible sites it is NOT an assumption of planning and any site must go through the normal planning process to be tested for sustainability and suitability. In brief there were a total of 31 sites put forward with a possible potential for 2711 units in the Parish of Winkfield.

Scale and type of Future housing Developments.

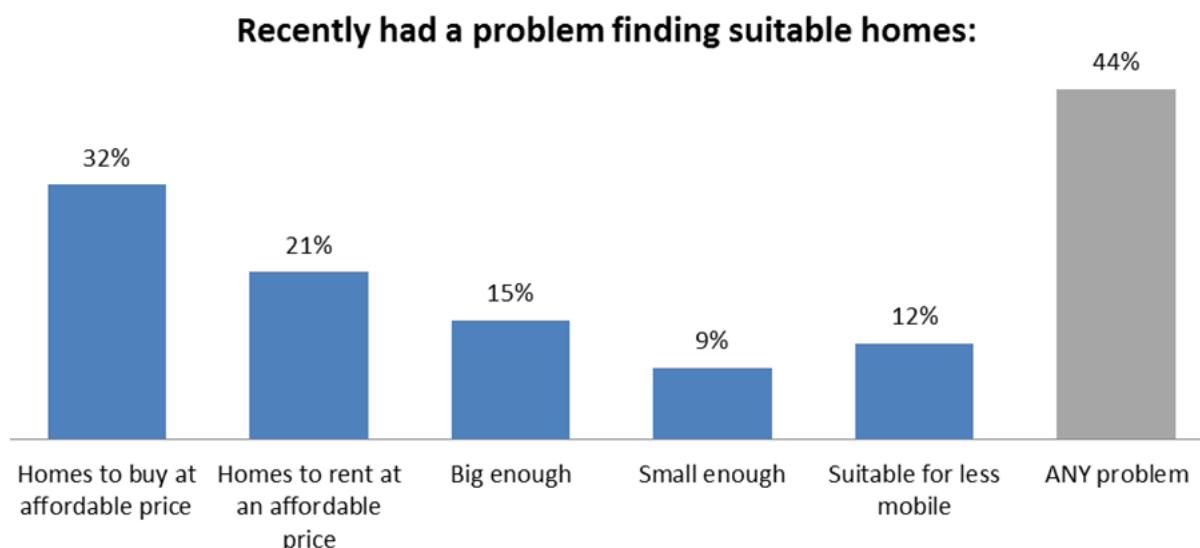
Present Housing Stock 2011 census says 6288

The Winkfield Parish Neighbourhood Plan (WPNP) Residents Survey is the most recent source of evidence for current local needs. In total 21% of the total population of WP answered the questionnaire with 93% of the survey respondents owning their homes while 7% rent.

The overwhelming statistic of 72% of residents felt additional housing will put considerable pressure on all types of local infrastructure with a strong preference for any developments to be in smaller units of less than 10 homes. Nearly two thirds expressed this preference overall.

Many (44% overall, based on all respondents) respondents report that they or a family member have recently had difficulties finding suitable accommodation in WP particularly homes to buy or rent at an affordable price. Finding homes which are large enough is seen to be slightly more of a problem than finding smaller homes. The problem finding suitable accommodation appears to be consistent across age groups, although slightly worse among those aged under 30.

Residents of Forest Park, North Ascot and Martin's Heron are the most likely to report problems, whilst those in Brockhill, Kings Ride area and Maidens Green are much less likely to have had problems.



Asked what type of housing they feel is most needed over the next 20 years for their family and friends, smaller housing and accommodation for the elderly are the most often mentioned sectors. Starter homes and specialist housing for older people are most notably seen as being required, homes to buy rather than rent, and smaller and affordable houses.

Starter homes	56%	Private rented	23%
Specialist housing - older people	52%	Social rented	23%
2-3 bed house	46%	Flat (less than 3 storeys high)	21%
Warden assisted retirement housing	44%	Self-build plots	20%
Bungalows/single storey	41%	Homes with office/workshop space	17%
Smaller retirement housing	39%	Affordable social rented housing	17%
Homes to buy	38%	Shared ownership	17%
3-4 bed house	37%	Open market purchase	16%
Residential care	36%	Affordable social open market housing	16%
Eco-friendly	36%	Self-build	16%
1-2 bed house	32%	5+ bed house	13%
Nursing care	31%	Open market renting	10%
Low cost housing	30%	Luxury housing (£1m plus)	8%
Community housing	26%	Flat (more than 3 storeys high)	3%
Retirement village	26%		

It is strongly felt that any future development or house building for whatever purpose should be implemented with great care and consideration as WP covers a large geographical area with completely different settlement areas with diverse characters. There is broad agreement that housing areas should remain separate from each other, protected by green and open space to maintain the identity of individual settlements, rural, ancient and historic areas including 82 listed buildings ranging from Grade 2, Grade 2* and one Grade 1 area at Ascot Place.

To the North of the Parish is Maidens Green area with larger houses and farm cottages, farms, agriculture, and equestrian facilities, while as you move further south and west to a rural feel of Winkfield & Cranbourne with conservation areas and churches, you then drive through lanes to cottages of Brockhill, to larger Victorian settlements of closer density in Chavey Down, moving south and west to mixed more urban development of North Ascot with more amenities, schools, shops, regular transport.

Further south the A329 (a valued and protected green corridor) dissects the northern part of WP from the more populated and planned housing developments of Martin's Heron/The Warren/Forest Park with railway station and supermarket with an urban feel being close to Bracknell Town, yet set in a forest environment so it has its own country feel and character.

Going further south via A332 via large open areas of Windsor Great Park, and golf courses at Swinley Bottom ending at the major A322 connecting to the M3.

Starter Homes and Housing Mix

Increasing the supply of affordable and low-cost housing of the right type is both a national priority and key priority of Bracknell Forest. Similarly, the community rate this highly as they do housing to meet the needs of older people and smaller properties. (Refer also to the BFC Draft Housing Strategy for hooks).

The housing type in the Parish broadly matches that of the Borough as a whole, although the slightly higher proportion of 2 bed properties appears to be down to the number of 2 bed rural cottages.

	Total	No bed	1 bed	2 bed	3 bed	4 bed	5+ bed
Bracknell Forest	45878	129	5177	10849	17612	9700	2311
			11%	24%	38%	21%	5%
Winkfield	6288	11	664	1810	2132	1268	403
			11%	29%	34%	20%	6%

Source: Nomisweb Table QS411EW – Number of Bedrooms

The average price for a 2-bed home in Winkfield Parish is £429,817 (stats taken from Zoopla Aug 2018), this is far beyond the reach of first time buyers and beyond the starter home threshold.

Issues

- The need to provide housing to meet the future needs of residents and to create mixed, balanced and inclusive communities.
- The analysis presented in the SHMA which recommends a mix of housing to plan for in the Western HMA, no specific mix is given for Bracknell Forest.

- The lack of reference to any specific mix to be sought on sites in development plan policy. Whilst Policy CS16 refers to the need for a range of housing types and sizes, it does not provide further detail. It should be noted that current evidence does not suggest any marked imbalance in the stock or supply of housing. Regard must also be paid to the character of an area and size of site.

To ensure that future housing development delivers a balanced mix of property types and sizes to better meet the needs of the local community into the future. To deliver more small and medium houses in the area – “houses that our children might one day afford”

Proposed Housing Mix Policy

Development proposals for new dwellings will be expected to contribute to the aim of ensuring a balanced mix of housing in the Parish.

Dwellings should be, in size and type, in keeping with the size and type of dwellings already prevalent in the surrounding area except where there is a demonstrable need for an alternative type or size of home and these can be delivered to be in keeping with the surrounding area.

Subject to being in keeping with the surrounding area, development proposals that will deliver small and medium houses will be encouraged.

Dwelling Internal Space Standards

Dwelling space standards ensure residential development is of an acceptable size for the wellbeing of future occupants, that there is appropriate circulation space and that homes are highly functional and flexible in terms of typical day to day needs. Adopting space standard as set out in the ‘Nationally Described Standards’ helps to achieve sustainable development as well as responding to the concerns expressed by residents through the ‘New Developments Residents Survey (BFC, Sept 2014) key points below

- Although respondents agreed that their homes had enough general living and room space, storage space was seen as lacking.
- Agreement that the amount of living space was enough was highest in Jennett’s Park, Kelvin Gate, Windermere Gate and Jadine Place.
- In contrast, respondents from Wykery Copse, Chadwick Mews and Davey Place reported the lowest level of agreement that they had enough living space.
- A significant proportion of the residents of Wykery Copse, Chadwick Mews and Davey Place felt that their homes were too small.
- Respondents were very satisfied with the external appearance of their homes.

Where garages are built as part of development they are often not used for the purpose of storing cars.

Encouraging useable and flexible living environments in which residents can undertake a range of activities such as bringing up families, working from home and communal and social activities, as well as providing for residents' changing needs by considering the spatial implications of providing improved accessibility and adaptability, particularly for older or less mobile people, including meeting the requirements of accessibility standards in Building Regulations – Part M.

http://consult.bracknell-forest.gov.uk/events/28423/images/web/3810055_0_1.jpg

Business/ Employment.

Winkfield Parish is predominately a residential Parish serving the local economic centres of Bracknell, Ascot, Slough, Windsor, Maidenhead and elsewhere. There is no obvious demand for new employment activities in the Parish. This reflects the content of the Framework and Vision Report. Two Parish trends are noted:

a) there has been a trend of increased office working from home, either full time or a day or two a week, and

b) certain employment activities/areas have been converted to residential development i.e. HFC Bank in North St, Glendale Park in Fernbank Road and Abba Warehouse in New Road. Bailey's Garage in Maidens Green is planned for housing.

However, increased employment at certain successful businesses is being negatively restricted due to greenbelt restrictions. For example, Stirrups Hotel had a planning application for a Spa turned down mainly due to greenbelt.

(Extracted from 'Employment Paper dated 23rd May 2016')

2011 Census tables shows:

- There were 78.5% of residents in employment between the ages of 16-74.
- 16.2% were self-employed.

Asked what sort of business activity people should encourage within WP, more than three quarters of respondents suggested service industry areas, although the wider area of Bracknell Forest supports much IT business. With much support for home working, equestrian, related business and hotels/tourism, leisure also being supported. Although several comments that this is a residential area and they would not like to see many business developed, certainly not large businesses or retail chains.

A business audit was undertaken in April 2016 which identified 37 business of varying types operating throughout the Parish (see Appendix A below). This excludes farming and 'horticulture' which employs about 2-3% of the local population.

Housing development future trends.

As mentioned previously the process of called-for sites, the outcome of which are called SHELAA (strategic housing land availability assessment) see map below.

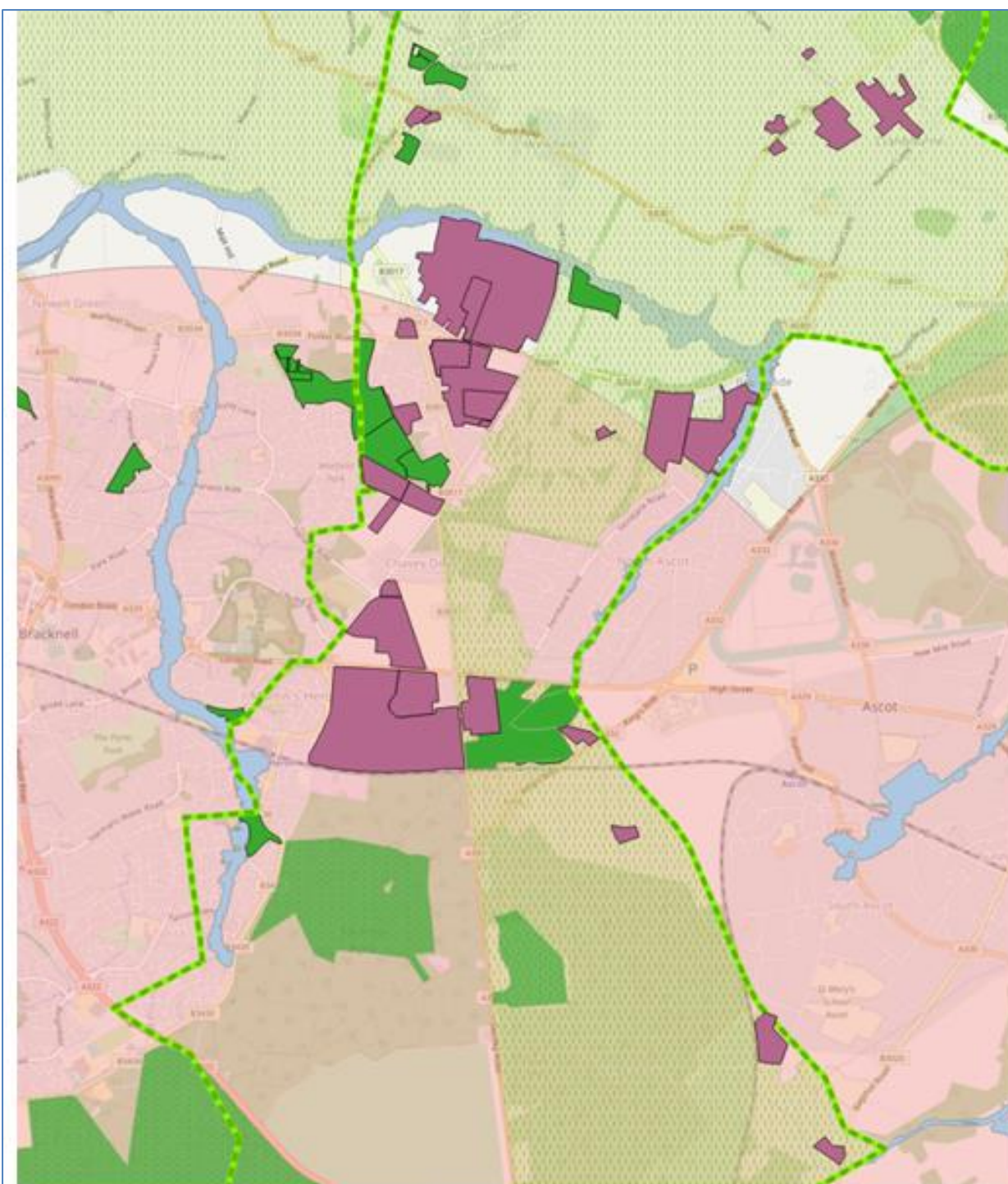
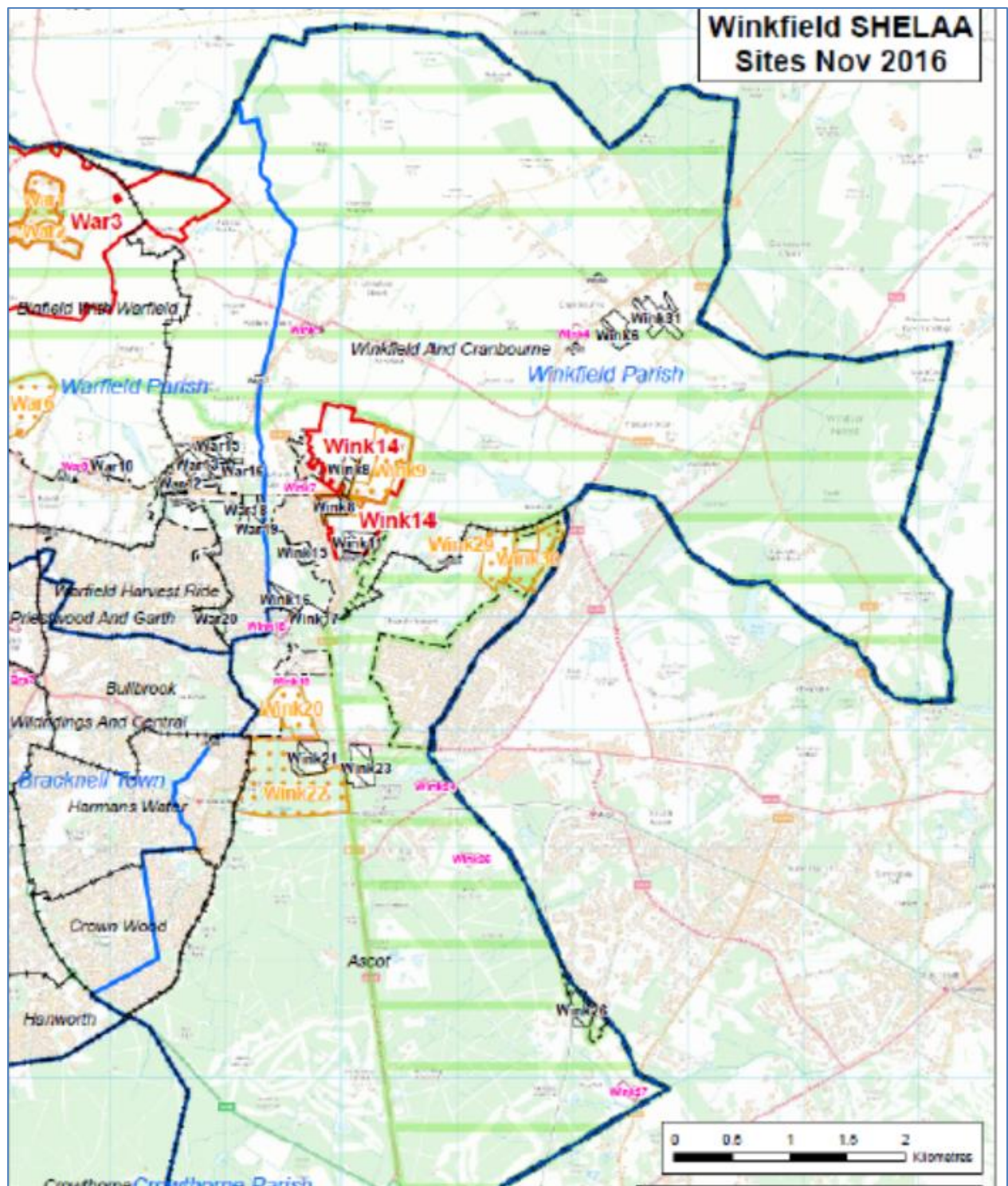


Figure 37 SHELAA sites in Winkfield Parish

The above overview map shows

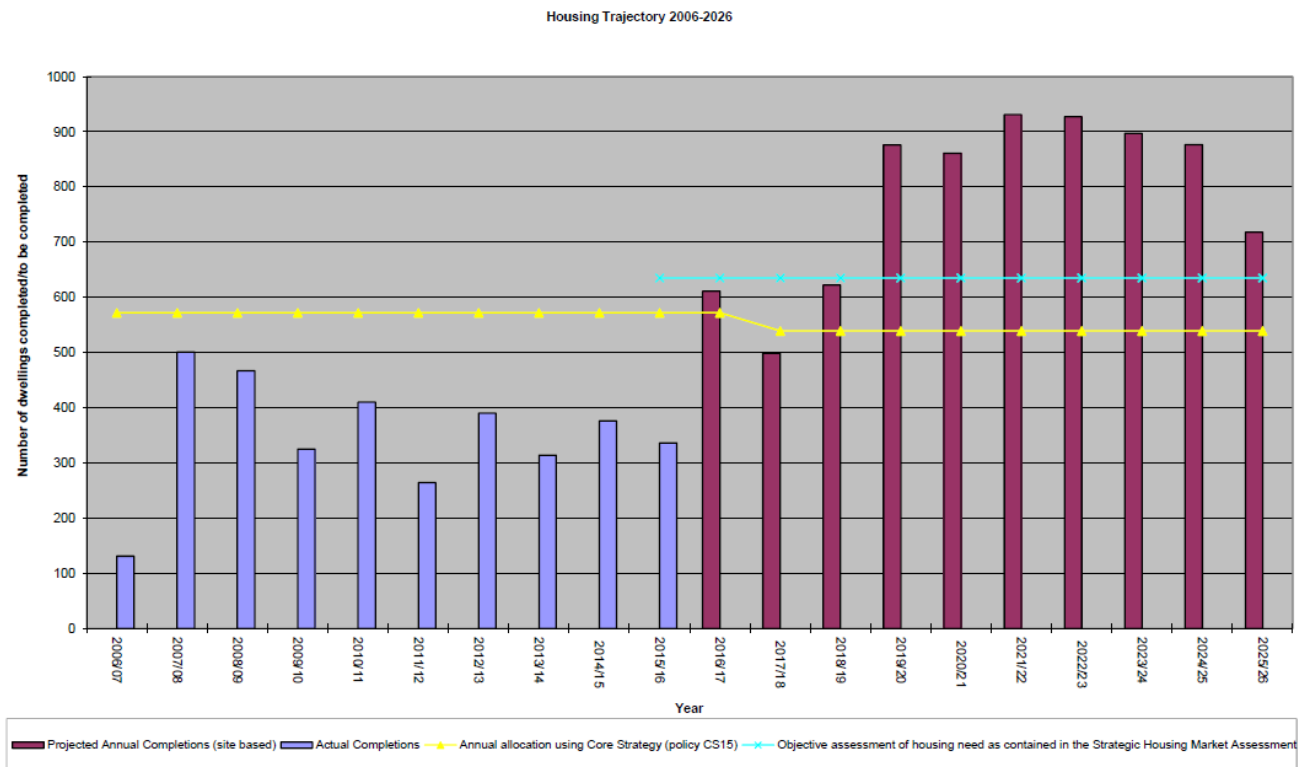
- 31 SHELAA sites coloured deep purple



The above map identifies 31 possible SHELAA sites produced by BFC which will have to be tested for suitability all subject to planning permission. As you will see the North South divide the blue line being the Winkfield Parish Boundary.

Site Number	Location	Area, hectares	Green Belt?	Potential Capacity as defined in report	Map in Document Section
WINK 1	Junction of Bracknell Road (B3022) and Cocks Lane (A330)	1.21	Yes	27	8.7.1
WINK 2	Land at Elmlea, Baileys Garage and the Haven, Maidens Green	0.55	Yes	14	8.7.1
WINK 3	Meadow View, Crouch Lane (land between Mulberry and The Acre)	0.36	Yes	9	8.7.2
WINK 4	Chilston Mews, North Street	1.07	Yes	24	8.7.2
WINK 5	Land to south west of Elm Lodge, North Street	0.6	Yes	10	8.7.2
WINK 6	White House Farm North Street (Royal Berkshire Fishery)	5.82	Yes	55	8.7.2
WINK 7	Ronans, Forest Road	1.35	Greenfield	21	8.7.3
WINK 8	Land at Row Farm (north and south of Forest Road) Winkfield Row	8.33	Greenfield	174	8.7.3
WINK 9	Somerton Farm, Forest Road, Winkfield Row	17.31	Greenfield	300	8.7.3
WINK 10	Land north and south of Forest Road, Winkfield Row	10.04	Greenfield	211	8.7.3
WINK 11	Lyford Meadow, land west of Locks Ride	4.25	Greenfield	81	8.7.3
WINK 12	Land to rear of 89 Locks Ride	0.53	Greenfield	9	8.7.3
WINK 13	89 Locks Ride	0.28	Greenfield	7	8.7.3
WINK 14	Land west of Braziers Lane/Locks Ride and north and south of Forest Road (Winkfield Row)	71	Greenfield	1120	8.7.3
WINK 15	Whitegates, Mushroom Castle, Winkfield Row	2.48	Greenfield	46	8.7.3
WINK 16	Land to rear of Chavey Down Farm, Longhill Road	4.63	Greenfield		8.7.4
WINK 17	Land at Chavey Down Farm, Longhill Road	3.16	Greenfield	48	8.7.4
WINK 18	Whitegates, Longhill Road	1.71	Greenfield	14	8.7.4
WINK 19	Land between London Road and Longhill Road	1.12	Greenfield		8.7.5
WINK 20	London Road former landfill site	13.02	Yes		8.7.5
WINK 21	The Brackens, London Road	7.66	Previously developed countryside	59	8.7.5
WINK 22	Land to south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest)	45.78	Greenfield	715	8.7.5
WINK 23	Lavender Park Golf Club, Swinley Road	7.6	Yes	112	8.7.6
WINK 24	Woodstock, Kings Ride	1.68	Yes	24	8.7.6
WINK 25	Highbury, Prince Albert Drive	1.35	Yes	30	8.7.7
WINK 26	Swinley Edge, Coronation Road	4.68	Yes	18	8.7.8
WINK 27	Earlywood Orchard, Coronation Road	1.69	Yes	32	8.7.8
WINK 28	Winkfield Manor, Forest Road	0.55	Yes	8	8.7.9
WINK 29	Land south of Forest Road and north of Rhododendron Walk (land east of Ascot Stud Farm)	11.37	Yes	207	8.7.9
WINK 30	Land at the Rough	11.67	Yes		8.7.9
WINK 31	Land between North Street and Hatchet Lane	7.22	Yes	125	8.7.2

Future housing Stock and expected completions up to 2026



Appendix A – List of Winkfield Businesses and Facilities by Settlement (April 2016)

Commercial Businesses in Winkfield		
Winkfield Row		
	Shorts Agricultural	Green Composting & Cattle Breeding
	NMR, Braziers Lane	Soil & Water testing
	Don Beni's	Restaurant
	Winkfield Manor	Care Home
Chavey Down		
	Mercedes	Auto sales
	Ascot Priory	Care Home
	Foresters	Restaurant
Martin's Heron		
	Tesco	Major supermarket
	MOT	MOT operator
Forest Park		
	Small shopping parade	
Swinley		
	Beaumont Forest	Builders Merchant
King's Ride		
	Kingswood	Offices but App 13/00858/FUL
	Kingsgate	Office Units
North Ascot		
	Crowthorne Fencing	Builders Merchant
	Ascot Tool Hire	Machine repair
	Various retail shops	
	Hatfield's	Motor Repairs
	New Road	Vet centre
Cranbourne		
	Murco	Petrol Garage
	Hatchet, Hatchet Lane	Restaurant
	Kee's, Lovel Road	Restaurant
	Cranbourne Stores	
	The Squirrels, North Street	Pub/Restaurant
	The Hernes Oak, North Street	Pub
	White Bus Station	Transport

Crouch Lane Area		
	Danebar Farm	
	Tally Ho Stores & Stud	
	Berkshire Riding Centre	
	Jade Farm, Winkfield Lane	
Woodside		
	Rose & Crown	Restaurant
	Duke of Edinburgh	Pub & Restaurant
Winkfield		
	White Hart	Pub & Restaurant
Maidens Green		
	The Cinnamon Tree	Restaurant
	The Winning Post	Restaurant
	N Kerner, Land Rover	Motor
	Northcolt Stables	Liveries
	Oaktree Nursery, Bracknell Road	Market Garden