

Our Ref: RC/JLF0032

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Your Ref:

Date: 20th December 2006

ENVIRONMENT AND LEISURE
DEPARTMENT
RECEIVED

Development Plans Team

Environment and Leisure Department 22 DEC 2006

Time Square

Market Street

Bracknell

RG12 1JD

BRACKNELL FOREST BOROUGH COUNCIL

Passed To:

By Post and Email: development.plan@bracknell-forest.gov.uk

Dear Sir,

BRACKNELL FOREST COUNCIL LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY SUBMISSION DOCUMENT

I write on behalf of my client Fairview New Home Ltd (FNH)

These objections have been prepared on behalf of FNH. FNH is a leading house builder that specialises in the provision of new housing on previously developed land to provide accommodation at the more affordable end of the market. They are therefore very familiar with the issues arising out of the redevelopment of previously developed land and the costs that can often be involved. They are also a major provider of affordable housing and therefore it is hoped that their views will be appropriately taken on board.

Policy CS7: Design

FNH acknowledge that new developments should seek the highest standard of design possible. However, FNH would recommend that any policy that comes forward ensures that the wording of such a policy provides clarity in terms of the definition of 'High Standard of Design'. PPS 1 (Planning and Sustainable Design) states that Planning Authorities should prepare robust policies on design and the PPS identifies good standards of design with regards to issues such as access and the built environment. These should be referred to in any policy.

Policy CS12; Renewable Energy

FNH object to the requirements set in Policy CS12, in relation to the proportion of renewable energy on sites. It states that on sites of 5 or more residential units or development with floorspace of 500sqm or more will be required to be accompanied by an energy demand assessment and will provide at least 20% of their energy requirements from on-site renewable energy generation. Whilst it is right and proper that energy and sustainable issues are considered, they should not stifle regeneration and development. In the case of many, it has yet to be demonstrated that end purchasers pay higher prices for them. Accordingly, such initiatives are often a cost to the developer. This is not yet reflected in land purchase prices and will take some time for these economics to filter through the process. Furthermore, specific requirements could make some schemes unviable and as a consequence important housing sites may not come forward to be develop.

Moreover, where difficult sites are being regenerated and the costs are significant, other issues may be more important to reduce, for example contamination clean ups and



affordable housing. The viability of delivering schemes must be a priority. **Fairview therefore object to this specific requirement unless the viability issue is made clear in the policy.**

On consideration of this representation we hope that your Council takes the appropriate steps to satisfy the above issues.

Please do not hesitate to contact me if you wish to discuss the representations.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Rebecca Caines'.

11. REBECCA CAINES
Planner