

# **New Developments Residents' Survey, September 2014**

## **Introduction**

Bracknell Forest Council commissioned Qa Research to carry out a survey of residents of a representative selection of new developments in the Borough in order to help guide future planning policies. The survey covered a range of topics including questions on the quality of individual homes, the quality of public spaces, access to facilities, open spaces and parking provision.

The information gained will help to develop policies to improve the quality of future residential developments in the Borough. Information on parking will also be used to inform the Council's future parking strategy, any review of residential parking standards and guidance on how the standards should be applied.

The Council will undertake more detailed analysis of the survey findings to explore the reasons for the responses and policy options for addressing the issues identified through the study.

## **The Developments**

The following paragraphs provide a short summary of the developments surveyed for this project:

### **Kings Court, Kings Road, Crowthorne**

This development comprises a block of 8 x 1bed flats in a part two storey and part three storey building. The site area is 0.09 ha, which equates to 89 dwellings per ha. There are 10 parking spaces, which are at the front of the building. The development was completed in March 2013.

### **Old Tollgate Close London Road**

This development is for 7 dwellings over a 0.36 site area which equates to a density of 19 dwellings per ha. There are 5 x 4 bedroom dwellings and 2 x3 bed dwellings. Parking on plot is in accordance with the borough standards for this scale of development. The development was completed in March 2013.

### **Rufford Gate, London Road, Bracknell**

This development comprises for 18 dwellings over 0.49ha giving a density of 36 dwellings per ha. There are 14 x 3 bed dwellings and 4 x 4bed dwellings, typically 2.5/3 storeys in height. This site was allowed on appeal in January 2008, and completed in March 2013. Lily Hill Park is nearby on the opposite side of the London Road. There is no visitor parking space provision.

### **Davey Place, Bay Drive, Bracknell**

This development comprises 40 dwellings over 0.51ha giving a density of 78 dwellings per ha. The development was completed in March 2013. Davey Place is a flatted development which is all affordable housing, with building heights between 2 to 4 storeys. It comprises a mix of 1 and 2 bed flats and is owned by Thames Valley Housing Association. There are 58 on site parking bays and 24 allocated spaces in an adjacent car park. The undercroft parking reduced the scope to provide an active frontage to the street.

### **New Manor House, The Ring Bracknell**

This development is of 14 flats, over 0.04ha, making it a high density scheme of around 350 dwellings per ha. It comprises a mix of studio and 1 bed flats, with 16 unallocated parking

spaces. The development was completed in March 2013. The flats are on the first and second floors of a three storey building with an estate agent business on the ground floor. The building is in a highly sustainable location.

### **Jadine Place, Peacock Lane**

This is a development of 32 dwellings over 0.87ha, giving a density of 36 dwellings per ha. It has a mix of 5, 4, 3 and 2 bed houses, and 2 and 1 bed flats. It includes 10 affordable homes. The development was completed in March 2013. Parking meets the standard requirements, either on-plot or within parking courts, depending on the house type.

### **Chadwick Mews, Rectory Lane (Bracknehal)**

This is a development of 63 homes over a site area of 1.3 ha giving a density of 48 dwellings per ha. There are 146 parking spaces which is in accordance with the borough standards for this scale of development. There are 19 x 1 and 2 bed apartments and , 30 x 3 bedroom and 14 x 4 bedroom houses, in a mix of two and a half and three storeys.

### **Wykery Copse**

This development provides 149 homes on an 11 ha site giving an overall density of 14 dwellings per ha (this low density figure reflects that the site includes an area of retained woodland). The site lies immediately to the north of the of the Peacock Farm development (Jennetts Park), with an active frontage onto Peacock Lane. There ia a mix of house type and tenure. The 149 dwellings include 30 affordable homes split in 3 clusters. Parking provision throughout the development is in accordance with the Borough Council's parking standards. There are 3 play areas and a copse with pedestrian pathways. The development was completed in December 2012.

### **Jennetts Park, Peacock Lane**

This development is built on redundant farm land, 1350 units are likely to be built (permission was granted for up to 1500 dwellings) over 64ha, with 37ha of open space, a primary school and neighbourhood centre. A Planning and Design Brief for Peacock Farm was prepared by the Borough Council jointly with the applicant, Redrow Homes. The development comprises a mix of dwelling types and sizes, including 295 affordable homes. The development started in 2007 and 1170 units had been completed by March 2014, estimated completion date of the entire scheme is 2016.

### **The Parks, Broad Lane**

This development is on the former Staff College site, it is for 730 dwellings, with 19 ha of open space. The development comprises a mix of dwelling types and sizes, with 162 homes being affordable (31 dph). 556 homes had been completed up to March 2014. Construction started in 2006 and the estimated completion date for the entire development is 2017.

### **78 - 84 Waterloo Road, Crowthorne**

This development comprises 15 flats in 2 blocks, and 6 houses with associated parking and access on to Waterloo Road. The site measures approximately 0.35 hectares giving a density of with 60 dwellings per ha. 6 x garages and 6 x parking spaces are provided for the houses behind the properties (2 per property). 15 parking spaces are provided for the flats, with 6 visitors parking spaces. The development was allowed on appeal in 2007, and completed in 2010.

### **Netherby Gardens**

This is a gated development off Rectory Lane of 17 units in 3 blocks. The homes comprise 6 x one bedroom flats, 9 x two bedroom flats and 2 x two bedroom maisonettes (duplex units). The site is 0.3 ha in area giving a density of it 57 dwellings per ha. There are 23 parking spaces, including a disabled space, which meets the Council's parking standards. This development was allowed on appeal in 2007, and was completed in 2011.

### **Windermere Gate**

This development consists of 25 homes, comprising 8 x houses and 17 x flats in 2 blocks. There are 6 affordable homes within the development. The site is 0.3 ha in area giving a density of 83 dwellings per ha. There are 41 parking spaces. The development was completed in 2011.

### **Kelvin Gate**

This is a development of 262 flats in 7 blocks and 6 x three bedroomed houses with associated surface and underground parking. The site extends to 1.75ha giving a density of 153 dwellings per ha. The development was completed in 2009. The development includes 330 car parking spaces (41 disabled) together with 193 cycle parking spaces.

### **Dalton Mews/Maxwell Walk, Reeds Hill**

This development consists of 4 pairs of semi-detached houses (3 and 4 bed) accessed from Boole Heights and one pair of semi-detached houses (2 and 3 bed) and one detached 3 bedroom house accessed from Reeds Hill. This site contains a listed building, 'Reeds Hill Farm', which has been repaired and had alterations ensuring it is now habitable. The site has an area of 0.35ha giving a density of 31 dwellings per ha. This development was allowed on appeal in 2009, and completed in 2012.