

- c) Properties sold or rented by developers at an appropriate price can be regarded as affordable. Technical Paper No.3 provides some examples of recently developed affordable homes within Ashfield. The relationship between the size of property and its sale/rental value is clear. Small dwellings, measured by total floorspace, can be regarded as affordable. The examples in the Technical Paper will be used as guideline to assess which small dwellings can be regarded as affordable within any new developments. In practice the density policy HG3 will ensure the provision of smaller properties on some sites which may be regarded as affordable. Existing properties converted for sale or rent will also be taken into account under this section of the policy. This will include building conversions to residential use and the re-use of former residential space, such as the conversion of space over shops in town centres.
- d) In some cases developers may prefer to contribute a sum, secured through a planning obligation, towards the provision of affordable housing elsewhere. While this is a legitimate means of achieving the overall targets it will clearly not be possible for all developments to use this method simply because no sites would be available for affordable housing. Therefore any agreement to fund "offsite" affordable dwellings must include the identification of the alternative site and the means by which this can be achieved - for example in partnership with the Council or RSL's. The Council does not wish to obtain funding for affordable housing without the agreed means to ensure its delivery.

SITE CONSIDERATION POLICIES

NEW RESIDENTIAL DEVELOPMENT

POLICY HG5

RESIDENTIAL DEVELOPMENT WILL BE PERMITTED WHERE:

- a) **THE AMENITY OF NEIGHBOURING PROPERTIES IS PROTECTED,**
- b) **THE DESIGN AND LAYOUT OF DWELLINGS MINIMISES POTENTIAL OVERLOOKING AND PROVIDES A REASONABLE DEGREE OF PRIVACY AND SECURITY,**
- c) **ADEQUATE PRIVATE GARDEN SPACE IS PROVIDED,**
- d) **BOUNDARY TREATMENT PROVIDES AN ACCEPTABLE STANDARD OF PRIVACY AND VISUAL AMENITY,**
- e) **ACCESS FOR VEHICLES, PEDESTRIANS AND CYCLISTS AND PUBLIC TRANSPORT WHERE APPROPRIATE, IS SAFE AND CONVENIENT AND INTEGRATED WITH EXISTING PROVISION,**
- f) **PARKING FACILITIES ARE PROVIDED IN ACCORDANCE WITH COUNCIL STANDARDS, AS OUTLINED IN APPENDIX 7.**
- g) **ITS DESIGN IS ACCEPTABLE IN TERMS OF APPEARANCE, SCALE AND SITING, AND**
- h) **LANDSCAPING COMPLEMENTS AND ENHANCES ITS APPEARANCE.**

- 5.80 Residential development can take many forms, depending upon such issues as the physical and topographical characteristics of the site, its location and the demand for particular dwelling types. In assessing the merits of a particular proposal, the above criteria will need to be satisfied.
- 5.81 It is essential that all new residential developments are designed to protect both those features worthy of retention and the amenity of neighbouring properties. The Authority will resist any development which has a seriously detrimental effect on neighbouring properties by reasons of overlooking, massing or overbearing impact. These effects can normally be overcome by the re-siting, reduction or re-orientation of the development.
- 5.82 The design and layout of dwellings should reduce the likelihood of overlooking, ensure a

degree of privacy, provide a reasonable outlook, and help in minimising the risk of crime as advised in PPG1 and Circular 5/94 'Planning Out Crime'. In this respect consultation will be carried out with the Architectural Liaison Officer of the Nottinghamshire Constabulary. The provision of satisfactory boundary treatment can help to create private areas and, with the use of good quality materials and sensitive design, provide interest in the street scene.

- 5.83 The main elements in creating an interesting, pleasing and safe environment are the siting, design and external appearance of dwellings. Developments should contain a variety of designs with varied building lines, where appropriate, and be constructed in good quality materials which reflect the character of the area. Each dwelling must have a satisfactory means of access and adequate off-street parking space to avoid on-street congestion. A high standard of landscape treatment is required which should generally contain a mixture of tree and shrub planting, including where appropriate, semi mature trees and small copses. Wherever possible, and certainly in relation to large scale developments, a landscaping framework utilising native species should be provided reflecting the objectives of the Greenwood Community Forest Plan. Hard surfacing in good quality materials will be encouraged. Further advice is contained in Supplementary Planning Guidance No.1 published separately by the Council.

RESIDENTIAL CARAVANS AND MOBILE HOMES

- 5.84 Because caravans and mobile homes (excluding gypsy sites) can have significant effect on the environment and amenity of an area, their location should generally be treated in the same way as permanent buildings. In certain circumstances, particularly on agricultural holdings, it may be desirable to allow the temporary location of a residential caravan in order to test the need for a permanent dwelling. Proposals for the location of caravans and mobile homes in general will be considered within the context of policy HG5.

PUBLIC OPEN SPACE IN NEW RESIDENTIAL DEVELOPMENTS

POLICY HG6 RESIDENTIAL DEVELOPMENT WILL ONLY BE PERMITTED WHERE OPEN SPACE IS PROVIDED TO MEET THE FOLLOWING REQUIREMENTS:-

- a) ON SITES OF TWO HECTARES AND ABOVE, A MINIMUM OF 10% OF THE GROSS HOUSING AREA WILL BE PROVIDED AS OPEN SPACE,
- b) ON SITES OF LESS THAN TWO HECTARES AND MORE THAN FIVE DWELLINGS THE AMOUNT OF OPEN SPACE REQUIRED WILL BE ASSESSED BY TAKING INTO ACCOUNT THE TYPE OF HOUSING PROPOSED AND THE EXTENT OF, AND ACCESSIBILITY OF THE SITE TO EXISTING OPEN SPACE IN THE LOCALITY.

WHERE IT IS NOT APPROPRIATE TO PROVIDE OPEN SPACE WITHIN A SITE BOUNDARY, A PLANNING OBLIGATION WILL BE NEGOTIATED TO ALLOW A SUM TO BE PAID TOWARDS:

- i) EXISTING OPEN SPACE PROVISION TO BE IMPROVED, OR
- ii) NEW OPEN SPACE TO BE PROVIDED ELSEWHERE, OR
- iii) COMMUNITY WOODLAND PLANTING OR APPROPRIATE NATURAL HABITAT CREATION SCHEMES TO BE UNDERTAKEN.

- 5.85 The Authority places great value on the provision of public open space within new residential development, not only as a recreation amenity, but also as a contribution towards the quality of the environment. New residential developments should, where appropriate, contribute to open space provision either by the creation of additional areas or the improvement of existing facilities in the locality. The provision of new woodlands within residential development, which contribute towards the Community Forest and which form part of this open space provision, will be encouraged. Generally, the Authority will require an area of land not less than 10% of the