

NOTICE OF MEETING

Planning Committee

Thursday 26 May 2016, 7.30 pm

Council Chamber, Fourth Floor, Easthampstead House, Bracknell

To: The Planning Committee

Membership to be confirmed at the Annual Council Meeting on 18 May 2016

ALISON SANDERS
Director of Corporate Services

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Published: 17 May 2016



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Thursday 26 May 2016, 7.30 pm
Council Chamber, Fourth Floor, Easthampstead House,
Bracknell

Sound recording, photographing, filming and use of social media at meetings which are held in public are permitted. Those wishing to record proceedings at a meeting are however advised to contact the Democratic Services Officer named as the contact for further information on the front of this agenda as early as possible before the start of the meeting so that any special arrangements can be made.

AGENDA

Page No

1. **Apologies for Absence**

To receive apologies for absence.

2. **Minutes**

To approve as a correct record the minutes of the meeting of the Committee held on 21 April 2016.

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3. **Declarations of Interest**

Any Member with a Disclosable Pecuniary Interest or an Affected Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.

4. **Urgent Items of Business**

Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.

PLANNING APPLICATIONS

(Head of Development Management)

The conditions for public speaking have been met in the applications marked 'PS'. For further information or to register for public speaking, please contact Customer Services 01344 352000.

5. **PS Application 15/00383/FUL - Warfield Park, Warfield, Bracknell**

Change of Use of land adjoining Warfield Park for the siting of up to 82 mobile homes (according with the definition of a caravan), suitable alternative natural green space (SANGS) and informal open space, together with access improvements, landscaping and biodiversity measures.

39 - 64

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|-----|---|---|-----------|
| 6. | PS Application 16/00020/OUT - Blue Mountain Golf Club and Conference Centre, Wood Lane, Binfield, RG42 4EX | Hybrid planning application seeking (a) outline planning permission for 400 dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. | 65 - 164 |
| 7. | PS Application 16/00215/FUL - 30 Munnings Drive, College Town, Sandhurst, GU47 0FN | Erection of two storey side extension. | 165 - 172 |
| 8. | Application 16/00062/FUL - 10 Popham Close, Bracknell, RG12 0XZ | Erection of single storey side extension and two storey rear extension, following the demolition of the existing garage. | 173 - 180 |
| 9. | Application 16/00162/FUL - Land Adjacent To 6 Peacock Cottages, Peacock Lane, Wokingham | Erection of one pair of semi-detached dwellinghouses. | 181 - 196 |
| 10. | Application 16/00113/FUL - 1 Lakeside, Bracknell, RG42 2LE | Erection of two storey front and side extension, following demolition of existing garage. | 197 - 204 |
| 11. | Application 16/00169/FUL - Land Adjacent To 52 Florence Road, College Town, Sandhurst, GU47 0QD | Erection of a 2 no bed bungalow. | 205 - 216 |
| 12. | Application 15/01132/FUL - 9 Minstead Close, Bracknell, RG12 9FE | Erection of a part first floor, part single storey side and rear extension and a single storey rear extension for proposed family room. | 217 - 224 |
| 13. | Application 15/01262/FUL - Land Adjacent To 23 Darwall Drive, Ascot | Erection of detached residential dwelling and associated car parking. | 225 - 236 |

14. **Application 16/00265/FUL - Wildwoods, 24 Prince Consort Drive, Ascot, SL5 8AW**
Section 73 application for the variation of condition 2 (approved plans) of planning permission 14/01295/FUL for the erection of a detached two storey dwelling with associated garages following the demolition of the existing buildings.
[For clarity this revision relates to the addition of dormers and the use of the roofspace for habitable accommodation.] 237 - 250
15. **Application 16/00032/TRTPO - Ashberry, 90 Horatio Avenue, Warfield, Bracknell, RG42 3TJ**
TPO 393 - Application to Fell 1 tree 251 - 252
16. **Application 16/00276/RTD - Telecommunications Mast, Savernake Way, Bracknell**
Replacement of 11.7M phase 3 monopole with a 12.5M phase 5 monopole with 1 no. additional equipment cabinet (re-submission of 15/01038/RTD). 253 - 262

**PLANNING COMMITTEE
21 APRIL 2016
7.30 - 9.15 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, D Birch, Finnie, Mrs Hayes MBE, Heydon, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Phillips, Thompson and Worrall

145. Minutes

RESOLVED that the minutes of the Committee held on 24 March 2016 to be approved as a correct record and signed by the Chairman.

146. Declarations of Interest

Councillor Mrs McKenzie Boyle declared that she had an affected interest in item 6: Application 15/01082/FUL 48-50 Dukes Ride, Crowthorne, Berkshire. She stated that she would be leaving the room for the duration of this item.

147. Urgent Items of Business

There were no urgent items of business.

148. Application 15/10141/FUL The Gold Cup, 102 Fernbank Road, Ascot

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council
- 9 letters of objection as summarised in the agenda papers.

Councillor Birch requested that any future applications for non-material amendments to the proposed development be considered by the Planning Committee.

It was **RESOLVED** that the Head of Planning be authorised to APPROVE the application subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 21 October 2015, 13 January 2016, 23, February 2016, 7 April 2016:
drawing no. P14/35/S/301 Rev A
drawing no. P14/35/S/310
drawing no. P14/35/S/320 Rev A
drawing no. P14/35/S/330

drawing no. P14/35/S/340

drawing no. P14/35/S/350 Rev B

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be:
Bricks: Ibstock Ivanhoe Antique
Roof tiles: Redland Rosemary Craftsman
The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. The first floor windows in the side elevations of plots 1 and 3 facing north hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the northern side-facing elevation and roof slopes of Plot 1 and Plot 3 except for those shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
06. The rooflights in the roof slopes facing east on plots 1 and 2 shall at all times be no less than 1.7 metres above internal floor level.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
07. The development shall be undertaken in full accordance with the finished floor levels shown on drawing no. P14/35/S/301A received 23 February 2016 by the Local Planning Authority.
REASON: In order to ensure a satisfactory form of development relative to surrounding buildings and the local landscape.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
08. No demolition or construction work shall take place outside the hours of 0800 - 1800 Mondays to Fridays and 0800 - 1300 on Saturdays, and not at all on Sundays and Bank Holidays.
REASON: In the interests of the amenity of the area and neighbouring residents.
[Relevant Policies: BFBLP EN20]
09. The development shall be undertaken in full accordance with the landscaping details shown on drawing no. P14/35/S/350 Rev B received 7 April 2016 and planting schedule received 4 March 2016 by the Local Planning Authority. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be

carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

10. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.
REASON: In the interests of good landscape design and the visual amenity of the area.
11. The development shall be undertaken in full accordance with the details of walls, fences and any other means of enclosure shown on drawing no. P14/35/S/301A received 23 February 2016 and drawing no. P14/35/S/350 Rev B received 7 April 2016 by the Local Planning Authority by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.
REASON: In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]
12. The development shall be implemented in full accordance with the details provided in the documents entitled "water efficiency as designed calculation reports" (for plots 1-5) undertaken by Beat Solutions Ltd received 23 February 2016 by the Local Planning Authority and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
13. The development shall be implemented in full accordance with the details provided in the documents entitled "SAP2012 calculation report as designed" (for plots 1-5) undertaken by Beat Solutions Ltd and table completed by Beat Solutions Ltd showing energy demand offset received 7 April 2016 by the Local Planning Authority and retained as such thereafter.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]
14. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
15. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back

of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

16. No dwelling shall be occupied until the vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
17. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP M9]
18. The car port hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.
REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.
[Relevant Policy: BFBLP M9]
19. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing.
REASON: In order to ensure bicycle facilities are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
20. The development shall be undertaken in full accordance with the site organisation details shown on drawing no. P14/35/S/350 Rev B received 7 April 2016 by the Local Planning Authority. Each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the approved purposes.
REASON: In the interests of amenity and road safety.
21. The bird and bat boxes and other biodiversity enhancements shall be implemented in full accordance with the details and plan provided in the document by AAe Environmental Ltd received 7 April 2016 by the Local Planning Authority before the occupation of the dwellings hereby permitted and shall thereafter be observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

23. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.
REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.
[Relevant Policies: CSDPD CS1, BFBLP EN25]
24. The foundation structure of the garage on plot 5 should be undertaken in full accordance with the details shown on drawing no. P14/35/S/301A received 23 February 2016 and document "no dig garage construction" received 20 April 2016 by the Local Planning Authority.
REASON: In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of visual amenity of the area.
25. The parking space labelled P3.1 shall be constructed in full accordance with the no-dig details shown on drawing no. P14/35/S/301A received 23 February 2016 by the Local Planning Authority prior to the occupation of the dwellings. The No Dig structure shall be retained in perpetuity thereafter.
REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
26. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

149. **PS Application 15/01082/FUL 48 - 50 Dukes Ride, Crowthorne, Berkshire**

A site visit had been held on Saturday 16 April 2016 which had been attended by Councillors Brossard, Dudley, Finnie, Mrs Hayes, Hill, Mrs Ingham, Mrs McKenzie, Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council and Wokingham Without Parish Council.
- 47 letters of objection as summarised in the agenda papers and supplementary report.

Councillor Mrs McKenzie Boyle declared that she had an affected interest in this item and left the room for the duration of this item.

The criteria for public speaking had been met in respect of this application and the committee was addressed by the registered speakers Crowthorne Parish Cllr Bruce McKenzie-Boyle, objector to the application and Mr Peter Tanner, representing the applicant.

Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. a financial contribution to the off-site provision of affordable Housing;

- 02. mitigation of impacts on the Thames Basin Heaths SPA; and
- 03. an occupancy restriction so that minimum age for occupancy of the flats is 65 years.

It was **RESOLVED** that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

- 01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
- 02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:-

 - ASP.14.018.202/N Amended Sections received 19th February 2016.
 - ASP.14.027.001/G Amended Location and Block Plan received 19th November 2015.
 - ASP.14.027.002/O Amended Site Plan received 19th February 2016.
 - ASP.14.027.104/C Proposed Basement Plan received 19th February 2016.
 - ASP.14.027.100/H Amended Proposed Ground Floor Plan received 25th November 2015.
 - ASP.14.027.101/I Amended Proposed First Floor Plan received 19th November 2015.
 - ASP.14.027.102/G Amended Proposed Second Floor Plan received 19th November 2015.
 - ASP.14.027.103/G Amended Proposed Roof Plan received 19th November 2015.
 - ASP.14.027.200/J Amended Elevations received 25th November 2015.
 - ASP.14.027.201/H Amended Elevations received 25th November 2016.
 - Drainage Strategy Report Rev E received 3rd March 2016.
 - Drainage Strategy drawing 500 Rev P7 received 3rd March 2016.
 - Tree Protection Plan received 3rd March 2016.
 - Arboricultural Impact Report received 3rd March 2016.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03. No superstructure works shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
- 04. Notwithstanding the annotations on the floor plans the first-floor windows in the east facing elevation of the east wing of the building and the west facing elevation of the west wing of the building hereby permitted shall not have the windows glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). The windows shall be fixed shut with the exception of the top half being openable.
REASON: To prevent the overlooking of neighbouring properties.
- 05. All rooflights at second floor level shall be installed so that the lower cill is a minimum of 1.7m above floor level.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

06. No windows at first floor level or above other than those shown on the approved drawings shall be inserted in the west elevation of the west wing, the east elevation of the east wing and east elevation of the rear wing hereby approved.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

07. The development hereby permitted shall not be begun until details showing the finished floor levels of the building, bin/scooter store and the levels of the road and parking hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

08. The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-
- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
 - b) Details of semi mature tree planting.
 - c) Comprehensive 5 year post planting maintenance schedule.
 - d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
 - e) Means of enclosure (walls and fences etc) including fencing that is permeable to badgers at the end of both the existing and propose badger corridors.
 - f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become

diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design, visual amenity of the area and biodiversity. [Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

09. No development, not including demolition above ground, shall take place until the implementation of a programme of archaeological work (which may comprise more than one phase of work) has been secured in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority.
REASON: The site lies in an area of archaeological potential, particularly for Roman remains. The potential impacts can be mitigated through a programme of archaeological work in accordance with national and local planning policy.
REASON: In the interests of the archaeological and historical heritage of the Borough.
[Relevant Policies: BFBLP EN6, EN7]
10. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. Any site clearance during this period shall be undertaken in compliance with the approved scheme.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]
11. No development shall take place (including demolition, ground works and site clearance) until a method statement for the sensitive demolition to avoid the potential of harm to bats in any buildings on site has been submitted to and approved by the local planning authority. The content of the method statement shall include:-
- the purpose and objectives for the proposed works
 - detailed designs and/or working methods to achieve the stated objectives
 - extent and location of the proposed works shown on an appropriate plan
 - a timetable for implementation
 - details of persons responsible for implementing the works
- The works shall be carried out in accordance with the approved method statement.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
12. The demolition of buildings as identified in Abbas Ecology's report dated September 2014 shall not in any circumstances commence unless the Local Planning Authority has been provided with either:-
- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
 - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity will require a licence.
- REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

13. If more than 2 years elapse between the previous bat and reptile surveys and the due commencement date of works, updated bat and reptile surveys shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.
REASON: To ensure the status of bats and reptiles on site has not changed since the last survey.
14. All ecological measures and/or works shall be carried out in accordance with the details contained in Abbas Ecology's report dated September 2014 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order England 2015 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:-
a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.
All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.
REASON: In the interests of nature conservation.
16. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
17. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include control of dust, smell, and other effluvia. The approved scheme shall be performed, observed and complied with.
REASON: In the interest of amenity.
18. Demolition or construction work shall take place at the site only between 08:00hrs and 18:00hrs Monday - Friday, between 08:00hrs and 13:00hrs on

Saturdays, and not at all on Sundays or public holidays. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme.
REASON: In the interest of amenity.

19. If ventilation equipment or air conditioning equipment is to be installed, no superstructure works shall begin until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from noise sources. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme.
REASON: In the interest of residential amenity.
20. No development shall take place until details in respect of measures to:
 - (a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;
 - (b) Minimise the pollution potential of unavoidable waste;
 - (c) Dispose of unavoidable waste in an environmentally acceptable manner;have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of all building operations.
REASON: In the interest of amenity.
21. No development shall take place until details of on-site refuse storage for any waste (arising from the legitimate use of the development) awaiting disposal have been submitted to and approved in writing by the Local Planning Authority. The details should include the method used to determine the size/capacity of the proposed covered bin store, and whether any additional bin storage areas will be required, and whether any such additional bin storage areas will be open air storage. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.
REASON: In the interest of amenity.
22. No information has been submitted regarding potential existing contamination of the site with harmful substances. The records held by this Department do not indicate any contamination on this site. However, should evidence of contamination be discovered, then a scheme to deal with this contamination should be submitted and approved in writing by the Local Planning Authority. The scheme should include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, buildings and environment, when change of use takes place. The approved scheme shall be performed, observed and complied with.
REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
[Relevant Policies: BFBLP EN25]
23. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the

Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

24. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:-
(a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]
25. The development hereby permitted shall incorporate a surface water drainage system as set out in the Drainage Strategy Report Rev E and drawing 500 Rev P7 received 3rd March 2016. The scheme shall be implemented and thereafter be managed in accordance with the approved Drainage Strategy Report Rev E and drawing 500 Rev P7 received 3rd March 2016
REASON: In the interest of amenity.
26. No dwelling shall be occupied until the existing accesses to the site have been closed and the footways/verges are provided over the closed accesses in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained thereafter.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
27. No dwelling shall be occupied until the vehicular and pedestrian access from Dukes Ride has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
28. No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
29. No dwelling shall be occupied until the associated vehicle parking and on-site turning has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

30. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, the building hereby permitted.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
31. No dwelling shall be occupied until the covered bin store to the front of the site and the cycle store/buggy store located within the basement have been provided in accordance with the approved drawings. These facilities shall thereafter be retained.
REASON: In order to ensure that bin storage and bicycle and buggy parking is provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
32. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.
REASON: In the interests of amenity and road safety.
33. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:
- Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
Positions and spreads of existing hedgerows and groups of mature shrubs.
All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
Proposed location/s of 2.4m high protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
Illustration/s of the proposed protective barriers to be erected.

Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.

Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.

All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.

Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

Proposed measures to prevent any run off from the construction areas into the Construction/ Tree Protection Areas.

The development shall be carried out in full accordance with the approved scheme.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Plans and Policies: BFBLP EN20 and EN1, CSDPD Policies CS1 and CS7]

34. The protective fencing and other protection measures specified by condition 34 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Plans and Policies: BFBLP EN20 and EN1, CSDPD Policies CS1 and CS7]

35. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) Induction and personnel awareness of arboricultural matters.
 - b) Identification of individual responsibilities and key personnel.
 - c) Statement of delegated powers.
 - d) Timing and methods of site visiting and record keeping.
 - e) Procedures for dealing with variations and incidents.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place without the prior written agreement of the Local Planning Authority. A copy of the signed inspection report shall be sent to the local Authority following each visit.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Plans and Policies: BFBLP EN20 and EN1, CSDPD Policies CS1 and CS7]

36. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -
- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
 - b) Materials including porous surface finish.
 - c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
 - d) Program and method of implementation and arboricultural supervision.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the dwelling. The No Dig structure shall be retained in perpetuity thereafter.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

37. No development shall commence until a site specific method statement for the removal of all existing hard surfaced areas and/or structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) A site plan at a minimum scale of 1:200, identifying all areas where such work is to be undertaken.

- b) Reinstatement to soft landscape area including proposed ground de-compaction works.
- c) Timing and phasing of works.

The Construction Method Statement shall be observed, performed and complied with in full accordance with the approved details.

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area.

[Relevant Plans and Policies: BFBLP EN20 and EN1, CSDPD Policies CS1 and CS7]

38. No development (including any initial site-clearance works) shall commence until details of the foundation structure/s, of the approved building/s, so designed to minimise their adverse impact on tree roots, have been submitted to and approved in writing by the Local Planning Authority. Details shall be site specific and include: -
- a) An approved layout plan at a minimum scale of 1:200 scale, showing the accurate trunk positions and branch spreads of existing retained trees in relation to the proposals.
 - b) Layout and construction profile drawing/s.
 - c) Engineering/ Arboricultural construction method statement.
 - d) Implementation method statement including timing/ phasing of works.

The foundation structure shall be implemented in full accordance with the approved details.

REASON: - In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of visual amenity of the area.

[Relevant Plans and Policies: BFBLP EN20 and EN1, CSDPD Policies CS1 and CS7]

39. No development shall commence until:
- (i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting.
 - (ii) Installation Method statement for all drainage proposals to the front of the site and along the eastern site boundary using trenchless technology.
- have been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
 - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
 - c) Soak-aways (where applicable)
 - d) Gas, electricity, telecom and cable television.
 - e) Lighting columns and all associated ducting for power supply.
 - f) Phasing and timing of works.
 - g) Clearly identified areas where trenchless technology is to be used in accordance with an approved method statement.

The development shall be carried out in full accordance with the approved site layout and the approved programme.

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

[Relevant Plans and Policies: BFBLP EN20 and EN1, CSDPD Policies CS1 and CS7]

40. No development shall commence until site specific details of the design and installation method of all proposed storm block drainage catch pits has been submitted to and approved in writing by the Local Planning Authority. Details shall include;
- a) 1:200 cross section drawings showing the full design specification detail of the proposed structures and extent of any excavation required.
 - b) Design specific installation method statement

The development shall be carried out in full accordance with the approved site layout and the approved programme.

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

[Relevant Plans and Policies: BFBLP EN20 and EN1, CSDPD Policies CS1 and CS7]

41. No development shall take place until:
- (i) details of all proposed alterations to the ground levels within the site within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development. The details to include:
 - a) Existing and proposed finished levels.
 - b) Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation.
 - c) Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation, and
 - (ii) a programme and method of implementation have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved site layout plan and the approved programme.

REASON: In the interests of safeguarding the long term health and survival of retained trees, hedges and other vegetation considered worthy of retention.

[Relevant Plans and Policies: BFBLP EN20 and EN1, CSDPD Policies CS1 and CS7]

42. No development shall commence until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission or as may otherwise be agreed in writing by the Local planning Authority.
- REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.
- [Relevant Plans and Policies: BFBLP EN20 and EN1, CSDPD Policies CS1 and CS7]

43. No development shall commence until a basement ramp traffic control scheme, including details of traffic lights, detectors, timings, signage, road markings and timetable for implementation, has been submitted to and

approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and remain in operation thereafter.

REASON: To ensure safe access to and from the basement car park for all users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

150. **Application 15/01269/FUL The Mango Tree, 63 Church Street, Crowthorne**

A site visit had been held on Saturday 16 April 2016 which had been attended by Councillors Brossard, Dudley, Finnie, Mrs Hayes, Hill, Mrs Ingham, Mrs McKenzie, Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council.
- 3 neighbor objections, which are summarised in the agenda paper.

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-

- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA).

It was **RESOLVED** that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990

02. 'The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 18.02.16 and 15.04.16:

2015064 02 A

2015064 03 A

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. Any areas of external brickwork required to be reinstated in accordance with the approved plans shall match the existing adjacent brickwork in brick colour and size, mortar colour and pointing, and bonding detail.

REASON: In the interests of the visual amenities of the Conservation Area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. No works to the building shall commence until details of all new windows and doors at a minimum scale of 1:20 are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the Conservation Area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

05. No works to the building shall commence until details of the type of rooflights to be used are submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation type, fitted flush with or below the roof covering. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the Conservation Area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
06. The first floor rooflights in the east facing side elevation of Flats 3 and 4 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the east facing side elevation of the first floor flats hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
08. No additional flat shall be occupied until the associated vehicle parking has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
09. No additional flat shall be occupied until secure and covered refuse storage and parking for bicycles has been provided in accordance with the approved drawing. They shall be retained as such thereafter.
REASON: In order to ensure that refuse storage and bicycle facilities are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
10. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.
REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.
[Relevant Policies: CSDPD CS1, BFBLP EN25]
11. No development shall commence until plans showing the layout of the parking and the turning head, including details of surface materials, marking and signage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented

in full prior to the occupation of the additional flats and remain as such thereafter.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

151. **Application 16/00049/FUL Land To Rear Of Murrell Cottage, Murrell Hill Lane, Binfield**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council.

It was **RESOLVED** that the Head of Planning be authorised to **APPROVE** the application subject to the following condition(s):-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:-
P.196.02 21.01.16
P.196.03 21.01.16
P.196.04 21.01.16
P.196.05 21.01.16
P.196.06 21.01.16
P.196.07 21.01.16
T.196.00.540B Proposed Levels and Drainage 20.04.16
6111-SK-001-A Site Access received 05.03.15.
Energy Statement received 05.03.15
Amended Tree Report received 23.06.15.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. The development hereby permitted shall not be begun until details showing the finished floor levels of the dwellings, garages, bin stores and the levels of the roads hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
05. The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and

approved in writing by the Local Planning Authority. These details shall include:-

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc) including fencing that is permeable to badgers at the end of both the existing and proposed badger corridors.
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of good landscape design, visual amenity of the area and biodiversity.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

06. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority.

This shall demonstrate:-

- (a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
- (b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]

07. No dwellings shall be occupied until a means of vehicular access has been constructed in accordance with details shown on drawing no. 2208-01-A: Site Plan. The means of access as shown on drawing 2208-01-A shall remain thereafter.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
08. The development hereby permitted shall not be begun until all the visibility splays shown on the approved drawing 6111-SK-001-A: Site Access have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
09. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveways and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
10. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing 2208-01-A: Site Plan. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
11. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP M9]
12. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be kept available for cycles at all times.
REASON: In order to ensure bicycle facilities are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
13. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works comprising the following:
 - widening Murrell Hill Lane at the new site access
 - provision of a passing place on Murrell Hill Lane.

The dwellings provided by the carrying out of the development shall not be occupied until the off-site highway works have been completed in accordance with the approved scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4, CSDPD CS24]

14. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

15. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:-
- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
 - b) Positions and spreads of existing hedgerows and groups of mature shrubs.
 - c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
 - d) Proposed location/s of 2.4m high protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
 - e) Illustration/s of the proposed protective barriers to be erected.
 - f) Proposed location/s and illustration/s of ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
 - g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
 - h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
 - i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

- j) Proposed protection method to prevent run off of toxic substances, liquids cement washings etc of any description from the construction area, into the construction exclusion zones approved around retained trees.

The development shall be carried out in full accordance with the approved scheme.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

- 16. The protective fencing and other protection measures specified by condition 15 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

- 17. No development shall commence until a site specific design for the construction of the access road has been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

- a) 1:200 scale construction profiles at regular intervals along its length showing existing /proposed finished levels in relation to existing retained tree trunk locations, together with any grading of levels proposed to the south side of its footprint.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, prior to the occupation of any dwelling.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

18. No development shall commence until a site specific method statement for the removal of all existing hard surfaced areas and/or structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) A site plan at a minimum scale of 1:200, identifying all areas where such work is to be undertaken.
- b) Reinstatement to soft landscape area including proposed ground de-compaction works.
- c) Timing and phasing of works.

The Construction Method Statement shall be observed, performed and complied with in full accordance with the approved details.

REASON: In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area.

19. No development shall commence until:

- (i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and
- (ii) a programme for the phasing and timing of works have been submitted to and approved in writing by the Local Planning Authority.

Details of the site layout plan shall include:-

- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
- b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
- c) Soak-aways (where applicable)
- d) Gas, electricity, telecom and cable television.
- e) Lighting columns and all associated ducting for power supply.
- f) Phasing and timing of works.

The development shall be carried out in full accordance with the approved site layout and the approved programme.

REASON: In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

20. No development shall take place until:-

- (i) details of all proposed alterations to the ground levels within the site within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development. The details to include:
 - a) Existing and proposed finished levels.
 - b) Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation.
 - c) Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation, and
- (ii) a programme and method of implementation have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved site layout plan and the approved programme.

REASON: In the interests of safeguarding the long term health and survival of retained trees, hedges and other vegetation considered worthy of retention.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
REASON: The site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development plan to ensure their protection.
22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any order revoking and re-enacting that Order with or without modification), no hard surface as permitted by Class F of Part 1 of the Second schedule of the 1995 Order shall be provided for any purpose incidental to the enjoyment of a dwelling house
REASON: In the interests of the health of nearby trees.
23. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. Any such study will have to be complied with during construction.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3, CSDPD CS1, CS7]
24. All ecological measures and/or works shall be carried out in accordance with the details contained in PJC Ecology's report dated September 2014 and shall be retained thereafter.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]
25. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be implemented, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:-
- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.
- All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in

accordance with the strategy. Under no circumstances should any other external lighting be installed without prior written consent from the local planning authority.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

27. On the development hereby permitted no property shall be occupied until details of the maintenance and management of a sustainable drainage scheme designed in accordance with the approved Surface Water Drainage Strategy June 2015 have been submitted to and approved in writing by the local planning authority. Those details shall include:-
A management and maintenance plan which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme for the lifetime of the development .
Once approved, the scheme shall be managed and maintained thereafter in accordance with the approved management and maintenance plan for the lifetime of the development.
REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.
28. On the development hereby permitted no property shall be occupied until a sustainable drainage scheme which serves the property has been constructed in accordance with the approved Proposed Levels and Drainage T.196.00.540B 20.04.16. The drainage scheme shall be retained thereafter.
REASON: To prevent the increased risk of flooding.
29. The development hereby permitted shall not be begun until details of the design of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:-
a) Details for the permeable paving design
b) Details for the function and design of the storage system pipework
c) Details for the connection of the properties to the sustainable drainage system
d) Details for the connection of the sustainable drainage system to the final outfall
The sustainable drainage scheme shall be implemented as approved prior to the occupation of the dwellings and shall be retained thereafter.
REASON: To prevent the increased risk of flooding from the development.
30. The development hereby permitted shall not be begun until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation which has been submitted to, and approved in writing, by the Local Planning Authority.
REASON: The site lies within an area of archaeological potential, principally for prehistoric and Roman remains. The programme of work will mitigate the impacts of development and ensure an appropriate record and advance understanding of the significance of any heritage assets in accordance with national and local policy.
31. No development shall commence until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in

full before the occupation of any of the buildings approved in this permission and approved means of enclosure shall be retained thereafter.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

32. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
33. The refuse collection point shown on the approved site plan shall be provided before the first occupation of the houses on plots 4 and 5 and shall thereafter be retained.
REASON: To provide adequate on-site refuse storage.
34. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-
- (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) construction and demolition working hours
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]

152. **Application 16/00181/3 Street Record, Bay Road, Bracknell, Berkshire**

The Committee Noted:

- The comments of Bracknell Town Council.
- One letter of representation, which supported the principle of additional parking.

It was **RESOLVED** that the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plan received by the Local Planning Authority on 25 February 2016:
4817-218
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

CHAIRMAN

**PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS
AGENDA CAN BE FOUND ON OUR WEBSITE
www.bracknell-forest.gov.uk**

**PLANNING COMMITTEE
26th May 2016**

**REPORTS ON PLANNING APPLICATIONS RECEIVED
(Head of Planning)**

		Case Officer	Reporting Officer
5	<p>15/00383/FUL Street Record Warfield Park Warfield Bracknell (Winkfield And Cranbourne Ward) Change of Use of land adjoining Warfield Park for the siting of up to 82 mobile homes (according with the definition of a caravan), suitable alternative natural green space (SANGS) and informal open space, together with access improvements, landscaping and biodiversity measures. Recommendation: Approve.</p>	Simon Roskilly	Martin Bourne
6	<p>16/00020/OUT Blue Mountain Golf Club and Conference Centre Wood Lane Binfield (Binfield With Warfield Ward) Hybrid planning application seeking (a) outline planning permission for up to 400 dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p>	Margaret McEvit	Martin Bourne
7	<p>16/00215/FUL 30 Munnings Drive College Town Sandhurst (College Town Ward) Erection of two storey side extension. Recommendation: Approve.</p>	Matthew Miller	Basia Polnik

8	16/00062/FUL 10 Popham Close Bracknell Berkshire (Crown Wood Ward) Erection of single storey side extension and two storey rear extension, following the demolition of the existing garage. Recommendation: Approve.	Matthew Miller	Basia Polnik
9	16/00162/FUL Land Adjacent To 6 Peacock Cottages Peacock Lane Wokingham (Great Hollands North Ward) Erection of one pair of semi-detached dwellinghouses. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).	Michael Ruddock	Basia Polnik
10	16/00113/FUL 1 Lakeside Bracknell Berkshire (Priestwood And Garth Ward) Erection of two storey front and side extension, following demolition of existing garage. Recommendation: Approve.	Matthew Miller	Basia Polnik
11	16/00169/FUL Land Adjacent To 52 Florence Road College Town Sandhurst (College Town Ward) Erection of a 2 no bed bungalow. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).	Michael Ruddock	Basia Polnik
12	15/01132/FUL 9 Minstead Close Bracknell Berkshire (Harmans Water Ward) Erection of a part first floor, part single storey side and rear extension and a single storey rear extension for proposed family room Recommendation: Approve.	Gerald Hegarty	Basia Polnik
13	15/01262/FUL Land Adjacent To 23 Darwall Drive Ascot (Ascot Ward) Erection of detached residential dwelling and associated car parking. Recommendation: Approve.	Michael Ruddock	Basia Polnik

- | | | | |
|----|--|--------------------|--------------|
| 14 | <p>16/00265/FUL
Wildwoods 24 Prince Consort Drive Ascot
(Ascot Ward)
Section 73 application for the variation of condition 2 (approved plans) of planning permission 14/01295/FUL for the erection of a detached two storey dwelling with associated garages following the demolition of the existing buildings.
[For clarity this revision relates to the addition of dormers and the use of the roofspace for habitable accommodation.]
Recommendation: Approve.</p> | Michael
Ruddock | Basia Polnik |
| 15 | <p>16/00032/TRTPO
Ashberry 90 Horatio Avenue Warfield
(Warfield Harvest Ride Ward)
TPO 393 - Application to Fell 1 tree
Recommendation: Approve.</p> | Shinobu Cooper | |
| 16 | <p>16/00276/RTD
Telecommunications Mast Savernake Way
Bracknell
(Crown Wood Ward)
Replacement of 11.7M phase 3 monopole with a 12.5M phase 5 monopole with 1 no. additional equipment cabinet (re-submission of 15/01038/RTD).
Recommendation: Approve.</p> | Matthew Miller | Basia Polnik |

Background Papers

Background papers comprise the relevant planning application file and any document therein with the exception of any document which would lead to disclosure of confidential or exempt information as defined in section 100A of the Local Government Act 1972 as amended.

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

BFBLP Bracknell Forest Borough Local Plan
CSDPD Core Strategy Development Plan Document
SALP Site Allocations Local Plan
RMLP Replacement Minerals Local Plan
WLP Waste Local Plan for Berkshire

SPG Supplementary Planning Guidance
SPD Supplementary Planning Document

RSS Regional Spatial Strategy (also known as the SEP South East Plan)

NPPF National Planning Policy Framework (Published by DCLG)
NPPG National Planning Policy Guidance (Published by DCLG)
PPS (No.) Planning Policy Statement (Published by DCLG)
MPG Minerals Planning Guidance
DCLG Department for Communities and Local Government

SITE LOCATION PLAN

For information the plans are orientated so that north is always at the top of the page.

THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 (“the HRA”) makes it unlawful for a public authority to act in a way that is incompatible with the rights set out in the European Convention of Human Rights.

Those rights include:-

Article 8 – “Everyone has the right to respect for his private and family life, his home.....”

Article 1 - First Protocol “Every natural or legal person is entitled to the peaceful enjoyment of his possessions”.

In some circumstances a local authority may be under an obligation to take positive action to protect an individuals interests under Article 8.

The relevant Convention Rights are not absolute. A Council may take action even though it interferes with private and family life, home and enjoyment of possessions, if it is for a legitimate purpose, necessary and proportionate. In effect a balancing exercise has to be conducted between the interests of the individual and the wider public interest.

Such a test very largely replicates the balancing exercise which the Council conducts under domestic planning legislation.

The provisions of the Human Rights Act 1998 have been taken into account in the preparation of the reports contained in this agenda.

The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more

detailed consideration of any Convention Rights affected.

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ITEM NO: 5

Application No.
15/00383/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
30 April 2015

Target Decision Date:
30 July 2015

Site Address:

Street Record Warfield Park Warfield Bracknell Berkshire

Proposal:

Change of Use of land adjoining Warfield Park for the siting of up to 82 mobile homes (according with the definition of a caravan), suitable alternative natural green space (SANGS) and informal open space, together with access improvements, landscaping and biodiversity measures.

Applicant:

Warfield Homes

Agent:

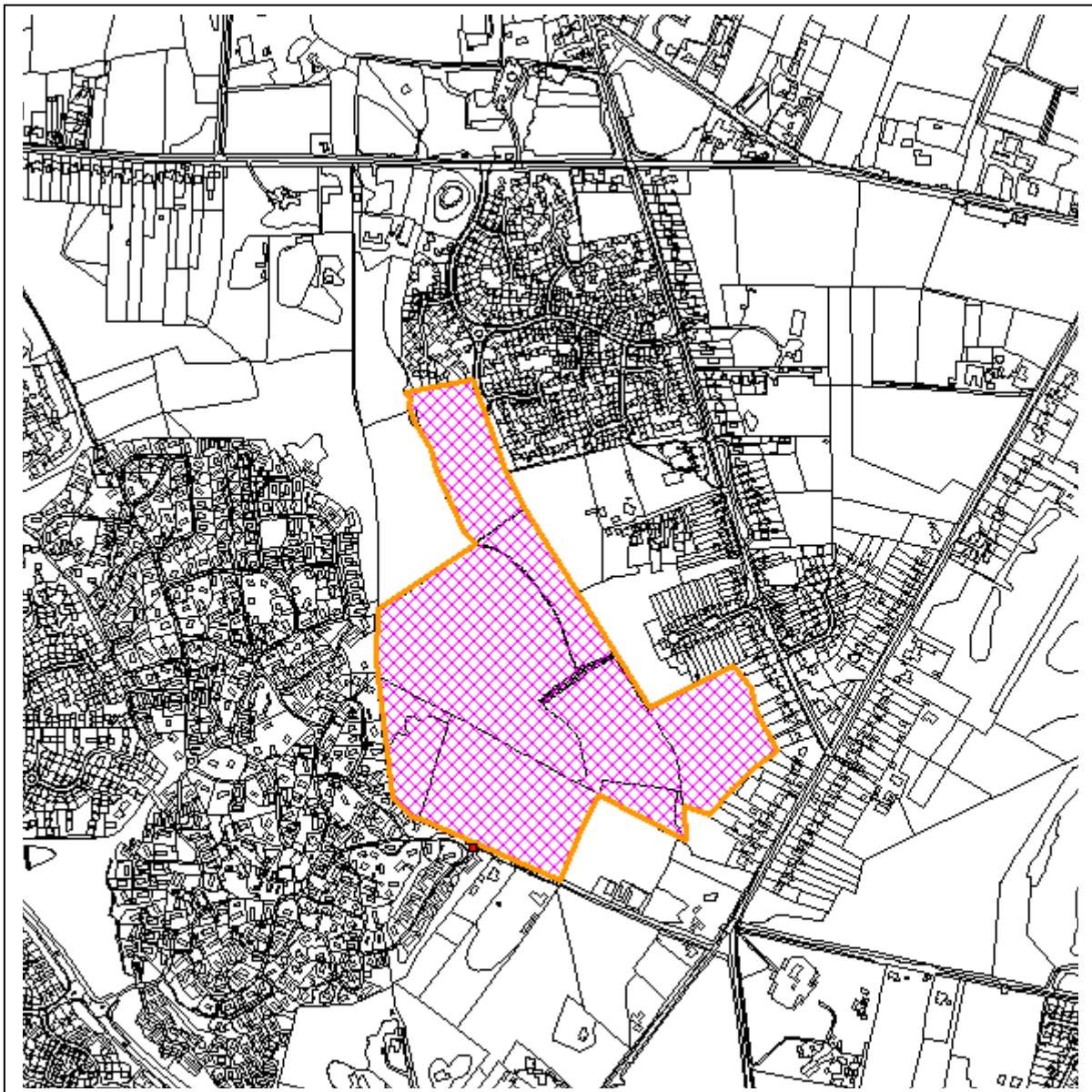
Mr Andrew Dowell

Case Officer:

Simon Roskilly, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1.SUMMARY

1.1 The change of use of land adjoining Warfield Park for the siting of up to 82 mobile homes is sought with the associated provision of suitable alternative natural green space (SANG) and informal open space together with access improvements, landscaping and biodiversity measures.

1.2 The proposal would result in benefits the most significant of which are considered to be the provision of 82 dwellings, including affordable units, and the securing of informal open space/ SANG forming a landscape buffer with associated enhancements to biodiversity and recreation. Against this the proposal would have a harmful impact on the appearance of the countryside area within which it lies, would be relatively poorly located with regard to facilities and services and would result in the loss of part of a Local Wildlife Site. Having balanced these matters overall the harm is not considered to significantly and demonstrably outweigh the benefits of the development and the application is therefore recommended for approval.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report and a S106 legal agreement.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Land outside of defined settlement - Countryside
--

Local Wildlife Site

River Corridor

Protected Trees: TPOs 191, 231 & 1025.
--

Landscape Character Area F- Settled Woodland Sands
--

Within 250m of a landfill site

Within 5km of SPA

Within 2km of an SSSI

3.1 The 19 hectare application site lies outside any designated settlement and adjoins the Warfield Park Mobile Home site which lies to the west and south and also falls outside a designated settlement.

3.2 The site consists of two tree/hedgerow lined fields under grass and three areas of woodland. The northern element of woodland forms the eastern part of Big Wood. It comprises predominantly oak with silver birch and is covered by TPO 142. A larger area of more mixed woodland forms the eastern part of the site. Most of this woodland at Chavey Down Pond is a Local Wildlife site (LWS), protected by TPO 231. A third area of woodland, triangular in shape, adjoins the existing Warfield Park Mobile Home Site.

3.3 The northern part of the site is bounded to the west by woodland lying to the north-east of the Warfield Park Mobile Home Site and to the north and east by housing on the former Carnation Nursery site. To the south the site is bounded to the west by the Warfield Park Mobile Home site itself – an area of some 500 mobile homes in a wooded setting – and to the south by Long Hill

Drive, the main access to the mobile home site from the east which connects with Long Hill Road. Trees that abut the field along Long Hill Drive are protected (TPOs 1025 and 191).

3.4 The site is bounded to the east by a field lying to the west of housing at Mushroom Castle, by woodland to the rear of Osmans Close, by housing fronting on to Chavey Down Road and Locks Ride and by Chavey Down Farm, a site containing a dwelling and associated grounds with outbuildings and paddocks.

3.5 The fields on the application site form a Local Wildlife Site. The field that abuts Long Hill Drive on which it is proposed to site mobile homes currently contains fenced paddocks.

3.6 Land on the site falls towards a small watercourse which runs on a broadly north-south line across the site.

4. RELEVANT SITE HISTORY

4.1 Warfield Park and surrounding land has an extensive planning history. Sites, including the one the subject of this application, were assessed as to their possible allocation through the preparation of the Site Allocations Local Plan (SALP). The Inspector agreed with the Council's assessment at the time that the sites should not be allocated.

4.2 14/00433/FUL - Extension to community hall with alterations to associated car parking, enlargement of the Warfield Park mobile home site to the north, west and east to provide for the siting of up to 142 additional mobile homes and provision of land for allotments and suitable alternative natural green space with access improvements, landscaping and biodiversity measures. WITHDRAWN. This application included the current application site together with further sites to the west.

5. THE PROPOSAL

5.1 The change of use of land adjoining Warfield Park for the siting of up to 82 mobile homes is proposed together with the provision of suitable alternative natural green space (SANG) and informal open space with access improvements, landscaping and biodiversity measures.

5.2 For the part of the site on which the siting of mobile homes is proposed details are provided of the layout including the hard standings on which to locate mobile homes, drives, internal roads and landscaping. Details of the mobile homes are not required to be provided but they would have to comply with the criteria for a 'caravan' under the Caravan Sites Act 1968. It is proposed that 25% of the mobile homes would be affordable.

5.3 A 3.7 ha area of non-SANG informal open space is proposed on the west side of the site comprising 3.2ha of grassland (forming part of a Local Wildlife Site) and a triangle of woodland (0.5ha) lying to the north-west of where the mobile homes are proposed to be sited.

5.4 The scheme provides details of the SANG and other biodiversity enhancements. The 11.2ha SANG proposed to the north and east of the mobile homes would include a wetland, willow pollards, a meadow and a 2.3km walk that would run through both meadows and woodland. Both the SANG and non-SANG informal open space would be open to the public but would remain in the ownership of and be managed by Warfield Park.

5.5 Vehicular access to the development would come from Long Hill Road onto Long Hill Drive (sometimes called Main Drive) with the primary vehicular entrance opposite White Gates. There would be a second vehicular access to the site off Long Hill Drive opposite 64 The Plateau, Warfield Park.

5.6 An existing field gate into the application site on land adjoining 55 The Larches, Warfield Park would be used as a pedestrian access to the development site beyond.

5.7 The application has been the subject of amendments that have both reduced the number of mobile homes proposed, from 100 to 82, and the extent of the land on which mobile homes would be sited.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Recommends refusal, for the reasons set out below:

1. The site of the proposed development is not identified as a site for future housing development in Bracknell Forest Council's Site Allocation Local Plan (July 2013).
2. Part of the proposed Suitable Alternative Natural Greenspace (SANGs) is located on the Big Wood Local Wildlife Site, and the formation of SANGs on such land would have an unacceptably adverse impact on the wildlife and biodiversity of the Wildlife Site and of the local area.
3. Warfield Parish Council believes that the North Field part of the proposed development site is located on a Wildlife Heritage Site and is concerned that development on such land would have an unacceptably adverse impact on the wildlife and biodiversity of the site and of the local area.
4. No additional improvements to the Long Hill Road or the Westmorland Drive accesses to Warfield Park, both of which are already substandard in respect of visibility, have been proposed to accommodate the increase in traffic resulting from the proposed development, and so the safety of traffic on Long Hill Road and on Westmorland Drive would be adversely affected.
5. Warfield Park does not currently have good public transport links to the surrounding area and it would be difficult to improve these.
6. There is no indication of the number of proposed units which will be allocated to affordable housing.
7. Parts of the proposed development would be detrimental to the secluded setting of existing dwellings.
8. Warfield Parish Council is concerned that the proposed development will not provide at least 20% of its energy requirements from on-site renewable energy generation.
9. Warfield Parish Council is concerned that no consideration has been given to health provision for the occupants of the proposed development, especially given the number of new homes already being developed under Bracknell Forest Council's Site Allocation Local Plan (July 2013).
10. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area. The proposal does not fully mitigate the impact of the development, despite the proposal for development of new SANGs, as no further contributions towards mitigation are proposed.
11. No Community Infrastructure Levy (CIL) payments are proposed, these being essential to fund the infrastructure improvements necessary to support new development.
12. There are issues with the current drainage/sewage system which need to be resolved and the system as it exists at present will not accommodate a further 100 new homes.

13. The proposed parking provision does not meet Bracknell Forest Council approved standards, in terms of both resident and visitor parking.

Winkfield Parish Council

6.2 Winkfield Parish Council has no objection provided:

1. Drainage and sewage capacity is considered in great detail as there are existing flaws in the current design at the junction of Cricketers Lane and Bracknell Road.
2. That the existing community facilities are upgraded as necessary to accommodate the extra homes.
3. Substantial visitor parking is incorporated.
4. Consideration is given to improving sightlines and safety at the junction with Longhill Road/Priory Road.

Other representations:

6.3 The following petition with 30 signatures has been received:-

“We object to the above plans for 100 more units at Warfield Park for the following reasons:

1 There has already been considerable expansion on the Park and this would encroach on an historic site that is also an important wildlife area.

2 The green spaces in and around our villages are gradually being filled up with developments, to the detriment of current residents.

3 The junction at the head of the proposed access road has been the scene of a number of accidents and is entirely unsuitable as an access point into what is, a very narrow, substandard road.

4 In recent years, the volume of traffic on local roads has increased substantially and the extra number of vehicles arising from 100 units would result in even more congestion.

5 Local schools, hospitals and doctors' surgeries are already under extreme pressure.

6 We feel that if this application is allowed, it will result in the continuing encroachment into the surrounding fields and woodland.

Revised Description - letter dated 3rd December 2015

The reasons listed above are still relevant to the Revised Description and we believe this application should be refused.”

6.4 Ninety four letters of representation have been received consisting of 55 letters of objection and 39 letters of support. The letters of objection raise the following concerns:-

- Conflict with SALP. Land outside of the settlement. *[Officer Comment: The site is located outside of the settlement and has not been allocated through the SALP for development. However with the Council currently being unable to demonstrate a 5 year supply of housing land, sites in the Countryside are not necessarily ruled out for development in principle and need to be the subject of a balancing exercise]*

- Development of a Local Wildlife Site and impact upon flora and fauna. *[Officer Comment: The location of the mobile homes would be on a site currently designated as a Local Wildlife Site for its grassland species. However the part of the site on which mobile homes are proposed to be sited does not now contain grassland species of a quality that were present when the site was originally designated. The field in question is currently paddocks grazed by horses. This field is different in character and biodiversity compared with fields further north that would form part of the proposed SANG/Biodiversity enhancement scheme and northern landscape buffer.]*
- Site is a designated SSSI and SPA. *[Officer Comment: The site is not designated as a SSSI and/or SPA].*
- Detrimental impact upon character and appearance of the area. *[Officer Comment: This point is covered in section 9 - Impact upon the character and appearance of the area.]*
- Impact upon protected trees *[Officer Comment: This point is covered in section 9 below]*
- Loss of gap and coalescence of settlements. *[Officer Comment: This point is covered in section 9 below]*
- Surface water drainage. *[Officer Comment: The concerns regarding development and surface water management and drainage are covered in section 9 - Drainage.]*
- Sewage infrastructure *[Officer Comment: Thames Water and local residents have raised concerns regarding sewage infrastructure and whether there is capacity for the new development. The applicant has proposed an on-site septic tank facility however if this was not proposed Thames Water would have a duty to react to the development and provide adequate foul water infrastructure to serve the site.]*
- Junction inadequate and unsafe. Traffic concerns *[Officer Comment: These points are covered in Section 9 - Impact on highway safety.]*
- Unsustainable location. *[Officer Comment: These points are covered in Section 9 - Impact on highway safety.]*
- Historic building adjoining the site. *[Officer Comment: Chavey Down Farm, that is located southeast of the application site, is not listed. Although there would be views from Chavey Down Farm across to the proposed mobile homes these views would be approximately 180m away from the main buildings on the Long Hill Road frontage and are not considered to have a detrimental impact upon the setting of Chavey Down Farm. Screening is also proposed along the boundary between the site and Chavey Down Farm.]*
- Impact upon GP facilities in the area. *[Officer Comment: It is not for this application to determine whether there are sufficient health facilities in the area; it is for other bodies to provide health facilities to meet the needs of the population.]*
- Noise and pollution associated with construction. *[Officer Comment: Any issues regarding noise and pollution during the construction phase will be dealt with by condition in consultation with Environmental Health. Any issues outside of this condition could then be dealt with under separate health and safety legislation.]*
- Not affordable housing. *[Officer Comment: The applicant has confirmed that they would be willing for the scheme to meet with our 25% affordable housing policy. This would be secured by way of a S106 obligation.]*

- Loss of Agricultural land. *[Officer Comment: The site is considered to have limited agricultural land value and is currently used for grazing.]*

6.5 The letters of support raise the following points:-

- Development of the site would provide suitable homes for the elderly.
- The development would allow people to downsize therefore freeing up family 'bricks and mortar' housing.
- Will provide housing in an existing community where there is a good community spirit.
- Will address the current waiting list for such housing.
- Housing of this nature is considered affordable *[Officer Comment: Park Homes are not considered to be affordable low cost housing. However to comply with affordable housing policy the applicant is willing to provide 25% policy compliant on-site affordable housing.]*

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer:

7.1 The Highway Authority has no objection subject to conditions.

Environment and Public Protection: Licensing Officer:

7.2 No objection

Lead Local Flood Authority

7.3 The Lead Local Flood Authority is content with the submitted flood strategy and that implementation, management and maintenance are secured by way of a S106 obligation.

Biodiversity Officer

7.4 The proposed development would result in the loss of part of a LWS. However due to the current condition of the grazed field, and the fact that large areas of existing LWS will be protected and/or enhanced under a grassland management plan, this approach has been accepted. There will be an overall increase in the biodiversity value of the grassland as a result of the grassland management plans to be secured by way of a condition.

Environmental Policy Officer (SPA)

7.5 The applicant has submitted an appropriate strategy for securing on-site bespoke SANG SPA mitigation. This strategy will be developed further and secured by way of a S106 legal agreement. The strategy is linked to the required biodiversity enhancement works.

Natural England

7.6 No objection subject to securing the bespoke on-site SANG and SAMM provision as agreed in principle.

Berkshire Archaeology

7.7 Berkshire Archaeology would recommend that a programme of archaeological work be secured via a condition should permission be granted.

Tree Officer

7.8 Comments included in Section 9 below.

Thames Water

7.9 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer.

7.10 Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like a 'Grampian Style' condition imposed to secure the implementation of an approved drainage strategy.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary planning policies and associated guidance applying to this site are:-

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policies EN1 and EN20 of BFBLP	Consistent
Parking	CS23 of CSDPD, Saved policy M4 and M9 of BFBLP	Consistent
Countryside	CS9 of CSDPD, Saved Policy EN8, and EN9 of BFBLP	Consistent
Housing	CS16 of CSDPD	Consistent
Accessibility	CS7 of CSDPD, Saved Policy EN22 of BFBLP	Consistent
Biodiversity	CS1(vii) and CS7 (iii) of CSDPD	Consistent
Noise	Saved Policy EN25 of BFBLP	Consistent
SPA	Retained SEP Policy NRM6, CS14 of CSDPD and Saved policy EN3 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Thames Basin Heaths Special Protection Area SPD		
Planning Obligations SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
Bracknell Forest Community Infrastructure Levy Charging Schedule (2015)		
Bracknell Forest Borough Landscape Character Assessment - Area F		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transportation considerations
- v Biodiversity Implications
- vi Impact on SPA

vii Community Infrastructure Levy
viii Sustainability
ix Drainage

i. PRINCIPLE OF DEVELOPMENT

Material considerations

9.2 These include:-

The 5 year supply of housing land

9.3 The lack of a five year supply of deliverable sites is a material consideration in relation to para. 49 of the NPPF and Policy CP1 of SALP together with para. 14 of the NPPF in relation to the presumption in favour of sustainable development.

The National Planning Policy Framework (NPPF)

Assessment

9.4 The application site is located outside of the defined settlement boundary, and proposes new residential development. This is not consistent with the provisions in saved BFBLP Policies EN8 and H5 which relate to development on land outside of settlements and new dwellings outside settlements. It is also contrary to CSDPD Policies CS2 and CS9 (relating to locational principles and development on land outside of settlements).

9.5 The latest assessment is that the Council is currently unable to demonstrate a five year housing land supply (HLS). At present the HLS is 3.59 years taking account of the publication of the Strategic Housing Market Assessment (SHMA), in relation to the 'objective assessment of housing need'.

9.6 The implications of this are that, in accordance with para. 49 of the NPPF, relevant policies for the supply of housing should not be considered up to date and the weight to be attached to them reduces. Of particular relevance is the presumption against development in the countryside (outside of the Green Belt) which can no longer be applied to housing development. This would apply to the following Development Plan policies:-

- CSDPD Policies CS2 and CS9
- 'Saved' BFBLP Policies EN8 and H5.

9.7 This has been confirmed by Inspectors in recent appeals in the Borough who stated that relevant policies for the supply of housing should not be considered up to date - that would include any policies which seek to place a 'blanket ban' on development outside settlement boundaries, such as CSDPD Policy CS9 and BFBLP Policy H5 - but would not include more general policies which seek to protect the character and appearance of an area.

9.8 It therefore falls for this application to be considered in relation to the presumption in favour of sustainable development as set out in SALP Policy CP1 and para. 14 of the NPPF. This requires a balancing exercise to be undertaken which considers any harm arising against any benefits of the proposal in relation to the three dimensions of sustainable development set out in the NPPF (economic, social, and environmental). Where policies are out of date, permission should be granted unless the adverse impacts (harm) would significantly and demonstrably outweigh the benefits.

9.9 The remainder of the report outlines relevant considerations and the final section of this report contains the 'balancing' exercise.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.10 CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP Policy EN20 states that development should be in sympathy with the appearance and character of the local area. The application site lies within a River Corridor where BFBLP Policy EN14 applies. This states that planning permission will not be granted for development in a river corridor which would have an adverse effect on nature conservation interests or the open character of the landscape.

9.11 The Bracknell Forest Borough Landscape Character Assessment has been carried out to provide a comprehensive and up to date landscape character assessment for all land outside defined settlements. The site falls within Area F of this assessment: 'Settled Woodland Sands' which contains the following key characteristics:-

- Semi-rural suburban landscape
- Sandwiched between settlements of Bracknell, North Ascot and Winkfield Row.
- Strong wooded character gives sense of enclosure.
- Obscures urban edges
- Views short, across small clearings, paddocks and pastures framed by trees.
- Dispersed suburban and edge of development sites such as mobile home park enveloped by woodland provides a distinctive setting.

9.12 Valued features and characteristics also set out in the Landscape Character Area Assessment consist of:-

- Network of Trees: Help to screen views of mobile home park. (Naturalness and Tranquility).
- Sense of history and an important environment for flora and fauna
- Natural, undeveloped character- Visual separation or 'gap' between the urban area. Pastoral fields surrounded by hedgerow.

9.13 The siting of 82 mobile homes will impact on the character and appearance of the field directly north of Long Hill Drive.

9.14 The application is accompanied by a Landscape and Visual Assessment. This concludes as follows:-

- The proposals are in keeping with the existing attractive character of Warfield Park. Existing landscape and ecological features are being retained and extensive new planting has been proposed. Planting would consist of native species that are consistent with those already present in the surrounding landscape.

- The high level of woodland containment surrounding Warfield Park and the proposed development means that the visual effect of the proposed park home extension is extremely limited. Chavey Down farmhouse, one park home and a short section of Long Hill Drive where the vehicular access is proposed, would have open views of the proposed park homes. The majority of views are glimpses, many of which would only be possible in winter months. The visibility of the proposed park homes from all these visual receptors would reduce as the vegetation within the landscape scheme establishes. There would be

no long term adverse impact on visual amenity from public footpaths or vantage points in the surrounding landscape.

-The SANG designation would protect the gap between settlements and create a new publicly accessible open space, which would expand on the existing local footpath network. The additional informal open space extends this protection through the retention of existing vegetation, adoption of the management prescriptions proposed for the SANG and the addition of buffer planting. The highest quality landscapes are being retained and protected. The location of the park home extension area allows for maximum containment by existing features, which would protect and enhance the existing rural character of the Bull Brook corridor and the remaining field to the north-east of the estate.

9.15 As noted above the application has been amended in the course of its consideration with the proposed number of units reduced (from 100 to 82) and their siting restricted to the southern field. This leaves the existing hedgerow highlighted by the Landscape Character Assessment on the northern side of the site untouched, therefore retaining a clear boundary to the proposed development.

9.16 The amended proposal also retains the recognised wider visual and physical separation between the Warfield Park Mobile Home site and the built development to the east at Chavey Down with only the limited views through to the southern field from outside of the site identified in the LVIA above. This separation is secured in the long-term by 11.2ha of on-site bespoke SANG and 3.7ha of publicly accessible non-SANG informal open space. Both the SANG and the open space are recommended to be secured by a planning obligation. The bulk of the non-SANG informal open space would comprise grassland (the biodiversity value of which is proposed to be enhanced) forming part of a LWS. The amount of non-SANG informal open space proposed (3.7ha) exceeds that required under BFBLP Policy R4 and the Planning Obligations SPD which for 82 dwellings would be about 0.8ha.

9.17 Overall, whilst there will be some impact on the character and appearance of the field next to Long Hill Drive the net result of the proposal is that a large landscape buffer will be secured and managed in perpetuity providing a physical and visual buffer between the Warfield Park Mobile Home site (as proposed to be extended) and built up areas to the east. Through new planting the proposal will protect and enhance recognised landscape features such as tree-lined hedgerows and species rich grassland.

Trees

9.18 The application site contains a large number of trees. As described above there are three areas of woodland together with individual trees on the site's boundaries and on the field boundary which separates the land on which the siting of mobile homes is sought from the proposed SANG/open space to the north. A small number of trees are proposed to be removed on the site's southern boundary to provide a vehicular access to the site from Long Hill Drive. None of these are higher grade trees.

9.19 The Tree Officer would have preferred to see full details of the design and construction methodology used to form the two vehicular accesses before the application is determined but recognises that conditions can be imposed to secure this information. More information will be required regarding the 'No-Dig' construction methodology proposed where works are to take place within the root protection areas (RPAs) of protected trees along the roadside, and associated with proposed junction and road improvements, together with details of the final surface of the proposed footpaths. As part of this the Tree Officer considers that it should be demonstrated that existing levels along the road/ditch line will not have to be altered or engineered during construction.

9.20 It is noted that any tree-work identified after further investigation of trees T286, T293, T294, T295 (all four part of the protected Group) and T397 will require a TPO application.

9.21 The concerns of the Tree Officer are noted but it is considered that, subject to the imposition of relevant conditions to secure (a) outstanding information, (b) the implementation of appropriate methods of construction and (c) tree protection, the impact on those trees which should be retained in association with this development will not be unacceptably harmful. It is considered, therefore, that the proposal can accord with BFBLP Policies EN1 and EN20, CSDPD Policy CS7 and the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.22 The properties most likely to be affected by the proposed development would be those on Main Drive which would experience an increase in traffic and also Nos. 49, 55, 56, 57, 58 and 59 The Larches that currently have no development to the rear of their properties.

9.23 In relation to Chavey Down Farm, Mill Cottage, Catherine Lodge, White Gates, Longcroft and Nos. 65 and 66a The Plateau the applicant's Transport Statement notes that, assuming the "worst case", all new traffic would use Long Hill Road for access and there would be a total of 17 additional trips in the a.m. peak hour and 23 additional trips in the p.m. peak hour. This would not amount to a significant increase over what is currently be experienced.

9.24 Existing Warfield Park properties in The Larches that back on to the development site are considered to be sufficient distance from the location of the new mobile homes so as not to suffer any significant adverse impacts upon residential amenity. As the mobile homes, both proposed and existing, are single-storey there would be no unacceptable overlooking, over shadowing or overbearing impacts.

9.25 It is considered that the proposed change of use to accommodate 82 mobile homes would not result in any unacceptably adverse impacts on the amenities of nearby residents and/or the amenity of future occupiers and the application is therefore compliant with CSDPD Policy CS7 and saved BFBLP Policy EN20 of the BFBLP and the NPPF.

iv TRANSPORTATION CONSIDERATIONS

Access

9.26 The wider Warfield Park Mobile Home Site takes access off Harvest Ride, Long Hill Road and Westmorland Drive. Up to 82 additional mobile homes would be served by two new accesses off Long Hill Drive, the private drive serving Warfield Park from the east. A pedestrian access is proposed in the south-west corner of the site to connect with the rest of Warfield Park and a further pedestrian access is proposed to the north for access to the proposed SANG.

9.27 Vehicles would primarily access these new mobile homes off Long Hill Road, a local distributor road. The existing Warfield Park access onto Long Hill Road is approximately 30 metres south of the Long Hill Road/Priory Road/Locks Ride Junction and a 30mph speed limit is in operation at the Warfield Park access reducing from a 40mph limit to the south of the access.

9.28 Minor improvements are proposed at the Warfield Park access onto Long Hill Road, including extending existing footways around the junction, widening the bell-mouth slightly and reducing the gradient on the junction approach to improve access and sight-lines. Long Hill Drive is a shared lane for all road users which is subject to a 15mph speed limit and is traffic calmed. Improvements are proposed, including new footways towards both Long Hill Road and Warfield Park and formalised passing places. This scheme should improve access for vehicles and all other road users given the increase in traffic arising from the development. These improvements could be

secured by planning condition and highway works will require the consent of the Highway Authority.

9.29 The internal road layout will be designed in accordance with the requirements of the Site Licence which is controlled by the 'Model Standard 2008 for Caravan Sites in England' and that all roads will be a minimum of 3.7 metres wide (or 3 metres if they are one-way). The road layout will be in line with the existing shared surface roads within Warfield Park. The Highway Authority would not adopt these roads and these would remain private.

9.30 The applicant notes that recent improvements have been made to the Westmorland Drive access, including the provision of passing places. The applicant is willing to further widen the Westmorland Drive access and to introduce some street lighting. The Highway Authority welcomes these access improvements to local facilities, including the Tesco superstore and existing bus services.

9.31 There is a bus service which enters Warfield Park from Long Hill Road with a bus stop located close to the extension area, along Long Hill Drive. This is a limited service operating on Wednesdays and Fridays and not at weekends and the applicant has indicated that they will investigate extending this bus link further into the park.

Parking

9.32 The applicant notes that all properties will be provided with two driveway car parking spaces. These spaces will each be a minimum of 2.4 metres by 4.8 metres which complies with the Council's standards. No garages are proposed.

9.33 The applicant has provided surveys of Warfield Park residents which has identified that car ownership is 1.30 vehicles per park home compared with Bracknell's average of 1.49 cars per household. Around 80% of the residents of the park are over 60 years old and have either retired or semi-retired and the Highway Authority considers that the provision of two parking spaces is appropriate given that car ownership is lower than a typical residential dwelling. The provision of two parking spaces complies with the Council's parking standards for a 2 or 3 bed dwelling.

9.34 For 82 dwellings, 16 visitor parking spaces would be required to comply with the Council's parking standards. There is no formal visitor parking within Warfield Park at present and short-term visitor parking occurs on the estate roads. The internal access roads could be designed to include visitor parking and this could be secured by planning condition. In view of the lower than average car ownership, the provision of two driveway spaces provides scope for visitor parking. Cycle parking could be secured by planning condition.

Deliveries and Servicing

9.35 The applicant notes that the internal layout will be designed in accordance with the requirements of the Site Licence which is controlled by the 'Model Standard 2008 for Caravan Sites in England' and that these road are capable of accommodating sufficient access and turning for domestic delivery vehicles and larger vehicles, including a refuse vehicle and a fire tender. The Highway Authority is content that vehicle tracking demonstrates adequate access for a large refuse lorry.

9.36 The Highway Authority notes that construction traffic could be controlled via a construction management plan secured by planning condition and it may necessary for the proposed improvements to Long Hill Drive to be carried out prior to commencement of development or for construction access to be from Harvest Ride.

Trips

9.37 The Highway Authority notes that the original proposal for up to 100 mobile homes has been reduced to the current proposal for up to 82 mobile homes and clearly, this will reduce the traffic impacts. Surveys of existing traffic at Warfield Park indicates that 82 mobile homes is likely to result in a worst case scenario of 14 and 19 additional vehicle movements using the Long Hill Road/Priory Road/Locks Ride Junction in the morning and evening peak periods, respectively.

9.38 The Highway Authority has carried out an assessment of the Long Hill Road/Priory Road/Locks Ride Junction using existing traffic flows taken from survey data and adding in predicted development traffic. This analysis concludes that the junction is currently operating close to capacity and the right-turn movement from Locks Ride into Long Hill Road creates delay. A future year assessment of 2026 concludes that the junction is over-capacity even without the additional traffic movements generated by the expansion of Warfield Park and thus the additional traffic will only exacerbate operational issues causing further delay.

9.39 The Long Hill Road/Priory Road/Locks Ride Junction is included on the Council's Infrastructure Delivery Plan scheme list as requiring improvement measures to support future development. The Highway Authority has identified a concept scheme and while some dedication of land within the applicant's control would have assisted in the delivery of an improvement scheme, this cannot be secured as part of this planning application.

9.40 The development is not CIL liable and therefore monies will not be received from this development due to its status and thus any future pressure faced on the local transport network in the locality will have to be funded from wider CIL receipts obtained in the area. On balance, the Highway Authority is of the view that the additional traffic created by this proposal on the local road network, particularly the Long Hill Road/Priory Road/Locks Ride Junction is not so significant to be deemed severe and thus a reason to refuse the application is not warranted.

Consideration of the site as a sustainable location

9.41 The Core Strategy's Vision to 2026 states that the Borough will continue to grow sustainably, in a planned manner, with new development being directed to sustainable locations and having good access to a range of local facilities, services, housing and employment. New development will be located so as to maximise the opportunity to travel by all modes and to improve relative accessibility for all.

9.42 This vision is reflected in Policy CS1: Sustainable Development Principles. This states at (ii) that development will be permitted which is located so as to reduce the need to travel.

9.43 In the accompanying text at Para 46 it is stated:-

"One of the overarching contributors to sustainable development is the need to ensure that development is located so that people are close to a range of services and facilities, thereby reducing the need to travel. In addition to the implications of reducing travel on air quality/climate change, there are benefits to the health and wellbeing of local residents through increased opportunities to walk or cycle..."

9.44 CSDPD Policy CS23(i) also states that the Council will use its planning and transport powers to reduce the need to travel.

9.45 These policies are considered to be consistent with the guidance contained in the NPPF (core planning principle bullet point 11 and Chapter 4) that people should be given a real choice about how they travel; priority should be given pedestrian and cycle movements and access should be provided to high quality public transport facilities.

9.46 The application site would form an extension to the existing mobile home park community with a community centre with a hairdresser and laundrette which lies in walking distance (about 260m) from the edge of the site. The walking/cycling distance to the nearest primary school (Whitegrove) is about 1.2km with facilities at Whitegrove (including a supermarket, pharmacy, library and medical centre) some 1.6km from the application site. The routes use lightly trafficked roads through the mobile home park (which, whilst not adopted, would be available to residents of the proposed extension to it) and footpath/cycleways. Local bus services are limited. In practice, therefore, it is considered that most trips to access services and facilities other than those located within the mobile home site would be undertaken by car. It is not considered, therefore, that the application site lies in a sustainable location and in this regard the proposal would therefore be contrary to CSDPD Policies CS1 and CS23(i) and the NPPF.

v BIODIVERSITY IMPLICATIONS

9.47 The proposal would involve the siting of mobile homes on part of the 'Adjacent to Chavey Down' Local Wildlife Site (LWS - formerly known as Wildlife Heritage Site). This would potentially be contrary to BFBLP Policy EN4 which states that planning permission will not be granted on or near wildlife heritage sites unless the proposed development will not affect the wildlife and habitats for which the site was designated or the special character of the site.

9.48 This LWS was designated as a grassland/scrub mosaic and was last surveyed in 1984. A phase 1 Habitat Survey submitted with the application shows that the southern field and the southern part of the larger field to the north now comprise species-poor semi-improved grassland, probably as a result of grazing by horses.

9.49 In order to overcome the potential harm associated with development on a LWS the applicant proposes enhancement of the remaining grassland on the application site.

9.50 Following discussion between the Council's Biodiversity Officer and the applicant's ecologist the following 'Biodiversity off-setting calculations' have been accepted by the Council as evidence that overall there will be a benefit to the site's biodiversity as a result of the proposed grassland biodiversity enhancement works:-

- Development area: The loss of grassland from the development area (approx. 4.1ha) will result in a negative impact of -16.40 biodiversity units.
- Enhancement of grassland within the SANG (approx. 3.89ha) in isolation will result in a positive impact of +7.5 biodiversity units.
- Enhancement of grassland within the wider informal open space (approx. 3.25ha) in isolation will result in a positive impact of +11.36 biodiversity units. This area scores relatively highly in comparison to the SANG land as it has higher enhancement potential due to being dominated by lower quality species-poor improved grassland. Its inclusion in management would therefore be required to achieve the offsetting balance.
- With regard to the above, the balance of all retained grassland habitat (both within the SANG and wider informal open space) subject to improved management against that lost to development would be a positive gain of +2.47 biodiversity units.

9.51 This calculation demonstrates that the harm to biodiversity arising from siting mobile homes on part of the LWS will be more than offset by the benefits of enhancing the grassland to the north. The final Grassland Management Plan, based on the agreed in principle calculations is recommended to be secured by condition.

9.52 The survey information provided has also satisfied the Biodiversity Officer that no unacceptable harm will result to on-site fauna.

9.53 As such the proposal, subject to appropriate conditions to secure mitigation, is considered to be acceptable in terms of its impact on biodiversity and therefore accords with BFBLP Policy EN4, CSDPD Policies CS1 and CS7 and the NPPF.

vi IMPACT ON SPA

9.54 The Council, in consultation with Natural England (NE), has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the SPA, either alone or in-combination with other plans or projects.

9.55 This site is located approximately 3.8 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.56 Therefore, a Habitats Regulations Assessment must consider whether compliance with conditions or restrictions, such as a planning obligation, can enable it to be ascertained that the proposal would not adversely affect the integrity of the SPA.

SPA Avoidance and Mitigation Measures

9.57 The applicant, in discussions with both the Council and NE, has provided an appropriate on-site bespoke SANG solution to the issue of SPA mitigation. Although a bespoke solution is not necessary, and financial contributions could be offered, this is the applicant's intended mitigation measure and therefore it has been assessed on this basis.

9.58 Both the Council and NE are satisfied with this approach subject to the detail being submitted in the form of a SANG Management Plan and secured by way of a S106 obligation which will also secure SAMM payments on the necessary occupation restriction until the SANG has been provided.

9.59 The Council is therefore convinced, following consultation with Natural England, that the above measures will prevent an adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species Regulations (2010) as amended, and permission may be granted.

vii COMMUNITY INFRASTRUCTURE LEVY (CIL)

9.60 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.61 The definition of CIL liable development under the Planning Act 2008 includes:-

- Anything done by way of, or for the purpose of, the creation of a new building.
 - Anything done to, or in respect of, an existing building.
- (Section 209(1) PA 2008.)

9.62 This application is for the use of part of the site for the siting of mobile homes. It does not include the creation of a new "building". Therefore, this change of use will not be chargeable to CIL.

viii SUSTAINABILITY

9.63 As the application deals with the use of land for the siting of mobile homes, not a permanent form of development, it is not considered that CSDPD Policies CS10 (Sustainable Resources) and CS12 (Renewable energy) apply. The applicant states, however, that the mobile home units will be pre-fabricated off site to British Standard BS3632. This British Standard was revised in 2005 to provide greater energy efficiency. According to the manufacturers, the increased wall insulation required by this British Standard gives efficiency levels on a par with, and in some cases exceeding, houses constructed of conventional bricks and mortar.

ix DRAINAGE

Surface water drainage

9.64 The Planning Practice Guidance 'Flood Risk and Coastal Change' as amended 15/04/2015 advises under para. 079 that when considering major development, as defined under the Town and Country Planning (Development Management Procedure) (England) Order 2015, sustainable drainage systems should be provided unless demonstrated to be inappropriate.

9.65 The applicant has submitted a revised Drainage Strategy which the Council's Drainage Engineer has assessed and considers to be acceptable. An obligation in a Section 106 legal agreement can ensure the drainage system is built and maintained in accordance with the strategy.

Foul water drainage

9.66 Concerns have been raised regarding problems with foul water drainage in the vicinity of the application site which might be exacerbated if the proposed development were to proceed.

9.67 The applicant has proposed an on-site septic tank facility which would address these concerns. If it were not to be provided, however, water and sewerage companies have a duty to provide, maintain and extend their network to accommodate new development. With regard to upgrades to the existing network developers pay a sewerage infrastructure charge per plot to the relevant company (in this instance Thames Water) for work to be undertaken to upgrade the network. Once a new development is complete and occupied the new residents pay water rates to the sewerage company.

9.68 Whilst Thames Water has raised concerns in relation to this application, existing foul water drainage deficiencies in the area are not a valid reason to refuse planning permission. It is noted that, should planning permission be granted for the proposed development, imposing a condition on any planning permission to secure the implementation of an approved strategy for off-site foul drainage works is unlikely to meet the test for a 'Grampian' style condition.

10. CONCLUSIONS

10.1 As noted above the Council is unable to demonstrate a 5 year supply of land for housing. It therefore falls for the application to be considered in relation to the presumption in favour of sustainable development as set in SALP Policy CP1 and para. 14 of the NPPF. This requires a balancing exercise to be undertaken which considers any harm arising against any benefits of the proposal, in relation to the three dimensions of sustainable development set out in the NPPF (economic, social, and environmental). Where policies are out of date, permission should be granted unless the adverse impacts (harm) would significantly and demonstrably outweigh the benefits.

Consideration of benefits of the proposal

10.2 The applicant company has set out what it believes to be the benefits of the proposal. These are considered against the economic, social, and environmental dimensions as follows:-

An Economic Role:

10.3 There are economic benefits associated with the development proposal. 82 Park Homes would be located on site which is considered to represent a significant number of residential units. A new 82 unit development would result in benefits in terms of job creation in so far as the site layout will require infrastructure to accommodate the siting of the units. Currently Warfield Park employs 19 staff (17 in Bracknell) and according to the applicant the development would allow for 6 jobs per year over a 5 year period and 3 new jobs to manage the park. Residents occupying the new Park Homes would add to the overall spend in the area thus benefiting the local economy.

10.4 The Council will benefit from the New Homes Bonus and additional Council Tax revenue.

A Social Role:

10.5 The proposal will contribute towards making up the current shortfall of housing provision (including affordable) and will therefore contribute towards the Council's national requirement to maintain a 5 year housing land supply which it presently does not have.

10.6 Meeting these needs is a form of economic as well social sustainable development, consistent with the NPPF 3rd Core Principle: that every effort should be made to meet housing needs whilst also being consistent with the aim set out in paragraph 47 of the NPPF of "Boosting significantly the supply of housing".

10.7 According to the applicant there is currently a waiting list of 90 people wanting to move onto the Warfield Park site. Therefore the proposal would address a need in the locality.

10.8 The new residents resulting from the scheme will help sustain the existing, yet limited, local bus services and other facilities in Warfield Park such as the community centre, hairdresser and laundrette.

10.9 The applicant considers that the development will strengthen the existing community and would allow the opportunity to improve the existing on-site infrastructure. However, it is considered that there would be no way of guaranteeing re-investment of funds into improving the current on-site infrastructure.

An Environmental Role:

10.10 The provision of an on-site bespoke SANG and informal open space will secure an important landscape buffer to prevent further erosion of the gap between the Warfield Park Mobile Home site and built-up areas to the east. This would also provide a recreational facility on land that is not currently accessible to the public. Along with the SANG management plans is the proposed Grassland Enhancement Plan which seeks to protect existing areas of ecological value and increase their quality in terms of biodiversity. This multipurpose role for the protected, enhanced and publically accessible landscape buffer is considered to be a significant benefit of the scheme.

Weight to be afforded to benefits associated with the application

10.11 In making a decision it has to be decided what weight to apportion to the benefits identified above.

10.12 It is considered that the provision of housing in the form of 82 mobile homes, of which 25% would be affordable housing, is a clear benefit.

10.13 To represent a benefit in terms of the presumption in favour of sustainable development, a site should be capable of delivering housing completions within the next 5 years. The applicant has confirmed that the site is available now and that the development as a whole could be completed within the next 5 years. They have also not raised any viability issues.

10.14 A further benefit from the proposal is securing the provision of on-site SANG and open space and enhanced grassland which would act both as a landscape buffer and as a recreational facility.

10.15 The economic benefits of the application in terms of its contributions to the local economy through factors such as construction jobs, housing for local people employed in local businesses and increased spending in the area and the New Homes Bonus are noted but it is considered that they should be given limited weight given the current strength of the local economy. This was the approach taken by the Inspector at the recent appeal at Tilehurst Lane, Binfield.

Consideration of the adverse impacts of the proposal

10.16 The application site is not considered to lie in a sustainable location; there is only a small range of facilities within walking distance and a limited bus service.

10.17 The development would involve development on a greenfield site harming its countryside character and appearance although it is noted that most existing trees would be retained to provide screening.

10.18 The siting of the mobile homes would result in the loss of part of a designated Local Wildlife Site. It is noted, however, that overall the application would result in a positive gain in the biodiversity value across the application site as a whole.

10.19 The development would not be liable for CIL and as such would not therefore contribute to improving existing infrastructure.

Overall conclusion

10.20 This section has outlined the economic, social and environmental benefits put forward in relation to this application. In your officers' view there are benefits associated with this application. The proposal would provide 82 Park Homes, with 25% affordable, which could be built out within the next 5 years as a 'windfall site'. Parts of the site recognised for their biodiversity and landscape value would be protected and enhanced as a result of the on-site SANG provision put forward by the applicant as part of the Thames Basin Heaths SPA mitigation. This area would also provide open space of public value which, together with the SANG, would act as a valuable buffer between the development site and existing housing to the north and east. The biodiversity value of land within the site that is not to be developed would be enhanced in order to offset the fact that part of the LWS would be developed. Overall there would be a greater biodiversity benefit in terms of grassland species compared with what currently exists.

10.21 There are also economic benefits including construction jobs and the New Homes Bonus though it is considered that these should be given less weight.

10.22 Weighed against these benefits is the fact that development is proposed on a greenfield site, a LWS, which is not considered to be situated in a sustainable location.

10.23 As the Council does not currently have a 5 year supply of housing land if the adverse impacts (harm) associated with the proposed development would not 'significantly and demonstrably' outweigh the benefits then planning permission should be granted. As noted above there is harm associated with this proposal but, in your officers' view, it would not significantly and demonstrably outweigh the benefits (which are principally the provision of housing - some of it affordable - and securing a landscape buffer for the long-term). The proposal is therefore considered to be sustainable development and the application is recommended for approval.

11. RECOMMENDATION

Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. Securing suitable on-site affordable housing;
02. Mitigation of impacts on the Thames Basin Heaths SPA consisting of a SANG and SAMM Management Plan;
03. Securing publicly accessible on-site non-SANG open space and its long-term management and maintenance, and
04. Securing implementation, management and maintenance of the approved drainage strategy.

That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:-

554-1 31R Site Location November 2015

HDA6 554.1_31R Landscape Masterplan November 2015.

HDA7 554.1_44C Detailed Landscape Masterplan November 2015.

LWS Grassland Management Masterplan number 554.2

Ecological Report (ref 554.2) with Annexes A & B, Appendices A-I and Figures 1-7;

Warfield Park Ecology Badger Survey HDA ref: 554.2 October 2015

Warfield Park Ecology Phase I and Phase II Bat Survey HDA ref: 554.2 November 2015

Warfield Park Botanical Survey Report HDA ref: 554.2 November 2015

Tree Survey and Arboricultural Impact Assessment (Ref 554.3: Issue 01 April 2016) and Survey Plans;

Transport Statement;

Drainage Strategy Report V.3 and associated plans April 2016

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No more than 82 mobile homes (according with the definition of a caravan) shall be located on the site at any one time.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority in the interests of the proper planning of the area.

04. No mobile home hereby permitted shall be added to or extended to the extent that it falls outside of the definition of (the relevant) Caravans Act, or any other Statutory Instrument that deletes and supersedes that definition.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority in the interests of the proper planning of the area.

05. The development hereby permitted shall not be begun until details showing the finished floor levels of the mobile home bases, internal roads and footpaths hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

06. The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-

a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.

b) Details of semi-mature tree planting.

c) Comprehensive 5 year post planting maintenance schedule.

d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.

e) Means of enclosure (walls and fences etc) including fencing that is permeable to badgers at the end of both the existing and propose badger corridors.

f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design, visual amenity of the area and biodiversity.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

07. The development hereby permitted shall not be begun until the implementation of a programme of archaeological work (which may comprise more than one phase of work) has been secured in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority.

REASON: The site lies in an area of archaeological potential, particularly for Roman remains. The potential impacts can be mitigated through a programme of archaeological work in accordance with national and local planning policy.

REASON: In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6, EN7]

08. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. Any site clearance during this period shall be undertaken in compliance with the approved scheme.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

09. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations (if required)
- (v) routes to be used by construction traffic
- (vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the area.

10. Construction work shall take place at the site only between 08:00hrs and 18:00hrs Monday - Friday, between 08:00hrs and 13:00hrs on Saturdays, and not at all on Sundays or public holidays. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme.

REASON: In the interest of amenity.

11. No development shall take place until details of on-site refuse storage for any waste (arising from the legitimate use of the development) awaiting disposal have been submitted to and approved in writing by the Local Planning Authority. The details should include the method used to determine the size/capacity of the proposed covered bin store, and whether any additional bin storage areas will be required, and whether any such additional bin storage areas will be open air storage. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON: In the interest of amenity.

12. The development shall not be begun until a Grassland Management Plan for the 'adjacent Chavey Down' Local Wildlife Site, with a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be observed, performed and complied with thereafter.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

13. The development (including site clearance and demolition) shall not be begun until a wildlife protection plan for construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i) an appropriate scale plan showing where construction activities are restricted and protective measures
- ii) details of protective measures to avoid impacts during construction
- iii) a timetable to show phasing of construction activities
- iv) persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

14. The development shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

15. The areas shown for bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any mobile homes or buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

17. No development (other than the construction of the accesses) shall take place until the vehicular accesses to the site from Long Hill Drive (also known as Main Drive) have been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7 and CS23]

18. No development shall take place until the details of the internal road layout of the part of the site on which mobile homes are proposed to be sited, including localised widenings to cater for visitor parking and surfacing details, have been submitted to and approved in writing by the Local Planning Authority. No mobile home shall be occupied until the road serving it has been provided in accordance with the approved drawings.

REASON: In the interests of highway safety.
[Relevant Policies: CSDPD CS23]

19. No mobile home shall be occupied until the pedestrian links to the Warfield Park Mobile Home site and the proposed open space have been provided in accordance with the approved drawings. These links shall thereafter be retained.

Reason: In the interests of pedestrian access.
[Relevant Plans and Policies: CSDPD CS23]

20. No mobile home shall be occupied until space for vehicle parking has been provided in accordance with the approved drawing. This space shall thereafter be kept available for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities and to reduce the likelihood of roadside parking which would be a danger to other road users.

[Relevant Plans and Policies: BFBLP M9]

21. No mobile home shall be occupied until secure and covered cycle parking serving it has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, CSDPD CS23]

22. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works along Long Hill Drive and at the junction of Long Hill Road. The dwellings provided by the carrying out of the development shall not be occupied until the off site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4, CSDPD CS24]

23. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

24. The protective fencing and other protection measures specified by the previous condition shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these protected areas including but not restricted to the following:-

a) No mixing of cement or any other materials.

b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.

d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.

e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.

f) Parking/use of tracked or wheeled machinery or vehicles of any description.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

Informatives:

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and

negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. Any increase to the number of caravans permitted by the planning permission will require a variation to the caravan site licence. Any new parts to the caravan site should fully comply with all Model Standards 2008 for Caravan Sites in England; including (but not restricted to) such matters as:

- spacing (6 metre gaps between each caravan).
- positioning of caravans from the boundary of the site (min. 3m) and from any road (min. 2m).
- roads to be not less than 3 metres wide.
- adequate lighting.
- adequate drainage.
- electricity network, water supply and foul/waste water drainage of adequate capacity for all caravans.
- suitable parking for residents and visitors.

03. The applicant should ensure that all plant used on site during the operational phase is carefully sited and attenuated/enclosed to reduce possible low frequency noise emissions.

04. The details of the vehicular accesses to the site (condition 17), of the internal road layout (condition 17) and the off-site highway works (condition 21) should include, where relevant:-

- (a) full details of the design and construction methodology to be used;
- (b) information on the 'No-Dig' construction methodology proposed where works are to take place within the root protection areas (RPAs) of protected trees;
- (c) existing and proposed levels along Long Hill Drive and the ditch line to the north of it and
- (c) details of the final surface of proposed roads, paths and parking areas.

05. No details are required to be submitted in relation to the following conditions: 01, 02, 03, 04, 08, 10, 15, 16, 23 and 24.

06. The applicant is advised that the following conditions require discharging prior to commencement of works: 05, 06, 07, 09, 11, 12, 13, 14, 17, 18 and 22.

07. The following conditions require discharge prior to the occupation of the dwellings hereby approved: 19, 20 and 21.

In the event of the S106 agreement not being completed by 26 July 2016, the Head of Planning be authorised to extend this period or refuse the application on the grounds of:-

01. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policy CS16 of the Core Strategy Development Plan Document and to the Planning Obligations SPD (2015).

02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and to the Thames Basin Heaths

Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012.

03. The proposed development would unacceptably increase the pressure on open space of public value. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secures the on-site provision of open space of public value, the proposal is contrary to Policy R4 of the Bracknell Forest Borough Local Plan, Policy CS8 of the Core Strategy Development Plan Document and the Planning Obligations Supplementary Planning Document (adopted February 2015).

04. It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off and it has not been shown that use of SuDS would be inappropriate for the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, NPPF 2012 and the Flood Risk and Coastal Change PPG updated 15/04/2015.

ITEM NO: 6

Application No.

Ward:

Date Registered:

Target Decision Date:

16/00020/OUT

Binfield With Warfield

15 January 2016

15 April 2016

Site Address:

Blue Mountain Golf Club and Conference Centre**Wood Lane Binfield Bracknell Berkshire RG42 4EX**

Proposal:

Hybrid planning application seeking (a) outline planning permission for 400 dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park.

Applicant:

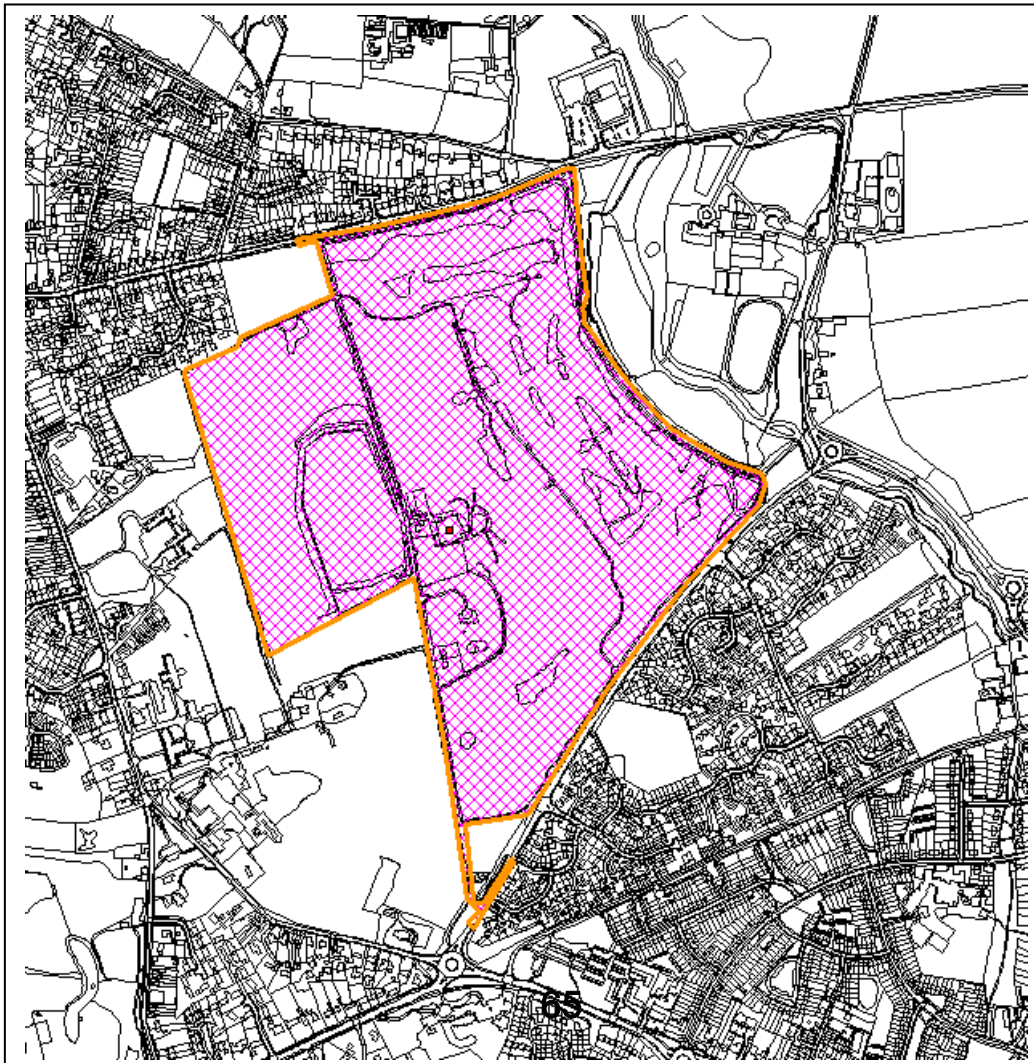
Mr David Ferrar

Agent:

Miss Alice Suttie

Case Officer:

Margaret McEvit, 01344 352000

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

OFFICER REPORT

1. SUMMARY

1.1 The proposal is a hybrid application seeking full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. Outline planning permission with all matters reserved except for means of access is sought for up to 400 dwellings, a community facility of up to 1,077 sq m, sports provision and open space. .

1.2 The application is a Schedule 2 development for the purposes of the Environmental Impact Assessment (EIA) Regulations 2011 falling within the category of an “Urban Development Project”. An Environmental Statement has been submitted as part of the application.

1.3 The site, along with some additional land outside the current application site, was allocated for comprehensive development as part of the site allocations process and policy SA7 of the Site Allocations Local Plan (SALP) allocates the site for a comprehensive well designed mixed use development to include the following:

400 residential units (including affordable housing)

Land for a range of educational facilities including Primary, Secondary and Special Education Needs

Multi functional community hub

A new football ground

Maintenance of a gap between Binfield and Bracknell (comprising on-site open space and/or SANG)

On-site open space and Suitable Alternative Natural Greenspace (SANG).

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Part of site within settlement boundary
Part of site land outside of the settlement

3.1 The site is roughly rectangular in shape and is bounded by Temple Way to the south, Forest Road to the north, Wood Lane to the west and a footpath to the east that links Temple Way and Forest Road and runs adjacent to the Cut, a tributary of the River Thames.

3.2 The site is accessed from Wood Lane which connects to Temple Way to the south and provides vehicular access to the golf course, driving range and existing buildings on the site including Park Farm and Park Farm Cottages and the club house building.

3.3 The northern section of Wood Lane beyond the golf club buildings provides a pedestrian link to Forest Road north of the site. The driving range is sited on land west of Wood Lane.

3.4 The site is undulating and includes several ponds as part of the golf course layout draining into the Cut. Within the south eastern area of the site a series of linked ponds runs across the site. The site falls in height from west to east with a difference of approximately 20 metres from the western boundary to the eastern boundary where the land forms the slope of a valley of the Cut. The levels of the site have been

modified to create the golf course with the creation of a plateau area north of the club house building.

3.5 The boundaries of the site are largely well treed with established groups of trees planted within the site as part of the golf course design.

3.6 To the north, north west and south of the site, the immediate area is predominantly residential with the Temple Park residential area immediately south of the site and further residential areas with a mix of house types and sizes off Forest Road.

3.7 Newbold College, a Grade II* Registered Park and Garden is located south west of the site.

3.8 A supplementary planning document (SPD) was adopted in 2010 that identifies areas of special character within the Borough. The Character Area Assessments SPD identifies what makes defined parts of the Borough distinctive and what informs and creates the character within these areas, The SPD also puts forward recommendations to guide future development. The Binfield and Popeswood study area identifies three main character areas Binfield, Popeswood North and Popeswood South. Although Blue Mountain lies outside the study area, it is contained along the north, west and south boundaries by the three defined areas. The open designed landscape of Blue Mountain Golf Course is described as contributing to the character of the area with the scalloped golf course landscape, perimeter hedge line and views eastward features of the area's landscape.

3.9 Within the description of Area B: Popeswood North which is located to the west of the golf course, there is said to be a poorly defined edge to the open landscape which creates a visual gap between Binfield and Bracknell centred around Blue Mountain. Within the description of Area C: Popeswood South lying south east of Blue Mountain, there is said to be a well defined edge to the south of the Binfield-Bracknell gap centred at the Blue Mountain Golf Course. The site is important as a gap between Bracknell and Binfield and its open character is noted as important in contributing to the character of the area.

3.10 South east of the site is the more modern residential area of Temple Park containing a variety of house types. This area lies outside the Binfield and Popeswood study area.

3.11 As part of the Site Allocation Local Plan process, the site was allocated for a comprehensive mixed use development. Policy SA7 sets out the development requirements for the site to include:

- 400 residential units (including affordable housing)

- Land for a range of educational facilities including Primary, Secondary and Special Education Needs

- Multi functional community hub

- A new football ground

- Maintenance of a gap between Binfield and Bracknell (comprising on-site open space and/or SANG)

- On-site open space and Suitable Alternative Natural Greenspace.

Policy SA7 includes the requirement for development to maintain a gap between Bracknell and Binfield.

3.12 As part of the SALP process, the settlement area boundary was revised from its former position along the southern line of Temple Way to a position further north beyond the position of the club house, and running down Wood Lane to rejoin Temple Way. Land west of Wood Lane and the northern and eastern parts of the application site contain land outside the settlement area. The parts of the site proposing housing development and the buildings forming the full application proposals for the Learning Village and the community facilities are within the settlement area.

4. RELEVANT SITE HISTORY

4.1 No relevant planning history.

5. THE PROPOSAL

5.1 The application is in hybrid form seeking full planning permission for a Learning Village, a Community Hub, provision of open space and sports uses, an area of Suitable Alternative Natural Greenspace (SANG) together with supporting highways infrastructure to include an access road and pedestrian and cycle links through the site. The Learning Village is comprised of a nursery for up to 52 children, one form entry primary school, seven form entry secondary school, a post 16 unit and a Special Educational Needs and Disabilities facility for forty children aged 4 to 18. The learning village buildings will vary in height from single storey in the nursery and part of the primary elements, up to two storeys for part of the primary school and secondary school. The secondary school is two storeys in height on the southern elevation, increasing to three storeys where the building wraps around the open courtyard in the north of the site.

5.2 The learning village has been designed as an all-through school. The single storey nursery and primary elements form part of the perimeter of an entrance plaza within the secure school boundary to create an L-shaped building increasing in height to two storeys to attach to the secondary school. Outdoor play areas for nursery and primary pupils are provided adjacent to each classroom with two MUGAs for use by the primary school north east of the primary school. Vehicular access to the nursery and primary schools is via the main access road to the site with the road then turning east at the entrance plaza. A total of twenty parent drop off spaces including three disabled spaces are provided off the access road. The road continues north to the nursery and primary staff car park containing 40 spaces.

5.3 The secondary school is designed around an open courtyard and is positioned on a prominent plateau. The building is square and increases in height to three storeys along the northern elevations. Sports fields are positioned north of the building with an area of land west of Wood Lane proposed for additional sports use. The main entrance to the secondary school is through a plaza area with a flight of stairs leading to an entrance canopy to indicate the main entrance to the building. Ramped access is also provided from the car park areas to the west and from the plaza. The plaza will provide a tree lined avenue to the secondary school with seating areas provided. The entrance steps to the secondary school will also be wide enough to provide sitting areas. From the main access road to the site, the access to the secondary school branches west to the staff car park and parent drop off car park south west of the school building. The staff car park provides 96 spaces with 58 drop off parking spaces.

5.4 The sports building for the learning village is positioned west of the secondary school and is a part single/ part double height building of a brick and aluminium panel design.

5.5 The courtyard of the secondary school provides a circulation area between wings of the building. The dining area also opens out onto the courtyard. Landscaped areas within the courtyard to include a tree as a central focal point are also shown.

5.6 The full application includes the provision of an access road from Temple Way to the proposed learning village. The road provides proposed access points for vehicular, pedestrian and cycle traffic to serve the housing development which is in outline form. The access point from Temple Way that will serve the secondary access road to the site is also shown as part of the full planning application. A network of pedestrian and cycle routes throughout the site are shown on the access and movement parameter plan to link across the site to Wood Lane, the learning village and community building, the SANG and to Forest Road and Temple Way. The main access road is shown to be tree lined to create an avenue towards the learning village.

5.7 Wood Lane is an existing road, and the full application includes details of how this road will be upgraded and lit to provide access to the secondary school car parks. North of these car parks, Wood Lane will provide a lit pedestrian and cycle route from Forest Road. At the junction of Wood Lane and Forest Road, vehicular access will be provided to a drop off car park to the learning village and to the SANG car park.

5.8 The SANG required to serve the proposed housing development forms part of the full application and is provided along the eastern part of the site, with a footpath from the SANG car park in the north west of the site. The SANG measures approximately 12.9ha and will provide areas of open meadow grassland, new woodland and wildflower planting, new dry ponds and enhancement of existing ponds through re-engineering and boardwalks.

5.9 The application is also seeking outline planning permission for the erection of up to 400 dwellings and the provision of a community facility with all matters other than access reserved. The indicative plans for the community facility show the retention of the existing club house, with the ground floor to be used as the community hub and the first floor mothballed. A car park in front of the building provides thirty one parking spaces to serve the community facility accessed from Wood Lane.

5.10 An illustrative layout has been submitted with the application to indicate how the proposed housing could be accommodated on the site. Parameter plans have been submitted as part of the outline planning application to show the land uses, green infrastructure, building heights, density and access and movement across the outline application site. The residential area is shown as providing for units from two to three storeys in height with three storey buildings along the main access road and around the secondary access point onto Temple Way. Two story housing is indicated parallel to Wood Lane and in the eastern part of the site adjacent to the SANG. Areas with a maximum height of two and a half storeys are shown throughout the site. The housing is proposed to be developed in various phases, with the Design and Access Statement indicating the provision of several different character areas throughout the site with proposed densities varying from up to 25 dwellings per hectare to a maximum of up to 50 dwellings per hectare.

5.11 Land west of Wood Lane is shown as being sports and recreation use with only illustrative proposals to show a possible allotment and golf use of the land.

5.12 The application is a Schedule 2 development for the purposes of the Environmental Impact Assessment (EIA) Regulations 2011 falling within the category of an “Urban Development Project”. An Environmental Impact Assessment of the proposals is therefore required and the application is accompanied by an Environmental Statement (ES).

6. REPRESENTATIONS RECEIVED

6.1 A summary of the main comments and issues raised during the consultation process are set out below. The majority of issues raised are addressed in the main body of the report. Officer comments are provided where considered appropriate.

Parish Council:

6.2 Views awaited.

Other representations:

6.3 Fifty two letters of representation together with a petition containing 33 signatures have been received. The representations raise the following material considerations:

Principle of Development

6.4 Blue Mountain should remain as an open space, protected by the Section 52 Agreement attached to the land. The site is currently extensively used by the public for sporting and recreational activities, including walking, dog walking, cycling and golf. A public open space will be replaced with open land under the control of the schools, which will restrict public access. Open land will not connect to areas of land outside the site to allow for wildlife corridors.

6.5 The development would result in the merging of Bracknell and Binfield, contrary to policy CS9 of the CSDPD.

6.6 Site selection process was questionable and resulted in petitions containing over 6,000 signatures. *Officer comment. The site allocations process included a full consultation process and examination by an independent inspector. In the inspector's report it was stated that the Bracknell Forest Site Allocations Local Plan provides an appropriate basis for the planning of the Borough until 2026 providing a number of modifications are made to the Plan. The highlighted modifications were made.*

6.7 Justification for selecting the site to accommodate schools is questioned. These should be located in more accessible areas where extensive housing is planned to avoid the need for children to be transported to the proposed secondary school by car. *Officer comment. The primary school is intended to serve the housing development on site. the Council preference is that the primary aged pupils should receive a place in their local community schools, or local schools for local people. There is an acknowledged pressure on north Bracknell secondary school places with a deficit of places. The Blue Mountain site was assessed as being suitable for the provision of a secondary school due to its location in the north of Bracknell and proximity to housing allocations. The site is large enough to provide a through school to serve local families.*

6.8 The proposed learning village and facilities proposed on the site must be developed as specified and not scaled down at a later stage.

Environmental Concerns

6.9 The application is contrary to the Binfield Village Character Assessment which seeks to maintain the existing key views from Popeswood Road are towards the Blue Mountain golf course. These will be lost if the golf course is developed. These ancient views would be destroyed if the golf course is allowed to be destroyed and built over.

6.10 The application is contrary to policies CS1, CS2 and CS7 in being harmful to the character of the site as a greenfield open space and harmful to biodiversity in the area.

6.11 Development of Blue Mountain will be devastating for Binfield with non-reversible effects on the environment and local wildlife.

6.12 Important to preserve the gap between Binfield and Bracknell.

6.13 The proposed housing is not needed, given the level of development taking place in the Borough.

6.14 Recent developments in the area and the outskirts of Wokingham have resulted in an increase in traffic and pollution to the area.

6.15 Loss of the open green space will increase the risk of flooding in the area.

6.16 Development will put pressure on the Thames Basin Heaths SPA. The proposed SANG is smaller than the existing open space.

6.17 Development will lead to an increase in light pollution.

Local Services/Infrastructure

6.18 Impact on local services and infrastructure. Development should provide a new doctors' surgery. *Officer comment. The proposed community facility could provide an opportunity to provide health facilities subject to providers being available and subject to space requirements. This has been the subject of discussions with providers but not considered to be appropriate for a health facility.*

6.19 Empty offices should be used to provide additional dwellings in the area in preference to developing Blue Mountain with subsequent increase in traffic. *Officer comment. The change of use of office buildings to residential units through the prior approval process has resulted in additional residential provision within the Borough.*

6.20 The area is undersupplied with sporting facilities. The loss of golf facilities is not acceptable. School facilities can not provide the same level of access to the land for the public.

6.21 If the development proceeds, the site should provide for off site horse riding provision through enhancements of the Binfield Bridle Circuit. *Officer comment. The development will provide for open space requirements of future residents but cannot make provision for off-site facilities outside of land controlled by the applicants.*

Traffic/Highways Concerns

6.22 Increased traffic noise and traffic levels will impact on local residents.

6.23 Traffic issues have not been adequately addressed. It is likely that most children will be driven to school. Parking and stopping along Forest Road should not be permitted. The bus lay by which cuts into the cycleway is not necessary as the bus runs only every half an hour. Questions if the dropping off area at the Forest Road end of Wood Lane will be safe for children and avoid inconveniencing traffic on Forest Road.

6.24 The crossing proposed in Forest Road should include an island for safe pedestrian use.

6.25 Inadequate drop off facilities have been provided for the schools. The north drop off area is too far from the primary school.

6.26 Inadequate parking has been provided to serve the schools and community facility.

6.27 Traffic resulting from the proposed housing and learning village has been under estimated. Comparison with the parking and drop off in Benetfield Rd serving Binfield School should be carried out.

6.28 Use of Wood Lane as a through road would ease current and future traffic problems in Terrace Road South and reduce school parking in Forest Road.

6.29 The two traffic access points onto Temple Way are simple junctions and will become accidents blackspots.

7. SUMMARY OF EXTERNAL CONSULTATION RESPONSES

Historic England

7.1 An initial response from Historic England requested the submission of verified views from viewpoints within the Registered Park and Garden of Newbold College.

7.2 Some of the existing views from the Garden are compromised by modern development and woodland. However views of the parkland and wider landscape remain. The residential element of the application would be focussed around the south east end of the site and there is potential for the housing to have a presence in views out from the formal gardens at Newbold College. The line of trees along Wood Lane would provide some screening in summer months. In winter these trees would not fully screen new housing. The submitted ES concluded that development would have a minor to negligible effect on the listed garden features. Historic England considers that in winter months the impact could be more than negligible.

Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust

7.3 No objection to the proposal subject to conditions relating to bat protection, the submission of a lighting design strategy, reptile mitigation strategy and the submission of a landscape and ecological mitigation plan.

Environment Agency

7.4 No objection to the proposed development.

Highways England

7.5 No objection to the proposal.

Berkshire Archaeology

7.6 The ES submitted with this application is considered to give an accurate reflection of the known and potential archaeological resource within the application site. The site has been subject to past exploratory archaeological investigations and considered to have relatively limited archaeological potential. No further exploratory investigations are required prior to the determination of this application. There is considered to be no objection to the proposal subject to a condition to secure a programme of archaeological works in accordance with a written scheme of investigation prior to the commencement of any phase of development.

Natural England

7.7 Natural England considers that if undertaken in accordance with the details submitted the proposal is not likely to have a significant effect on the Thames basin Heaths SPA. A S106 Agreement should secure SAMM contributions and a SANG management contribution.

Sport England

7.8 Following initial concern over the details of sports facilities to be provided within the site, Sport England has withdrawn its initial holding objection to the proposal. Initial concerns raised were that it was not clear that the sports facilities would meet the requirements of its guidance with respect to design and size and that it was unclear when the delivery of sports facilities would take place. Following the submission of additional information on the proposed pitches, Sport England have requested conditions be applied to any permission requiring details of the quantum, design, specification, siting and layout of pitch provision to be submitted prior to development commencement.

7.9 Sport England also requested a clause be included in any S106 Agreement to ensure that all sports provision in the learning village be delivered during the earlier

development phases to ensure the needs of new residents are met at the earliest stage of development.

7.10 The submitted phasing plans indicate that sports facilities as part of the learning village will be provided during phase 1 of the development. The learning village will be developed by Bracknell Forest so a S106 Agreement clause to cover the provision of sports facilities cannot be secured as part of the Agreement with the applicant.

Conservation Consultant

7.11 The Council's conservation consultant considers that the likely impact of the proposed development on the nearby Registered Historic Park and Garden and other nearby listed buildings to be greater than a minor to negligible, as concluded in the ES and in the additional information submitted to accompany verified views of the development from Newbold College. It is agreed that the overall impact is likely to be less than substantial but the Conservation Consultant considers that additional mitigation measures should be considered to further minimise the effect on the Registered Park. The choice of a light coloured material for the learning village is considered to be highly visible.

SUMMARY OF INTERNAL CONSULTEE RESPONSES

Transportation Officer

Access

South West Access Temple Way

7.12 The main access to the site from Temple Way has been designed as a ghost island junction which provides for vehicles turning right without restricting the main flow of vehicles. This type of junction is already in place along Temple Way at the junctions with Mill Green and Boltons Lane. The position of the junction relative to existing junctions with Temple Way is acceptable.

7.13 The visibility out of the site entrance is 2.4m x 120m+ in both directions and this is acceptable for the speed of the road. The junction has been designed to ensure the

vehicles expected to use it can safely do so, this includes coaches that would serve the learning village.

North West Access Temple Way

7.14 The access to the secondary road from Temple Way is very similar in nature to the south western main access in terms of its design. A right turn lane is also being provided and the design of the lane widths complies with current design standards. The junction is located approximately 165m from Boltons Lane and this is acceptable.

7.15 The design of the proposed Toucan Crossing in Temple Way is considered to be acceptable in principle. A condition will be required to require the detailed design to be submitted for approval.

Internal Roads

7.16 As part of the application the main internal road to serve the learning village and the residential development is being considered as part of the detailed layout. This road adjoins the south western access on Temple Way which serves the residential development and education village. The road is 6m in width with a verge and 3m footway/cycleway on the southern side and verge and 2m footway on the northern side of the road. Access junctions have also been indicated which would form the locations for accesses into the residential parts of the site. The plans also show the indicative road that would link the two new accesses into the site although this is not for consideration as part of this submission. Each of the access points has been designed in accordance with relevant standards in terms of road geometry, with roads being 5.5m wide and junction radii of 6m. Visibility splays have been shown at the junctions and these splays accord with speeds of 20mph.

7.17 In respect of the internal road in the north western section of the residential development, this has more limited detail as the full extent of the road attached to it is not currently being sought. However the indicative plans indicate that facilities for both pedestrians and cyclists can be provided. Vehicular access points have not been indicated. Full details of all such requirements would be sought under any reserved matters application.

Wood Lane Improvements

7.18 The proposal seeks to alter the current layout of this junction to serve the new use for school activity. The current junction with Temple Way does not have a compliant right turn lane and the refuge island in the centre of the road is not the required width to protect future increases in pedestrian and cyclist activity. The proposal widens the access to improve the access for vehicles, including delivery vehicles. It increases the width of the current right turn lane to 2.75m by widening Temple Way on the western side which is acceptable and in line with design guidance. The refuge island is relocated to the south of the junction and a new section of footway is introduced on the western side of Temple Way to link to the existing footway on Wood Lane. Such improvements will provide an adequate route for the proposed users of the site.

Forest Road access

7.19 The proposal seeks to relocate the existing access at the top of Wood Lane. Such an access will provide access to the SANG car park and a drop off car park which would support the schools. The access has been moved eastwards to provide separation from the new cycleway on Wood Lane so that conflict between users does not occur. The sightlines across the frontage are in line with those specified by Manual for Streets in accordance with speeds in excess of the limit.

Parking

7.20 The levels of parking provided to serve the learning village and community facilities are considered to be acceptable. Control of the drop off parking areas, to include the provision for use of the areas by community facility users should be included within the car park management plan for the learning village.

Traffic Impact

7.21 The applicant has undertaken a significant amount of modelling of the junctions to the site at the various peak periods of the day which includes commuting peaks as well as the school peak times of the day. Existing junctions along Temple Way including the roundabouts at either end have been tested. These junctions are those that are most likely to be affected by the development and the results indicate that

capacities of the junctions are not compromised. The new site access junctions operate within capacity and the improvements to Wood Lane help improve the operation and safety of this junction. The new junction of Wood Lane/Forest Road, to serve the northern car park, also operates within capacity in the future year.

7.22 It is considered that the impact of the development can be suitably mitigated and no severe impacts will arise in highways terms as a consequence of these proposals.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Blue Mountain	SA7 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Housing	CS15 CS16	Not consistent as does not represent an objective assessment of need Consistent
Countryside	CS9 of CSDPD Saved policy EN8 of BFBLP	Consistent Reference to development not adversely affecting the character, appearance or function of the land, and not damaging its landscape quality is consistent with the aims of the NPPF in terms of

	<p>Saved Policy H5 of the BFBLP</p>	<p>conserving and enhancing the natural environment (para. 17(4) & (5), and chapter 11). However, not all criteria within the policy are consistent with the NPPF – some are more restrictive</p> <p>This excludes new residential development unless associated with a need identified in BFBLP policies EN8 and GB1. This is more restrictive than the NPPF para. 55, therefore not consistent.</p>
Trees	Saved Policy EN1 of the BFBLP	Consistent.
SPA	<p>SEP Policy NRM6:</p> <p>CSDPD Policy CS14:</p> <p>Saved Policy EN3 of the BFBLP:</p>	Consistent
Open Space provision	<p>CSDPD Policy CS8</p> <p>Saved Policy R4 of the BFBLP</p>	<p>Consistent</p> <p>Consistent</p>
Floodlighting	<p>Saved Policy EN15 of the BFBLP</p> <p>Saved Policy EN25 of the BFBLP</p>	
Parking	Saved policy M9 of BFBLP	<p>Consistent</p> <p>NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.</p>
Binfield Neighbourhood Plan		

TC1	provision for cycling and walking	Consistent
TC1.1	enhancing historic provision for cycling and walking	Consistent
TC2	improvements to key local junctions and pinch points	Consistent
TC3	bus and community transport provision	Consistent
CF1	provision of new primary health care facilities and associated car parking	Consistent
CF2	provision of community shop and café	Consistent
ENV2	air quality	Consistent
ENV4	public open space	Consistent
CO1	high speed broadband	Consistent
BF2	protection of heritage assets	Consistent
Supplementary Planning Documents (SPD)		
Design of Accessibility SPD, adopted June 2006.		
Parking Standards SPD, adopted July 2007.		
Street Scene SPD, adopted March 2011.		
Thames Basin Heaths SPA SPD, adopted March 2012		
Planning Obligations SPD, adopted February 2015.		
Character Area Assessments SPD, adopted March 2010		

Other publications
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)
Bracknell Forest Landscape Character Assessment (LUC, September 2015)

9. PLANNING CONSIDERATIONS

9. 1 The key issues for consideration:

- i **The principle of development**
- ii **Environmental Statement**
- iii **Design Issues/Impact on character and appearance of the area**
- v **Impact on residential amenity**
- vi **Impact on highway safety**
- vii **Sustainable Drainage**
- viii **Biodiversity**
- ix **Landscape and Trees**
- x **Heritage**
- xi **Open space and sports provision**
- xii **Community facilities**
- xiii **Thames Basin Heaths SPA**
- xiv **Sustainability and Energy**
- xv **S106**
- xvi **Community Infrastructure Levy**
- xvii **Section 52 Agreement**

i The principle of development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). This is also reflected in SALP Policy CP1,

which sets out that planning applications which accord with the Development Plan should be approved without delay, unless material considerations indicate otherwise.

9.3 Part of the site is located within a defined settlement, and forms part of an allocated site (SALP Policy SA7). The proposed built form of housing and education buildings are to be located within the defined settlement, which establishes the principle of development in relation to Core Strategy Policy CS2.

9.4 Whilst the Council is currently unable to demonstrate a 5 year supply of land for housing, this site is allocated, with the housing within the defined settlement boundary. The current housing trajectory (as at 1 April 2015) includes a proportion of the Blue Mountain development within the 5 year supply (150 units, 50 in 2018/19 and 100 in 2019/20). Approval of the application would result in the delivery of housing on the site.

9.5 In relation to the loss of the existing golf course, this matter was considered through the SALP process, and was supported by evidence in relation to the supply of and need for golf courses. The Local Plan Inspector found the SALP including Policy SA7 sound and legally compliant, including being consistent with the NPPF, and being in conformity with the adopted Core Strategy. Therefore, there is no Policy objection to the loss of the golf course, and therefore no conflict with CSDPD Policy CS8 and the NPPF (para. 74).

9.6 The proposal relates to an allocated site, and is thereby acceptable in principle, consideration also needs to be given to whether the proposed development is in accordance with Policy SA7 in relation to specific policy requirements:

- 400 residential units (including affordable)

9.7 The application description refers to 400 units. However the EIA/Planning Statement refers to 'up to 400' units. A condition will secure the number of units on this outline application.

9.8 In relation to affordable housing, 25% is proposed to provide a maximum of 100 units. Provision of affordable housing is in accordance with SALP Policy SA7. Details of the mix and tenure of units will be secured within the S106 for this development.

- Land for a range of education facilities, including Primary, Secondary and Special Education Needs

9.9 The application includes the provision of a learning village comprising nursery, primary, secondary and post 16 education, so complies with this element of Policy SA7.

- Multi-functional community hub

9.10 The proposal includes provision of a community hub, so complies with that element of Policy SA7 in general terms. The details of this provision to include confirmation of the retention of the existing building or the provision of a new building will be considered at reserved matters stage. The application provides for up to 1,077 sqm of community use with associated car parking.

- A new football ground

9.11 The SALP allocation and masterplan includes a proposal for a new football ground which was to have been relocated from the Bracknell Town Football Club site in Bracknell. This element of the proposal is not included within the hybrid application. However, the area which is indicated on the SALP masterplan for the football ground is indicated for sports and recreation use on the application parameter land use plan. As a football ground and the proposed open space both fall within the D2 use class it is not considered that the omission of the football club prejudices the overall allocation. It would also not prejudice the provision of a football ground in the future.

9.12 The submitted planning statement states that Bracknell Town football club do not currently wish to pursue a move to the Blue Mountain site, and therefore a mixture of sports uses could be provided as an alternative to serve local demand. At this outline application stage, details of the proposed sports uses are not being applied for. As this part of the site is located outside of the defined settlement, uses should be considered which are compatible with a countryside location and in line with policy CS9 and EN8.

- Maintenance of a gap between Binfield and Bracknell (comprising on-site open space and/or SANG)

9.13 The maintenance of the gap is an important consideration in relation to CS Policy CS9, and was considered through the SALP Examination. As a result of the examination process, a settlement boundary was added to the site and modifications to the policy were made to include specific reference to the need to maintain a gap

between Bracknell and Binfield. The siting of the proposed uses within the site on the SALP masterplan and consideration of 'gap issues' were informed by landscape evidence. The Inspector's report on SALP (paras. 105 - 108), considers the gap issue, and states that an adequate gap would be maintained. When making his decision, the Inspector had sight of a concept plan for the site (map 5 SALP) which indicated that built development would be located towards the southern part of the site. Land to the north of the educational buildings would remain open but would include playing fields and SANG/open space. With this layout, a clear visual separation would be maintained between the northern wing of Binfield and the northern edge of the urban extension. The proposed layout of this application reflects the layout in the concept plan described in the Inspector's Report.

9.14 The extent of the proposed built up area of the site is shown to be within the settlement boundary and generally in line with the illustrative Concept Plan for land at Blue Mountain within the SALP, and therefore would not be in conflict with Policy SA7, and in turn Policies CS9 and EN8.

- On-site open space and Suitable Alternative Natural Green Space (SANG)

9.15 The application scheme proposes the inclusion of open space and 13.18ha of SANG.

9.16 Based on an average population of 2.31 people per household, the open space requirement for a population of 924 (arising from 400 units) at 4.3ha per 1,000 people as set out in BFBLP Policy R4 would equate to 3.97ha with a split of 1.85ha active open space and 2.12ha passive open space.

9.17 The open space provision as shown on the submitted Active and Passive OS Strategy Plan shows a provision of 4.42ha of open space within the outline application residential area which is made up of 3.39ha passive open space and 0.15ha of active open space in the form of play provision together with 0.88ha landscape/amenity verge areas.. Within the learning village, shared sports facilities will be provided with access to sports pitches and the sports building out of school hours providing access to 8.45ha active open space. The indoor sports building within the learning village will also be available for community use. The shared use of these sports facilities will contribute towards the requirement for active open space to serve the residential development. The land west of Wood Lane is also indicated on submitted plans as for sports and

recreation use, although no details of facilities are provided at this outline application stage. The land west of Wood Lane within the application site contains a golf driving range that is still in use and intended to continue in use in the immediate future.

9.18 In relation to SANG provision, a 13.18ha bespoke solution is proposed. This is considered to be acceptable in relation to Policy SA7.

ii Requirement for an Environmental Impact Assessment

9.19 Having regard to the Table contained in Schedule 2 to the EIA Regulations 2011, which were amended in 2015 (‘the Regulations’), the Development at Blue Mountain fits the description of an ‘Urban Development Project’ for the purposes of paragraph 10(b). Furthermore, the Development meets the criteria/thresholds within the second column of the Table and therefore it is a ‘Schedule 2 development’ for the purposes of the Regulations. Schedule 2 development requires an EIA if it is likely to have significant effects on the environment by virtue of factors such as its size, nature and location. Furthermore, in deciding whether Schedule 2 development is EIA development, account should be taken of the selection criteria contained in Schedule 3 to the Regulations:

- Characteristics of the development;
- Location of the development; and
- Characteristics of the potential impact

9.20 Under the Regulations, a developer making an EIA application may ask the Local Planning Authority for their formal written opinion as to the information to be provided in the Environmental Statement (ES). A formal Scoping Request was made to Bracknell Forest on 24th April 2015 under Regulations. A formal Scoping Opinion was issued on 2nd June 2015 following statutory consultations, setting out matters to be addressed in the ES.

9.21 An ES allows the likely environmental effects of the development to be evaluated through the Environmental Impact Assessment (EIA) process. The ES considers the cumulative effects of the development with the environmental effects of other committed developments in the area of the site on sensitive receptors identified through the EIA process. The ES also assesses the impact of the development at the

construction phase and operational phase. In the ES the term “impact” is used to describe the change that arises and “effect” is the consequence of that change. The potential impacts are measured against a 7 point scale with impacts described as adverse, negligible and beneficial with a scale of significance then applied where an impact is described as being adverse or beneficial and minor, moderate or major.

9.22 The topics addressed in the ES are:

Chapter 5: Socio-Economic Impact;

Chapter 6: Landscape and Visual Impact;

Chapter 7: Ecology;

Chapter 8: Archaeology and Cultural Heritage;

Chapter 9: Transport, Accessibility and Movement;

Chapter 10: Air Quality and Odour;

Chapter 11: Noise and Vibration;

Chapter 12: Lighting;

Chapter 13: Geotechnical and Land Contamination

Chapter 14: Hydrology and Drainage

Chapter 15: Utilities

9.23 Each chapter identifies and assesses the likely significant impact of the development in relation to both the construction and operational phases.

Socio-Economic Impact

9.24 The assessment concludes that there would be no long term adverse socio-economic

impacts. Overall, there would be a number of beneficial impacts. During the construction phase, these benefits would be in areas such as the economy. During the operational phase, there would be benefits in relation to housing provision, support to community services and development of recreational facilities.

9.25 The economic impact of the development is considered to be major beneficial during the construction phase and minor beneficial during the operational phase, due to the job opportunities the development would provide.

9.26 In the construction phase, no mitigation is proposed as the effects identified are entirely beneficial or negligible. In the operational phase, the effects identified are generally beneficial or of negligible significance and as such no mitigation is proposed. A potential short term major adverse impact on primary education and a potential short term minor adverse impact on secondary education are identified. These adverse impacts relate to the proposed provision of the through school from 2017. However, there will be a deficit of 373 primary school places by May 2016 as identified in the Council's School Places Plan. which the proposed opening date of 2017 will not be in a position to contribute towards. However, with the proposed housing indicated to be completed after the opening of the learning village facilities, the proposed development will not contribute towards the deficit in school places.

Landscape and Visual Amenity

9.27 The site comprises the Blue Mountain Golf Course, which is an artificial landscape comprising long and short grass, sand bunkers and ponds, several buildings, mature trees, tree groups and hedgerows. The site is not covered by any statutory or non-statutory designations for landscape character or quality. The landscape character of the site is considered to be influenced by its proximity to the existing built development to the south and west, while the dense woodland belt to the east provides a strong, defensible edge to the site. Built development is proposed within the central and southern parts of the site, with the eastern and northern parts retained as open space and playing fields. Many of the existing trees on the site will be retained, and new tree and shrub planting is proposed to visually integrate the new buildings into the wider landscape. The ES considers there to be no significant landscape or visual effects as a result of the development. The Heritage chapter does indicate a minor to negligible effect on the Registered Park but this could be mitigated through landscaping. The proposals can be accommodated on the site and integrated into the wider landscape without leading to significant adverse effects.

Ecology

9.28 Development would have a largely negligible impact score, post mitigation in terms of the Statutory Designated Wildlife sites such as the Thames Basin Heath SPA and the Binfield Manor Local Wildlife Site (LWS) and Binfield Copse LWS. The Development of up to 400 new homes will have a minor adverse effect on the value of the SPA at international level but A SANG is to be provided on the site to be available

before the first dwelling is occupied, mitigating this effect. The implementation of environmental best practice including tree protection measures and a Construction Environmental Management Plan will ensure that there is negligible impact on the Temple Copse.

9.29 In terms of habitats and fauna, the removal of grassland is considered to be compensated through the establishment and management of the SANG and public open space on site. There will be a negligible effect on retained habitats and flora. In terms of fauna, the increase in night time artificial lighting on site will significantly affect the abundance and distribution of bat species. The existing habitats on the south western site boundary will be fragmented by the creation of access points and proposals to light Wood Lane, together with lighting from the sports facilities, will result in a moderate adverse effect on the bat population without mitigation. Through the provision of anti-glare shields, louvres and cowls and the timing of lighting to switch off outside of hours of use of the sports facilities, disturbance to bats will be minimised and there will be a negligible effect on bats.

9.30 Newly established habitats within the SANG and Public Open Space will create foraging opportunities for bats.

9.31 There will be a negligible effect on badgers as partially used outlying setts on the site will be removed under licence.

Archaeology and Cultural Heritage

9.32 An archaeological and heritage assessment submitted with the application has identified limited potential for adverse effects because no significant structures or sites survive on the site. Subject to further investigations taking place on site prior to construction the adverse impacts of development should be negligible.

9.33 There are a number of designated heritage assets close to the site including the Grade II* registered park and garden of Newbold College and a number of Grade II listed buildings in the vicinity. These include Moor Close sited west of Wood Lane, Popeswood Cottage and the Stag and Hounds Inn on Forest Road. The registered park and garden is considered to have the highest significance of the heritage assets being considered. It is considered that housing within the southern part of the Blue Mountain site will be partially visible from the Park and that this will represent an

adverse impact on its setting. A minor to negligible effect on the Park's setting has been assessed subject to mitigation.

Transport, Accessibility and Movement

9.34 The assessment of the impact of construction traffic concludes that the increase in traffic during the construction phase would have a negligible impact on the road network. Furthermore any potential impact would be mitigated by the adoption of a CMP for the site to include measures to manage construction traffic routing, delivery times and the provision of vehicle washing facilities to ensure that dust and mud are not transported onto the highway.

9.35 The assessment of operational traffic impacts identified that no materially significant increases in traffic are predicted against the IEMA criteria as a result of the Development. Further assessment of the potential traffic related environmental effects and their significance concludes that there would not be significant environmental effects.

9.36 Overall the potential environmental effects resulting from the increase in traffic generated by the Development are predicted to be negligible.

Air Quality

9.37 During the construction phase the releases of dust and PM10 is likely to occur. This assessment identified as representing a high to low risk overall for demolition earthworks, general construction activities and track out. The implementation of suitable mitigation measures such as regular on-site and off-site inspections, positioning of machinery and dust making activities sensitively and managing construction vehicles will reduce the impact of dust and PM10 releases. The residual impact of the construction phase on air quality are therefore considered to be temporary, medium to long term, local and of negligible significance according to IAQM's significance criteria.

9.38 The impact of vehicle emissions during the construction phase will have a temporary medium to long term impact of negligible significance.

9.39 The impacts of the operational phase of the development are considered to be negligible except at two locations within the Bagshot Road and Downshire way Air Quality Management Area (AQMA) where moderate adverse impacts are predicted. The ES considers that in these locations, concentrations both with and without this development would exceed annual mean NO₂ concentrations. However, it is considered that the increase in concentration as a result of the proposed development is negligible. The moderate adverse effect in the ES appears to indicate the likely increases in NO₂ at these locations regardless of this development. The overall residual effect of the operational phase is considered to be not significant and proposals would comply with European and national air quality legislation.

Noise and Vibration

9.40 The residual noise and vibration impacts associated with the Development are considered to be negligible for both the construction and operational phases.

Lighting

9.41 New lighting provision will introduce a generally low level of noticeable change to identified receptors that are noted as having sensitivity to night lighting conditions, namely nearby residents and local wildlife / habitat. Sky glow is expected to be the most prevalent contribution created by new lighting; however this will not last throughout all hours of darkness and this effect will be reduced when the floodlighting is turned off.

9.42 The new installations will create a noticeable, visible change to receptors immediate to the installation and adjacent to the site. However, the analysis indicates that the effects created by the new lighting installation can be managed. Combining mitigation measures with thoughtful design is expected to create a generally minimal effect with respect to light spill, sky glow and glare in direct relation to the site and in the immediate vicinity thereby having a negligible effect at regional and national levels.

Geotechnical and Land Contamination

9.43 The impacts of ground contamination and potentially contaminating activities, from site construction activities, are assessed as low. Impacts on construction workers,

local residents and the environment would be controlled under existing legislation including the Health and Safety at Work Act 1979 and the Water Resources Act 1991.

Hydrology and Drainage

9.44 Based on EA flood maps, the site is located within Flood Zone 1 with very low risk of flooding from rivers or seas. The surface water drainage network will be designed to provide adequate flow paths and attenuation to minimise the risk of flooding both within the site and downstream of the site.

9.45 The on-site sustainable drainage system will be designed to cater for events up to and including a 1 in 100 year storm event plus 30% climate change. The development may have an effect on open waterways during construction due to contaminated runoff; however this can be mitigated through implementing standard prevention measures during construction. Following mitigation the impacts are considered to be negligible with minor impact on construction workers and site users as a result of the potential to come into contact with raw sewage during the construction phase.

iii Design Issues and Impact on the Character and appearance of the Area

9.46 Para 56 of the NPPF outlines how good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Para 57 encourages LPAs to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Para 58 goes on to state that planning policies and decisions should aim to ensure that developments will add to the overall quality of the area, establish a strong sense of place, respond to local character and history, and reflect the identity of local surroundings and materials, create safe and accessible environments and be visually attractive as a result of good architecture and appropriate landscaping.

9.47 Saved Policy EN20 of Bracknell Forest Borough Local Plan and Core Strategy Policy CS7 together seek to promote sympathetically designed development that respects its surroundings and subsequently does not result in any adverse impacts

upon the character and appearance of the area. These policies are considered to have significant weight, as they are consistent with Chapter 7 of the NPPF.

9.48 The most significant impact on the character of the area is the loss of the golf course and development of the site as proposed. The principle of development on this site has already been established through the site allocations local plan process. It is considered that this site is appropriate for the type of development proposed.

9.49 This is a hybrid application, with part of the proposal in outline and part in detail. With respect to the outline application, all matters are reserved, other than access, so assessment of the design of the housing development and the impact of the development on the character and appearance of the area is limited as detailed matters relating to appearance, landscaping, layout, and scale will be assessed at the reserved matters stage.

9.50 Parameter plans, which set the framework for building height, the general location of various land uses, green infrastructure and the broad landscape strategy have been submitted. Additional supportive illustrative layout plans and an illustrative Masterplan together with a Design and Access Statement have also informed officers on how a development of this scale and density could work in terms of layout, orientation, amenity areas, and detailed design.

9.51 With respect to the full application, full details have been provided with respect to the building layout and orientation, elevational details and indicative landscaping.

Learning Village

9.52 The school play plaza is one of the significant design features of the learning village. This plaza provides a play area for the primary school, a performance area south of the entrance steps to the secondary school and steps and terraces to the main, formal entrance to the secondary school. The front of the plaza is designed as a shared space to accommodate vehicles turning into the primary car park, service vehicles, and coaches for school trips and will accommodate an additional drop off area. The primary outdoor areas will be fenced to provide self contained areas for the younger children. Entrance gates will be provided in front of the shared area at the front of the plaza.

9.53 The plaza will be landscaped and will provide a generous open area for students and a formal entrance to the secondary school.

9.54 The through school to be provided will be viewed as a coherently designed building, with progression from nursery through to secondary ages clearly defined. The building increases in height to take advantage of the plateau of land where the secondary school will be built to provide a focal point from the access road.

9.55 The open courtyard within the secondary school will provide a focal point for the school as a social area and also helps to provide ease of movement between the wings of the building. Entrances to the building from mid points on each side of the courtyard will help circulation around the building. Landscaped areas and a centrally positioned tree will add to the quality of the courtyard as a meeting point for pupils.

9.56 All parts of the learning village will be constructed from the same buff-coloured brickwork to tie the building elements together. In addition, the sports building will include aluminium panels above ground floor level. In contrast to the predominantly red brick in the local area, a buff coloured brick has been proposed to give a lighter feel to the building and to give a lighter looking building when viewed on the horizon. The larger secondary school element in an elevated position on the site will be visible along the access road through the residential area and a contrasting material is considered to emphasise the community use on the site. The use of a lighter material also helps ensure that the courtyard is light in appearance and an inviting place within the school. Details of materials for use in the learning village are set out in the DAS to include bricks and treatment of the learning plaza. The principles of material choice in maintaining a simple palette of materials is considered to be acceptable with the details of materials to be secured through a condition.

9.57 The school buildings have been positioned to take account of the natural topography of the site and are positioned centrally within the site. As such, the buildings will relate to the site itself and to the proposed residential development in the southern section of the site. Although visible in distant views, the buildings will not be viewed in the context of existing development outside the site in Temple Park and the Forest Road area. In terms of the relationship with the proposed residential area in the south of the site, a pedestrian and cycle link will separate the housing area and the fenced line of the learning village. Landscaping is shown illustratively in front of the fencing line and this will provide a softened buffer between the closest housing and the

school buildings and car parking areas. The learning village will integrate into the housing development as the main access road through the site will be shared, but the tallest elements of the school will be some 80 metres distance from the closest houses to be constructed. The access road, car parking areas and plaza all help to give a visual separation between the proposed housing development and the learning village.

9.58 The learning village will create a strong focal point at the centre of the Blue Mountain development. The buildings will be visible at points along the main access road through the residential development and the approach to the secondary school through the plaza and stairway will help create a sense of it being a community, almost civic building.

9.59 The sports building is positioned on the western side of the learning village, close to Wood Lane, which will provide access for the car parking related to the sports facilities. The building will be available for community use outside of school hours and the position of the building to the west of the main school buildings will allow secure boundaries to the schools to be maintained.

9.60 The proposed community facilities are shown to be on the site of the existing clubhouse south-west of the school buildings, either through re-use of the club house or potentially a replacement building could be erected. The community facilities will also be accessed from Wood Lane rather than via the main site access road to give a clear route to the facilities and their parking areas and to link together facilities available for the public.

9.61 The sports fields and pitches are positioned north of the school buildings on land outside of the settlement area. The position of the pitches together with proposed sports facilities west of Wood Lane and the SANG on land along the eastern boundary of the site allow for a visual gap to be maintained between Bracknell and Binfield by the maintenance of open land north of the learning village. A landscape site plan for the learning village has been submitted that indicates that existing trees and vegetation along the northern boundary will be retained along with hedgerows along the western boundary with Wood Lane. Some trees will be lost within the site of the sports facilities but the landscape site plan identifies that a landscaping scheme can be provided that will retain significant areas of existing trees and landscaping and provide for new

planting within the site. Details of landscaping will be assessed through conditions submissions.

9.62 The detailed element of this application relating to the learning village is considered to provide a high quality of design in terms of the size and scale of development, the layout of buildings and facilities and the palette of materials proposed. It is considered that this is in accordance with policy EN20 of the BFBLP and policy CS7 of the CSDPD.

Housing Development

9.63 The residential development is in outline form only with access alone to be determined. The application proposes the development of up to 400 units in line with the requirements of policy SA7 of the SALP.

9.64 An illustrative layout and masterplan have been submitted to give an indication of the likely form of development. Details of dwelling sizes, house types and design will be confirmed at reserved matters stage. At this outline stage, the submitted parameter plans covering land use, green infrastructure, building heights, density and access and movement are to be secured. A concept Masterplan and illustrative layout have been submitted to indicate how proposed uses could be accommodated on site, and how vehicular, pedestrian and cycle links throughout the site could be achieved.

9.65 The parameter plans indicate a mix of densities and heights of development through the residential area. These plans have been assessed in the ES.

9.66 Proposed building heights have been designed to allow for variety throughout the site and provide for entrance features at the two new access roads from Temple Way and along the main access road through the site. The maximum proposed height for the site is three storeys. Height is proposed to reduce along the boundaries with Wood Lane and the SANG to a maximum of two storeys.

9.67 The density parameter plan shows a range of maximum densities of residential development from a maximum of 50dph at the site entrance points and the central area of the site down to a maximum density of 25dph along the western boundary with

Wood Lane and eastern edge adjacent to the SANG. The range of heights and densities will assist in the creation of areas of distinctive character throughout the development.

9.68 The retention of existing ponds within the site also assists in creating linked open areas within the site with opportunities for housing to front onto ponds and open spaces.

9.69 The submitted Design and Access Statement indicates various character areas that could be designed into the development taking account of proposed heights of buildings, proposed densities and natural features of the site. The ponds and watercourses within the site, proximity of open land west of Wood Lane and the SANG in the east of the site enable a variety of specific character areas to be identified that will be developed at reserved matters stage. The concept masterplan identifies a likely hierarchy of streets within the site to contribute towards the separate character areas of the site and provide links throughout the site, to the learning village and community facilities, the SANG and other open spaces and to the wider area outside the site.

9.70 The new site access points from Temple Way will be visible from several of the houses to the south of Temple Way however there are already several roads leading off Temple Way to the south so the presence of more access roads from Temple Way will not be inappropriate. There will also be framed views of the new homes and the upper part of the Learning Village building from several of the houses in Temple Park, though the gaps in the boundary hedgerow along the new access routes. As these houses south of Temple Way are located within an existing residential area, the views of the new homes to the north will not appear discordant or out of character to the area. The proposed parameter plans indicate that the height and density of the proposed housing development will not be inappropriate and will not appear discordant when viewed in the context of existing housing in the immediate area.

9.71 The retained hedgerow along the southern site boundary will continue to filter views of the new homes, although the rooftops of the nearest properties may be visible over the vegetation. New homes within the centre of the site may be visible from upper storey windows of properties in Temple Park as the land within the centre of the site rises up. There may be more opportunities for views of the development during the winter months when the vegetation is out of leaf. However, although there will be some changes in the appearance of the site once developed, it is not considered that the

changes are inappropriate in the context of the existing residential area of Temple Park, the inclusion of the southern part of the site within the settlement area and the principle of development already having been accepted through the designation of this site for comprehensive development in policy SA7.

9.72 A proposed landscape strategy has been submitted to indicate the general structure of landscaping within the site. Detailed landscaping will be assessed through a conditions submission, but the proposed landscape strategy indicates the retention of boundary trees and vegetation along Temple Way and Wood Lane and the provision of structured landscaping along the main and secondary access roads through the site and within open spaces throughout the site.

9.73 Conditions are proposed requiring the submission of a masterplan and a design code for the housing area before the submission of any reserved matters applications. It is considered that the submitted parameter plans and submitted DAS establish appropriate design principles to enable an assessment to be made of the quality of the design principles and impact of the development on the character of the area. The design principles for the housing development indicate that the development will enhance and respect the local area and pattern of development in accordance with policy EN20 of the BFBLP and policy CS7 of the CSDPD

v Impact on residential amenity

9.74 BFBLP Policy EN20 seeks to protect the amenity of surrounding properties. The Policy requires the Council to have regard to a number of considerations, including ensuring that new development does not adversely affect the amenity of surrounding properties and adjoining areas. This is consistent with the NPPF. This is a hybrid application, with the learning village, main access road, works to Wood Lane and SANG submitted as a full application and the housing development, community hub, remaining access roads and proposed sports and recreation use of land west of Wood Lane in outline form.

9.75 Properties most immediately affected by the proposed development are those in the Temple Park development and properties in and around Forest Road. The closest properties to the site are in Forest Road north of the site which are most affected by the

positioning of the drop off and SANG car park in the north western corner of the site and the sports facilities in the learning village. South of the site, properties in Temple Park will be most affected by the use of Wood Lane by vehicles to the secondary school, sports facilities and community facilities and the creation of two access roads off Temple Way, the Toucan crossing in Temple Way and by the residential development in the southern part of the site. Properties may be affected by the proposed floodlighting of sports facilities at the learning village.

9.76 To the north of the site properties in Forest Road and adjoining roads will be approximately 190 metres away from the learning village buildings. At this distance it is not considered that the buildings, including the three storey element will be visually intrusive when viewed from properties to the north. Proposed lighting in the northern part of the site may have an impact on residential amenities. In particular, lighting of the northern drop off car park, lighting along the northern section of Wood Lane and proposed floodlighting of sports facilities may have an impact on residential amenities.

9.77 The northern car park is intended to provide drop off parking for parents and as such will be used for only limited hours. The SANG car park adjacent to the drop off car park is not intended to be lit. The lighting for the car park is proposed to use 5m high lighting columns. The same columns are proposed along Wood Lane.

9.78 The sports facilities include the provision of floodlighting to the all-weather pitch (AWP) and the four secondary MUGAs. The facilities are proposed to be floodlit until 10pm. The floodlighting will be positioned approximately 100m from the closest properties in Forest Road. The DAS for the learning village specifies that floodlights will be fitted with cowls/reflectors to reduce light spill as far as possible. The four MUGAs and AWP closest to the School will be floodlit using columns and high power floodlights to meet Sport England standards for community and recreational uses. Current proposals indicate that an average light level of 200 - 300 lux is planned. On the MUGAs 8m lighting columns are proposed with 13.5m high columns proposed for the AWP.

9.79 Policy EN15 of the BFBLP considers floodlighting requirements and advises that most forms of lighting on columns, including outdoor sports venues, will normally require planning permission. Outside settlements, planning permission for external lighting schemes will be granted only where they would have no adverse effect upon the character of the surrounding land, residential amenity or wildlife and would not

result in intrusive sky glow. The floodlighting is proposed to be positioned on the part of the site that falls outside of the settlement area therefore the effect of lighting on surrounding land, residential amenity and wildlife are important considerations in assessing the impact of any proposed lighting.

9.80 Lighting is considered within the ES (chapter 12) which considered the three types of lighting effect –light spill, sky glow and glare. The most significant impact from proposed lighting is in the increase in sky glow. This is not considered to have a significantly adverse effect on either bats on the site, residents in close proximity to the site or the character of the site itself. Any effects can be controlled by ensuring that lighting is switched off when not required, that restrictions on the hours of lighting are in place where necessary and by ensuring that a suitable designed lighting scheme to include lighting shields is considered through a condition to approve details of lighting to be submitted for approval. With this mitigation in place there will be a generally minimal effect with respect to light spill, sky glow and glare on the site and in the immediate vicinity and a negligible effect at a wider level. Policy EN15 requires lighting to have no adverse effect upon the character of the surrounding land, residential amenity or wildlife. With mitigation of lighting in place as described above and controlled through a condition on any planning consent, this is considered to be in accordance with the requirements of policy EN15 of the BFBLP. The indicated minimal and negligible environmental effects are considered to fall below resulting the level of resulting in an adverse effect as set out in policy EN15.

9.81 The creation of two access points on Temple Way together with increased traffic to the site could potentially increase noise and activity levels in the vicinity of the site. The two access points will increase activity levels at these points and this could result in increased noise levels and disturbance through car lights from vehicles leaving the site. The Toucan crossing that is proposed on Temple Way roughly at a mid point between the two access road junctions will also be a potential source of noise to residents in Temple Park. Temple Way is a well used road and as such any increase in traffic associated with the development will be in the context of the existing background traffic levels in the area. The majority of properties in Temple Park that are along the frontage facing the Blue Mountain site are set back behind landscaping or are orientated so rear gardens back onto Temple Way. Properties in Dunford Place opposite the proposed access to the secondary access road face onto Temple Way with low level hedging in front of properties. The existing hedging in Dunford Place at

this point will screen lights from vehicles leaving the site via this junction and it is considered that the impact of this junction on residents of those properties will not be significantly affected by the positioning of this access road. The Toucan crossing will be positioned opposite properties in Dunford Place fronting onto Temple Way.

9.83 The activity levels around the learning village are not considered likely to cause significant adverse effects to the residential amenities of local residents. The schools are positioned centrally within the site. Wood Lane is an existing access road to the golf course and it will be used to serve the secondary school, sports facilities and community facilities with the junction onto Temple Way relatively close to the roundabout with Temple Way, Popeswood Road and Jocks Lane. Against the existing vehicle levels in the area, the use of Wood Lane is not considered likely to cause significant disturbance to local residents. The housing development will be served by two access roads splitting traffic between the two roads. Residents in Temple Park fronting Temple Way currently experience traffic flows along this road and it is not considered that increased traffic onto Temple Way will result in significantly increased disturbance to residents given the intervening road and existing landscaping along Temple Way.

9.84 Currently residents around the site benefit from the generally open nature of the site as a golf course. Any development of the site in line with policy SA7 will change the outlook for residents. The creation of additional access points onto Temple Way and the drop off car park at the north of Wood Lane together with lighting associated with the sports facilities, upgrading of Wood Lane and the housing development in the south of the site will all contribute to changing the character of the site and its impact on local residents. However, many of these effects will be experienced in the context of existing levels of activity in Temple way and in the context of the existing residential development in Temple Park. It is not considered that there will be any significantly adverse effects on residential amenity. Detailed design and layout of the housing development will come forward at a later stage. The proposal is considered to satisfy policy EN20 of the BFBLP.

Impact on Highway Safety

Access

9.85 The site is located on Temple Way, an important local distributor road subject to a 40mph speed limit. The road currently provides access to the site via Wood Lane, which serves the golf complex and the driving range as well as the three existing residential properties within the site.

9.86 The proposal seeks to create two new access points along Temple Way to serve the residential element of the proposal and the primary school. Improvements to Wood Lane are proposed to serve the secondary school and a new drop off/pick up car park as well as the driving range and a new community centre.

9.87 A new entrance is proposed on Forest Road to serve a school drop off car park and SANG car park.

9.88 Improvements to the north section of Wood Lane are proposed to enhance facilities for pedestrians and cyclists with the introduction of an upgraded lit route connecting Forest Road to the southern part of the site.

9.89 As part of this proposal details have also been submitted for the design concept for one of the main internal roads that serve the site and the school.

9.90 The plans also indicate a location for a new toucan crossing; such a facility would help provide a controlled crossing for cyclists and pedestrians along Temple Way. This would help with the movement of children to and from the learning village. The principle of this Toucan crossing is considered to be acceptable, subject to conditions requiring the approval of detailed design.

South Western Access - Temple Way

9.91 The access is the main access into the residential development and also provides a direct route up to the primary school. The junction has been designed as a ghost island junction which provides for vehicles turning right without restricting the main flow of vehicles along the route. This type of junction is already in place along Temple Way serving the residential development opposite via Mill Green and Boltons Lane. The junction is located approximately 95m to the north of Mill Green and this is adequate for the speed of the road.

9.92 In order to create the right turn lane the existing kerb line to the west side of Temple Way has been altered to increase road width. The changes made will provide lane widths of 3m for the through lanes and the right turn lane and this is in line with design requirements. The visibility out of the site entrance is 2.4m x 120m+ in both directions and this is acceptable for the speed of the road. The right turn lane also includes a refuge island that will protect the right turn lane but also allow pedestrians and cyclists to cross over the road to the existing footway/cycleway.

9.93 The junction has been designed to ensure the vehicles expected to use it can safely do so, this includes coaches that would serve the learning village.

North Western Access - Temple Way

9.94 This access is very similar in nature to the south western access in terms of its design. A right turn lane is also being provided and the design of the lane widths complies with current design standards. The junction is located approximately 165m from Boltons Lane and this is acceptable.

9.95 The access road within the site has been designed to cater for the types of vehicle expected; coaches are not expected to use this route.

Bus stop provision and associated infrastructure.

9.96 With the introduction of new accesses serving the development the potential for increase in bus usage also occurs. The proposals for both access points into the development from Temple Way currently do not consider the potential for connections to public transport. Existing bus stop locations do not readily connect to the proposed site but with alterations to enhance access on the eastern side of the road such as the relocation of existing bus stops and some additional works related to the hard standing outside the site adjacent to the access location, connectivity from the site to bus stops can be improved.

9.97 Currently buses stop on road rather than in lay-bys and this would be expected to continue. The provision of a layby is not essential as this could increase the time it takes for the bus to make its journey having to give way to passing traffic.

Internal access road

9.98 As part of the application the main internal road is also being considered as part of the detailed layout. This road adjoins the south western access on Temple Way which serves the residential development and education village. The road is 6m in width with a verge and 3m footway/cycleway on the southern side and verge and 2m footway on the northern side of the road. Access junctions have also been indicated and if consented these would form the locations for accesses into the residential parts of the site.

9.99 The plans also show the indicative road that would adjoin the two accesses into the site although this is not for consideration as part of this submission. Each of the access points have been designed in accordance with relevant standards in terms of road geometry, with roads being 5.5m wide and junction radii of 6m. Visibility splays have been shown at the junctions and these splays accord with speeds of 20mph. Due to the width of the main access road speeds may be expected to be at this limit or slightly above and as no other traffic calming features are proposed this could lead to the need for longer visibility splays. The provision of verge areas in front of the proposed footways on most of the road means that actual visibility splays are greater than what is shown with the exception of a section of the northern side of the road which has no verge at all.

9.100 In respect of the north eastern access to the site, this has more limited detail as the full extent of the road attached to it is not currently being sought. However the indicative plans indicate that facilities for both pedestrians and cyclists can be provided. Vehicular access points have not been indicated. Full details of all such requirements would be sought under any reserved matters application.

Wood Lane Improvements

9.101 The proposal seeks to alter the current layout of this junction to serve the new use for school activity. The current junction with Temple Way does not have a compliant right turn lane and the refuge island in the centre of the road is not the required width to protect future increases in pedestrian and cyclist activity. The proposal widens the access to improve the access for vehicles and delivery vehicles, increases the width of the current right turn lane to 2.75m by widening Temple Way on the western side which is acceptable and in line with design guidance. The refuge

island is relocated to the south of the junction and a new section of footway is introduced on the north-western side of Temple Way to link to the existing footway on Wood Lane. Such improvements will provide an adequate route for the proposed users of the site.

9.102 Further improvements are planned for the section of Wood Lane from Temple Way up to the school car park; this includes partial widening to 5.5m along the length and the widening of the current footway to 2m wide. Such changes will enhance the safety and usability of the route for its intended purpose without damaging the landscape character of the road. It should also be noted that along its length suitable connections for pedestrians and cyclists are made to connect the residential part of the site to this route. The turning head at the end of Wood Lane would remain with access to and from the school car parks being taken from either side of it. A suitable access to the community centre would also be provided from Wood Lane. Lighting to Wood Lane is also proposed although this is likely to be phased during the build of the development. The main access road to the site off Temple Way will provide a complete lit route from the school site to Temple Way and this will be in place prior to occupation providing a suitably safe route in the evening and winter months.

9.103 The section of Wood Lane from the school car park to Forest Road is currently restricted for vehicles and this will remain the case. However improvements to the surface and width of the route as well as lighting are proposed to formalise the route as a dedicated pedestrian/cyclist route. The improvement forms a connection to the site and connects to existing infrastructure on Forest Road linking to the village centre. The current lighting design refers to 'non adoptable' in the design. This route is adopted highway and any lighting design will need to comply with the requirements on the Highway Authority. A condition will require the submission of lighting details for approval by the LPA.

Forest Road access

9.104 The proposal seeks to relocate the existing access at the top of Wood Lane. Such an access will provide access to the SANG car park and a drop off car park which would support the schools. The access has been moved eastwards to provide separation from the new cycleway on Wood Lane so that conflict between users does not occur. The sightlines across the frontage are in line with those specified by Manual for Streets in accordance with speeds in excess of the limit. It should be noted the

vegetation along the verge to the east will need to be cut back considerably to ensure adequate sightlines are provided. It is also noted that a proposed tactile crossing point is proposed to the west of the new junction. This is to allow pedestrians a suitable point to cross the road.

9.105 Forest Road has good horizontal alignment in this location which means vehicles and pedestrians have good visibility of each other and the width of Forest Road, coupled with the volume of traffic is not so great that pedestrians would have difficulty crossing in one movement.

9.106 It should also be noted that there are several other existing locations where pedestrians can cross Forest Road and thus actual pedestrian demand in any one location is unlikely to be that significant. Due to the width of Forest Road it is not possible to locate a refuge island in the centre of the road. Overall it is felt that the crossing facilities available will be adequate for the level of use expected. However the Highway Authority has the ability to review the situation periodically in the future and should it be necessary to make changes along Forest Road to provide a controlled pedestrian crossing then it can do so, using appropriate funding such as CIL.

Parking

9.107 As the application is a hybrid application, exact parking proposals are only being considered in respect of details for the learning village. The housing and community centre parking would be determined at reserved matters stage.

Primary School parking

9.108 The applicant has undertaken a survey of a primary school in the borough which is felt to be representative of the likely demand from this proposal. This school is Jennett's Park Primary School. This school is relatively new and has parking provision on site broadly in line with current standards.

9.109 Surveys of the school car park have been undertaken to examine the likely demand from staff and school visitors and these have indicated that the current level of parking provided at the school is adequate. Surveys have also been carried out on the staff at the school which indicated that car use as a means of travel for staff is at a level

that would be expected. In that regard the survey for the car park demand from staff and associated visitors is felt to be robust and would support a provision less than the current maximum set out in the borough standards.

9.110 Total staff on site at any one time will be 59 of which 23 are teaching and 36 are non teaching, to comply with standards this would equate to 23 spaces for teachers and 12 spaces (36/3) for non teaching staff which gives a total of 35 spaces. 40 spaces are proposed and this provides some flexibility for part time staff and other visitors. In addition the drop off parking area will be available for part time staff parking outside peak drop off and pick up times if needed.

9.111 The primary school is proposed to be provided with 20 drop off spaces. In addition it is considered that approximately 16 drop off spaces could be accommodated in the area immediately in front of the plaza in the area where coach turning will take place. Coaches will visit the site only when school trips are taking place, not on a regular basis. In calculating the potential demand for drop off parking spaces other drop off areas within the learning village for secondary children may also be used by primary school parents as siblings could attend both schools. This is without taking account of any potential travel plan measures such as a walking bus which could be provided to support drop off from the north. Such measures are in place at other schools in the borough and typically have the ability to remove demand for longer stay parking. Walking buses can generally cater for around 10 children.

Secondary School

9.111 Total staff on site at any one time would be 118 of which 69 are teaching and 49 are non teaching, to comply with standards this would equate to 69 spaces for teachers and 16 spaces (49/3) for non teaching staff which gives a total of 85 parking spaces. The submitted plans indicate 96 spaces will be provided and this provides flexibility for part time staff and visitors and the ability to allocate some additional parking in that area for sixth form parking removing the need for longer term parking in the drop off car park.

9.112 The drop off areas within either school are adequate to provide further flexibility for visitors to the site outside of peak pick up and drop off times of the day. Current standards do not require drop off provision to be included but it is recognised that such

demands do occur and the need to balance highway safety and the impact on the residential development is an important factor.

9.113 Many of the trips to the school will be from residents who live in very close proximity to the school and will have the ability to walk directly to the school. The actual layout of the housing site is yet to be determined but there will be the opportunity to ensure that adequate and attractive pedestrian/cycle routes are created to support travel on foot and cycle.

9.114 The main access road into the site will have footway/cycleways as part of the design which will help support travel on foot and cycle.

9.115 To calculate the potential demand from cars a further analysis using survey results and the future catchment this school would serve has been undertaken. This work shows that a large part of the existing residential development near to the site would be located closer to the new school than to existing schools that serve the area. Furthermore the infrastructure that is being proposed to help cross Temple Way as well as provide better links from Binfield Village will also help promote travel by non car modes. Taking into consideration all such factors an analysis of potential demand has been undertaken and it indicates that the potential maximum demand for drop off parking would be 35 spaces.

9.117 The Highway Authority would expect the drop off area to be managed/controlled by the school to ensure pedestrian safety entering the site is not compromised.

9.118 The applicant has undertaken a survey of a secondary school in the borough which is felt to be representative of the likely demand from this proposal. This school is Garth Hill College. This school is relatively new and has parking provision on site broadly in line with current standards.

9.119 Surveys of the school car park have been undertaken to examine the likely demand from staff and school visitors and these have indicated that the current proposed level of parking is adequate. In the case of Garth Hill College the level of demand was less than the parking provided on site. Surveys have also been carried out on the staff at the school which indicates that car use as a means of travel for staff is at a level that would be expected and the location of the Garth Hill site in relation to

the main town centre has not had a significant effect on the level of car drivers. In that regard the surveys for the car park demand from staff and associated visitors is felt to be robust and would support a provision less than the current maximum set out in the Borough standards.

9.120 The drop off areas within either school are adequate to provide further flexibility for visitors to the site outside of peak pick up and drop off times of the day.

9.121 The proposed parking provision is 156, comprising of 96 spaces for staff and 60 spaces that will be for use of visitors and drop off for parents. Furthermore there are 18 spaces located in the car park off Forest Road to the north of the site that could be used. The applicant has undertaken analysis from the surveys to determine the level of parking needed and this indicates the level of staff parking would be sufficient. The level of parking that could be used for visitors is also felt to be a reasonable level and would be in line with current standards when considering both pre and post 16 age pupils.

Coach Parking

9.121 It has been demonstrated that coaches that will be required for the school on occasion can turn around in the plaza area and wait without compromising access to the primary school.

Community Centre Parking

9.122 Although not detailed as part of this application the applicant has indicated that 31 parking spaces could be provided in the current area if the existing building is converted to a community centre. In support of this proposal further analysis of level of trips that such a centre could generate has been provided. Further investigation into the trip rates used has allowed a parking accumulation to be derived for the facility and this has indicated that 31 spaces should be sufficient with actual demand on average likely to be around a third of the total provision. This level of parking should cater for most day to day activities that may occur on the site. The parking provision is not being considered as part of the outline planning application but will be determined through the reserved matters process.

9.123 However it is recognised that any significant function that may be conducted in the centre could have a more significant demand for parking. Such functions could well be limited and most likely to occur outside peak demand times of other uses in the area and in that regard there is an opportunity for the drop off car park area outside the school to be shared at such times. It is advised that appropriate conditions or obligations are put in place to secure the shared use of the drop off car park.

Traffic Impact

9.124 The applicant has undertaken traffic counts in 2015 to identify what the current activity levels are on the surrounding road network. Traffic growth using accepted methods (TEMPRO) has been applied to the counts to establish what traffic patterns are likely to be in the opening year of the school (2017). Such an approach is an industry recognised method for dealing with potential traffic impacts in light of any other traffic modelling that may be available for this time period. Traffic growth for such a small time difference (2015-2017) is unlikely to be significant enough to change traffic patterns and thus should provide a robust basis for the assessment.

9.125 The applicant has undertaken a significant amount of modelling of the junctions to the site at the various peak periods of the day which includes commuting peaks as well as the school peak times of the day. Existing junctions along Temple Way including the roundabouts at either end have been tested. These junctions are those that are most likely to be affected by the development and the results indicate that capacities of the junctions are not compromised. The new site access junctions operate within capacity and the improvements to Wood Lane help improve the operation and safety of this junction. The new junction of Wood Lane/Forest Road, to serve the northern car park, also operates within capacity in the future year.

9.126 As the Council's traffic model was used to derive the impact of the proposal it has been possible to establish what possible wider impacts may be due to the proposed development. Investigations indicate that only two areas were slightly affected by the proposal this included Pitts Bridge on Forest Road and the junction of Forest Road/Binfield Road to the northeast of this site. The impact was nominal compared to without the development in the future year (2026) and in any event the Forest Road/Binfield Road junction has been identified in the Council's Infrastructure Delivery Plan for a junction improvement that CIL contributions from this site could be directed

towards. In that regard the impact of the development can be suitably mitigated and no severe impacts arise as a consequence of these proposals.

9.127A draft travel plan has been submitted for both the Learning village and the residential elements of the scheme. These plans set out the various elements of travel planning that would be expected.

9.128The use of the remaining sports land which is currently a golf driving range will need careful consideration in terms of traffic impact. The use of this land has not been fully considered in the Transport assessments but it is considered that its use as a golf driving range is unlikely to have any significant impact at peak hours during the weekdays or weekends. An alternative use such as playing pitches and used for continuous sporting use and/or as allotments could lead to more significant traffic use and if such uses occur at school operational times then the impact could be noticeable. Use at weekends may be comparable to that of school use depending on the scale of pitches. Further assessment of the impact of alternative sports uses of land west of Wood Lane would be needed as part of the assessment of any future applications on this land.

PV2 assessment

9.129The transport consultant has provided a further technical note relating to pedestrian desire lines to help inform and assess the facilities that would be required for the development. This assessment has considered the potential for walking and cycling trips from various locations that would be directly linked to the site. This assessment has indicated that provision of a suitable toucan crossing between the main accesses off Temple Way would be warranted.

Design and access and indicative layouts

9.130As part of the application, illustrative material has been provided to help support the design and access statement and this has included indicative layouts for the residential development. It is noted that within the development some streets are referred to as shared surface mews. The shared surface approach is acceptable subject to the length of street and this will be considered at the reserved matters stage.

vii **Sustainable Drainage**

9.131 The Planning Practice Guidance 'Flood Risk and Coastal Change' as amended 15/04/2015 advises under para. 079 that when considering major development, as defined under the Town and Country Planning (Development Management Procedure) (England) Order 2015, sustainable drainage systems should be provided unless demonstrated to be inappropriate.

9.132 Generally the existing land falls from west to east and surface water drainage connects to The Cut via ordinary watercourses and together with some culverts, ditches and ponds. Most of the drainage within the golf course is man made, but may be based upon original natural drainage.

9.133 The general drainage strategy is to attenuate all of the proposed development to greenfield rates and run off volumes, and to utilise the current drainage systems to dispose of water to The Cut.

9.134 The drainage system for the learning village has been designed for 60 years to cover operation, maintenance and climate change allowances as agreed with the LPA. The strategy is considered to be acceptable if the SuDS are constructed in accordance with the strategy and maintained adequately in the future. This can be controlled through conditions.

Binfield Learning Village

9.135 The learning village and associated playing fields are to be built upon the golf course and open space

9.136 The surface water drainage for the learning village has two separate functions: 1) continuing existing flows of surface water from west to east across the site, either by the use of swales or new culverts and, 2) a largely conventional underground and attenuated drainage system for the school building and associated hard paved areas.

Existing watercourses

9.137 There are two existing watercourses which are partially culverted which cross the site from west to east. These are being culverted in their entirety under the school playing fields and left open as far as possible at the southern entrance to the learning village

Offsite connections

9.138 The surface water drainage from the learning village itself is being attenuated onsite and connects to the surface water drainage system within the SANG to the east of the learning village

Access Road

Description of drainage

9.139 The proposed design is for a conventional piped drainage system .

Works in land outside of full application area

9.140 In order to construct the access road, works need to be carried out on surface water drainage features which fall within the outline planning application area ,i.e. the works are shown as part of the full application but rely upon other works to ensure their functionality. Conditions on any planning permission will require these works to be carried out before other development commences.

9.141 It is important therefore, that the surface water drainage system within in the housing development is based upon the use of SuDS which can provide this functionality and missing SuDS benefits, before final discharge to The Cut

Culverted watercourses (attenuated flows)

9.142 There are two existing watercourses which pass under the proposed access road which need to be culverted. It is usual practice to provide culverts which meet or exceed the cross sectional area of the existing watercourses, however in this case the

designer is incorporating smaller culverts than usually necessary in order to attenuate the existing surface water flows which pass under the access road. This will result in the watercourses to the west of the access road having to provide additional storage. As these watercourses are outside of the full planning application area the provision of the storage referred to above will need to be provided as part of the detail design which will follow on from the outline planning application.

Temporary swale

9.143 In order to construct the access road, works need to be carried out on land outside the extent of the access road. One of the items which needs to be dealt with is existing land drainage flows from west to east which will be severed by the proposed access road. The drainage designer has proposed a temporary swale system to capture these flows on the western side of the access road and to direct them to the two new proposed culverts. The temporary swales will need to be designed, and then constructed as part of the access road works and conditions will require these works to be carried out before any other development commences.

SANG

Description of drainage

9.144 The SANG is to be constructed wholly on the golf course and comprises footways and a car park in addition to open space. The golf course currently has open ditches culverts and ponds which are largely man made. The ponds in particular provide water hazards for the golf course and act as storage reservoirs for the golf course irrigation system. The surface water drainage for the SANG currently connects to an ordinary watercourse which runs along the public right of way outside of the site boundary. This watercourse connects to The Cut.

Proposed drainage – Re shaping existing watercourses and ponds

9.145 It is proposed to utilise the existing surface water drainage system within the SANG in order to drain the SANG itself and to provide outfalls for the learning village and hosing development, as well as to deal with surface water which flows across these developments

9.146 The existing surface water drainage system is within the private golf course however it cannot adequately deal with the surface water runoff from the learning village and housing development without modification or enhancement.

9.147 It is therefore proposed to re shape existing ditches and provide planting so they act as conventional swales used in SuDS. In addition the existing ponds are to be reshaped and additional dry ponds provided so as to provide ease of maintenance, accessibility and extra storage.

Risk Assessment

9.148 As the SANG will be open to the general public the drainage designer has undertaken a risk assessment of the current drainage features and has proposed works to be undertaken in order to lower any high risks which were found.

Outfall

Surface Water

9.149 All of the surface water drainage from the existing golf course and open space connects to an ordinary watercourse on the eastern side of the site. These connection points and ordinary watercourse are outside of the developer's control. In order to ensure that there is no offsite flooding as a result of the proposed developments, all of the surface water flows are being attenuated to greenfield runoff rates. This, together with the additional surface water works, and new dry ponds, should deal with any perceived flooding issues.

Housing Development and community facilities

Outline parameters

9.150 The proposed housing development and community facilities are within the outline planning application area and therefore details for the proposed surface water drainage for housing development is unknown at this time. The community facilities may utilise the existing buildings which already have surface water drainage however

should this facility be altered as part of the reserved matters application then any replacement facility should use SuDS.

9.151 It is important therefore that the housing development and community facilities drainage is designed in accordance with the parameters set out in the FRA and drainage strategy. This will ensure that the surface water drainage within the SANG can adequately deal with the flows from the housing development and community facilities.

SuDS

9.152 The access road does not provide any SuDS benefits and all of the surface water drainage from the housing development will pass through the SANG to its final outfall The Cut, which is of ecological value. It is particularly important therefore to ensure that the surface water has a sufficiently good water quality so as not to affect the ecological status of The Cut nor to affect the SANG

9.153 In order to provide good water quality the surface water drainage system within the housing development should use SuDS features which can achieve this quality. The use of proprietary systems over natural systems should be avoided as the surface water drainage system needs to be operated and maintained for the lifetime of the development (100 years). A condition on any planning permission will require the submission of SuDS schemes as part of any reserved matters application.

Maintenance

Management strategy Outline

9.154 The applicant has indicated who will be responsible for surface water maintenance for the various parts of the site. It should be noted that the specific drawing showing the maintenance responsibilities does not cover the learning village. (Surface Water Maintenance Plan Drawing No 13-274-018 Revision E)

9.155 The management of the surface water drainage for the overall application is dealt with as follows:

- a) The SANG will be covered by the management strategy for the SANG.

- b) The learning village is detailed within the full application which covers this part of the site
- c) The access road will be covered by the local highway authority maintenance regime for adopted highways. Any future roads which are offered for adoption as part of the development will also be managed by the local highway authority
- d) The housing development and community facilities will be covered by a management strategy which needs to be submitted pursuant to planning obligations/conditions.
- e) The existing highway which cuts through the site (Wood Lane) is served by road side ditches. Maintenance of these ditches is usually the responsibility of the riparian land owner

Public bodies & WASC

9.156 Several parts of the site will either be adopted by or transferred to various public bodies or the water and sewerage company (Thames Water). They will manage surface water drainage systems within the SANG, the public highway or as part of the public sewer network.

Private

9.157 Some of the surface water management system will be managed privately; the largest section will be within the learning village and other parts will be within the curtilage of private dwellings.

Management Company

9.158 It is proposed that the SuDS within the housing development is to be managed by a private management company. As the housing development is only covered by an outline application, it is also possible that some of the SuDS may be adopted and managed by the local highway authority; however this can only be determined when the reserved matters application is made.

viii **Biodiversity**

9.159 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment and requires the planning system to contribute to and enhance the natural and local environment in a number of ways. This includes recognising the wider benefits of ecosystem services, minimising impacts on biodiversity and providing net gains in biodiversity where possible. Para. 114 requires LPAs to set out a strategic approach to plan positively for the creation, protection, enhancement and management of networks of biodiversity.

9.160 Policy CS1 of the CSDPD seeks to protect and enhance the quality of natural resources including biodiversity. Policy CS7 of the CSDPD also requires the design of new development to enhance and promote biodiversity.

9.161 Various surveys and investigations have been undertaken by the applicants to inform the design of the proposed development and to assess the impact of development on the Thames Basin Heaths SPA, mature trees and hedgerows on the site, and to consider the importance of the site in providing habitats for various species. The preliminary Ecological Appraisal submitted with the application considered that the confirmed ecological constraints on the site requiring avoidance, mitigation and/or compensation measures were mature trees, hedgerows, nesting birds and the Thames Basin Heaths SPA. Mature trees and hedgerows have an intrinsic ecological value and should be retained where possible. Hedgerows also have an important role to play in offering green corridors. Any potential bird nesting habitats should be cleared outside of the bird nesting season only unless confirmation has taken place by a suitably qualified ecologist that no active nests are present. The site is within 5km of the Thames Basin Heaths SPA so a SANG strategy will be developed to demonstrate that recreation impacts to the SPA from the proposed development can be mitigated for. This strategy will be secured through the S106 Agreement covering the site.

9. The preliminary Ecological Survey identified the ecological interests on the site. These were bats, badgers, reptiles, Great Crested Newts, breeding birds and hedgerows. Additional surveys were carried out on each of these potential constraints which have identified a range of opportunities for ecological enhancements on the site:

- Carefully designed SANG provision within the eastern side of the site;
- New woodland planting using appropriate native species;
- Enhancement of existing ponds, as appropriate, including regrading of banks altering shapes etc.

- Aquatic habitat creation;
- Wildflower meadow creation;
- Incorporation of native plants and those of wildlife value into landscaping scheme;
- Strengthening and supplementing existing hedgerows;
- Maintain deadwood onsite to provide opportunities for saproxylic invertebrates;
- Maintain and enhance connectivity, between semi-natural habitats on site and those adjacent to the Site.
- Incorporate bat roosting opportunities into the design of new buildings or on retained trees, and,
- Erect new bird nest boxes on new buildings

The enhancements can be secured through the Landscape and Ecology Management Plan submitted as part of the application that is secured through the S106 for the development.

9.163 The Council's Biodiversity Officer has been consulted and raised some issues of concern. Repeat badger surveys are considered to be required immediately prior to the commencement of development as set out in the submitted badger survey.

9.164 The SuDS strategy and management documents and the SANG plans and management strategy need to be consistent to ensure the requirements for the SANG are not compromised by the SuDS maintenance requirements. Discussions have taken place on site between drainage and SPA officers to ensure that the requirements for SuDS management have not compromised Natural England's requirements for SANGs. The SANG management plan will be secured through a S106.

9.165 Queries were also raised by the Biodiversity Officer about specific mitigation for Redstart, any impact of the development on veteran trees on the site and over the impact of proposed lighting on foraging bats. Redstart mitigation in the form of provision of nesting boxes will be included in measures in the Landscape and Ecology Management Plan. No veteran trees will be affected by the development. The impact of lighting on bats was considered in the ES and a condition is recommended ensuring that details of lighting, to include covers and shields of lights and hours of operation are submitted for assessment and approval. Subject to these conditions there is no objection by the Biodiversity Officer to the application.

9.166 Subject to securing mitigation measures as set out in the Preliminary Ecological Survey and the ES, it is considered that the proposal will not have an adverse impact on the biodiversity quality of the site. As a result of the creation of a SANG and open spaces throughout the site, it is considered that there will be a minor beneficial impact on wildlife and biodiversity value.

Landscape and Trees

9.167 The NPPF requires planning policy and decisions to aim to ensure developments are visually attractive as a result of good architecture and appropriate landscaping. Section 11 requires the planning system to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Para. 116 also requires the consideration of any detrimental effect on the environment, the landscape and recreational opportunities.

9.168 Policy EN8 of the BFBLP considers development on land outside settlements and requires the LPA to ensure that it does not adversely affect the character, appearance or function of the land or damage landscape quality. Policy CS1 and CS7 of the CSDPD seek to ensure that development protects and enhances landscape and provides high quality usable open spaces and public realm. Policy CS9 states that the Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land. In addition, the policy aims to:

- i protect the defined gaps within or adjoining the Borough from development that would harm the physical and visual separation of the settlements either within or adjoining the Borough; or
- ii. maintain the Green Belt boundary within Bracknell Forest and protect the Green Belt from inappropriate development.

9.169 These policies are consistent with the objectives of the NPPF.

9.170 The site is not covered by any statutory or non-statutory designations for landscape character or quality. Close to the site is the Registered Park and Garden at Newbold College. Temple Copse woodland is located south of Temple Way and is

designated as an Ancient Woodland and a Local Nature Reserve .Further woodland block to the south and east of the site are designated either as Local Nature Reserves or Ancient Woodland.

9.171 The external boundaries comprise mostly mature, native hedgerows with intermittent tree cover that effectively screens the site from public views from the adjoining roads. A dense treed hedgerow runs along the south of Forest Road, with a permitted path running to the south of this hedge, linking Wood Lane North in the west to the public footpath in the east. To the south of this path is a fence and 3.5m high hedgerow, comprising hawthorn, blackthorn, oak and bramble, forming the northern boundary of the golf course.

9.172 The eastern boundary of the golf course is marked by a fence and a narrow treed hedgerow, which separates the golf course from the public footpath to the east. Further east beyond the path is a dense woodland belt (which is covered by a TPO) and a ditch and fence, marking the boundary of Binfield Manor beyond.

9.173 To the south, the golf course is bound by a fence and a dense hedgerow approximately 6m in height, containing hawthorn, blackthorn and bramble, as well as several mature trees including oak, ash and eucalyptus.

9.174 Wood Lane forms the south western site boundary, and is bound to the west by a hawthorn and blackthorn hedge, approximately 2m high, separating the lane from the open field to the west. To the east of the lane is a dense, outgrown hedgerow, around 5m in height, which forms the boundary of the golf course.

9.175 Further north, the site is bound by a dense outgrown hedgerow with mature trees, separating the western part of the site from the open field to the south as well as the grounds at Newbold College. The westernmost site boundary between the golf course and Newbold College is bound by a dense hedgerow, around 3-4m in height.

9.176 There are a number of mature broad leaf trees within the body of the site, notably oak, poplar and ash and also stands of semi-mature conifers and ornamental trees which form part of the designed landscape of the golf course.

9.177The dense boundary vegetation screens the majority of near distance views of the site, and middle and long distance views are limited to the highest part of the site in the west. The golf course itself is a largely artificial landscape comprising long and short grass, sand bunkers and ponds, several buildings, and mature trees, tree groups and hedgerows. One of the chief functions of the site is in its role as contributing to the gap between Bracknell and Binfield.

9.178The ES considered that in terms of the direct effects of the development on the landscape of the area, there will be a permanent, moderate to minor adverse effect on the golf course which comprises the majority of the site, due to the partial loss of existing character and openness of the landscape here. However there are considered to be no significant landscape or visual effects as a result of the proposed development.

9.179The proposed built development in both the outline and detailed elements of the application will be contained to the central and southern parts of the site, with the eastern and northern parts retained as open space and playing fields. Many of the existing trees on the site will be retained, with vegetation on boundaries largely retained other than where access points are to be formed. There are significant opportunities for new tree and shrub planting within the site. Conditions attached to a planning consent will require the submission of details of landscaping to visually integrate the new buildings into the wider landscape. A Landscape Site Plan covering the learning village site and a Residential Landscape Strategy have been submitted and these indicate that the site can be developed without any harm to the landscape character of the site or the surrounding area.. The details to be submitted under conditions will cover such matters as the use of native species, securing the tree lined main access road through the site and softening of the car park areas to serve the schools. Along the eastern boundary of the learning village with the residential development, there is a significant change of level requiring a retaining wall of 2.4m with a 2.4m fence on top. At reserved matters stage, landscaping to screen this wall or changes of ground levels on the residential side of the wall should be considered to minimise the impact of the retaining wall and fence on future residents.

9.180Subject to landscape details being conditioned, the proposal is not considered to have an adverse effect on the landscape character of the site. The northern section of

the site will be retained in SANG and sports field uses which retain the gap between Bracknell and Binfield.

x Heritage

9.182 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

9.183 The NPPF (paragraph 128) requires applicants, *'to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance'*.

9.184 Paragraph 131 of the NPPF states that, local planning authorities should take into account *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'*.

9.185 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the determination of applications affecting the setting of a Listed Building

'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

9.186 The Core Strategy recognises the importance of promoting the Borough's local distinctiveness. This is to be achieved by, amongst other things, protecting the Borough's Listed Buildings, Conservation Areas and Registered Historic Parks and Gardens.

9.187 Within the Core Strategy, Policy CS1 sets out the Council's sustainable development principles, including a commitment to permitting development which protects and enhances 'historic and cultural features of acknowledged importance'. Policy CS7 of the CSDPD outlines the Council's commitment to design quality in new development, and states that development will be permitted which builds on the urban, suburban and rural local character, respecting local patterns of development and the historic environment.

9.188 Policy EN20 of the BFBLP advises that in their determination of applications for planning permission, the Borough Council will have regard to the following considerations:

- i. be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views;
- ii. retain beneficial landscape, ecological or archaeological features and, where reasonable, enhance these features;
- iii. ensure that the design of the development promotes, or where necessary creates, local character and a sense of local identity;
- iv. provide adequate space for private use and visual amenity, where appropriate;
- v. provide appropriate layout and design features to improve personal and general security, including the natural surveillance of public spaces, including footpaths, roads and open space;
- vi. avoid the loss of important open areas, gaps in frontages and natural or built features (such as trees, hedges, walls, fences and banks) which it is desirable to retain;
- vii. not adversely affect the amenity of surrounding properties and adjoining area;
- viii. not be prejudicial to the proper future development of a larger area in a comprehensive manner.

9.189 The site is bounded by the grounds of Newbold College and a parkland field to the south west. Newbold College of Higher Education campus includes Moor Close, a Grade II Listed house, and an associated Grade II* Listed Registered Park and Garden.

9.190 The application includes the submission of two agreed locations for photomontage views showing the development from the grounds of Newbold College

(Moor Close) as requested by Historic England. The viewpoints from within the Grade 11* Registered garden at Newbold College are:

- Photomontage Viewpoint 1, a view east from the eastern side of Moor Close Grade II listed building; and
- Photomontage Viewpoint 2, a view looking north east from the southern end of the formal gardens, south of Moor Close.

9.191 The two viewpoints represent the locations which would potentially be most affected by the proposed residential and Learning Village (LV) elements of the Blue Mountain application and show the relevant potential massing/building heights in the winter months. The proposals are only shown in winter however this the time of year where there is most limited screening between the heritage assets and proposed development.

9.192 Photomontage Viewpoint 1 - The northern visualisation shows that existing buildings and vegetation would largely screen the Learning Village site from the garden area east of Moor Close even during the winter months.

9.193 Photomontage Viewpoint 2 - The southern view from the formal gardens is screened partly by woodland towards the proposed development but elements of the proposed residential development would be seen from this position and would not be fully screened from the gardens even in summer. While it is not possible to make out the detail of the buildings from viewpoint 2, the visualisation shows that the Learning Village would be visible from this viewpoint.

9.194 In the letter than accompanied the viewpoints dated 22nd April 2016, the visual impact from the southern end of the Registered Historic Park and Garden was assessed as Negligible and to have a Negligible effect on the significance of the designated heritage asset.

9.195 However, it is considered that the significance of this impact should be assessed as greater than Negligible, as the Royal Historic Park and Garden is a high value (Grade II*) designated heritage asset. In addition the learning village will be built of a prominent brick, designed to stand out in the landscape as a visual statement. In the Landscape and Visual Assessment the impact on the Newbold Registered Historic Park and Garden (See Environmental Statement, table in para 6.13.5) is assessed as a Moderate Adverse impact.

9.196 In terms of the NPPF criteria, based on the photomontages supplied, the overall visual impact is unlikely to be considered 'substantial harm'. The use of lighter coloured materials on the learning village are considered highly visible and to increase the visual impact on the listed buildings and registered park and garden. However the impact is not considered to result in substantial harm. Any additional mitigation in the form of landscaping would reduce any visual impact on Newbold College.

xi Open space and sports provision

9.197 The NPPF at para 73 refers to access to high quality open spaces and opportunities for sport and recreation making an important contribution to the health and well being of communities. At para. 74 the NPPF advises that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

9.198 An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

9.199 The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

9.200 The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

9.201 Saved policy R4 of the BFBLP seeks the provision of 4.3ha of open space of public value per 1000 people on residential development on sites larger than one hectare.

9.202 As part of the Site Allocations process, Bracknell Forest commissioned a Blue Mountain Golf Centre Study in 2012 to inform the planning process involved in the preparation of a site allocation DPD. The proposed allocation of the Blue Mountain Golf Course for comprehensive development would result in the loss of a golf facility. The Study found that in the area there is a wide range of golf facilities to meet current need, that individual golf clubs and courses are less well used than in previous times over the last twenty years and the loss of Blue Mountain would leave the area with

sufficient golf facilities to meet likely demand. The Study concluded that on balance the loss of the 18 hole course at Blue Mountain can be justified in view of other facilities elsewhere in the area and their ability to absorb likely demand for golf over the next 15 years. The findings of the report were accepted by Sport England and by the planning inspector at the Site Allocations Local Plan examination.

9.203 In addition to the ability of other facilities to absorb demand for golf in the area, the proposal will incorporate community use of sports facilities at the learning village, although these would be available outside school hours only, and land to the west of Wood Lane is identified for future sports and recreation use. No details are provided on the provision of facilities on this land within the outline application although illustrative plans have been submitted showing allotments and golf facilities. The existing golf driving range will continue to operate on this land for the immediate future. Within the residential development, active and passive open space areas including play spaces and open space for residents will be provided along with the SANG which will be located on land to the east of the site.

9.204 Sport England have been consulted on this application and raise no objection to the proposal subject to conditions requiring details of the proposed sports facilities to be submitted for approval and a requirement within any S106 for sports facilities within the learning village to be available before the residential development is commenced. It is considered that the loss of the golf course is acceptable as other facilities are available in the area and the development provides for alternative sports and recreation facilities to serve a wider section of the community than are served by a golf club.

9.205 To meet the requirements of policy R4 of the BFBLP, 3.97ha of open space is required to serve the needs of future residents. The application includes 3.39ha of passive open space within the residential development and 0.88ha of landscape and amenity verge areas. Active play space of approximately 0.15ha in the form of 2 LEAPS and 5 LAPS is also to be provided. In addition, land west of Wood Lane is shown as providing approximately 0.5ha of active open space indicatively shown as being in the form of allotments, although the details of provision on this land will be determined at reserved matters stage. Part of the sports facilities at the learning village will be available for shared community use outside of school hours. This involves use of the pitches including the secondary school MUGA and approximately 1.2ha of active open space.

9.206 The provision of open space within the residential area and on land west of Wood Lane, together with shared use of the learning village facilities, is considered to meet the requirements for open space in policy R4. The shared community use of the learning village facilities is considered an equivalent provision to the loss of the golf course. It is understood that the driving range will continue to operate for some time. Details of the future use of land west of Wood Lane, indicated as being for sports and recreation use on submitted plans will be considered through reserved matters submissions.

xii Community Facilities

9.207 Para. 79 of the NPPF requires Councils to “plan positively for the provision and use of shared space, community facilities (such as local shops, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”

9.208 SALP policy SA7 requires the provision of an on-site multi-functional community hub. The application includes, in outline form the provision of between 783 sq.m and 1077 sq.m of floorspace sited in the position of the existing clubhouse building, and south of the proposed secondary school element. The application does not give details of how the community facilities are to be provided but allows for the retention and re-use of the clubhouse building, by either the re-use of the ground floor of the building or the erection of a new building on the same site. The community building will be provided with 31 parking spaces, accessed from Wood Lane to serve a maximum floorspace of 1077 sq.m.

9.209 The community facility could provide for a police point as required in policy SA7, a multi-functional hall, meeting rooms, community shop/café, a pre-school, youth centre and office space.

9.210 The existing first floor of the club house would be partitioned off if the building is retained and could be brought into use in the future if additional facilities were required.

9.211 If the clubhouse building is not retained and a new building is constructed, the outline application indicates that any new building would be a maximum of two storeys in height and would not exceed the height of the existing club house.

9.212 The parking provision for the community facilities is considered to be acceptable for day to day use. A total of 31 parking spaces are to be provided. As the final uses within the building are not yet known, provision has been calculated by using a range of proposed community uses to compare against parking standards. Using a range of uses, the parking provision is considered to be acceptable. The community facilities may attract larger numbers of users if used for functions and parties. These functions are considered to be more likely to occur outside of peak demand hours for the learning village when the adjoining secondary drop off car park is likely to be unused or used on a reduced basis to serve the sports facilities. The learning village car park management plan that is being prepared to ensure the parking areas are adequately controlled will include details of the use of the drop off areas out of school hours to provide flexibility for the various users of the site.

9.213 The provision of a community facility within the existing club house building or by the erection of a purpose built building, with 31 car parking spaces is considered to meet the requirements of CSDPD policy SA7 with regard to community facilities and to be in accordance with advice in the NPPF.

xiii Thames Basin Heaths SPA

9.214 Relevant policy and guidance includes saved Policy NRM6 of the South East Plan, policies CS14 and SA7 of the Core Strategy, policy EN3 of the BFBLP and the Thames Basin Heaths SPA Avoidance and Mitigation SPD (March 2012). These policies seek to ensure that the development will not adversely affect the integrity of the Thames Basin Heaths SPA.

9.215 This site is located approximately 4.5 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures. It is considered that the project as proposed would not adversely impact on the integrity of the SPA if avoidance and mitigation measures are provided as stipulated by these policies. Prior to the permission being granted the applicant must enter into a Section 106 Agreement to secure the appropriate mitigation measures.

9.216 Policy SA 7 of the CSDPD specifically requires the development of this site to include an on-site bespoke Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population (7.39ha SANG based on 400 dwellings). In addition, a

financial contribution towards Strategic Access Management and Monitoring (SAMM) will be required together with any other measures required to satisfy the Habitats Regulations, the Council's Thames Basin Heaths SPA, Avoidance and Mitigation Strategy and other relevant guidance.

9.217 In accordance with the Thames Basin Heaths SPA Avoidance and Mitigation SPD (March 2012) (SPA SPD), the development will be required to provide alternative land to attract new residents away from the SPA. The requirements for a bespoke SANG are summarised as follows:

- a. It is the responsibility of the developer to enhance a site to SANG standard. Works must be carried out in accordance with the SANG Management Plan which has been agreed with the Council and NE to be secured by s106 obligations.
- b. The SANG will usually be transferred to the Council (the preferred option) in order to be managed by the Council in perpetuity unless another management solution can be found in agreement with the Council and Natural England (NE).
- c. A SANG has a catchment area depending on its size. The dwellings for which the SANG is providing mitigation must fall within this catchment area. Catchment areas are set out in section 5.11 of the Thames Basin Heaths Delivery Framework (2009).
- d. The SANG must be of adequate size to provide at least 8ha per 1000 new population based upon an average dwelling occupancy in Bracknell Forest of 2.31 persons per dwelling.
- e. The SANG must be laid out in accordance with the Natural England (NE) SANG Quality Guidance.
- f. The NE SANG Quality Guidance specifically states that the SANG must include a circular walk of minimum length 2.3km. In order to satisfy this requirement, a larger area of SANG may need to be provided than dictated by the minimum SANG requirement .
- g. If the site currently has public access, a visitor survey must be undertaken and current access discounted.

- h. The SANG must be completed and available for public recreation *before occupation of the first dwelling*.
- i. A SANG Management Plan must be produced and set out the following:
- the area of the SANG
 - the length of the circular walk (minimum requirement is 2.3km)
 - a plan of the SANG layout
 - the enhancement works to be carried out by the developer (with exact location) before occupation of the development in accordance with the NE SANG Quality Guidance
 - how (by whom) the site will be managed in perpetuity
 - the timing, frequency and location of in perpetuity maintenance works to be carried out
 - any relevant ecological monitoring requirements such as for badgers and breeding birds etc.
 - a checklist to show how the requirements of the NE SANG Quality Guidance have been met
 - adequate car parking provision of at least one space per hectare of SANG (for SANGs over 4ha unless the site is intended for use within 400m only)
 - in perpetuity maintenance costs. In order for the Council to manage the SANG in perpetuity, it will require the payment of a financial contribution. See page 63 of the Planning Obligations Supplementary Planning Document for more information. This amounts to £63,028 per hectare.
 - how the SANG will be made accessible at all stages of development. An inviting access to the SANG must be available during all phases of the development so that visitor patterns to the SPA are not unintentionally set in early stages of occupation.
- j. The date of the Management Plan should be updated accordingly to reflect the date of the most recent changes. Any references to the outline plan should be removed accordingly and any terminology reflect the status of the final / detailed plan.

- k. The SANG must be agreed with the Council and NE. Discussions with both organisations are recommended early in the process.
- l. It should be noted that the local authority would assess other aspects of a planning application for a potential SANG when a planning application is determined including biodiversity, drainage, site access and highway issues etc. This could affect the layout of the SANG.

9.218 It is the intention of BFC to take on the in-perpetuity maintenance of this SANG. Contributions will be sought to ensure that the SANG is managed in perpetuity in accordance with the final SANG Management Plan which will be agreed with the Council and NE. The level of contributions will be set out in a S106 Agreement.

9.219 A SANG Delivery Document and Management Plan has been submitted. This includes the enhancement works needed to bring the site up to SANG standard and a management and maintenance plan for the first 10 years. A draft version of this plan will be attached to the S106 agreement with an obligation to agree a final version with the Council and Natural England before commencement of the development.

9.220 The total SANG area is 13.08 ha. In agreement with Natural England, the Public Right of Way to the east has been discounted from the SANG capacity so that a SANG capacity of 12.68ha remains. Although the applicant is required to enhance the whole site in order to provide a SANG for this development which encompasses a minimum 2.3km circular footpath, the SANG capacity for the development of a maximum of 400 dwellings is 7.39ha. This leaves 5.29ha 'excess' SANG capacity which could potentially be allocated to other developments. The S106 will include details of how this "excess" SANG capacity will be allocated.

9.221 A car park has been provided in the north of the site to serve the SANG providing 8 parking spaces. This provision is considered to be appropriate.

9.222 The Council is satisfied that the development will not adversely affect the integrity of the Thames Basin Heaths SPA provided that the above measures are put in place.

9.223 If the measures outlined above are secured through a S106 Agreement, agreed with Natural England and put in place, this will prevent a significant adverse effect on the integrity of the SPA.

9.224 A key element of delivering sustainable development is to ensure that appropriate infrastructure is provided to support new development. This includes social, economic and physical and green infrastructure.

9.225 The NPPF outlines how the impacts of climate change and the delivery of renewable and low carbon energy and associated infrastructure is central to the economic, social and environmental dimensions of sustainable development. Para 96 of the Framework states that in determining planning applications, LPAs should expect new development to comply with adopted Local Plan policies on local requirements for decentralised energy supply, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. This application has been considered against the objectives of the NPPF and in the context of the Borough's energy and sustainability policies which are considered to be consistent with the NPPF.

9.226 Policy CS10 of the Core Strategy requires the submission of a sustainability statement demonstrating how the proposals meet current best practice standards).

9.227 In response to this, a BREEAM pre assessment report has been submitted for the learning village buildings that a BREEAM "Very Good" rating will be achieved.

9.228 In terms of the residential development, a Sustainability Report has been submitted to provide a verification that the design of the proposed development is in accordance with sustainable objectives and represents good practice in sustainable design. As the housing development is in outline form, a sustainability statement will be required to be submitted as part of any reserved matters applications before development commences. A Sustainability Report will also be required as part of any reserved matters application to build a new community facilities building.

9.229 As part of the detailed application for the learning village, it is recommended that a condition be imposed requiring the submission of a Post Construction Review upon occupation of the development

9.230 Policy CS12 of the Core Strategy requires the submission of an energy demand assessment demonstrating how the development's potential CO2 emissions will be reduced by at least 10% and how 20% of the development's energy requirements will be met from on-site renewables.

9.231 An Energy Statement has been submitted to accompany the detailed application for the learning village. The report establishes that the development would result in a saving of 44% of total CO2 over the Building Regulations requirement for the development.

9.232 The results from the energy assessment demonstrate that the energy requirements in policy CS12 can be achieved. It has been demonstrated that a 12.6% reduction in CO2 emissions can be achieved through low energy passive design measures and a 20% contribution towards regulated energy can be achieved with the incorporation of PV into the scheme.

9.233 In conclusion, subject to conditions, sustainability matters, including energy, are considered to be acceptable in principle and in accordance with Policies CS10 and CS12 of the adopted Core Strategy DPD and the objectives of the NPPF.

Waste and Recycling Facilities

9.234 With regards to waste, Policy CS13 of the Core Strategy deals with sustainable waste management and requires development to make provision for the management and treatment of waste. This broadly accords with the objectives of the NPPF and paragraphs 35 and 36 of PPS10 (Planning for Sustainable Waste Management) and also the emerging Waste Management Plan for England. Policy SA7 of the CSDPD seeks the on site in-kind provision of a waste recycling facility. Details of the position of this facility will be determined at reserved matters stage, with the S106 including a clause requiring a suitable facility to be provided as part of the housing development.

9.235 Provision of waste facilities for the learning village will be secured through condition.

9.236 Planning obligations will only be secured to enhance, improve or provide infrastructure in the Borough where projects are not included on the Regulation 123 List, and, in accordance with CIL Regulation 122, it is shown that the in-kind provision of, or a financial contribution towards such a project is:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development.

9.237 A Section 106 Agreement is required to secure:

- Affordable housing
- Highway works and Highway Agreements
- Car Parking Management
- Sustainable Drainage Systems and Management
- SPA Mitigation and SANG Management
- Open Space of Public Value
- Travel Plans
- Waste Recycling Facility

iv Community Infrastructure Levy (CIL)

9.238 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development. It applies to any new build but in the case of outline applications is calculated when reserved matters are submitted.

9.239 If this outline application were to be approved at the reserved matters stage CIL collected then would go towards infrastructure projects or types of infrastructure that it intends will be wholly or partly funded by CIL. These comprise:-

- specified Local Road Network capacity improvements
- strategic road network improvement outside the borough
- specified footpath and cycleway improvements
- bus service subsidies
- specified educational projects

- libraries
- built sports facilities

9.240CIL is not charged on educational or community buildings. The residential development is in outline form so CIL is not charged at this stage but will be liable on any reserved matters applications for the site.

10. CONCLUSIONS

10.1 In the form of a hybrid planning application, this proposal seeks approval for a comprehensive mixed use development comprising (a) outline planning permission for 400 dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, a one form entry primary school, seven form entry secondary school post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG), two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park.

10.2 The application and supporting Environmental Statement have been considered in light of the NPPF and Policy CP1 of the SALP in particular, which sets out the presumption in favour of sustainable development. This requires that development that accords with the Development Plan should be approved, and where this is absent, silent or relevant policies out of date, the proposal should be approved unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF. Para. 49 of the NPPF sets out that proposals for housing in particular should be considered in the context of the presumption in favour of sustainable development.

10.3 The assessment of this application concludes that the relevant Development Plan policies relating to the principle of development are up to date and consistent with the NPPF and as such carry substantial weight. In light of all the material planning considerations outlined in this report, the application is considered to provide substantial benefits which are considered to outweigh any harm resulting from the impact of this application proposal. It is acknowledged that this is a significant development proposal that will undoubtedly change the character and appearance of

the existing site and surrounding area, but officers are satisfied that this will not be so significant as to warrant resistance to the proposal.

10.4 The provision of the learning village will enable a through school to be provided on site from nursery up to post 16 levels ages. The primary school will serve the housing development on the site to enable families to access a local school. The secondary school will assist in making up the deficit in secondary school places in the north of Bracknell and by providing a school close to housing allocation sites in the north of the Borough, travelling distances for secondary school pupils from the area will be reduced.

10.5 Sports facilities within the learning village will be available to the community outside of school hours. In addition, land west of Wood Lane is proposed for sports and recreation use in the future with details to be submitted through reserved matters submissions.

10.6 The general principle established through the submission of parameter plans relating to height and density and the broad location of housing, together with the amount of open space and SANG proposed, significantly reduces the impact of this development in terms of visual impact, density, character of the area and impact on local people.

10.7 One of the major benefits of this application is the delivery of the 400 new homes for the Borough, which will contribute significantly towards the Council's overall housing requirement, therefore putting the Council in a stronger position to resist developments that are contrary to policy. This proposal includes affordable housing in compliance with the Council's policies.

10.8 The provision of high quality open space on site, including the creation of a new SANG and other open space throughout the residential development establishes the principle for attractive and sustainable spaces on the site, the details of which will be provided through reserved matters applications for each phase of development. The development will also enhance connectivity and permeability of the area through the provision of new pedestrian and cycle routes through the site linking to existing pedestrian and cycle networks, therefore connecting the site with existing infrastructure in Bracknell including the town centre.

10.9 Consideration has been given to the objections and concerns raised by local residents and consultees during the assessment of this planning application. It is acknowledged that the proposal will not be supported by all residents but it is not considered that there are any material considerations that would outweigh the presumption in favour of sustainable development on this allocated site. Concerns have been expressed by residents about the S52 agreement covering the site. This required that the Golf Course Land should not be used for any purpose other than as a golf course for the provision of sporting or other recreational facilities or as open space and not to construct any buildings on the Golf Course Land does not permit the site to be developed as proposed. However this matter has previously been considered by the Council following the receipt of a request to release the S52 restriction to permit the site to be developed in accordance with policy SA7 of the SALP.

10.10 The decision was taken by Bracknell Forest on Wednesday, 5 February 2014 that subject to

(a) the Planning Committee having authorised the grant of one or more planning permissions which the Committee has confirmed provide for the development of Blue Mountain Golf Course, including the provision of public open space, substantially in accordance with Policy SA7 of the Site Allocations Local Plan (adopted July 2013),

(b) the issue of such planning permission(s), and

(c) the completion of an Agreement pursuant to Section 106 of the Town and Country planning permission(s) (or as may be permitted by Permitted Development Orders in relation to any development carried out pursuant to such planning permission(s)),

the Borough Solicitor be authorised to complete a Deed of Release in respect of the Section 52 Agreement dated 16 February 1990.

10.11 Taking these factors into account, alongside national and local guidance which emphasise a presumption in favour of sustainable development (NPPF and SALP Policy CP1), the application is recommended for approval, subject to conditions and the prior completion of a s106 agreement, to secure the matters referred to in the recommendation section below, including the deliverability of an appropriate level of

affordable housing, the mitigation of off-site impacts including the SPA, provision of open space, a recycling facility and necessary highway works.

Recommendation

That the Head of Planning be authorised to:

A) APPROVE the application upon the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 broadly relating, but not restricted to:-

Affordable housing

Highway works and Highway Agreements

Car Parking Management

Sustainable Drainage Systems and Management

SPA Mitigation and SANG Management

Open Space of Public Value

Travel Plans

Waste Recycling Facility

The applicant to enter into a S278/S38 of the Highways Act 1980 for the construction of access roads and adoption of the relevant roads and footway/cycleways within the development.

and B) subject to the following conditions or such amendments, additions and deletions thereto as may be necessary:

SITE WIDE CONDITIONS

1. With the exception of Phase 1 and prior to the commencement of any phase or subphase, applications for the approval of the details relating to siting, layout, scale, external appearance and landscaping of the development hereby permitted (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The plans and particulars submitted in relation to these Reserved Matters shall be carried out in accordance with these reserved matters.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

2. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall begin no later than the expiration of three years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

- 4 **The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:

Outline Parameter Plans:

Detailed Access Plans:

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 5 With the exception of works within Phase 1 of the development, no development shall take place until a plan identifying the extent of each phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the proper planning and comprehensive delivery of the

site and associated infrastructure.

[Relevant Policies: BFBLP EN20, CSDPD CS5 and CS7]

6 Prior to the submission of the first Reserved Matters application a Masterplan and Design Code based on the principles in the Design and Access Statement shall be submitted to and approved in writing by the Local Planning Authority. The Design Code will set out design principles in relation to the following:

- i. Layout, form, scale, and massing requirements for specific plots, character areas, Phases or Sub Phases of the development
- ii. Sustainable design and construction, including energy efficiency
- iii. Built form strategies including density and massing, orientation, street grain and permeability, street enclosure, active frontages, type and form of buildings including relationship to plot and landmarks
- iv. External materials
- v. Mix of dwelling types for each Phase or Sub Phase that contains residential development
- vi. Hard and soft landscaping strategy including the retention of important trees
- vii. Strategy for the design of the public realm including layout of streets, squares, areas of public open space and areas for play
- ix. Boundary treatment / fencing / means of enclosure
- x. Street lighting, signage, and other street furniture
- xi. Alignment, width, gradient, and type of construction proposed for all footways, cycleways and highways
- xii. On street and off street vehicle parking, loading and turning areas
- xiii. Cycle parking and storage
- xiv. Securing access to buildings for all

xv. Integration of strategic utility requirements, landscaping and highway design

xvii. External lighting of non-residential buildings, circulatory routes, open spaces and parking areas

Thereafter all Reserved Matters applications shall be submitted in accordance with the approved Masterplan and Design Code (as may be amended from time to time by written agreement with the Local Planning Authority).

REASON: To enable the Local Planning Authority to exercise appropriate control of the design of the development

- 7 With the exception of works in phase 1 the development hereby permitted shall not be begun until a Demolition, Construction and Phasing Strategy which shall show the Phases and Sub Phases in which development is to be carried out, has been submitted to and approved in writing by the Local Planning Authority.

The Demolition, Construction and Phasing Strategy shall comprise the following documents.

1.A Demolition and Construction Programme which shall set out the anticipated sequence in which the following works will be carried out:

i. Demolition works

ii. Tree clearance works

iii. Earthworks

iv. Construction of development Phases and Sub Phases (including areas of Open Space of Public Value)

v The implementation of the Suitable Alternative Natural Greenspace (SANG)

vi. Highway works (including pedestrian/cyclist routes and alterations for construction access)

vii. Surface water drainage works

viii. Landscaping works

ix. Utility works

x. Recycling facilities

xi Environmental mitigation works identified in the Environmental Statement

2. A Planning Submission Programme which shall set out the anticipated sequence for the submission of the Masterplan, Design Code, Reserved Matters, strategies and other details as referred to in other conditions attached to this permission.

3. Phasing Strategy Diagrams which shall include the following details:

i. The location of each Phase and Sub Phase of development

ii. The commencement date and order in which works are to be completed in the development Phases and Sub Phases

iii. Landscape (including areas of passive and active Open Space of Public Value), utility and highway works for each Phase and Sub Phase.

4. A list of the land use components (including number of dwellings) of each Phase and Sub Phase of the development.

The Masterplan, Design Code, Reserved Matters, strategies and other details as referred to in other conditions attached to this permission shall thereafter be submitted in accordance with the approved Planning Submission Programme (as may be amended from time to time by agreement in writing by the Local Planning Authority).

The development shall thereafter only be carried out in accordance with the approved Demolition, Construction and Phasing Strategy (as may be amended from time to time by agreement in writing of the Local Planning Authority).

REASON: In order to ensure a phased programme of development in the interests of proper planning and the comprehensive redevelopment of the area.

8. The development hereby permitted shall not exceed a net increase of 400 dwellings

REASON: In the interests of the proper planning of the area

9. The development hereby permitted shall be implemented in accordance with the mitigation measures contained in the Environmental Statement dated January 2016

REASON: To minimise the impact of the development.

[Relevant Plans and Policies: CSDPD CS1]

10. No development within any Phase or Sub Phase, shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) for that Phase or Sub Phase has been submitted to and approved in writing by the local planning authority.

The site-wide CEMP and each Phase or Sub Phase CEMP shall include as a minimum:

- (i) a Construction Logistics/ Site Organisation plan

- (ii) The location of construction access for the relevant Phase or Sub Phase of demolition and construction
- (iii) The routing of construction traffic (including directional signage and appropriate traffic management measures) to minimise the impact on local residents and other road users;

- (iv) Details of the parking of vehicles of site operatives and visitors

- (v) Areas for loading and unloading of plant and materials

- (vi) Areas for the storage of plant and materials used in constructing the development

- (vii) The erection and maintenance of security hoarding

- (viii) External lighting of the site

- (ix) Method of piling for foundations

- (x) Measures to control the emission of dust, dirt, noise and odour during construction

- (xi) Measures to control surface water run-off

- (xii) Measures to prevent ground and water pollution from contaminants on-site

(xiii) construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;

(xiv) Details of wheel-washing facilities;

(xv) details in respect of measures to minimise, re-use and re-cycle waste, including materials and waste arising from demolition; minimise the pollution potential of unavoidable waste; and dispose of unavoidable waste in an environmentally acceptable manner;

(xvi) details of measures to mitigate the impact of demolition and construction activities on ecology as set out in paragraphs 7.8.34, 7.8.35, 7.8.42, 7.8.44, 7.8.45, 7.8.47 of the Environmental Statement; and

(xvii) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plans shall be adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: To mitigate and control environmental effects during the demolition and construction phases

[Relevant Policies: BFBLP EN25]

- 11 No site clearance shall take place on any phase or sub-phase during the main birdnesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. Any agreed scheme shall be carried out in accordance with the minimisation measured agreed and retained as such thereafter.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3, CSDPD CS1 and CS7]

- 12 All planting comprised in the soft landscaping works within all phases or subphases of development shall be carried out and completed in full accordance with the approved

scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the relevant phase or sub-phase, or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the relevant phase or sub-phase, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7].

- 13 Other than works within Phase 1 the development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees, hedgerows and groups of mature shrubs to be retained in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following: -
- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development.
 - b) Positions and spreads of existing hedgerows and groups of mature shrubs.
 - c) All proposed tree, hedge, shrub removal and retention.

- d) Minimum 'Root Protection Areas' of all existing retained trees within the site and on neighbouring land adjacent to the approved development, calculated in accordance with BS 5837 recommendations.
- e) Plans of a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of 2.3m high protective barrier/s, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of BS 5837:2005, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- f) Proposed ground protection measures in accordance with Section 9 (Figure 3) of BS 5837:2005.
- g) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
- h) Illustration/s of the proposed fencing structure/s to be erected.

The development shall be carried out in accordance with the approved scheme and programme.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

14 The protective fencing and other protection measures specified by condition 13 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

- 15 If any tree or hedgerow shown to be retained on any plan approved by this permission or on any plan approved under any subsequent reserved matter or condition of this consent, is removed, uprooted, destroyed, dies or becomes diseased during the course of the development or within a period of 5 years of the completion of the phase or sub-phase, another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place.

REASON: In the interests safeguarding visual amenity.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

- 16 If more than 2 years elapse between the previous protected species surveys and the due commencement date of works, an updated protected species survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

Reason: To ensure the status of protected species on site has not changed since the last survey.

[Relevant Plans and Policies: BFBLP EN3, CSDPD CS1 and CS7]

- 17 Other than within Phase 1 of the development a minimum of 3.97 hectares of Open Space of Public Value (including both active and passive open space, but excluding the SANG area) shall be provided within the development hereby permitted. Such areas of Open Space of Public Value shall be provided in accordance with the Demolition Construction and Phasing Strategy approved by the Local Planning Authority pursuant to condition 7, made available for public use and retained as such thereafter.

REASON: To ensure the adequate provision of passive and active open space within the development

[Relevant Policies: BFBLP R4, Core Strategy CS8]

- 18 No dwellings hereby permitted shall be occupied until an area of Suitable Alternative Natural Greenspace of 13.98 ha has been laid out and made available to the public in accordance with the approved parameter plans and the SANG Management Plan.

REASON: To ensure that the SANG is provided at the appropriate time.

[Relevant Policies: SEP NRM6; Core Strategy CS14]

- 19 Prior to the commencement of any phase of the development, the applicant, or their agents, or successors in title, will secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation for that phase of the development, which has been submitted by the applicant and approved

in writing by the local planning authority. The preliminary archaeological results for each phase shall inform archaeological mitigation measures that may be required for each phase, to be agreed by the local planning authority. Mitigation measures will be implemented in accordance with those agreed in writing with the local planning authority.'

REASON: In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6 and EN7, CSDPD CS1]

20 Other than works within Phase 1, no works other than superstructure works shall take place until full details of recycling facilities (including details of screening) shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented prior to the occupation of any dwelling and shall thereafter be retained.

REASON: To ensure the provision of satisfactory waste and recycling collection facilities in the interests of amenity and sustainability [Relevant Policies: CSDPD CS13]

21. With the exception of buildings within Phase 1, a detailed landscape management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation for any phase or sub-phase of the development hereby approved. The plan shall include:

- (a) long term design objectives;
- (b) management responsibilities; and
- (c) maintenance schedules for all landscape areas within the development.

The landscape management plan shall be carried out as approved.

REASON: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

22. Prior to the commencement of any phase or sub-phase, full details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

- 23 Other than works within Phase 1, prior to the commencement of any phase or sub-phase, an Energy Demand Assessment shall be submitted to and approved in writing by the Local Planning Authority. This Assessment shall demonstrate how (a) the development in that relevant phase will reduce carbon dioxide emissions by at least 10% and detail what specific measures will be carried out to ensure this, and (b) where relevant will outline, what proportion of the development's energy requirements will be provided from onsite renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD CS12]

- 24 The buildings shall be constructed in accordance with the approved Energy Demand Assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD CS12]

- 25 With the exception of Phase 1 the development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

26 No building shall be occupied until:

- (a) means of vehicular access;
- (b) means of pedestrian and cycle access; and
- (c) vehicle and cycle parking spaces;

have been constructed in accordance with the approved details

Such accesses and parking spaces shall thereafter be retained.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking and in the interests of the accessibility of the site to pedestrians, cyclists and vehicles.

[Relevant Policies: BFBLP M6, M9, CSDPD CS23]

27. Other than works within Phase 1 of the development the development hereby permitted shall not be commenced until details for the design of the sustainable drainage scheme in accordance with the approved drainage strategy have been submitted to and approved in writing by the local planning authority.

Those details shall include:

- a) how the design meets the Defra Non-Statutory Technical Standards and the Lead Local Flood Authority's Local Flood Risk Management Strategy
- b) how the design meets National and Local planning policies and guidance.
- c) any works required on-site to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- d) any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts and headwalls where relevant)

REASON: To prevent the increased risk of flooding

[Relevant Policies: CSDPD CS1, BFBLP EN25]

28. Other than works within Phase 1 of the development the development hereby permitted shall not commence until a management plan containing details of the maintenance and operation of the sustainable drainage scheme for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority.

Those details shall include:-

- (a) arrangements for adoption by any public body or statutory undertaker, or;
- (b) arrangements to secure management by a private/residents management company or suitable other arrangements;
- (c) maintenance schedule for the sustainable drainage scheme;
- (d) operation of the sustainable drainage scheme including repair, replacement and servicing.

The scheme shall thereafter be operated and maintained in accordance with the approved management plan.

REASON: To ensure the maintenance and operation of the sustainable drainage scheme for the lifetime of the development

[Relevant Policies: CSDPD CS1, BFBLP EN25]

29. Other than Phase 1 of the development following occupation of any building hereby permitted the sustainable drainage scheme serving that building shall be operated and maintained in accordance with the agreed management plan for the lifetime of the development.

REASON: To prevent the increased risk of flooding

[Relevant Policies: CSDPD CS1, BFBLP EN25]

- 30 Other than Phase 1 of the development no building hereby permitted shall be occupied until the sustainable drainage scheme serving that building has been implemented in accordance with the submitted and approved details.

REASON: To prevent the increased risk of flooding

[Relevant Policies: CSDPD CS1, BFBLP EN25]

- 31 The development hereby permitted shall not be begun until the surface water drainage connecting the access road to the SANG as detailed in Detail Drainage Strategy Sheet 1 of 10 Drawing No 13-274-014 Revision F and Detail Drainage Strategy Sheet 2 of 10 Drawing No 13-274-015 Revision F has been completed.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

[Relevant Policy: BWLP WLP6]

- 32 The development hereby permitted shall not be begun until the surface water drainage connecting the access road to the SANG as detailed in Detail Drainage Strategy Sheet 4 of 10 Drawing No 13-274-020 Revision F 46 has been completed.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

[Relevant Policy: BWLP WLP6]

- 33 The development hereby permitted shall not be begun until the surface water drainage connecting the access road to the SANG as detailed in Detail Drainage Strategy Sheet 1 of 10 Drawing No 13-274-014 Revision F and Detail Drainage Strategy Sheet 2 of 10 Drawing No 13-274-015 Revision F has been completed.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

[Relevant Policy: BWLP WLP6]

PHASE 1 conditions

- 34 Phase 1 of the development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

- 35 Prior to the commencement of any superstructure works in respect of Phase 1 and the provision of the main access road to the site serving Phase 1 buildings full details of all external facing materials to be used in the development hereby permitted

shall be submitted to and approved in writing by the Local Planning Authority. The samples shall be made available on-site for inspection and details to be submitted shall include:-

- a) A sample panel for each facing material;
- b) Supporting drawings;
- c) Manufacturer's specifications where relevant;
- d) Any necessary illustrative material in the form of photographic examples, and supporting textual material.

The development shall be carried out strictly in accordance with the approved details and maintained as such thereafter.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

- 36 No development within any Phase or Sub Phase, other than remediation measures as set out in the Geotechnical and Geoenvironmental Interpretative Report on Site Investigation (Report No. D5024-15/1) Volume 1 Desk Study, shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) for that Phase or Sub Phase has been submitted to and approved in writing by the local planning authority.

The CEMP shall include as a minimum:

- (i) a Construction Logistics/ Site Organisation
- (ii) The location of construction access for the relevant Phase of demolition and construction
- (iii) The routing of construction traffic (including directional signage and appropriate traffic management measures) to minimise the impact on local residents and other road users;
- (iv) Details of the parking of vehicles of site operatives and visitors

- (v) Areas for loading and unloading of plant and materials
- (vi) Areas for the storage of plant and materials used in constructing the development
- (vii) The erection and maintenance of security hoarding
- (viii) External lighting of the site
- (ix) Method of piling for foundations
- (x) Measures to control the emission of dust, dirt, noise and odour during construction
- (xi) Measures to control surface water run-off
- (xii) Measures to prevent ground and water pollution from contaminants on-site
 - (xiii) construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xiv) Details of wheel-washing facilities;
 - (xv) details in respect of measures to minimise, re-use and re-cycle waste, including materials and waste arising from demolition; minimise the pollution potential of unavoidable waste; and dispose of unavoidable waste in an environmentally acceptable manner;
 - (xvi) details of measures to mitigate the impact of demolition and construction activities on ecology as set out in paragraphs 7.8.34, 7.8.35, 7.8.42, 7.8.44, 7.8.45, 7.8.47 of the Environmental Statement; and
 - (xvii) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plans shall be adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: To mitigate and control environmental effects during the demolition and construction phases

[Relevant Policies: BFBLP EN25]

37 Prior to the commencement of any superstructure works in respect of Phase 1, a full lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of all freestanding external site lighting, including details of the lighting units and levels of illumination, for all adopted and unadopted roads required to serve the buildings in Phase 1 of the development, car parking areas and sports pitches and facilities. The lighting scheme shall include as a minimum:

- Details of lighting columns within the northern section of Wood Lane to ensure that the top of the Wood Lane vegetation is not lit
- Details of cowls and/or screens to block light
- Details of sensor lighting or restricted lighting hours
- Avoiding light wavelengths <500nm
- Lux lighting levels and any light wavelengths

No lighting shall be provided at the site other than in accordance with the approved details. The approved lighting scheme shall be installed prior to the first occupation of phase 1.

REASON: In the interests of the amenity of neighbouring properties, ecological assets and the character of the area.

[Relevant Policies: BFBLP EN2O and EN25, CSDPD CS7]

38 Within one month of the final occupation of Phase 1, a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum BREEAM standard of "Very Good".

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: CSDPD CS10]

39 Prior to the occupation of Phase 1, full details of facilities for the separation and collection of different types of waste (including details of screening) shall be

submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented prior to the occupation of any building in Phase 1 and shall thereafter be retained.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity and sustainability[Relevant Policies: CSDPD CS13]

- 40 Prior to the occupation of any building within Phase 1 of the development , full details of cycle parking facilities to serve Phase 1 of the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall comprise of covered and secure parking provision and no building shall be occupied until the approved scheme has been implemented. The approved details shall be retained as such thereafter.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, CSDPD CS23]

- 41 All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

- 42 The development hereby permitted (including initial site-clearance) shall not be begun until the protective fencing and other protection measures specified by condition 41 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless

agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

- i) No mixing of cement or any other materials.
- j) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- k) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- l) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- m) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- n) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- o) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- p) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

43 No superstructure works in respect of Phase 1 shall begin until:-

- 1) details of both hard and soft landscaping works, and
- 2) a comprehensive five year post planting maintenance schedule

have been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with.

The details in respect of 1), above shall include:

- a) Comprehensive planting plans that provide adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of native planting and biodiversity friendly planting;
- c) Details of semi mature tree planting (including tree planting within private residential gardens).
- d) Comprehensive 5 year post planting maintenance schedule.
- e) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, parking signage and marking, play areas etc.
- g) Any relevant play areas and equipment;
- h) Other landscape features (furniture, seating, trellis and pergolas (etc)).

Phase 1 shall be landscaped and completed in full accordance with the approved landscape scheme, prior to its first occupation. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British

Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the relevant phase die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

- 44 The level of noise emitted from plant on the premises shall not exceed the noise levels set out in the Cole Jarman Acoustic Planning report 16/00020/OUT dated 21 October 2015.

REASON: In the interests of the amenities of the occupiers of the buildings.

[Relevant Policies: BFBLP EN25]

- 45 Prior to the pitch provision and sports facilities at the Learning Village being brought into use, details of its community use shall be submitted to and approved in writing by the Local Planning Authority. The details shall apply to pitch provision, sports facilities and ancillary provision including car parking and changing facilities and include details of pricing policy, hours of use, access, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities.

Reason: To secure well managed, safe community access to the sports facility / facilities, to secure sufficient benefit to the development of sport and accord with Development Plan policy.

- 46 Buildings within Phase 1 of the development shall not be occupied until the sustainable drainage scheme serving that building has been implemented in accordance with the submitted and approved details.

REASON: To prevent the increased risk of flooding

[Relevant Policies: CSDPD CS1, BFBLP EN25]

- 47 The surface water drainage serving the SANG shall be completed in accordance with the approved plans and strategy and the drainage operated and maintained thereafter for the life of the development.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

[Relevant Policy: BWLP WLP6]

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Definition of 'superstructure works': for the purpose of these conditions these are taken to be the parts of a building above its foundations.

3. Definition Phase 1 - Buildings forming the Learning Village subject of the full application.

ITEM NO: 7

Application No.
16/00215/FUL
Site Address:

Ward:
College Town

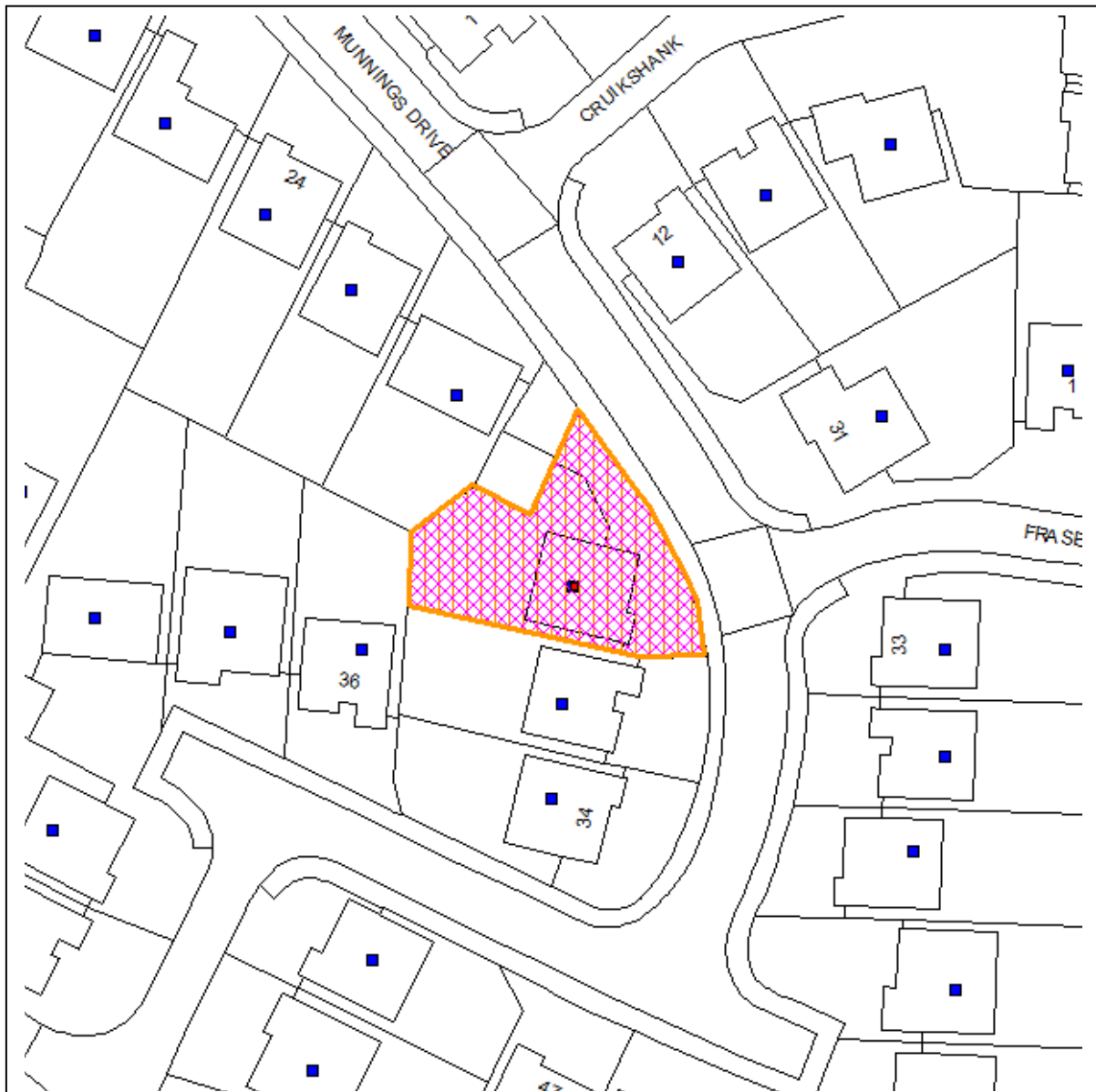
Date Registered:
9 March 2016

Target Decision Date:
4 May 2016

**30 Munnings Drive College Town Sandhurst
Berkshire GU47 0FN**

Proposal: **Erection of two storey side extension.**
Applicant: Mr and Mrs Simon and Shelagh Spurway Ash
Agent: (There is no agent for this application)
Case Officer: Matthew Miller, 01344 352000
development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for a 2 storey side extension to the northern elevation.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. The proposals would be acceptable in terms of highway safety and parking, subject to proposed conditions.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary

3.1 30 Munnings Drive is a four bedroom, two storey detached dwelling located in a predominately residential area. The property contains an integral garage, which the applicant has the right to convert to habitable accommodation without requiring planning permission. The property contains a hardsurfaced frontage providing off-street parking, and benefits from an enclosed rear garden with an outbuilding forming a garden shed, and a soft landscaped northern side garden. The dwellinghouse has not been previously enlarged.

4. RELEVANT SITE HISTORY

4.1 The site history of the property can be summarised as follows:

02/00529/FUL

Erection of brick wall (max height of piers 2.390m) following demolition of existing garden wall.

Approved (2002)

5. THE PROPOSAL

5.1 The proposed development is the erection of a two storey side extension to the north-facing elevation of the dwelling. It would project 5.3 metres in width, and measure 7.5 metres in depth and 7.2 metres in height, with a hipped roof leading to a flat roof ridge.

5.2 The proposal would form a family room at ground floor and a bedroom and en-suite bathroom at first floor level. Internal alterations to the layout of the existing dwelling are also proposed, and the proposal would not result in a net increase in bedrooms from four.

5.3 During the course of the application amended plans have been received to remove the proposed parking space and associated additional dropped kerb access on the northern side of the property.

6. REPRESENTATIONS RECEIVED

Sandhurst Town Council:

6.1 Sandhurst Town Council object to the proposal on the grounds that it would result in an adverse impact on the amenities of the neighbouring properties through being overbearing.

Other representations:

6.2 A total of 11no. objections have been received from residents of surrounding properties. The objections can be summarised as follows:

- the initially submitted additional parking space on the northern side of the property would result in an adverse impact on highway safety as the supporting dropped kerb would be sited on a highway curve, and would worsen existing on-street parking issues;
- the proposal would result in an increase in noise pollution;
- the proposal would result in the devaluation of surrounding properties;
- part of the proposed internal alterations to the existing dwelling have already commenced;
- the storage of materials during the construction process would be unsightly and may spill on to the adjoining highway;
- the proposal would result in an adverse loss of light and loss of privacy impacts and be overbearing to the neighbouring properties;
- the proposal by way of its siting, bulk, massing and design would be out of character with the surrounding area,
- the proposal would constitute overdevelopment and would result in a terracing impact; and
- the proposal would result in the loss of garden space.

[Officer Comments: It is not considered that the enlargement of an existing dwelling would result in an adverse increase in noise pollution over existing levels. Property values are not a material planning consideration. Internal alterations to dwellings can be undertaken without the submission of a planning application, and in this instance this also applies to the integral garage as there are no restrictive conditions. The storage of materials during the construction process would be a temporary situation, and any storage that encroaches on to the highway would be a matter for the Local Highway Authority.

The remaining above matters are assessed in the report below].

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer:

7.1 The Highway Officer raises no objection to the amended parking plan.

7.2 No further statutory or non-statutory consultations have been required.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design	CS7 of CSDPD, Saved policy EN20 of	consistent

	BFBLP	
Highway Safety & Parking	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice (2011). CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Impact on highway safety
- v Community Infrastructure Levy

i. Principle of Development

9.2 The application site is located within a defined as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF, subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Area

9.3 The proposal would be set back from the front elevation of the existing dwelling by 1.6 metres, and would be set 1.7 metres lower in height than the existing dwelling. Although the proposal would project a significant width, the above in combination with the chamfered corners of the extension and its hipped roof style would serve to provide a degree of subordination to the proposal. Furthermore, on the front elevation of the extension cladding would be installed to match the cladding of the existing dwelling. In view of the above, it is not considered that the proposal would result in an adverse impact on the character of the host dwelling.

9.4 The existing street scene is characterised by a dense housing development consisting of varying house designs, with generally small separation distances between individual dwellings.

9.5 The existing property is prominent in the street scene as it is sited on a highway curve. The proposal has been designed to accommodate the curvature of the highway and the adjoining side garden of the property. The chamfered corners of the extension in combination with its set back and subservient height would serve to reduce the visual bulk and massing in the street scene.

9.6 Although the chamfered edges of the proposal would form a relatively unique design feature in the street scene, this in itself is not considered to be out of character with the surrounding area as the overall design is of good quality, and the use of chamfered edges serves a practical purpose to provide a sympathetic relationship to the highway and garden curvature.

9.7 While the proposal would be highly visible when viewed from the north, from the south it would be significantly obscured by the host dwelling due to its proposed siting and subservience. Furthermore, when viewed from the north, the proposed height and roof layout would aid in reducing the bulk and massing of the proposal and would enable the extension to form a sympathetic link to the host dwelling and its existing roof.

9.8 A separation distance of 1.3 metres to the pavement (at the shortest point) would be retained along the northeast-facing elevation of the proposal, with larger sections of side garden retained to the northwest and east. The existing 2 metre high hedging on the boundary of the property would be retained, which would continue to provide a separation feature and a soft landscaped screening feature.

9.9 Although the proposal would result in the loss of side garden it is not considered that in view of the overall size of the property, including its rear garden, that the proposal would constitute overdevelopment of the site. Furthermore, it is not considered that the proposal would result in a terracing impact as a separation distance of 1.4 metres (at the shortest point) would be provided between the proposal and the attached garage of 28 Munnings Drive to the northwest.

9.10 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area or the host dwelling, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF, subject to a condition requiring matching materials.

iii. Impact on Residential Amenity

9.11 In association with the assessment of potential loss of light and overshadowing, guidance within the Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice" (2011) is used as a standard for assessing acceptable levels of light.

9.12 The proposal would be visible from the rear and side of the neighbouring property of 28 Munnings Drive to the northwest. The existing attached (part-converted) garage of no.28 would form a separation feature between the proposal and the main dwelling of no.28, and combined with the height of the proposal, would serve to aid in screening the proposal from the main dwelling and rear garden of no.28.

9.13 Furthermore, there would be a separation distance of 8.0 metres between the proposal and the rear garden of no.28, and a separation distance of 8.2 metres from the proposal to the dwellinghouse proper of no.28. In view of this, the presence of the intervening garage, and in accordance with BRE Standards (2011) for loss of light, it is not considered that the proposal would result in an adverse loss of light or be overbearing to the occupants of no.28.

9.14 Two rear-facing (west-facing) windows are proposed to be installed to the extension at first floor level. In view of the separation distance of 8.0 metres to the rear garden of 28 Munnings Drive the applicant has proposed to obscure-glaze these windows, to prevent an adverse loss of privacy impact. Furthermore one of these windows would serve an-suite bathroom, resulting in the requirement for obscure-glazing. It is not considered that these

obscure-glazed windows would increase the perception of overlooking in comparison to the existing situation, in view of the existing rear windows present on the host dwelling. It is recommended that a condition be imposed to secure these windows are being obscure-glazed, and to restrict the formation of any further windows.

9.15 The proposal would not be readily visible from the neighbouring property of 32 Munnings Drive to the south, as it would be obscured by the host dwelling.

9.16 The proposal would be visible from various dwellings on the opposite side of Munnings Drive, particularly 12 Cruikshank Lea and 31 Munnings Drive to the northeast, and 33 Munnings Drive directly opposite. However, in view of the separation distances of 16 metres to these dwellings (at the shortest point), and the presence of existing front-facing windows on the host dwelling, it is not considered that the proposal would result in an adverse impact on the residential amenity of occupants of these properties.

9.17 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended conditions.

iv Impact on Highway Safety

9.18 With the associated internal alterations to the host dwelling, the proposal would not result in a net increase in bedrooms (four existing). In accordance with the guidance contained within the Parking Standards SPD (2007), it is advised that a four bedroom dwelling should have provision for three off-street parking spaces. The property as existing has two parking spaces provided through the existing driveway. With the option available to convert the existing garage to habitable accommodation without the requirement for planning permission, the garage is not considered to be a realistically usable space, and therefore the existing property has a shortfall of one parking space. As there would be no net increase in bedrooms, it is not reasonable to require the provision of additional parking.

9.19 Following the receipt of amended plans, no alterations are proposed to the existing parking arrangements, as no changes are proposed to the existing two driveway spaces. The Highway Officer has been consulted on the proposal, and raises no objection as the existing parking shortfall would be maintained. Furthermore, access to the rear of the property for bin and cycle storage would be maintained. Access to the front door of the dwelling would be unaffected.

9.20 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD (2007), and the NPPF.

v Community Infrastructure Levy (CIL)

9.21 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.22 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including new build that involves the creation of additional dwellings. Extending the existing dwelling at this site is not development that is CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the host dwelling or surrounding area, the amenities of the residents of the neighbouring properties, or on highway safety, subject to the recommended conditions. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policy EN20 and M9, and the NPPF.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 29 April 2016:

DWG – SSAJ5 R4 'Floor and Roof Plans' received on 7 March 2016
DWG - SSAJ9 R4 'Proposed Elevations' received on 7 March 2016
DWG – SSAJ17 R1 'Proposed Site/Block Views' received on 4 April 2016
DWG – SSAJ18 R1 'OS Map Dimensions' received on 4 April 2016

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no windows at first floor level or above shall be installed on the west- or northwest-facing elevation of the development hereby permitted.
REASON: In the interests of the residential amenity of the neighbouring property of 28 Munnings Drive, College Town.
[Relevant Policy: BFBLP 'Saved' Policy EN20].
05. The 2no. windows the first floor of the west-facing side elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung openable fanlight. Any replacement window shall be glazed and fixed to this standard, and retained as such.
REASON: In the interests of the residential amenity of the neighbouring property of 28 Munnings Drive, College Town.
[Relevant Policy: BFBLP 'Saved' Policy EN20].

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this

application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Commencement
 2. Approved Plans
 3. Materials
 4. Windows
 5. Obscure-glazing

03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

ITEM NO: 8

Application No.
16/00062/FUL
Site Address:

Ward:
Crown Wood

Date Registered:
2 February 2016

Target Decision Date:
29 March 2016

10 Popham Close Bracknell Berkshire RG12 0XZ

Proposal: **Erection of single storey side extension and two storey rear extension, following the demolition of the existing garage.**

Applicant: Miss Perven Maan

Agent: (There is no agent for this application)

Case Officer: Matthew Miller, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for a 2 storey rear (southern) extension and a single storey side (eastern) extension, following the demolition of the existing garage.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. The proposals would be acceptable in terms of highway safety and parking, subject to proposed conditions.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary

3.1 10 Popham Close is a two storey, three bedroom detached dwellinghouse located in a predominately residential area. The dwelling contains an attached single garage (to be demolished), and has not been previously enlarged. While the dwelling's principal elevation is considered to be its northeast-facing elevation, its northwest-facing side elevation is also prominent in the street scene and contains the property's driveway and garage access. The property benefits from an enclosed side garden. The site level of the property rises from north to south.

4. RELEVANT SITE HISTORY

4.1 No relevant planning history.

5. THE PROPOSAL

5.1 The proposed development is the erection of a two storey rear extension following the demolition of the existing attached garage, and the erection of a single storey side extension within the rear garden. The rear extension would project a total of 3.1 metres in depth, and would measure 7.4 metres in width and 7.1 metres in total height, with a dual-pitched roof and 3no. side-facing roof windows. The side extension would project 4.0 metres in depth, and measure 9.1 metres in width and 3.9 metres in total height (including roof lantern). It would have a flat roof.

5.2 Cumulatively the proposal would form a family room, utility room and kitchen enlargement at ground floor level, and a bedroom and en-suite bathroom at first floor level.

5.3 During the course of the application an amended parking layout plan has been received, and various amendments to the proposed design of the rear extension have been received.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Winkfield Parish Council object to the proposal on the grounds that it would constitute overdevelopment of the site, to the detriment of the character of the surrounding area, and also raise concerns that an inadequate parking provision has been provided, including in view of the loss of the garage.

Other representations:

6.2 A total of 7no. objections have been received from residents of surrounding properties. The objections can be summarised as follows:

- the initially submitted parking layout would result in an adverse impact on highway safety as it would be impractical;
- the revised parking plan would not be possible to utilise if building materials were stored on the existing driveway;
- the proposal would result in an adverse loss of light and loss of privacy impacts and be overbearing to the neighbouring properties;
- the proposal by way of its bulk, massing and design would be out of character with the surrounding area; and
- concerns are raised about the proposed materials to be used.

[Officer Comments: The above matters are assessed in the report below].

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer:

7.1 The Highway Officer raises no objection to the amended parking plan, subject to the imposition of a condition to secure the parking layout.

7.2 No further statutory or non-statutory consultations have been required.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Highway Safety & Parking	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be

	consistent.
Supplementary Planning Documents (SPD)	
Parking standards SPD	
Other publications	
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)	
BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice (2011).	
CIL Charging Schedule	

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Impact on highway safety
- v Community Infrastructure Levy

i. Principle of Development

9.2 The application site is located within a defined as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF, subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Area

9.3 The proposed pitched roof of the rear extension would form a sympathetic link to the gable feature of the host dwelling on the west- and east-facing elevations. Following the receipt of amended plans, the rear extension would also be subordinate in height to the main dwelling, and set back from the west-facing side elevation by 0.7 metres. This subordination would serve to reduce the visual impact of the bulk and massing of the extension in the street scene, and would serve to form a sympathetic addition to the existing dwelling. The design and use of external materials would be similar to that of the host dwelling, and this would be secured by planning condition.

9.4 In respect of the proposed side extension, in view of its single storey height and overall massing it is not considered that it would be out of character with the host dwelling.

9.5 The proposed rear extension would be visible in the street scene both immediately to the west, and also from the northeast. It is considered that the subordinate design of the extension would serve to provide an extension that would be considerate to the character and architectural layout of the area through its overall bulk and massing. Although the separation distance to the neighbouring dwelling of 11 Popham Close would be reduced, the overall reduction would equate to 0.3 metres, and the subordinate height and set-back of the extension would serve to limit its impact.

9.6 The existing dwellinghouse has a unique orientation, with its principal elevation considered to be the northeast-facing elevation. It is considered that the proposed rear extension is appropriate to the existing layout and orientation of the host dwelling, and the provision of additional design and fenestration on the relatively blank existing

northwest-facing elevation would be considered to enhance the dwellinghouse in respect of its contribution to the character of the area.

9.7 The proposed side extension would also be visible in the street scene from the north. In view of its overall massing it is not considered to be out of character with the surrounding area, and a flat roof with a roof lantern is a standard design feature of extensions of this nature.

9.8 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area or the host dwelling, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF, subject to a condition requiring matching materials.

iii. Impact on Residential Amenity

9.9 In association with the assessment of potential loss of light and overshadowing, guidance within the Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice" (2011) is used as a standard for assessing acceptable levels of light.

9.10 The proposal would not extend forwards of the existing northeast- and northwest-facing elevations.

9.11 The proposal would be visible from the neighbouring property of 11 Popham Close to the south. No.11 contains one north-facing window at first floor level, however this serves a hallway, which is not a habitable room. The proposed rear extension would reduce the existing separation distance to this window by 0.3 metres, but the attached garage of no.11 would be retained as an intervening feature. In view of the use of the existing window it is not considered that the rear extension would result in an adverse impact on the residential amenity of the occupants of no.11. No south-facing windows are proposed to be installed on the rear extension at first floor level or above, and it is recommended that a condition be imposed to restrict the formation of any such windows, in the interests of residential amenity.

9.12 The proposed side extension would be visible from the rear of 11 Popham Close. In accordance with the BRE Report guidance, a 45 degree line drawn on the horizontal plane from the midpoint of the closest rear-facing window at ground level of the dwelling of no.11 (that serves a habitable room) towards the side would not intersect the proposal. Furthermore, considering the separation feature of the attached garage of no.11, and the single storey height of the side extension, it is not considered that it would result in an adverse impact on the residential amenity of the occupants of no.11. A south-facing window is proposed to be installed on the side extension, however it would be above standard head height at 2.0 metres above ground level.

9.13 In view of the separation distances to the remaining surrounding properties it is not considered that the proposal would result in an adverse impact on the residential amenity of the occupants of these properties. Furthermore, the existing dwelling contains windows at first floor level and therefore the formation of additional first floor windows is not considered to adversely increase any overlooking impacts.

9.14 It is recommended that a condition be imposed to ensure that the proposed west-facing window at first floor level to the rear extension be obscure-glazed, as it would serve an en-suite bathroom. This is in the interests of residential amenity.

9.15 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended condition.

iv Impact on Highway Safety

9.16 The proposal would result in a net increase in bedrooms from three to four. In accordance with the guidance contained within the Parking Standards SPD (2007), it is advised that a four bedroom dwelling have provision for three off-street parking spaces.

9.17 The existing three-bedroom property has a single allocated parking space to the front of the existing garage, as the existing garage, while proposed to be demolished, has no restrictions on its conversion. Therefore the garage cannot be considered a permanently allocated parking space. As a result, the property as existing has a shortfall of one parking space (as a three bedroom dwelling). Therefore, the shortfall of parking should not be worsened.

9.18 Following the receipt of amendments, a parking plan has been submitted which shows the provision of 2no. additional spaces on a section of existing hardstanding, 3no. spaces in total. While it is noted that the proposed middle parking spaces would be substandard in depth, the requirement of providing an additional parking space in respect of the additional bedroom has been met through the provision of the northernmost parking space.

9.19 Although the land subject to the proposed parking is hardsurfaced as existing, the existing dropped kerb would need to be enlarged to enable the use of the proposed spaces. Such alterations are considered to be sufficiently set back from the turning area and junction to the north as to not result in an adverse impact on highway safety. The applicant is to be advised of the dropped kerb alterations by way of informative. It is recommended that a condition be imposed to secure the proposed parking layout.

9.20 Although objections have been received in respect of an enlargement to the dropped kerb potentially resulting in a loss of on-street parking capacity, the proposal has to be assessed in relation to its individual impact on highway safety. As it is considered that adequate on-site parking could be provided to support the development, the loss of any potential informal on-street parking for general use holds minimal weight.

9.21 An objection has been raised as to the potential loss of parking spaces while construction works are undertaken. While materials could potentially be stored on the driveway during the construction process, this would be a temporary situation. The condition regarding parking requires the spaces to be made available prior to the actual occupation of the extensions.

9.22 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD (2007), and the NPPF, subject to the recommended condition.

v Community Infrastructure Levy (CIL)

9.23 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.24 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including new build that involves the creation of additional dwellings. Extending the existing dwelling at this site is not development that is CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the host dwelling or local area, the amenities of the residents of the neighbouring properties, or on highway safety, subject to the recommended conditions. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policy EN20 and M9, and the NPPF.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 29 April 2016:

Dwg. Title 'Proposed single storey and two storey extension' [Amended]

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no windows at first floor level or above shall be installed on the south-facing elevation of the development hereby permitted.
REASON: In the interests of the residential amenity of the neighbouring property of 11 Popham Close, Bracknell
[Relevant Policy: BFBLP 'Saved' Policy EN20].
05. The 1no. window serving the en-suite bathroom on the first floor of the west-facing side elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung openable fanlight. Any replacement window shall be glazed and fixed to this standard, and retained as such.

REASON: In the interests of residential amenity.
[Relevant Policy: BFBLP 'Saved' Policy EN20].

06. The development hereby permitted shall not be occupied until the 3no. off-street parking spaces as shown on Dwg. Title 'Proposed single storey and two storey extension' [Amended], received by the Local Planning Authority on 29 April 2016, has been provided in accordance with the approved plans. The parking space shall thereafter be retained for the use of the parking of vehicles at all times.
REASON: To ensure that an acceptable level of off-street parking is provided to the property, in the interests of highway safety.
[Relevant Policies: CSDPD Policy CS23, BFBLP 'Saved' Policy M9]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
1. Commencement
 2. Approved Plans
 3. Materials
 4. South-facing windows
 5. Obscure-glazing
 6. Parking layout
03. The applicant is advised that it is illegal to drive vehicles over the public footpath without the provision of a formal dropped kerb. The Street Care Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks' notice to obtain details of underground services on the applicant's behalf.
04. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

ITEM NO: 9

Application No.
16/00162/FUL
Site Address:

Ward:
Great Hollands North

Date Registered:
25 February 2016

Target Decision Date:
21 April 2016

**Land Adjacent To 6 Peacock Cottages Peacock Lane
Wokingham Berkshire**

Proposal: **Erection of one pair of semi-detached dwellinghouses.**

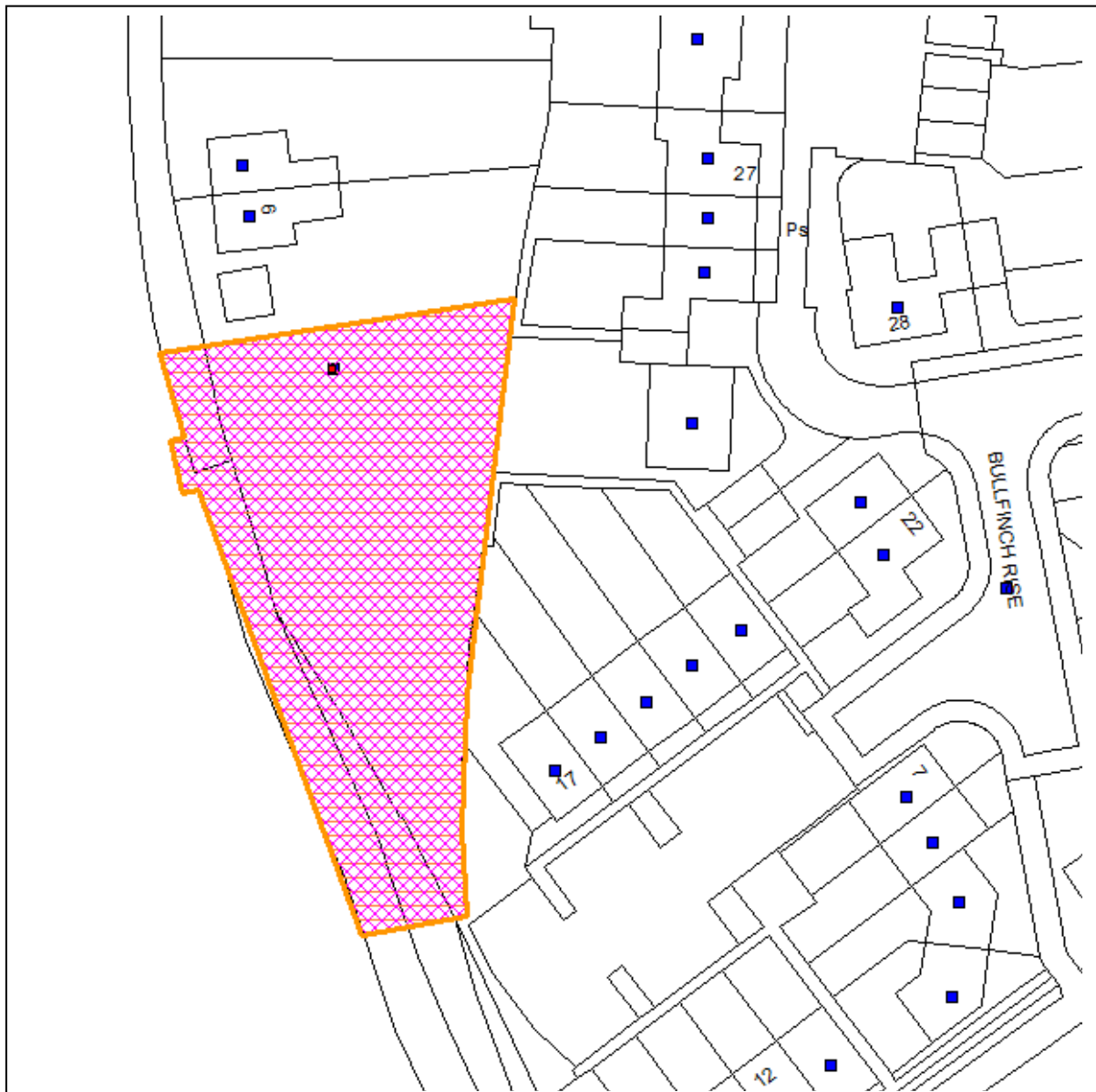
Applicant: Ms Kym Peters

Agent: Mr Robin Bradbeer

Case Officer: Michael Ruddock, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The application is for the erection of two semi detached dwellinghouses with associated detached garages and parking/turning areas on land adjacent to No.6 Peacock Cottages.

1.2 The application site lies within the settlement boundary. It is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development would result in an unacceptable impact on highway safety, protected trees or biodiversity. Relevant conditions will be imposed in relation to sustainability. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to the Planning Committee as more than three objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Defined Settlement
Within 5km of the SPA
Tree Preservation Order 762

3.1 No.6 Peacock Cottages is a semi detached dwelling with parking located at the front of the property and a private garden to the rear. The site is accessed by a narrow road which is a public right of way that joins Peacock Lane to the north.

3.2 To the south of this dwelling is an open area of land outside the residential curtilage of the property that fronts onto the same road. This land has a width of approximately 57m across the frontage and has a depth of approximately 28m to the north which narrows to approximately 7m to the south. To the east the land is bordered by the Jennetts Park housing development, and two trees located in the southern area of the site are protected by Tree Preservation Orders (TPO 762).

4. RELEVANT SITE HISTORY

4.1 Application 9466 - Bungalow or single dwelling house - REFUSED 1964

4.2 Application 16540 - Application for erection of a detached bungalow - REFUSED 1971

4.3 Application 15/00854/FUL - Erection of 2no 4 bed semi detached dwellings – REFUSED 2015 for the reason that the proposal would have resulted in a cramped overdevelopment of the site with a design out of keeping with the streetscene in this location, to the detriment of the visual amenities of the area.

4.4 It is noted that four applications were made for residential development on this land between 2009-2014, and all were withdrawn without a decision being made.

5. THE PROPOSAL

5.1 The proposed development is for the erection of two semi detached dwellinghouses on the land south of No.6 Peacock Cottages. The dwellings would be symmetrical, each with a width of 8.9m giving the two dwellings an overall width of 17.8m. The dwellings would have a maximum depth of 10.5m and a height of 7.8m. They would be constructed from facing brickwork with render and stained boarding at first floor level and a plain clay tiled roof.

5.2 The dwellings would have hipped roofs with a flat roof element on top. A gable feature would be located at the front of both dwellings, projecting 0.8m forward of the main front elevation.

5.3 The dwellings would be 'handed' with the same accommodation provided at both ground and first floor level. At ground floor level the following would be provided:

- Lounge
- Kitchen/dining room
- Study
- Utility Room

At first floor level the following would be provided:

- Four bedrooms, one with en suite.
- Bathroom

5.4 Detached garages would be located to the side of both dwellings, each with a width of 3.7m, a depth of 6.4m and a height of 4.6m. These would have hipped roofs, with similar materials to the dwellings. Parking areas are shown to the front of both garages, with private gardens to the rear of the dwellings. A new turning head would be provided to the south of the dwellings.

5.5 As mains drainage is not available to the site, surface water harvesting units and septic tanks are shown to the rear of the dwellings. As the site would be accessed along a public right of way, a site notice has been displayed and a press notice advertised. The dwellings would be accessed along a private road, and as such the applicants have served notice on the owners of the road and signed Certificate B of the planning application form.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 No objection provided that the application is in accordance with Jennetts Park as a whole.

[OFFICER COMMENT: The site is located outside of the Jennetts Park development site.]

Other representations:

6.2 Five letters of objection have been received in respect of the proposal. The reasons for objection can be summarised as follows:

- Detrimental effect on the properties to the rear on Bullfinch Rise through loss of light and overlooking.
- Concerns over potential overlooking, overshadowing and disturbance to the property to the side at No.6 Peacock Cottages.
- Too much building for the size of the land.
- Concerns over the use of septic tanks.
- Concerns over whether the new houses would be connected to the existing sewage system.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 Recommend conditional approval.

7.2 Consultation responses were received from the Tree Officer, Biodiversity Officer, Environmental Health Officer and the Waste and Recycling Officer in respect of application 15/00854/FUL. These comments remain applicable to the current application.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP.	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Trees	Saved policies EN1 and EN20 of BFBLP	consistent
Biodiversity	CS1 and CS7 of CSDPD	consistent
Sustainability	CS10, CS12 of CSDPD	consistent
SPA	NRM6 of SEP, CS14 of CSDPD, EN3 of BFBLP	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Parking Standards SPD, Thames Basin Heaths SPA Avoidance and Mitigation SPD, Planning Obligations SPD.	

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Effect on trees
- vi Biodiversity considerations
- vii Sustainability
- viii SPA
- ix Community Infrastructure Levy

i. Principle of the development

9.2 The site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon the character and appearance of the surrounding area, residential amenities of neighbouring properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 By virtue of their location the dwellings would have a visible impact on the streetscene. In terms of the size and bulk of the dwellings they would be similar to the neighbouring dwellings to the north and would be lower in height than the nearby properties to the rear within Jennetts Park, as demonstrated on the street elevation drawing. It is therefore not considered that the size and bulk of the dwellings would be disproportionate when compared to the neighbouring properties.

9.4 The design for the dwellings has been amended from the previous application, where the design of the dwellings was not considered to be in keeping with the streetscene in this location. Design features of the neighbouring dwellings to the north have now been incorporated to the scheme such as hipped roofs, gable ends and higher eaves. It is considered that the design now proposed is reflective of the design of these nearby properties, and as such the proposed dwellings would not appear out of keeping with the streetscene in this location. There is a mix of materials used in the local area, and it is not considered that the proposed materials would be inappropriate to the location.

9.5 In respect of how the dwellings fit into the site, the northern dwelling would have a set off of between 8m and 10m to the side and a garden of between 12m-14m to the rear. Although the site narrows to the south, the southern dwelling would have a rear garden of between 6m and 12m which would be larger than the previously refused scheme, and a set off of 8m to the side. Given the overall width of the site of approximately 57m and the size of the amenity areas to be provided, it is considered that the scale of development is appropriate to the size of the site and that the previous concern has been overcome.

9.6 The garages to the side would be set further back than the dwellings, and as such would not appear overly prominent in the streetscene. They would be single storey with pitched roofs that would not appear overly bulky, and it is considered that they would appear subordinate to the main dwellings.

9.7 It is therefore not considered that the development would result in an adverse impact on the character and appearance of the area. The proposal would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on residential amenity

9.8 Neither the dwellings or the garages would project to the rear of No.6 Peacock Cottages and as such would not result in an unacceptable loss of light to the rear facing windows or an unduly overbearing effect on the rear of that property. The development would be visible from side facing windows at that property however these are either secondary sources of light to the room that they serve, or they do not serve habitable rooms. A loss of light to any of these windows would therefore not be unacceptable. No side facing windows are proposed in the northern dwelling and a condition will be imposed to ensure that this remains the case at first floor level, to ensure that the rear of the neighbouring property is not overlooked.

9.9 With regard to the properties to the rear within the Jennetts Park development, the closest property to the dwellings would be No.17 Bullfinch Rise at a distance of approximately 16m. It is not considered that such a gap would result in an unacceptable loss of light to the rear facing windows at that property. The southern dwelling would be set 10m off the rear boundary with that property, and it is not considered that such a relationship would result in an unduly overbearing effect on the neighbouring property.

9.10 The garage serving the southern dwelling would be located closer than the dwellings at approximately 10m from the rear elevation of No.17 Bullfinch Rise, however it is not considered that a single storey building of the size proposed would result in an unacceptable loss of light to the rear facing windows at that property. Furthermore it is not considered that a single storey building in this location would appear unduly overbearing when viewed from the rear of that property.

9.11 Although the rear facing windows of the southern dwelling would face towards the rear gardens of the dwellings on Bullfinch Rise, as it would only overlook the rear of the gardens it is not considered that there would be an unacceptable loss of privacy to these properties as a result of the proposed development. The rear elevations of these properties and the private amenity areas of the immediate rear of the dwellings would not be directly overlooked.

9.12 Concerns have been raised with regard to sewerage and drainage in respect of the proposed septic tanks. The applicant has commented that this is controlled by legislation other than planning and is regulated by the Environment Agency and Building Control. Appropriate installations are required to comply with all relevant BS and European Standards. However it is not known whether these would be above ground or below. If above it may require planning permission in its own right, and if below it may constitute an engineering operation.

9.13 It is therefore considered that further details should be submitted in respect of this element to allow the Local Planning Authority to consider this element fully. This would be in the interests of neighbouring amenity, and would also ensure that adequate sewage works are provided, as requested by the Environmental Health Officer.

9.14 It is therefore not considered that the proposed development would result in a detrimental effect on the amenities of the residents of the neighbouring properties, and as such the development would not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iv. Transport implications

9.15 The site would take access off a private road which is a shared surface for vehicles and pedestrians, and varies in width being around 3.5m wide at the northern end before widening to around 7m to accommodate a number of parallel parking spaces. The road narrows to around 3 metres adjacent to the site and two vehicles are unable to pass each other. There is no formal turning head along this road.

9.16 Two new dwellings are proposed at the end of Peacock Lane and a turning head is proposed. The applicants have stated that there would be sufficient width for a car to pass a wheelchair or pushchair. The Highway Authority consider the available width to be the minimum width required which is tight, and widening the lane would make road conditions safer for pedestrians and cyclists using this road. However alterations to provide a parking space on the west side of the lane would require the consent of the landowners, and this is not part of the proposal.

9.17 It is noted that there would be a low increase in vehicular traffic resulting from the two new dwellings and the narrower section of the road is already used for Nos.4, 5 and 6 Peacock Cottages. At present the lane appears to operate well with vehicle speed likely to be low as generally drivers would be cautious. The additional vehicular movements would not be considered detrimental to highway safety and pedestrians would still be able to step out of the roadway at the existing gated access as no changes to the road are proposed, other than relocating the gates. This use of this current lane for two new dwellings was accepted for 15/00854/FUL and is accepted for this current planning application. Separate paths are proposed for pedestrian access to the main front door of the dwellings, with rear access provided for bin storage.

9.18 Three parking spaces are required to comply with the Council's Parking Standards for the new four bedroom dwellings. Garages are proposed with internal dimensions of 3.3m by 6m which comply with the Parking Standards SPD (July 2007) for practical parking. Although these would not comply with the new standards for garages contained within the Parking Standards SPD (March 2016) as the application was validated on 25 February 2016, prior to the adoption of the new SPD, it has been assessed against the previous Parking Standards. As such the garages are acceptable as parking spaces and can also accommodate cycle parking. They will be secured for this purpose by condition.

9.19 The Site Plan shows sufficient space to provide two driveway parking spaces for each dwelling. The driveways both have a depth in excess of 6m therefore there is sufficient space for parking in front of the garages. The driveways also have a width in excess of 6m which will assist with access and manoeuvring into and out of the spaces. The driveway parking will also be secured by condition. Further conditions will secure a Construction Management Plan and pedestrian visibility splays, in the interests of highway safety.

9.20 A turning head is proposed in the south east corner of the site and vehicle tracking was provided previously for 15/00854/FUL. This demonstrated that a refuse vehicle can turn within the proposed turning head to exit in a forward gear. The provision of a turning area would be of benefit as refuse vehicles currently reverse out onto Peacock Lane. Refuse collection to comply with the Council's standards is achievable, and the Waste and Recycling Manager has raised no objections to the application.

9.21 It is therefore not considered that the development would result in an adverse impact on highway safety. The proposal would therefore not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

v. Effect on trees

9.22 The Scots Pine and Oak trees to the south of the site are protected by confirmed Tree Preservation Order 762. The Tree Officer was consulted on application 15/00854/FUL and considered that the relationship of the dwellings to the protected trees is acceptable, subject to adequate tree protection during construction. The dwellings as now proposed are no nearer the trees than under the previous application, and a condition to secure tree protection is recommended.

9.23 The turning head is in the same position as that assessed under application 15/00854/FUL, and it is considered that this allows for adequate construction space and for the future growth potential of the trees.

9.24 In respect of the submitted Tree Report, the Tree Officer previously raised concerns that the Impact Assessment is brief and does not constitute a detailed impact assessment in accordance with current BS 5837 guidance taking account of factors including level

changes, underground services, remedial works etc. As such a condition is recommended to satisfy these concerns. This will require a site layout plan to be submitted showing any underground services layout including, water, foul and surface water drainage, any soak-aways and associated ducting, electricity, gas, (existing reused and proposed) and any external lighting. It should also show existing and proposed levels within 15m of any trunks together with details of any associated soil level re-grading, and any service strip requirements.

9.25 A comprehensive Method Statement for removal of all existing hard surfacing and/or structures of any other description, located within the minimum Root Protection Areas of the protected trees is also required, as is a detailed program of arboricultural supervision. Construction details are also required for the proposed gate adjacent to the Oak to ensure that the rooting area is not compromised.

9.26 It is not considered that the development would result in any significant long term impacts to the protected trees that would warrant refusal of the application. However further details are required to ensure that the health of the trees would not be compromised during construction. Subject to acceptable details being submitted to and approved by the Local Planning Authority, the development would not be contrary to BFBLP 'Saved' Policies EN1 and EN20 or the NPPF.

vi. Biodiversity considerations

9.27 The Biodiversity Officer was consulted on application 15/00854/FUL and commented that the ecological survey report and reptile report show that the site has little ecological value and that no reptiles are present. Conditions will be imposed to ensure that biodiversity is protected. As such it is not considered that the development would be contrary to CSDPD Policies CS1 and CS7 or the NPPF.

vii. Sustainability

9.28 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards for water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. A Sustainability Statement has been submitted which states that average water use of 105 litres/person/day would be achieved, which complies with Policy CS10.

9.29 CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation. The Energy Assessment for the proposed development details the level of renewable energy generation required to meet 10% of the building demand which complies with Policy CS12.

viii. SPA

9.30 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 3.2km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.31 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate

against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) and the Planning Obligations SPD. The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures which Natural England will spend upon the SPA land. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.32 In this instance, the development would result in a net increase of two four bedroom dwellings which results in a total SANG contribution of £4,938. The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £1,614.

9.33 The total SPA related financial contribution for this proposal is therefore £6,552. A draft Section 106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed has been submitted. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP 'Saved' Policy NRM6, 'Saved' Policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

vii. Community Infrastructure Levy (CIL)

9.34 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.35 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including new build that involves the creation of additional dwellings. The proposed development involves the creation of two additional dwellings, and the development is therefore CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the local area or the amenities of the residents of the neighbouring properties. The proposed parking arrangements are considered acceptable, and the development would not result in an adverse impact on highway safety. Subject to compliance with the recommended conditions, the development would not result in an adverse impact on protected trees.

10.2 It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS14 and CS23, BFBLP 'Saved' Policies EN1, EN3, EN20 and M9, SEP Policy NRM6 and the NPPF.

11. RECOMMENDATION

11.1 **Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to:-

- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA).

That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990

02. The development hereby submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 25.02.16 and 10.05.16:

1765/10 (Rev B)

1765/11 (Rev B)

1765/12 (Rev D)

1765/13 (Rev B)

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No construction works shall take place until brick and tile samples to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north or south facing side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

05. No dwelling shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plan site layout.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

06. No dwelling shall be occupied until the associated vehicle parking has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

07. The garage accommodation shall be retained for the use of the parking of vehicles and cycles at all times.

REASON: To ensure that the Local Planning Authority's parking standards are met.

[Relevant Policy: BFBLP M9]

08. No construction works shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.
- REASON: In the interests of amenity and road safety.
[Relevant Policies: BFBLP EN20, M9, Core Strategy DPD CS23]
09. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent carriageway. The dimensions shall be measured along the edge of the drive and the edge of the carriageway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
- REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
10. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.
- REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
11. The protective fencing and other protection measures specified by condition 10 shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

12. The development hereby permitted shall not be begun until:
- (i) a site layout plan showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing and timing of works
- have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -
- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
 - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
 - c) Soak-aways (where applicable)
 - d) Gas, electricity, telecom and cable television.
 - e) Lighting columns and all associated ducting for power supply.
 - f) Phasing and timing of works.

The development shall be carried out in accordance with the approved site layout plan and the approved programme.

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

13. No development hereby permitted shall be begun until a site specific method statement for the removal of all existing hard surfaced areas and structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) A site plan identifying all areas where such work is to be undertaken.
 - b) Reinstatement to soft landscape area including proposed ground de-compaction works.
 - c) Timing and phasing of works.

The approved Method Statement shall be observed, performed and complied with.

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

14. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) Induction and personnel awareness of arboricultural matters.
 - b) Identification of individual responsibilities and key personnel.
 - c) Statement of delegated powers.
 - d) Timing and methods of site visiting and record keeping.
 - e) Procedures for dealing with variations and incidents.

The programme of arboricultural supervision/monitoring shall be undertaken in full compliance with the approved details.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

15. The development hereby permitted shall not be begun until a detailed site specific method statement for the construction of the new gate within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -
- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
 - b) Materials including porous surface finish.
 - c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
 - d) Program and method of implementation.

The Construction Method Statement shall be observed, performed and complied with.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

16. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

17. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

18. The development hereby permitted shall not be begun until details of the septic tanks, including specification and location, have been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be carried out before the development or any thereof is occupied.

REASON: In order to ensure the provision of adequate sewage works to the development, and in the interests of residential amenity.]

[Relevant Policy: BFBLP EN20]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in

accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

1. Commencement
2. Approved Plan
4. Side facing windows
5. Access
6. Parking
7. Garage
9. Visibility splays
10. Tree protection
11. Tree restrictions
16. Site clearance
17. SuDS

The applicant is advised that the following conditions require discharging prior to commencement of construction works:

3. Materials
8. Construction Management Plan
12. Underground services layout
13. Method statement- removal of hard surfaces
14. Arboricultural supervision
15. Method statement- construction of gate
18. Septic tanks

03. Trees on and adjacent to this site are to be protected by Tree Preservation Order legislation. In simple terms, detailed written consent must be therefore obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non compliance with relevant planning conditions. Property owners, developers and/ or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.
04. Please note that trees on and adjacent to this site are protected by Tree Preservation Orders. The legislation protecting these trees overrides Permitted Development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification). Prior written consent must be obtained from the Council's Tree Service before undertaking any works which require the removal/ and or pruning of a protected tree or may affect / cause damage of any description to its canopy, trunk or root system and subsequent health, stability and survival in any way. Typically such works include but are not limited to the laying of hard surfaces of any description, foundations for garden structures, construction of retaining walls, topsoil stripping, excavation/ alterations to existing ground conditions of any other description near trees. Any pruning, removal of a protected tree as a result of such works, without the necessary consent or any damage arising from non compliance with this requirement may be liable to prosecution by the Council.

In the event of the S106 agreement not being completed by 31 August 2016, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

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ITEM NO: 10

Application No.
16/00113/FUL
Site Address:

Ward: Priestwood And Garth
1 Lakeside Bracknell Berkshire RG42 2LE

Date Registered:
18 February 2016

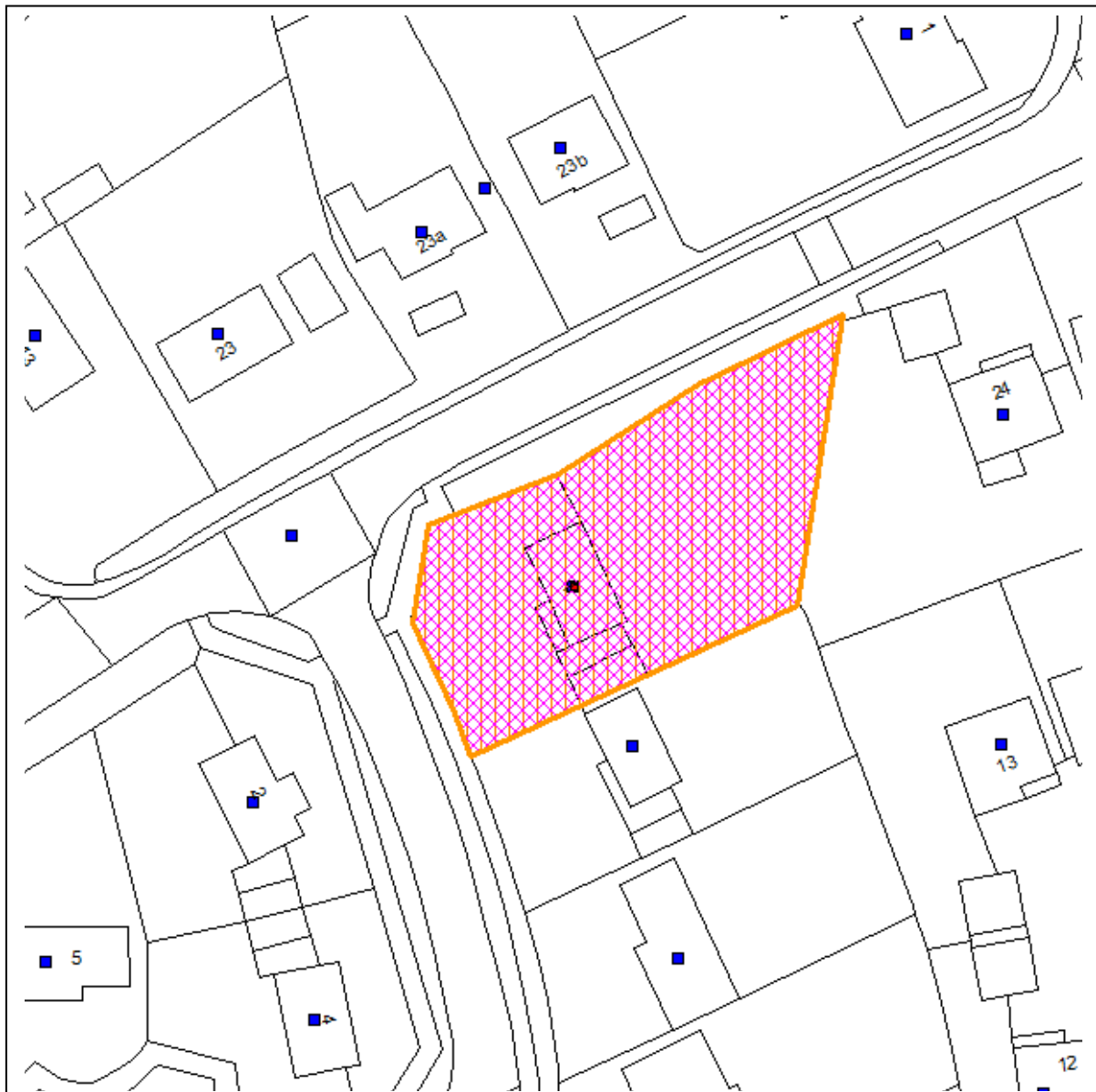
Target Decision Date:
14 April 2016

Proposal: **Erection of a part single and part two storey side extension following demolition of existing garage.**

Applicant: Mr and Mrs Russell Wooding
Agent: (There is no agent for this application)

Case Officer: Matthew Miller, 01344 352000
development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for a two storey front and side extension to the southern elevation.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. The proposals would be acceptable in terms of highway safety and parking, subject to proposed conditions.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary

3.1 1 Lakeside is a two storey, four bedroom detached dwelling located in a predominately residential area. The property contains an attached (via overhead canopy) single garage (to be demolished), with an associated hardsurfaced front driveway. The property contains a soft landscaped front garden and benefits from an enclosed rear garden. The dwellinghouse has been previously enlarged through a single storey front extension.

4. RELEVANT SITE HISTORY

4.1 The site history of the property can be summarised as follows:

20084
Erection of entrance lobby [single storey front extension].
Approved (1973)

5. THE PROPOSAL

5.1 The proposed development is the erection of a two storey side extension to the south-facing elevation of the dwelling, that would also project forwards of the existing dwelling, following the demolition of the existing attached garage and connecting canopy.

5.2 The proposal would project a total of 5.1 metres in width from the southern elevation, and 7.3 metres in total width across the front of the dwelling. It would measure 9.1 metres in depth (projecting 3.0 metres past the front elevation of the existing main dwelling). It would measure 7.4 metres in total height with a hip-to-gable roof at the front leading to a dual-pitched roof.

5.3 Cumulatively the development would form an enlargement to the kitchen, dining room, and a play room at ground floor level. At first floor level it would provide a bedroom, en-suite bathroom, and another bathroom.

5.4 During the course of the application revised plans have been received removing the proposed single storey side extension and integral garage, and amending the design and roof layout of the proposal, and enlarging the existing driveway.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 Bracknell Town Council raise no objection.

Other representations:

6.2 A total of 4.no objections have been received from residents of the surrounding properties. The objections can be summarised as follows:

- the proposal would result in an adverse impact on highway safety as the proposed parking layout does not meet Council standards and as a result would not contain a turning space on site for vehicles, where the property is sited in close vicinity to the highway junction with Folders Lane;
- the proposal would require an enlargement of the existing dropped kerb, which would involve a change of use of amenity land; and
- the proposal would result in adverse loss of light and loss of privacy impacts, and be overbearing on the occupants of the neighbouring property of 3 Lakeside to the south.

[Officer Comment: As it is not proposed to enlarge the dropped kerb or to hard surface the strip of land to the front of the existing footpath, the proposal would not involve a change of use of land. The proposed driveway enlargement would be sited within existing residential curtilage. The remaining above matters are assessed in the report below].

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highway Officer:

The Highway Officer raises no objection to proposal, subject to the imposition of a condition to secure the proposed parking layout.

7.2 No further statutory or non-statutory consultations have been required.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Highway Safety & Parking	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be

	consistent.
Supplementary Planning Documents (SPD)	
Parking standards SPD	
Other publications	
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)	
BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice (2011).	
CIL Charging Schedule	

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Impact on highway safety
- v Community Infrastructure Levy

i. Principle of Development

9.2 The application site is located within a defined as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF, subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Area

9.3 While the proposal would add significant bulk and massing to the host dwelling, it would be similar in size and design to the existing extension present at 3 Lakeside. Following the receipt of amendments, the proposed hip-to-gable front element of the extension would provide a sympathetic link to the host dwelling and the remainder of the proposed extension. The existing pitched roof line of the host dwelling would be extended to accommodate the remainder of the extension.

9.4 It is proposed to use matching brickwork on the ground floor and hanging roof tiles on the first floor of the extension. This would match the design and materials of the host dwelling. Following the receipt of amended plans the proposed fenestration of the proposal would be sympathetic and considerate to the host dwelling and the massing of the proposal.

9.5 The proposal would have a separation distance of 1.1 metres to the boundary, which has been amended from being almost flush with the boundary within the initial proposal. It is considered that this separation distance is acceptable in providing a clear retained separation to the neighbouring dwelling of 3 Lakeside to the south, and indeed the separation distance has been increased by 0.2 metres from the existing attached garage to be demolished.

9.6 It is not considered that the proposal would be out of character in the wider street scene, as Lakeside and the connecting highways contain a variety of housing layouts, which include various gable features, including prominently at 3 Lakeside. While the host property is sited in a prominent location close to the highway junction with Folders Lane, the extension would be sited on the opposite side of the dwelling to this junction.

9.7 The proposed siting of the additional hardsurfacing to the front garden would constitute permitted development (not requiring the submission of a planning application in its own right).

9.8 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area or the host dwelling, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF, subject to a condition requiring matching materials.

iii. Impact on Residential Amenity

9.9 In association with the assessment of potential loss of light and overshadowing, guidance within the Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice" (2011) is used as a standard for assessing acceptable levels of light.

9.10 The proposal would be visible from the side of the neighbouring dwelling of 3 Lakeside to the south. The proposal would not project further rearwards of the existing rear elevation of the host dwelling, but would project forwards by 3 metres from the host dwelling at first floor level (1.8 metres from the existing single storey front porch).

9.11 In accordance with the BRE Report guidance, a 45 degree line drawn on the horizontal plane from the midpoint of the closest front-facing window at ground and first floor levels of the dwelling of no.3 (that serve habitable rooms) towards the extensions would not intersect the proposal. Considering this and the separation distances involved, it is not considered that the proposal would result in an adverse loss of light to the occupants of no.3.

9.12 The extension would project forwards of the main part of the dwelling by 3 metres, which would result in a projection of 1.8 metres forwards of the dwelling of no.3. While the projection would be two storeys in height, it is not considered that a projection totalling 1.8 metres would be unduly overbearing to the occupants of no.3, especially with the separation distances to the nearest windows.

9.13 The proposal would not involve the formation of any south-facing side windows at first floor level or above. It is recommended that a condition be imposed to secure this in the interests of residential amenity. The proposal would involve additional rear-facing windows, however it is not considered that the additional windows would result in an adverse impact on the residential amenity of the occupants of no.3 as the extension would not project rearwards of the existing dwelling, and the host dwelling contains existing rear-facing first floor windows. As a result it is not considered that the resulting relationship would be inappropriate in a built-up residential area.

9.14 Two of the proposed front-facing first floor windows would serve bathrooms, and therefore it is recommended that a condition be imposed to ensure that they would be obscure-glazed.

9.15 It is not considered that the proposal would result in an adverse impact on the residential amenity of the remaining surrounding properties to the north, east and west, in view of the separation distances involved and the presence of existing first floor windows on the host dwelling.

9.16 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended conditions.

iv Impact on Highway Safety

9.17 The proposal would result in a net increase in bedrooms from four to five. However, it would involve alterations to existing parking arrangements through the demolition of the existing garage.

9.18 In accordance with the guidance contained within the Parking Standards SPD (2007), it is advised that a dwelling that contains four bedrooms or above should provide three acceptable off-street parking spaces.

9.19 A proposed parking layout plan has been received which provides a minimum of three parking spaces of acceptable size (2.4m by 4.8m) through enlarging the existing driveway. This parking layout is considered acceptable to the Highway Officer. It is recommended that a condition be imposed to secure the parking layout, in the interests of highway safety.

9.20 As Lakeside is not a classified highway, there is no requirement for turning space to be provided on site to enable vehicles to access or egress the site in forward gear. Although the property is sited close to the highway junction with Folders Lane, the property utilises an existing access for a four bedroom dwelling without turning space, and the dropped kerb is sited over 10 metres from the junction.

9.21 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD (2007), and the NPPF.

v Community Infrastructure Levy (CIL)

9.22 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.23 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including new build that involves the creation of additional dwellings. Extending the existing dwelling at this site is not development that is CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the host dwelling or surrounding area, the amenities of the residents of the neighbouring properties, or on highway safety, subject to the recommended conditions. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policy EN20 and M9, and the NPPF.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

Block Plan scale 1:500 [Amended] received on 1 April 2016
Drg.04 'Proposed Floor Plans' received on 8 February 2016
Drg.05 Rev. A 'Proposed Elevations' received on 20 April 2016
Drg.06 'Ground Floor Plan Showing Additional Parking Spaces' received on 1 April 2016

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no windows at first floor level or above shall be installed on the south-facing elevation of the development hereby permitted.

REASON: In the interests of the residential amenity of the neighbouring property of 3 Lakeside, Bracknell.

[Relevant Policy: BFBLP 'Saved' Policy EN20].

05. The 2no. windows to the first floor of the west-facing side elevation serving the en-suite bathroom and additional bathroom of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight. Any replacement window shall be glazed and fixed shut to this standard, and retained as such.

REASON: In the interests of residential amenity.

[Relevant Policy: BFBLP 'Saved' Policy EN20].

06. The development hereby permitted shall not be occupied until the 3no. off-street parking spaces as shown on drawing Drg.06 'Ground Floor Plan Showing Additional Parking Spaces', received by the Local Planning Authority on 1 April 2016, has been provided in accordance with the approved plans. The parking spaces shall thereafter be retained for the use of the parking of vehicles at all times.

REASON: To ensure that an acceptable level of off-street parking is provided to the property, in the interests of highway safety.

[Relevant Policies: CSDPD Policy CS23, BFBLP 'Saved' Policy M9]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Commencement
 2. Approved Plans
 3. Materials
 4. Windows
 5. Obscure-glazing
 6. Parking layout

03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

ITEM NO: 11

Application No.
16/00169/FUL
Site Address:

Ward:
College Town

Date Registered:
1 March 2016

Target Decision Date:
26 April 2016

Land Adjacent To 52 Florence Road College Town Sandhurst Berkshire GU47 0QD

Proposal: **Erection of a 2 no bed bungalow.**

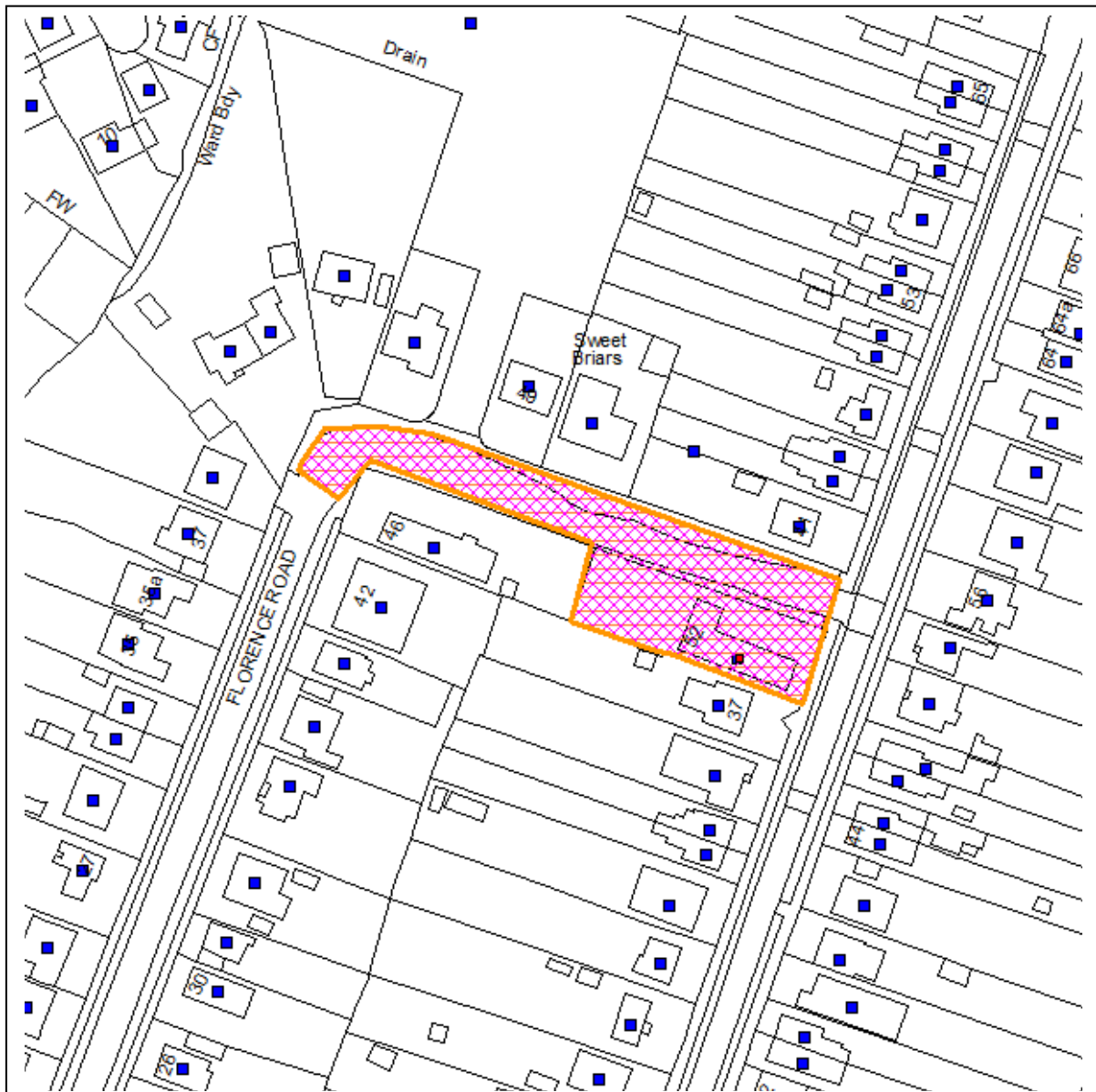
Applicant: Mr Scott Walker

Agent: Mr David Taylor

Case Officer: Michael Ruddock, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The proposed development is for the erection of a detached dwelling on land adjacent to No.52 Florence Road. The dwelling would be a two bedroom bungalow and would have parking forward of the front elevation with a private garden to the rear.

1.2 The proposed development relates to a site within the settlement boundary. It is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development would result in an unacceptable impact on highway safety. Relevant conditions will be imposed in relation to sustainability. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to the Planning Committee as more than three objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Defined Settlement
Area E of the Character Area Assessments SPD for Sandhurst
Within 5km of the SPA

3.1 As existing, No.52 Florence Road is a detached bungalow with parking forward of the front elevation of the dwelling and a garden with a depth of approximately 21.5m to the side. The site is a corner plot, adjacent to the junction between Florence Road and Branksome Hill Road, and the dwelling faces towards and has access onto Florence Road.

3.2 This section of Florence Road is a private unadopted road, and access to the adopted highway is gained to the east at the junction with Branksome Hill Road, and the west where the private road meets the adopted section of Florence Road. A number of dwellings have access onto the private section of Florence Road, including the existing site at No.52.

3.3 The site is bordered by No.46 Florence Road to the west and No.37 Branksome Hill Road to the south. No.41 Branksome Hill Road is located opposite the site.

4. RELEVANT SITE HISTORY

4.1 Application 603554 - Erection of double garage and single storey front extension forming new hall, lobby and dining annexe – APPROVED 1978

4.2 Application 02/01169/FUL - Retention of 1.8m high fence, 1.1m closer to Florence Road than existing, forming enlarged enclosed garden area – APPROVED 2003

4.3 Application 15/01255/FUL - Erection of new bungalow – WITHDRAWN 2016 [OFFICER COMMENT: This application was withdrawn as the correct notice had not been served on the neighbouring properties.]

5. THE PROPOSAL

5.1 The proposed development is for the erection of a detached dwelling on the land west of No.52 Florence Road that as existing forms a garden area. The dwelling would have a width of 10.17m with a maximum depth of 5.95m. It would be a single storey bungalow with a height of 4.3m.

5.2 The dwelling would provide two bedrooms, a living room, kitchen and bathroom with an entrance hall and storage areas.

5.3 Two parking spaces would be provided forward of the dwelling, which will require a new access from Florence Road. As this is a private road, notice has been served on the dwellings which have an existing access onto Florence Road prior to the application being submitted. The site location plan also shows the red line of the site projecting up to the extent of the private road, as this has to show access to the adopted highway.

5.4 A garden would be located to the rear of the dwelling with a depth of approximately 4.8m. A bin store and cycle store would be located within the garden and access to these would be from either side of the dwelling. A garden with a depth of approximately 9.2m would remain to the side of the existing dwelling at No.52 Florence Road.

6. REPRESENTATIONS RECEIVED

Sandhurst Town Council:

6.1 Considered no objection.

Other representations:

6.2 Four neighbour objections were received to the proposed development. The reasons for objection can be summarised as follows:

- Concerns that Florence Road is an unadopted road with many potholes, and that additional vehicles would exacerbate this.
- Planning permission was refused for a bungalow in the garden opposite and a subsequent appeal dismissed. A pre-application enquiry for a similar development was rejected in 2011.
- The plot is too small to support the proposed development. As such the development is out of keeping with the character of College Town.
- Concern that the road is being used for the parking of business vehicles, making access to both the application site and neighbouring sites difficult.

[OFFICER COMMENT: As Florence Road is a private road the parking of vehicles here is a civil matter between the properties. On street parking on Florence Road is unrestricted.]

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 Recommend conditional approval.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP.	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Sustainability	CS10, CS12 of CSDPD	consistent
SPA	NRM6 of SEP, CS14 of CSDPD, EN3 of BFBLP	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Character Area Assessment SPD, Parking Standards SPD, Thames Basin Heaths SPA Avoidance and Mitigation SPD, Planning Obligations SPD.	

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Sustainability
- vi SPA
- vii Community Infrastructure Levy

i. Principle of the development

9.2 The site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon the character and appearance of the surrounding area, residential amenities of neighbouring properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 Florence Road has a varied streetscene, with a mix of two storey dwellings and bungalows. The properties immediately adjacent to the site at No.46 and No.52 Florence Road, as well as the property opposite at No.51 Florence Road are all bungalows and the design of the dwelling is therefore in keeping with this part of the streetscene. The proposed materials would match those of the existing dwelling, and the proposed boundary treatment would be 1.8m high fence as existing. This is considered acceptable.

9.4 The dwelling would be approximately 0.2m higher than the existing bungalow at No.52 however such a difference in height would not be significant and it is not considered that this would result in a dwelling that would appear overly prominent in the streetscene.

9.5 The site falls within the Sandhurst Study Area E (College Town) of the Character Area Assessments SPD. This sets out, in summary, that the character area is defined by its distinct street and plot pattern and is distinguished by its long straight roads. The following relevant recommendations are set out in the SPD:

- Small infill development and redevelopment of individual plots may not be detrimental to the character of this area;
- Infill development should be in character and set out around an orthogonal street pattern (i.e. not designed around typical highways requirements);
- Along the street frontage plots should be developed separately for housing;
- Road frontage treatment should be enhanced;
- The road alignment and dominance of plot pattern should be maintained.

9.6 The SPD sets out that small infill development and redevelopment of individual plots may not be detrimental to the character of the area. This plot has a relationship with both Florence Road and Branksome Hill Road and this particular area is clearly defined by long plot patterns with long thin rear gardens. The proposed dwelling adjacent to No.52 Florence Road would affect this character, however the Character Area SPD also states that the plot pattern, while very distinctive in plan, is barely visible from the ground. It is acknowledged that there are some smaller plots to the north west of the site, at such as No.49 and No.51 Florence Road. These plots do not form part of the linear plot pattern on Branksome Hill Road, however the frontage of No.52 Florence Road onto Branksome Hill Road is not proposed to change and the principle of infill development is established within the street scene.

9.7 A gap of over 10m would remain between the new dwelling and No.52, with a gap of approximately 15m to No.46 Florence Road to the west. Although the garden to the rear would be small, it is not considered that this would be inappropriate for a dwelling of the size proposed and it is considered that the dwelling would fit within the plot without appearing cramped.

9.8 It is acknowledged that a previous planning application (ref. 02/01200/OUT) was refused and a subsequent appeal dismissed for a bungalow opposite the application site, to the rear of No.41 Branksome Hill Road. However this application was made before the adoption of both the National Planning Policy Framework and the Character Area Assessment SPD, both of which are now material considerations. The NPPF sets out the presumption in favour of sustainable development and that planning applications that accord with the Development Plan should be approved without delay. As set out above, the development would be in accordance with the Character Area Assessments SPD.

9.9 It is not considered that an appeal decision fourteen years prior to the date of the application should carry significant weight, especially given that there has been a material change in policy in the intervening period. It is also acknowledged that a pre-application enquiry was submitted at this site more recently, however this was also submitted prior to the adoption of the NPPF.

9.10 It is therefore not considered that the development would result in an adverse impact on the character and appearance of the area. The proposal would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, the Character Area Assessment SPD or the NPPF.

iii. Impact on residential amenity

9.11 The dwelling would be set 1.0m off the side boundaries with the neighbouring properties, however there would be a greater set off from the rear elevation of both of the

neighbouring dwellings and the most private amenity area to the immediate rear of the dwellings. It is not considered that a 4.3m high building would result in an unduly overbearing effect when viewed from the neighbouring properties.

9.12 Also as a result of the set off from the neighbouring dwellings, a 45 degree line drawn on the vertical plane from the east facing side windows at No.46 Florence Road and from the west facing side windows at No.52 Florence Road would not intersect any part of the dwelling. It is therefore not considered that the development would result in an unacceptable loss of light to the neighbouring properties. As no first floor windows are proposed there are no concerns with regard to overlooking of the neighbouring properties.

9.13 It is acknowledged that the size of the rear garden would not be significant, having a maximum depth of 4.5m, however it is not considered that this would be inappropriate for a dwelling of the size proposed. It is considered that the level of amenity for future occupiers would be acceptable.

9.14 As such it is not considered that the development would result in a detrimental effect on the amenities of the residents of the neighbouring properties, and the level of amenity for future occupiers is considered acceptable. The development would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv. Transport implications

9.15 The new dwelling would take access off the unmade private section of Florence Road which is in poor condition with potholes. Whilst this section of road is private there is unfettered public access from the adopted part of Florence Road further west of the site through to Branksome Hill Road. The private road is of sufficient width to enable two vehicles to pass each other being around 5 metres wide and vehicle speeds are likely to be low due to the poor condition of the road.

9.16 Although the use of an unmade road to gain access to the site would not be ideal, this part of the road already provides access to several other properties as existing and it is not considered that a new two bedroom dwelling would result in a significant additional impact on highway safety.

9.17 Two driveway parking spaces are proposed to serve the two bedroom bungalow which complies with the Parking Standards SPD. The parking layout is considered to be practical and usable and will be conditioned for retention. Adequate pedestrian access is provided to the front and rear of the dwelling and rear bin storage and cycle parking is to be provided which will also be conditioned for retention. Future occupiers would utilise existing bin collection arrangements along Florence Road and similarly emergency access would be the same as the existing adjacent properties.

9.18 Due to the size of the site it is considered reasonable to impose a condition requiring the submission of a Construction Management Plan prior to commencement of the development, in the interests of highway safety. This should set out parking for site personnel, loading and unloading areas, storage areas and welfare for site operatives.

9.19 It is therefore not considered that the development would result in an unacceptable impact on highway safety. The proposal would therefore not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

v. Sustainability

9.20 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards for water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No such statement has been submitted in support of the application, therefore a condition is recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

9.21 SDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation. As highlighted in the Council's Sustainable Resource Management Supplementary Planning Document (<http://www.bracknell-forest.gov.uk/srm>), an energy demand assessment should be submitted and include the following:

- A prediction of the energy demand (in kWh) and carbon emissions (in kg/CO₂) for the site;
 - List of assumptions used i.e. whether these have come from Building Regulations or benchmarks;
 - Details of energy efficiency measures;
 - A prediction of the energy demand and carbon emissions for the site taking into account energy efficiency measures;
 - A feasibility study for all relevant renewable energy technologies;
- The choice of renewable energy systems proposed and the associated energy and carbon savings.

9.22 No such assessment has been submitted in support of the application, therefore a condition is recommended requiring the submission of an Energy Demand Assessment prior to the commencement of development in accordance with CSDPD Policy CS12 and the NPPF.

vi. SPA

9.23 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 0.65km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.24 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) and the Planning Obligations SPD. The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures which Natural England will spend upon the SPA land. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.25 In this instance, the development would result in a net increase of one two bedroom dwelling which results in a total SANG contribution of £1,601. The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM)

which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £526.

9.26 The total SPA related financial contribution for this proposal is therefore £2,127. A draft Section 106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed has been submitted. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP 'Saved' Policy NRM6, 'Saved' Policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

vii. Community Infrastructure Levy (CIL)

9.27 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.28 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including new build that involves the creation of additional dwellings. The proposed development involves the creation of an additional dwelling, and the development is therefore CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the local area or the amenities of the residents of the neighbouring properties. The proposed parking arrangements are considered acceptable, and the development would not result in an adverse impact on highway safety.

10.2 It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS14 and CS23, BFBLP 'Saved' Policies EN3, EN20 and M9, SEP Policy NRM6 and the NPPF.

11. RECOMMENDATION

11.1 **Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to:-

- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA).

That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990

02. The development hereby submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 23.02.16:

2857-1
2857-2
2857-10

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No construction works shall take place until brick and tile samples to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. The dwelling shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plan site layout.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

05. No dwelling shall be occupied until the associated vehicle parking has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

06. The dwelling shall not be occupied until secure and covered refuse storage and parking for bicycles has been provided in accordance with the approved drawing. They shall be retained as such thereafter.

REASON: In order to ensure that refuse storage and bicycle facilities are provided.

[Relevant Policies: BFBLP M9, CSDPD CS23]

07. No construction works shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities

- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20, M9, Core Strategy DPD CS23]

08. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

09. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12]

10. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.
[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

1. Commencement
2. Approved Plan
4. Access
5. Vehicular parking
6. Cycle parking and refuse storage
10. SuDS

The applicant is advised that the following conditions require discharging prior to commencement of construction works:

3. Materials
7. Construction Management Plan
9. Energy Demand Assessment

The following condition requires discharge prior to the occupation of the dwelling hereby approved:

8. Sustainability Statement

In the event of the S106 agreement not being completed by 31 August 2016, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and

mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

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ITEM NO: 12

Application No.
15/01132/FUL
Site Address:

Ward:
Harmans Water

Date Registered:
16 November 2015

Target Decision Date:
11 January 2016

9 Minstead Close Bracknell Berkshire RG12 9FE

Proposal:

Erection of a part first floor, part single storey side and rear extension and a single storey rear extension for proposed family room

Applicant:

Dr Trayhorn

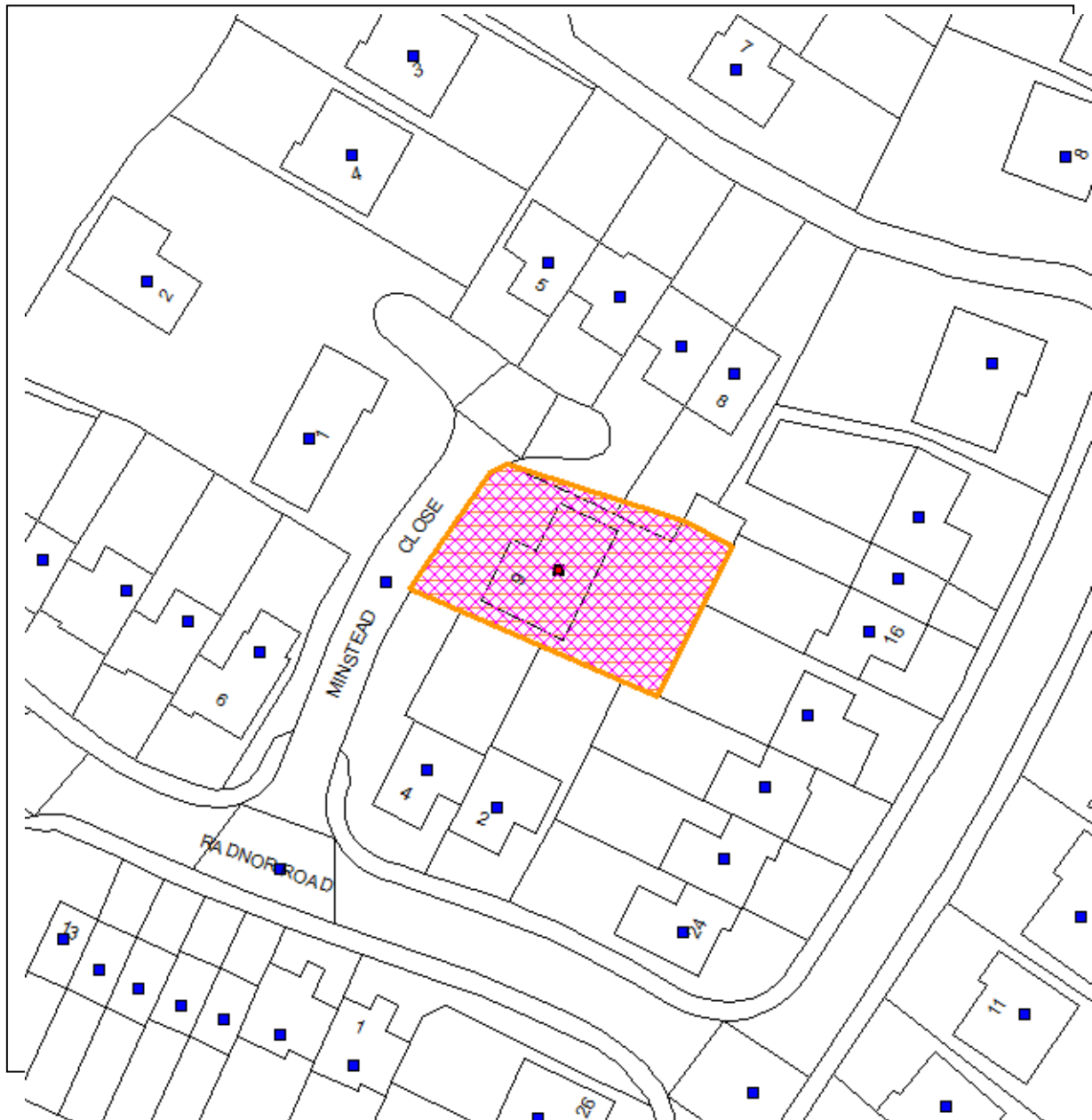
Agent:

Mrs Helen Nightingale

Case Officer:

Gerald Hegarty, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)

OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the erection of a part first floor, part single storey side and rear extension and a single storey rear extension for a proposed family room.

1.2 Considering the nature and siting of the proposed works and host dwelling, the design is considered acceptable. There would be no adverse impact on the streetscene or character of the area. The relationship with adjoining properties is also acceptable.

RECOMMENDATION

Planning permission be granted subject to the conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 More than 3 objections have been received and therefore the application is to be considered by the Planning Committee.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

3.1 No. 9 Minstead Close is a detached dwelling located on the eastern side of Minstead Close. There is parking available to the front of the dwelling. The surrounding area is residential.

4. RELEVANT SITE HISTORY

4.1 There is no recorded planning history relevant to the proposed development.

5. THE PROPOSAL

5.1 Full planning permission is sought for the erection of a part first floor, part single storey side and rear extension and a single storey rear extension. The proposed part first floor, part single storey side and rear extension would have a maximum depth of approx. 7.2 metres, width of approx. 7.2 metres, with a maximum height of approx. 7.4 metres and a maximum eaves height of approx. 5 metres. The proposed rear extension would have a maximum depth of approx. 3.3 metres, width of approx. 3.6, with a maximum height of approx. 3.6 metres and an eaves height of approx. 2.6 metres.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Winkfield Parish Council has recommended that the application be refused. Objecting for the following reasons:

- It would be an overdevelopment of the site;
- There are impracticable parking arrangements on site to cater for the proposal; and
- Do not support the loss of the garage space.

Other Letters of Representation

6.2 4 Letters of objection have been received which can be summarised as follows:

- the proposed development would be oppressive;
- the proposal would lead to a loss of light and cause overlooking; and
- the proposed development would be overbearing and intrusive.

[Officer Note: The existing garage does not comply with the minimum space requirements outlined in the Councils adopted parking standards Supplementary Planning Document, nevertheless the garage shall not be converted without obtaining written consent from the Local Planning Authority as outlined in condition 13 of outline planning permission 607476 for No. 9 Minstead Close. Therefore the garage parking space would constitute a loss of parking provision on site and the applicant would need to provide three parking spaces on site. The applicant has submitted a revised parking scheme that has been accepted by the Highway Authority. The impact of the proposed development on the residential amenity of adjoining dwellings is assessed in this report].

7. SUMMARY OF CONSULTATION RESPONSES

Highways

7.1 The Highways Officer has no objection to the proposed development and recommends that it is approved.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and guidance applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent with para. 56, 57, 64 and 215
Design and Parking	CS7 of CSDPD, 'Saved' Policies EN20 and M9 of BFBLP	Consistent with para. 35, 56, 57, 64 and 215
Other publications		
National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and The Community Infrastructure Regulations 2010, as amended.		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Impact on highway safety
- v Community Infrastructure Levy

i. Principle of development

9.2 No. 9 Minstead Close is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF, subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

ii. Impact on Character and Appearance of the Area

9.3 The proposed part first floor, part single storey side and rear extension would increase the depth and width of the host dwelling by approx. 1.4 metres. However, the proposed part first floor, part single storey side and rear extension would be set approx. 0.9 metres below the ridge height of the host dwelling resulting in a subordinate appearance of the first floor extension.

9.4 The proposed rear extension would be sited some 7.2 metres from its rear boundary. Due to its siting it would not be visible in the street scene.

9.5 The design and scale proposed, including the use of matching materials, are considered to be sympathetic to the host dwelling house and the surrounding area.

9.6 It is noted that there are examples of first floor side and rear extensions in the surrounding area, including No. 14 Radnor Road and Nos. 8 and 10 Setley Way. There are also numerous examples of rear extensions in the surrounding area, consequently neither element of the proposed development would be out of character with the surrounding area.

9.7 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area or the host dwelling, in accordance with, Policy CS7 of CSDPD, Saved Policy EN20 of the BFBLP and the NPPF, subject to a condition requiring matching materials for the proposed extensions.

iii. Impact on Residential Amenity

9.8 The proposed part first floor, part single storey side and rear extension would be set some 1.5 metres from the boundaries with Nos. 7 and 8 Minstead Close and some 13.5 metres from the boundaries with Nos. 16 and 18 Setley Way. The proposed extension would be approx. 7.2 metres in depth and would have a maximum height of approx. 7.4 metres. It would also have an eaves height of approx. 5 metres. The proposed extension would be visible from the aforementioned dwellings, however it is considered that it would not appear visually intrusive to the detriment of the residential amenity of the occupiers of these properties. There are no first floor windows on the proposed north side elevation (this will be secured by planning condition) and the proposed first floor windows on the east elevation would be more than 10 metres from its rear boundary and some 21 metres from the rear elevations of Nos. 16 and 18 Setley Way. In addition, due to the orientation of the application dwelling and adjoining properties, the distance between the application dwelling and the adjoining properties, the size of the plots to these dwellings and the nature of the proposed works, it is not considered that the proposed extensions would cause an adverse loss of light, be overbearing or have a significant overshadowing impact on these dwellings or result in undue overlooking.

9.9 The extensions would be visible from Nos. 1, 5 and 6 Minstead Close, Nos. 14 and 20 Setley Way, Wisteria Cottage No. 12 Setley Way and No. 4 Radnor Road, however it is not considered that the proposal would have a detrimental impact on the residential amenity of the occupiers of those dwellings considering the nature and scale of the proposed works and the separation distances.

9.10 The proposed rear extension would be set some 1 metre from the boundary with No. 2 Radnor Road, some 7 metres from its rear boundary with Nos. 16 and 18 Setley Way and some 11 metres from the boundary with No. 8 Minstead Close. The proposed rear extension would be approx. 3.3 metres in depth, be approx. 3.6 metres in width and would have a height of approx. 3.6 metres, with an eaves height of approx. 2.6 metres. The proposed rear

extension would be visible from the aforementioned dwellings, however it is considered that it would not appear visually intrusive to the detriment of the residential amenity of the occupiers of these properties. No overlooking would result from the proposed rear extension due to its single storey nature and the boundary screening bordering the rear of the application site, including 1.8 metre high wooden boundary screening, coniferous trees and vegetation and the detached garage. The window on the south side elevation would be approx. 1.7 metres above ground floor level. In addition, due to the relationship with adjoining properties, it is not considered that the proposed rear extension would cause an adverse loss of light, overbearing or overshadowing impact on these dwellings.

9.11 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring occupiers, and therefore accords with BFBLP 'Saved' Policy EN20 and the NPPF.

iv Impact on highway safety

9.12 The applicant has provided a revised parking plan showing 3 driveway spaces. In addition, to the two existing driveway spaces to the front of the garage, an additional parking space measuring 2.4 metres by 4.8 metres is proposed. This new space is to be positioned so as not to block pedestrian access to the front door. **This space would be angled and the current dropped kerb has been extended by 2 metres that would make the new parking space useable.**

9.13 The new parking space is proposed to be permeable grass grid paving and this would comply with current drainage requirements and reduce the visual impact.

9.14 **The proposal would not be considered to affect the existing parking provision and would be in accordance with Saved Policy M9 of the BFBLP and the NPPF.**

v Community Infrastructure Levy (CIL)

9.15 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.16 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including new build that involves the creation of additional dwellings. In this case, the proposal is not CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the host dwelling or local area, or the amenities of the residents of the neighbouring properties, nor would it result in an overdevelopment of the site, subject to the recommended conditions. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2 and CS7, BFBLP 'Saved' Policies EN1, EN20 and the NPPF.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans:
T/2145 'Roof/Block Plan', received on 16 November 2015
T/2145/1 'Proposed Plans and Elevations', received on 16 November 2015
Parking Plan, received on 14 April 2016
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The materials to be used in the construction of the external surfaces of the part first floor, part single storey side and rear extension hereby permitted shall be similar in appearance to those of the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no windows, similar openings or enlargement thereof shall be constructed in the north elevation of the proposed side extension at first floor level or above hereby permitted.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
05. The three front car parking spaces shown on the approved parking plan (final) shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Time limit
 2. Approved plans
 3. Materials
 4. No side windows
 5. Retention of front parking spaces

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

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ITEM NO: 13Application No.
15/01262/FUL

Site Address:

Ward:
AscotDate Registered:
12 January 2016Target Decision Date:
8 March 2016**Land Adjacent To 23 Darwall Drive Ascot Berkshire**

Proposal:

Erection of detached residential dwelling and associated car parking.

Applicant:

Mr M Rumsby

Agent:

Mr T Rumble

Case Officer:

Michael Ruddock, 01344 352000

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

1. SUMMARY

1.1 The proposed development is the erection of a detached dwelling on land adjacent to No.23 Darwall Drive. The application is an alternative scheme to that approved under application 15/00248/FUL and would provide a two storey dwelling with parking located to the rear.

1.2 The proposed development relates to a site within the settlement boundary. It is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development would result in an unacceptable impact on highway safety. Relevant conditions will be imposed in relation to sustainability. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to the Planning Committee as more than three objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Defined Settlement
Within 5km of the SPA

3.1 The application site comprises land adjoining No.23 Darwall Drive, which was previously under the ownership of that property, on the corner of the junction between Darwall Drive and Mansfield Place. No.23 Darwall Drive itself is a semi detached bungalow, and the land formed part of a garden area to the side and rear of that property, enclosed by a brick boundary wall.

3.2 Grassed amenity areas are located to the front and side of the property, and parking is located to the rear of the site in the form of a detached garage with hardstanding in front, accessed from Mansfield Place.

3.3 Aside from No.23 Darwall Drive, the application site is bordered to the rear by No.3 Mansfield Place and the adopted highway to the south east. Further properties are located close to the site on the opposite side of the adopted highway, such as No.2 and No.4 Mansfield Place.

4. RELEVANT SITE HISTORY

4.1 Application 14/00212/FUL - Erection of a single storey side extension and porch, replacement of door with window on front elevation, and erection of garage following demolition of existing garage and shed - APPROVED 2014

4.2 Application 15/00248/FUL - Erection of a detached bungalow on land adjacent to 23 Darwall Drive with parking to the rear following demolition of existing garage – APPROVED 2015 (with Legal Agreement).

5. THE PROPOSAL

5.1 The proposed development is for the erection of a detached two storey dwelling on the land adjacent to No.23 Darwall Drive. The dwelling would have a width of 8.18m, a depth of 11.5m and a height of 6.49m. The application is an alternative scheme to the dwelling approved under application 15/00248/FUL, and for comparison purposes that dwelling had a width of 7.08m, a depth of 9.9m and a height of 5.4m.

5.2 As such, the dwelling would be 1.1m greater in width, 1.6m greater in depth and 1.19m greater in height than that approved. Although the dwelling would have a greater height than that approved under application 15/00248/FUL, due to the lower ground level and that it would be sunk 0.7m into the ground it would have the same ridge level as No.23 Darwall Drive.

5.3 The proposed dwelling would provide a hallway, lounge and kitchen/dining area at ground floor level, with two bedrooms and a bathroom at first floor level. No additional bedrooms are proposed over the previously approved scheme.

5.4 As originally submitted the dwelling had a flat roof element with half hips to the side. This has been amended to the current design, which includes a gable to the front with a pitched roof to the rear and rear facing dormers. The amended design has also reduced the depth of the dwelling by 0.9m and due to reduced floorspace at first floor level the number of bedrooms has been reduced from three to two with an en suite removed.

5.5 A 7.81m garden is shown to the rear of the dwelling, and a parking area with two parking spaces for both the proposed dwelling and the existing dwelling at No.23 Darwall Drive would be located at the rear of the garden, in a similar position to the existing detached garage and parking. 1.2m high railings with low level boundary planting would be included to the front and side of the dwelling, with a 1.8m high fence enclosing the rear garden.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Recommend refusal as the application is considered to be out of keeping with the character and openness of the area.

Other representations:

6.2 Three letters of objection were received from neighbouring residential properties. The reasons for objection can be summarised as follows:

- Larger than what was previously approved and out of keeping with the neighbouring properties. Size and scale of the development not appropriate for the land space.
- Side elevation would be closer to the houses across the street than any other property in Mansfield Place, and the dwelling would overlook the properties opposite.
- Overlooking of the properties to the rear.
- Detrimental impact on congestion, traffic and parking.
- Would take away garden space and reduce openness, resulting in reduced visibility for vehicles.

A further objection was originally received from No.23 Darwall Drive, however following the submission of amended plans this objection was withdrawn.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways Officer

Recommend conditional approval.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP.	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Sustainability	CS10, CS12 of CSDPD	consistent
SPA	NRM6 of SEP, CS14 of CSDPD, EN3 of BFBLP	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Parking Standards SPD, Thames Basin Heaths SPA Avoidance and Mitigation SPD, Planning Obligations SPD.	

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Sustainability
- vi SPA
- vii Community Infrastructure Levy

i. Principle of the development

9.2 The site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon the character and appearance of the surrounding area, residential amenities of neighbouring properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 The dwelling would be sited adjacent to an existing bungalow, one of a group of four bungalows fronting Darwall Drive. While the design of the dwelling would differ from these, it would be similar to the properties opposite as well as a number of properties on Mansfield Place in respect of the front gable feature incorporated into the roof design. Although dormers do not appear to be a feature in the local streetscene, these would not be significant

additions and would be sited on the rear elevation. As such they would not be a prominent feature in the streetscene.

9.4 With regard to the height, whilst the overall height of the dwelling would be greater than the adjacent bungalows, the ground level of the dwelling would be lower due to a levels difference between the sites and that it would be sunk into the ground. As a result, the ridge level of the dwelling would be no higher than the properties to the side, and the new dwelling would be read as having the same height when viewed from the front. Furthermore, the majority of the surrounding properties comprise two storey dwellings, much greater in height and scale than these bungalows and the proposed dwelling. As such it is not considered that the height and scale of the dwelling would appear out of keeping with the streetscene in this location.

9.5 It is acknowledged that the dwelling would be sited in a gap between No.23 Darwall Drive and Mansfield Place and as a result would have a greater impact on the streetscene than as existing. However it is not considered that the additional impact would be so harmful that refusal of the application would be warranted. The dwelling would be set back 3.4m from the highway to the side and to some extent would be screened by planting.

9.6 During the course of the application the design has been amended to incorporate a gable to the front and a pitched roof, rather than the previous design that incorporated a flat roof element with half hips. The amended roof design has significantly reduced the bulk of the roof especially when viewing the dwelling from the side, and it is considered that the amended design is much more in keeping with the streetscene than that originally proposed. It is not considered that a dwelling of the design now proposed would appear overly prominent in the streetscene. Although it would be larger than the dwelling originally approved under application 15/00248/FUL it is not considered that the enlargements proposed are so significant that refusal of the application would be warranted.

9.7 The dwelling would project approximately 1m forward of No.23, however this is not significantly different to the dwelling that was approved under application 15/00248/FUL. The front garden would be enclosed by 1.2m high railings, and it is noted that properties nearby have similar enclosures. For example, No.21 Darwall Drive has a fence and gate enclosing the front of the site, and both No.13 and No.15 Darwall Drive have white railings to the front with vegetation behind. The proposed railings would be softened by low level boundary planting behind, and as such development is characteristic of the area these are considered acceptable.

9.8 The railings would continue along the side of the dwelling, with a 1.8m high close boarded fence enclosing the rear garden. Such boundary treatment to the rear of the site is considered to be in keeping with the streetscene in this location. The parking area would be located in the same location as the existing garage and hard standing, and whilst the area of hard standing would be enlarged it is not considered that this would be unacceptable, given that a number of properties fronting Mansfield Place have significant areas of hard standing at the front.

9.9 It is therefore not considered that the development would result in an adverse impact on the character and appearance of the area. The proposal would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on residential amenity

9.10 The new dwelling would project approximately 1m forward of the front elevation and 1.8m beyond the rear elevation of No.23 Darwall Drive. As demonstrated on the Proposed Site Layout, a 45 degree line drawn from both the front and rear facing windows would not

intersect the new dwelling and as a result it is not considered that it would result in an unacceptable loss of light to the front facing windows of that property. Furthermore it is not considered that such a building projecting 1.8m to the rear of the neighbouring property would result in an unduly overbearing effect when viewed from the rear of that property.

9.11 The dwellings fronting Mansfield Place to the south east of the site would face towards the side elevation of the dwelling. They would be set off the dwelling by a minimum of 16m and as a result the dwelling would not result in an unacceptable loss of light to the front facing windows of these properties. A first floor side facing window would face towards these properties, and concerns have been raised that this would result in a loss of privacy to the neighbouring properties. However this is a bathroom window shown to be glazed with obscure glass, and as such it would not result in an unacceptable loss of privacy. A condition will be imposed to ensure that this remains the case, and this will also cover a side facing landing window facing towards No.23. A further condition would restrict any additional first floor side facing windows.

9.12 Concerns have also been raised that the development would result in a loss of privacy to the property at the rear at No.3 Mansfield Place as a result of overlooking. However the rear facing windows would be located 13m from the boundary with that property which is considered acceptable. In any case they would face towards the front of the property which is publically visible, and there are no side facing windows that would be affected.

9.13 It is therefore not considered that the development would result in a detrimental effect on the amenities of the residents of the neighbouring properties. The development would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv. Transport implications

9.14 The new dwelling would take access off Mansfield Place, which along with Darwall Drive is an adopted residential road subject to a 20mph speed limit. On street parking is unrestricted. In respect of the existing dwelling, an existing pedestrian path that provides access to the front and rear of the dwelling for bin and cycle storage would remain. A new path is shown for access to the front door of the new dwelling which is acceptable. Access to the rear garden for bin and cycle storage would be available through a side gate, with these details shown on the site plan. The bin and cycle storage areas will be conditioned for retention.

9.15 Two tandem 4.8m by 2.4m parking spaces are to be provided for the new dwelling which complies with the Council's Parking Standards. Two parking spaces are shown for the existing property which maintains the current level of parking and also complies with the Parking Standards. The parking for the new dwelling will be secured by condition. As the parking for the existing dwelling is not within the application site it cannot be secured by condition, however as it is shown at the same location as the existing parking for No.23 Darwall Drive (which is not secured by condition) this is not considered to be unacceptable.

9.16 The existing dropped kerb would need to be widened to provide access to the new parking spaces. This can be done by Bracknell Forest Council's Street Works Team and the applicant will be advised of this by way of an informative. The proposed fence to the rear of the new dwelling is shown as being splayed and this would enable pedestrian visibility splays to be achieved between vehicles exiting the driveway and pedestrians using the footway. Also, planting is proposed on the boundary with no. 3 Mansfield Place and part of this should be kept low for pedestrian visibility. A scheme of pedestrian visibility splays will be secured by planning condition prior to occupation of the development.

9.17 Finally, it is considered that a Construction Management Plan should be secured by condition due to the constraints of the site and its location in a residential area.

9.18 Subject to the recommended conditions, it is not considered that the development would result in an adverse impact on highway safety. The development would therefore not be contrary to CSDPD Policy CS23 or BFBLP 'Saved' Policy M9.

v. Sustainability

9.19 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards for water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No such statement has been submitted in support of the application, therefore a condition is recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

9.20 SDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation. As highlighted in the Council's Sustainable Resource Management Supplementary Planning Document (<http://www.bracknell-forest.gov.uk/srm>), an energy demand assessment should be submitted and include the following:

- A prediction of the energy demand (in kWh) and carbon emissions (in kg/CO₂) for the site;
 - List of assumptions used i.e. whether these have come from Building Regulations or benchmarks;
 - Details of energy efficiency measures;
 - A prediction of the energy demand and carbon emissions for the site taking into account energy efficiency measures;
 - A feasibility study for all relevant renewable energy technologies;
- The choice of renewable energy systems proposed and the associated energy and carbon savings.

9.21 No such assessment has been submitted in support of the application, therefore a condition is recommended requiring the submission of an Energy Demand Assessment prior to the commencement of development in accordance with CSDPD Policy CS12 and the NPPF.

vi. SPA

9.22 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 4km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.23 In this instance, the development would result in a net increase of one two bedroom dwelling which results in a total SANG contribution of £1,601. The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £526.

9.24 The total SPA related financial contribution for this proposal is therefore £2,127. A Section 106 Legal Agreement was completed under application 15/00248/FUL to secure an

identical contribution which has been paid in full. Therefore no further financial contribution is required to mitigate against the impact on the development on the SPA.

9.25 As such the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP 'Saved' Policy NRM6, 'Saved' Policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

vii. Community Infrastructure Levy (CIL)

9.26 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.27 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including new build that involves the creation of additional dwellings. The proposed development involves the creation of an additional dwelling, and the development is therefore CIL liable. It is noted that the applicants have submitted a Self Build Exemption Claim in respect of CIL.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the local area or the amenities of the residents of the neighbouring properties. The proposed parking arrangements are considered acceptable, and the development would not result in an adverse impact on highway safety.

10.2 It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS14 and CS23, BFBLP 'Saved' Policies EN3, EN20 and M9, SEP Policy NRM6 and the NPPF.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990

02. The development hereby submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 04.04.16 and 06.05.16:

15-P1217-01 (Rev C)

15-P1217-02 (Rev D)

15-P1217-03 (Rev C)

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No construction works shall take place until brick and tile samples to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. The first floor bathroom and landing windows in the north west and south east facing side elevations of the dwelling hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut up to a height of 1.7m from the internal floor level.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north west of south east facing side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
06. The dwelling shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plan site layout.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
07. The dwelling shall not be occupied until a plan showing pedestrian visibility splays at the vehicular access has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
08. The dwelling hereby approved shall not be occupied until the associated vehicle parking for the proposed dwelling has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
09. The dwelling shall not be occupied until secure and covered refuse storage and parking for bicycles has been provided in accordance with the approved drawings. They shall be retained as such thereafter.
REASON: In order to ensure that refuse storage and bicycle facilities are provided.
[Relevant Policies: BFBLP M9, CSDPD CS23]
10. No construction works shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20, M9, Core Strategy DPD CS23]

11. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

12. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS12]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

1. Commencement
2. Approved Plan
4. Obscure glazing
5. Side facing windows
6. Access
8. Vehicular parking
- 9 Refuse and cycle storage

The applicant is advised that the following conditions require discharging prior to commencement of construction works:

3. Materials
10. Construction Management Plan
12. Energy Demand Assessment

The following condition requires discharge prior to the occupation of the dwelling hereby approved:

7. Visibility Splays
11. Sustainability Statement

03. The Streetcare Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD,

telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

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ITEM NO: 14

Application No.
16/00265/FUL
 Site Address:

Ward:
 Ascot

Date Registered:
 17 March 2016

Target Decision Date:
 12 May 2016

**Wildwoods 24 Prince Consort Drive Ascot Berkshire
 SL5 8AW**

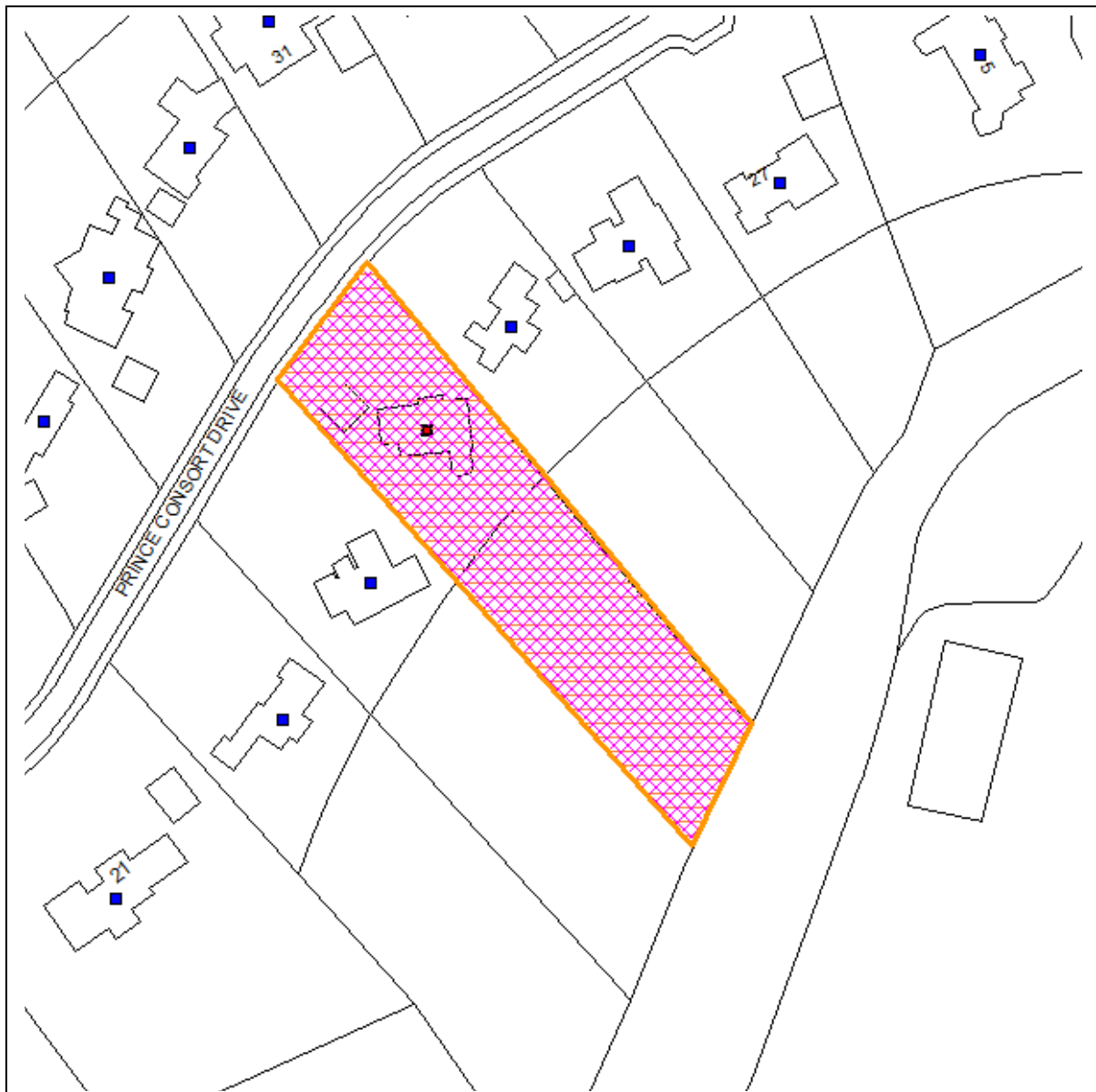
Proposal:

**Section 73 application for the variation of condition 2 (approved plans) of planning permission 14/01295/FUL for the erection of a detached two storey dwelling with associated garages following the demolition of the existing buildings.
 [For clarity this revision relates to the addition of dormers and the use of the roofspace for habitable accommodation.]**

Applicant: Mr & Mrs J Hall
 Agent: Mr Jason O'Donnell
 Case Officer: Michael Ruddock, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The proposed development is for the erection of a detached dwelling and detached garage at Wildwoods, 24 Prince Consort Drive following the demolition of the existing dwelling and garage. The application has been submitted as a Section 73 application to vary Condition 2 of planning permission 14/01295/FUL to include the addition of dormers and the use of the roofspace for habitable accommodation.

1.2 The proposed development relates to a site within the Green Belt and the principle of a replacement dwelling and garage on the site has been established by planning permission 14/01295/FUL. The development is not considered inappropriate in the Green Belt and it is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development would result in an unacceptable impact on highway safety. Relevant conditions will be imposed in relation to biodiversity and sustainability.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to the Planning Committee as more than three objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Green Belt
Area C of the Character Area Assessment SPD for East of Bracknell

3.1 As existing No.24 Prince Consort Drive is a detached dwelling with a double garage to the front of the property and a private garden to the rear. The site is bordered by No.25 Prince Consort Drive to the north east and No.23 to the south west.

3.2 The existing dwelling is set at an angle within the site so that the front elevation faces towards the boundary with No.25 rather than the highway at the front of the site, and the dwelling faces away from No.23.

3.3 The trees at the front of the site are protected by Tree Preservation Orders (TPOs 111 and 1182) and the site is located within the Green Belt, in a Green Belt Village on the Bracknell Forest Borough Policies Map. The site is also within Area C of the Character Area Assessments SPD for East of Bracknell.

4. RELEVANT SITE HISTORY

4.1 Application 19788 - Two storey extension forming study, garage and bedroom. Convert existing garage to dining room and existing bedroom to bathroom - APPROVED 1973

4.2 Application 609639 - Two storey side extension forming new kitchen with new bathroom over and two storey rear extension forming enlarged lounge with 2 enlarged bedrooms over - APPROVED 1985

4.3 Application 619003 - Demolition of existing addition and erection of two storey side and rear extensions, first floor side extension, single storey conservatory to rear and detached garage - APPROVED 1993

4.4 Application 624340 - Erection of single storey front extension - APPROVED 1998

4.5 Application 01/00439/FUL - Erection of single storey side and rear extensions to form annexe for aged person and games room - APPROVED 2001

4.6 Application 04/00617/FUL - Erection of single storey rear extension forming conservatory following demolition of existing conservatory - APPROVED 2004

4.7 Application 14/01295/FUL - Erection of a detached 2-storey dwelling with associated garages, following the demolition of the existing buildings – APPROVED 2015

4.8 Application 15/00201/COND - Details pursuant to conditions 3 (Materials), 4 (Boundary Enclosures), 7 (Finished Floor Levels), 10 (Tree and Hedgerow Protection), 11 (Protection Measures), 12 (Method Statement) and 13 (Underground Services) of planning permission 14/01295/FUL – APPROVED 2016

4.9 Application 16/00021/FUL - Variation of condition 2 of planning permission 14/01295/FUL for the erection of a detached dwelling with associated garages following the demolition of existing buildings for the replacement of the approved drawing numbers with revisions which incorporate the addition of rooms in roof accommodation with associated dormer windows and roof lights, and creation of link between detached garage and dwelling. This application was refused for the reason that the creation of a link between the garage and the dwelling resulted in a replacement dwelling that would be materially larger than the original dwelling on site.

5. THE PROPOSAL

5.1 The approval of application 14/01295/FUL allowed a replacement detached dwelling following the demolition of the existing. The main dwelling was approved with accommodation at ground floor and first floor level. The main body of the dwelling would have a width of 15.57m, a depth of 12.37m and a height of 9.12m, based on the measurements given within the applicant's Design and Access Statement submitted in support of that application. A single storey element to the side would increase the overall ground floor width to approximately 22m with additional front and rear elements at ground floor level increasing the overall depth to 15.4m. As approved, a detached garage would be located forward of the dwelling with a width of 10.6m and a depth of 6.69m and a height of 6.4m.

5.2 The new application would include additional residential accommodation at second floor level in the dwelling and first floor level in the garage. Two dormers would be included on the front elevation of the dwelling and three on the rear, each with a width of 1.4m and a height of 1.8m. Three rooflights are shown on the south west facing side elevation of the dwelling, with one rooflight on the north east facing side elevation. The additional second floor accommodation in the dwelling would include the following:

- Two bedrooms, increasing the number of bedrooms from four to six.
- Games Room
- Bathroom
- En suite

5.3 Two dormers, each with a width of 1.4m and a height of 1.8m, would be included on the south west facing front elevation of the garage with a rooflight to the north east facing rear

elevation. The additional first floor accommodation on the garage would include the following:

- Bonus room
- Shower room

5.4 It is noted that the link between the dwelling and the garage that was included on application 16/00021/FUL has been removed from the new application.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Recommend refusal, for the reason that the development should comply with the approved plans. Any variation which would be inappropriate in the Green Belt is unacceptable.

[OFFICER COMMENT: It is noted that the Parish Council did not object to the refused application 16/00021/FUL.]

Other representations:

6.2 Three neighbour objections were received to the proposed development. The reasons for objection can be summarised as follows:

- The additional floor area raises the aggregate floor space immeasurably beyond 40% relative to the original size and is therefore contrary to Green Belt policy.
- The space above the triple garage in effect creates two residences on the plot, and this would no longer be strictly a garage replacement.
- The dormer windows give the house additional bulk which is so significant that it would be materially larger than the original dwelling.
- Development would be detrimental to the streetscene as the dwelling would be in a prominent position on the road, particularly at night through light pollution.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Comments were received from the Tree Officer, Highways Officer and Biodiversity Officer in respect of application 14/01295/FUL. Due to the nature of the new application, no additional comments from these Officers were required, and these matters are assessed below.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Green Belt	CS9 of CSDPD, Saved policy GB1 of BFBLP	consistent in the context of this proposal with regard to replacement dwellings
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP.	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Trees	Saved policies EN1 and EN20 of BFBLP	consistent

Biodiversity	CS1 and CS7 of CSDPD	consistent
Sustainability	CS10 of CSDPD	consistent
SPA	NRM6 of SEP, CS14 of CSDPD, EN3 of BFBLP	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Character Area Assessment SPD, Parking Standards SPD.	

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Effect on trees
- vi Biodiversity considerations
- vii Sustainability
- viii Community Infrastructure Levy

i. Principle of the development

9.2 No.24 Prince Consort Drive is located within the Green Belt, as defined on the adopted Policies Map, and therefore Policy CS9 of the CSDPD and 'Saved' Policy GB1 of the BFBLP are relevant. These policies seek to protect the Green Belt from inappropriate development. 'Saved' Policy GB1 lists certain types of buildings that might be acceptable depending on their scale, form, effect, character, siting and transport considerations. These include the replacement of existing dwellings.

9.3 The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraphs 87-89 advise that inappropriate development is by definition harmful to the Green Belt. Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. The construction of new buildings is to be regarded as inappropriate in the Green Belt with certain exceptions. These include the replacement of a building provided that the new building is in the same use and not materially larger than the one it replaces. Consequently the policies referred to above are considered to be consistent with the NPPF in the context of this proposal.

9.4 The proposal involves a replacement dwelling and therefore potentially falls within criterion (iv) of 'Saved' BFBLP Policy GB1 and paragraph 89, bullet point 4 of the NPPF. However, there is a need to look at other factors including the scale of the proposed building to assess whether it would be materially larger than the building it replaces.

9.5 The dwelling as approved under application 14/01295/FUL had a ridge height 9.12m, which would be 1.1m greater than the existing, based on the measurements given within the applicant's Design and Access Statement submitted in support of that application. The overall floor area of the dwelling as approved would be 471.08 square metres which would be an increase of 121.97 square metres over the floor area of the existing dwelling of 349.11 square metres. Proportionally this represented an increase of 34.9% over and above the dwelling it would replace. It was not considered that such an increase in height and gross floorspace was so significant that it would result in a dwelling that is 'materially larger' than the dwelling it replaces, for the purposes of considering the principle of the development.

9.6 The dwelling as now proposed would also have a height of 9.12m, making use of the roofspace, and would not result in an increase in the height of the dwelling over and above what was previously approved. Although the amount of floor area would increase as a result of the additional accommodation in the roof of the main dwelling, floor area is only one consideration as to whether a dwelling is 'materially larger'. The increase in mass and bulk over and above what was previously approved would not be significant, as the only increase in volume would be through the five dormers, each of which would have a floor area of 0.98m and a height of 1.8m. Viewed in the context of the whole dwelling, this increase is not considered to be so significant that it would result in a dwelling that is 'materially larger' than what was approved, and as such the dwelling that is being replaced.

9.7 Similarly, the garage as now proposed would have the same height as that previously approved, with the development making use of the roofspace. As with the dwelling, the increase in mass and bulk over and above what was previously approved would not be significant as the only increase in volume would be through the two dormers, each of which would have a floor area of 0.98m and a height of 1.8m. Viewed in the context of the whole garage, this increase is not considered to be so significant that it would result in a garage that is 'materially larger' than what was approved, and as such the garage that is being replaced.

9.8 Concerns have been raised that the inclusion of accommodation in the roofspace of the garage could be tantamount to the creation of a separate dwelling. The erection of a new building for this purpose is inappropriate development in the Green Belt, and therefore an additional condition is recommended to ensure that the building would remain incidental to the enjoyment of the main dwellinghouse and does not form a separate dwelling.

9.9 In terms of openness, the new dwelling would be greater in height and bulk than the existing dwelling, however it is not considered that the increases are so significant that there would be an adverse impact on the openness of the Green Belt as a result of the development. It would be set further back into the site than the existing building, and would have similar set offs to the side boundary. The new garage would replace an existing building, and as such no additional buildings would be constructed on the site.

9.10 As such the proposal is not considered to constitute inappropriate development in the Green Belt and does not conflict with the purposes of including land within the Green Belt and detract from its openness, contrary to CSDPD Policy CS9, BFBLP 'saved' Policy GB1 and the provisions of the NPPF.

ii. Impact on the character and appearance of the area

9.11 The creation of dormers would result in minimal additional built form over what was originally approved. Dormers are a characteristic of the dwellings on Prince Consort Drive, and have been implemented at No.22, No.32 and No.41 Prince Consort Drive. It is not considered that the development would result in a dwelling that would appear out of keeping with the streetscene.

9.12 The site is located within Area C of the Character Area Assessment SPD for East of Bracknell relating to Prince Consort Drive and Prince Albert Drive. This refers to the character of Prince Consort Drive being detached houses set in large plots, with a consistent architectural approach. The addition of dormers would not be inconsistent with the architectural approach on Prince Consort Drive. The SPD also makes reference to the open character of Prince Consort Drive due to limited boundary treatments, and to ensure that the development continues to comply with this element of the SPD a condition will be imposed to restrict gates from being installed to the front boundary of the site.

9.13 It is not considered that the amendments proposed would result in an adverse impact on the character and appearance of the area in a Green Belt location. The proposed development would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on residential amenity

9.14 In terms of additional built form, it is not considered that the new dormers would result in a significant additional loss of light or overbearing effect that would warrant refusal of the application.

9.15 The development would result in additional rooflights and dormers at second floor level. The dormers would face forward and rear and as a result would not directly overlook any private amenity areas at the neighbouring properties. It is therefore not considered that they would result in an unacceptable loss of privacy to the neighbouring properties.

9.16 With regard to side facing windows in the dwelling, the first floor en suite windows to both side elevations have already been secured as obscure glazed windows by a condition of planning permission 14/01295/FUL. Three new rooflights are proposed to the south west elevation, and one to the north east elevation as a result of the proposal. Although these would all face towards the neighbouring properties, they are shown as high level windows at least 1.7m from floor level. As such a condition requiring these to be glazed with obscure glass and fixed shut is not considered necessary, however a condition is recommended to ensure that these are high level windows at least 1.7m from floor level. This would ensure that it would be difficult to view the neighbouring properties from these windows.

9.17 In respect of the garage, the dormer windows would face towards No.23 Prince Consort Drive however as they would be sited over 15m from the boundary with that property it is not considered that they would result in an unacceptable loss of privacy to that property. The rooflight that would face towards No.25 appears to be under 1.7m from floor level, and as such a condition is recommended requiring this to be glazed with obscure glass and fixed shut in the interests of the privacy of the residents of the neighbouring property.

9.18 It is therefore not considered that the development would result in a detrimental effect upon residential amenity. The development would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv. Transport implications

9.19 Although additional bedrooms would be provided, the applicants have previously shown sufficient parking for four or more bedrooms in accordance with the Parking Standards SPD. The proposal would not affect the approved parking layout or result in an additional parking requirement for the site.

9.20 It is therefore considered that the development would not result in an adverse impact on highway safety. The proposal therefore accords with BFBLP 'Saved' Policy M9 and the NPPF.

v. Effect on trees

9.21 The development would not result in any additional footprint over what was originally approved. It is therefore not considered that there would be any additional impact on trees over the previous permission, and the development would therefore not be contrary to BFBLP 'Saved' Policy EN1 or the NPPF.

9.22 A number of conditions relating to trees were that were imposed on permission 14/01295/FUL were discharged under application 15/00201/COND, and as such there is no need to impose these conditions again subject to the development being carried out in accordance with these details.

vi. Biodiversity considerations

9.23 It was confirmed under the previous application through the submission of an Ecological Report that bats are present within the existing building. Therefore the demolition of the building will need to be carried out under licence from Natural England. There are no other ecological constraints to the site.

9.24 The report also provides information to address the three derogation tests under the Habitats Regulations 2010. Having due regard to the EC Habitats Directive 1992 and the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) it is considered that this application passes the tests set out therein. The Council's ecologist is satisfied that subject to conditions the actions authorised will not be detrimental to the maintenance of the species concerned at a Favourable Conservation Status in their natural range. Subject to compliance with these conditions, the development would not result in an adverse impact on biodiversity. The proposal would therefore not be contrary to CSDPD Policies CS1 and CS7 or the NPPF.

vii. Sustainability

9.25 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, cover water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. This is considered to be consistent with the NPPF which states in para 95 "To support the move to a low carbon future, local planning authorities should actively support energy efficiency improvements to existing buildings.

9.26 No such statement has been submitted in support of the application, therefore a condition is recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

viii. Community Infrastructure Levy (CIL)

9.27 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.28 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) new build that involves the creation of additional dwellings. As no additional dwellings would be created, the development is not CIL liable.

10. CONCLUSIONS

10.1 The proposal is not considered to constitute inappropriate development in the Green Belt and does not detract from openness and the purposes of including land within the Green Belt. It is not considered that the development would result in an adverse impact on the character and appearance of the area, residential amenity, highway safety, trees or biodiversity. As such the development is considered to comply with CSDPD Policies CS1, CS7 and CS9, BFBLP 'Saved' Policies EN1, EN20, GB1 and M9 and the National Planning Policy Framework.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990
02. The development hereby submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 17.03.16:

P14/19/S/101 (Revision E)
P14/19/S/101 (Revision C)

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The first floor en suite windows in the north east and south west facing side elevations of the dwelling and the first floor shower room rooflight in the north east facing rear elevation of the garage hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut up to a height of 1.7m from the internal floor level.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
04. The second floor rooflights in the north east and south west facing side elevations of the dwelling hereby permitted shall at all times be high level windows having a sill height of not less than 1.8m above internal floor.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north east or south west facing side elevations of the dwelling or the north east facing rear elevation of the garage hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
06. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
07. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20]
08. The protective fencing and other protection measures specified by condition 10 of planning permission 14/01295/FUL and detailed within the document 'Tree Survey,

Arboricultural Implication Assessment and Method Statement' and Plans 2020, 2021 and 2022 submitted in respect of application 15/00201/COND pursuant to condition 10:

Shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- In addition to the protection measures specified above,
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
 - h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

09. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.
REASON: - In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B or E of Part 1 of the Second Schedule of the 2015 Order shall be carried out.
REASON: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply, and the site is affected by a Tree Preservation Order where strict control over development is required by the policies of the development to ensure their protection.
[Relevant Policies: BFBLP EN1, GB1, Core Strategy DPD CS7, CS9]
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no hard surface as permitted by Class F of Part 1 of the Second schedule of the 2015 Order shall be provided for any purpose incidental to the enjoyment of the dwelling house
REASON: In the interests of the health of nearby trees

[Relevant Policies: BFBLP EN1, Core Strategy DPD CS7]

12. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP CS1, CS7]
13. All ecological measures and/or works shall be carried out in full accordance with the details contained in AA Environmental Ltd.'s report dated December 2014.
REASON: In the interests of nature conservation.
[Relevant Plans and Policies: CSDPD CS1]
14. The areas shown for bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
 - a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
16. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site. The development shall be carried out in accordance with the approved scheme.
REASON: To ensure the status of bats on site has not changed since the last survey.
[Relevant Plans and Policies: CSDPD CS1, CS7]
17. The demolition of any and all buildings on site shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
 - a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
 - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity will require a licence.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

18. The accommodation above the garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as Wildwoods, No.24 Prince Consort Drive, and shall at no time form a separate dwelling.

REASON: The creation of a separate unit would require mitigation measures and would involve intensification of the site.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS6, CS7]

Informatives:

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

1. Commencement
2. Approved Plan
3. Obscure glazed windows
4. High level windows
5. Restrictions on side facing windows
7. No gates
8. Tree protection
9. Soft landscaping
10. Removal of PD Rights (Class A-E)
11. Removal of PD Rights (Class F)
12. Site Clearance
13. Ecological Measures
14. Bat roost
15. No external lighting (unless scheme submitted)
16. Bat Survey (unless 2 years elapse)
18. Ancillary accommodation

The applicant is advised that the following condition requires discharging prior to the commencement of any works on site:

17. Site licence

The following condition requires discharge prior to the occupation of the dwelling hereby approved:

6. Sustainability Statement

03. Trees on and adjacent to this site are to be protected by Tree Preservation Order legislation. In simple terms, detailed written consent must be therefore obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be

liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non compliance with relevant planning conditions. Property owners, developers and/ or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.

04. Please note that trees on and adjacent to this site are protected by Tree Preservation Orders. The legislation protecting these trees overrides Permitted Development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification). Prior written consent must be obtained from the Council's Tree Service before undertaking any works which require the removal/ and or pruning of a protected tree or may affect / cause damage of any description to its canopy, trunk or root system and subsequent health, stability and survival in any way. Typically such works include but are not limited to the laying of hard surfaces of any description, foundations for garden structures, construction of retaining walls, topsoil stripping, excavation/ alterations to existing ground conditions of any other description near trees. Any pruning, removal of a protected tree as a result of such works, without the necessary consent or any damage arising from non compliance with this requirement may be liable to prosecution by the Council.
05. Having due regard to the EC Habitats Directive 1992 and the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) it is considered that this application provides sufficient information to demonstrate that it passes the tests set out therein. In this instance it is considered that the application is: -
For an imperative reason of overriding public interest of :-
- A social reason
 - An economic nature
 - A beneficial consequence of primary importance for the environment, as alternative roosting opportunities for bats will be provided, in the form of four bat boxes installed on the mature trees located in the rear garden of the site. In addition, two bat tubes will be installed in suitable locations on the new build to provide additional roosting opportunities.

It is also considered that there are no satisfactory alternatives to the development because the existing property is in need of repair and modernisation. The costs of these works would be expensive and still not meet energy efficiencies and modern living standards that can be achieved with a new build.

The Local Planning Authority are satisfied that the actions authorised will not be detrimental to the maintenance of the species concerned at a Favourable Conservation Status in their natural range.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

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ITEM NO: 15	Ward:	Date Registered:	Target Decision Date:
Application No. 16/00032/TRTP	Warfield Harvest Ride	4 February 2016	31 March 2016
O			
Site Address:	Ashberry 90 Horatio Avenue Warfield Bracknell Berkshire RG42 3TJ		
Proposal:	TPO 393 - Application to Fell 1 tree		
Applicant:	Mrs Rachel Barrett		
Agent:	(There is no agent for this application)		
Case Officer:	Shinobu Cooper, 01344 352000 development.control@bracknell-forest.gov.uk		

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

Officer Report

Shinobu Cooper visited site on 4/4/2016.

The Hawthorn tree is located within the rear garden of 90 Horatio Avenue. This tree is protected as T60 of TPO393.

The applicant requests the following work:

- o Fell

The following reasons have been provided by the applicant in support of the application:

- o In order to encourage adjoining Oak T59 to form balanced canopy.
- o Consider to be low amenity value for local area.

Objection/comments received

Objection received from Warfield Parish Council that the tree appears healthy and has high visual amenity. It is part of an historic and ancient line of trees and is considered to have high amenity value. It is unlikely to impact the growth of the adjoining Oak T59.

Conclusion

This Hawthorn is mature and approximately 4m high it is displaying normal vigour with bud distribution throughout its canopy, although it is not highly visible. Due to its proximity, it is suppressing growth of an adjoining Oak which is developing an asymmetrical canopy to the East towards the owner's house structure. In future, at this rate, it is likely that this part of the Oak's crown structure will have to be pruned to maintain clearance between house and tree-canopy. Removing the Hawthorn will provide growing space for the Oak to develop a balanced canopy structure which should result in decreased risk of required pruning work to clear from the house structure.

In this particular case, I recommend consent to the removal of this Hawthorn in order to provide more growing space to the adjoining Oak for it to be sustainable in its location.

There is an early-mature Oak to the East side of the Hawthorn and another tree growing on its West side. There is insufficient space for a replacement tree to establish & thrive. In this case, a replacement tree is not required.

6 RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. Grant consent to fell the Hawthorn.

There is an early-mature Oak to the East side of the Hawthorn and another tree growing on its West side. There is insufficient space for a replacement tree to establish & thrive. In this case, a replacement tree is not required.

ITEM NO: 16

Application No.
16/00276/RTD
Site Address:

Ward:
Crown Wood

Date Registered:
26 April 2016

Target Decision Date:
20 June 2016

**Telecommunications Mast Savernake Way Bracknell
Berkshire**

Proposal:

Replacement of 11.7M phase 3 monopole with a 12.5M phase 5 monopole with 1 no. additional equipment cabinet (re-submission of 15/01038/RTD).

Applicant:

H3G and EE Ltd

Agent:

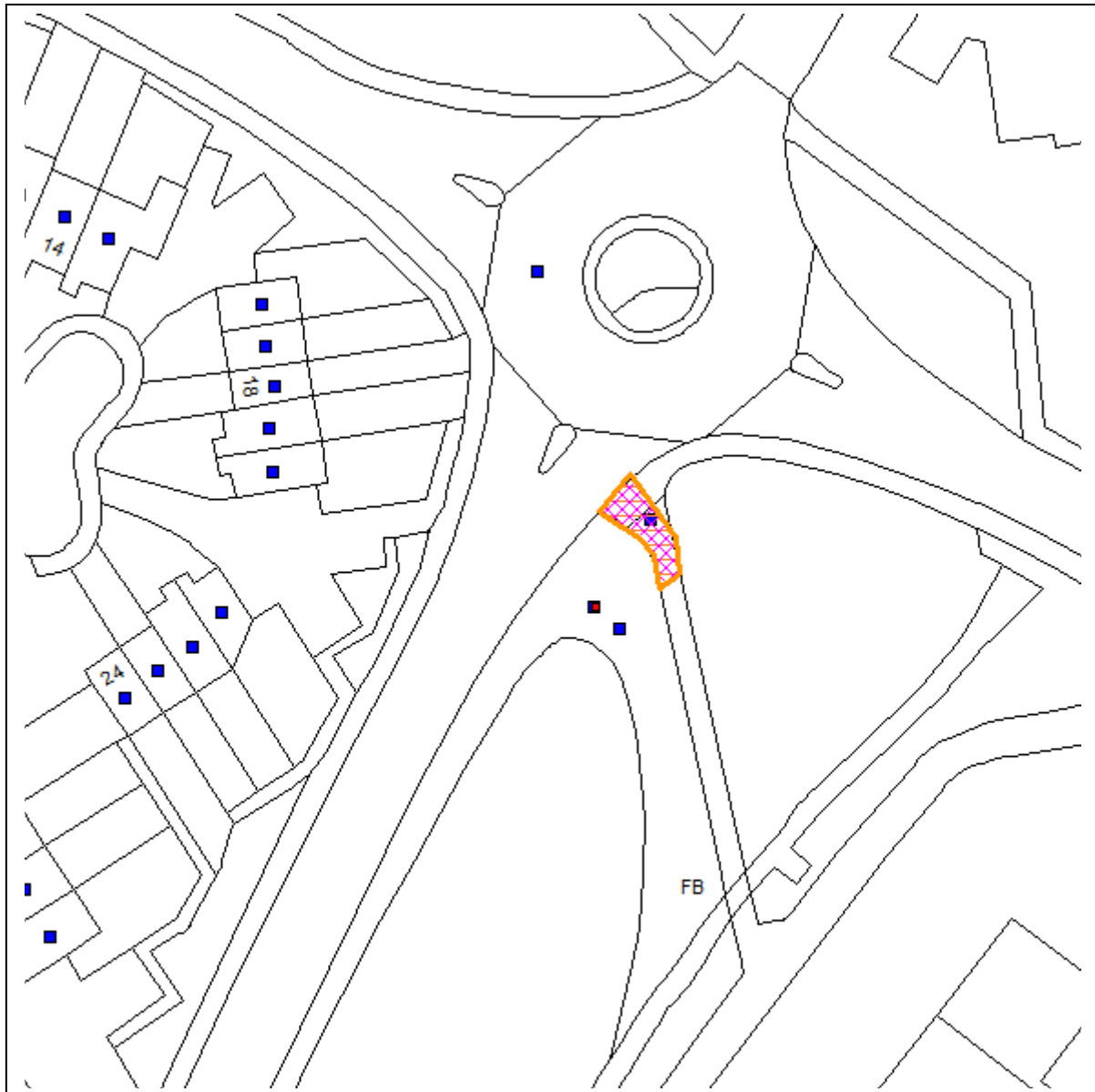
JN Planning Consultants

Case Officer:

Matthew Miller, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



1. SUMMARY

1.1 Prior Approval is sought for a 12.5 metre high telecommunications mast, to replace an existing 11.7 metre high mast.

1.2 The proposal is not considered to result in an adverse impact on the character of the surrounding area due to the nominal increase in size and its setting adjoining an area of woodland. Following the re-submission of the application with amendments and with additional tree protection information it is not considered that the proposal would result in an adverse impact on the adjoining protected trees. It would not result in an adverse impact on the amenity of the neighbouring properties due to the separation distances. It is not considered that the proposal would result in an adverse impact on highway safety in comparison of the existing situation which does not create a risk to highway safety. Furthermore it is not considered that there are any grounds for refusal of the proposal based on perceived health risks.

1.3 It is therefore recommended that the siting and appearance of the development proposed be approved.

RECOMMENDATION
Prior Approval be granted as per the recommendation in Section 12 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported before the Planning Committee as the application has to be determined within 56 days.

3. PERMITTED DEVELOPMENT RIGHTS FOR TELECOMMUNICATIONS DEVELOPMENT

3.1 Class A(a), Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) deals with permitted development for telecommunications development.

3.2 Class A(a) relates to the installation, alteration or replacement of any telecommunications apparatus. Sub-section A.1 states that development is not permitted by Class A (a) if-

(c) in the case of the alteration or replacement of an existing mast (other than on a building or other structure), on article 2(3) land or on any land which is, or is within, a site of special scientific interest)-

(i) the mast, excluding any antenna, would when altered or replaced-

(aa) exceed a height of 20 metres above ground level

(bb) at any given height exceed the width of the existing mast at the same height by more than one third

(ii) where antenna support structures are altered or replaced, the combined width of the mast and any antenna support structures would exceed the combined width of the existing mast and any support structures by more than one third.

3.3 The proposed mast would not exceed 20 metres, and at any given height would not exceed the width of the existing mast at the same height by more than a third. As such the proposal complies with the above. The GPDO also allows for cabinets where they do not exceed 1.5 square metres in ground area. The ground area of the additional proposed cabinet would not exceed 0.65 square metres.

3.4 However as the proposal is sited in close proximity to the highway it is considered necessary to assess the siting of the mast in terms of highway safety, and as such Prior Approval is required to ensure that there is no detrimental impact upon highway safety.

4. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within defined settlement
Blanket TPO surrounding site

4.1 The site is located within a predominately residential area, to the immediate south of the roundabout connecting the highways of Savernake Way, Mendip Road, and the access to Savernake Park. An existing 11.7 metre high telecommunications mast is present, bordering pedestrian footways to the front (west) and northern sides. Two telecommunications cabinets are sited immediately behind (east) of the mast.

4.2 The site is bordered to the north and south by trees which form part of a larger woodland area. The trees immediately surrounding the site are subject to a blanket Tree Preservation Order (TPO) (reference: TPO 106).

4.3 The nearest dwellings are sited within the highway of Draycott to the west. There is a minimum separation distance of 17.5 metres to the rear boundaries of these properties, and 25 metres to the dwellinghouses proper.

5. RELEVANT SITE HISTORY

5.1 The site history can be summarised as follows:

05/00207/RTD

Submission of details of siting and appearance for the erection of 11.7m. high telecommunications mast with 3no. antennae and 1no. associated equipment cabin.
Refused (2005)

05/00873/RTD

Details of siting and external appearance for the installation of 11.7m telecommunications mast with three antennas and associated equipment cabin.
Refused (Appeal Allowed) (2006)

15/01038/RTD

Replacement of existing 11.7m phase 3 monopole with 12.5m phase 5 monopole and 1no. additional equipment cabinet.
Refused (2015)

5.2 Application reference 15/01038/RTD was refused on the grounds that it had not been demonstrated that the proposal would not result in an adverse impact on protected trees, which make an important contribution to the landscape character and appearance of the area.

5.3 In addition to the above additional telecommunications cabinets have been installed within the site in 2012, under permitted development rights.

6. THE PROPOSAL

6.1 This application seeks Prior Approval for a replacement telecommunications mast, measuring 12.5 metres in height and 0.3 metres in width. The replacement mast would be sited 1.3 metres to the south of the existing mast.

6.2 In addition an equipment cabinet is proposed to be installed to the southeast of the mast, measuring 1.3m (l) x 0.5m (w) x 1.5m (h).

6.4 The proposed replacement mast constitutes 'permitted development', but the developer must apply to the Local Planning Authority (LPA) to ascertain whether prior approval is required for the siting and appearance of the development. In this instance the applicant has submitted these details for approval and the Council has 56 days in which to consider them. If no decision is made within the timeframe the application will be deemed as approved.

6.5 The applicant has submitted a certificate which confirms that the proposed mast meets ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines.

6.6 The applicant has stated that an increase in the mast height is required to upgrade existing coverage to provide 4G services, and to continue to provide adequate service to more than one telecommunications operator.

7. REPRESENTATIONS RECEIVED

Bracknell Town Council:

7.1 No comments received at time of writing.

Other representations:

7.2 No representations have been received at time of writing.

[Officer Comment: The consultation period expires on 23 May 2016. Any further comments received past the deadline of the Committee Report will be included on the Supplementary Report].

8. SUMMARY OF CONSULTATION RESPONSES

Highway Officer

8.1 The Highway Officer raises no objection.

Tree Officer

8.2 The Tree Officer advises that the proposal represents an improvement over the refused application 15/01038/RTD. However, further details have been requested, as detailed in the report below. These details are to be provided either within the supplementary report or by planning condition, in view of the limited timeframe provided by the prior approval process.

No further statutory or non-statutory consultations have been required.

9. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

9.1 The key policies and guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 and SC4 of BFBLP	Consistent (SC4 consistent with regards to character and appearance considerations)

Trees	Saved policy EN1 of BFBLP	Consistent
Highway safety	CS23 of CSDPD	Consistent
Health implications	None, refer to NPPF	N/A
Need	Saved policy SC4 of BFBLP	Not consistent (see sections 10.25 to 10.27 of report).
Supplementary Planning Documents (SPD)		
(None)		
Other publications		
National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) Community Infrastructure Levy.		

10. PLANNING CONSIDERATIONS

10.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area, including trees
- iii Impact on residential amenity
- iv Impact on highway safety
- v Health implications
- vi Need
- vii Community Infrastructure Levy

i Principle of development

10.2 In assessing RTD applications the Council must only consider the impacts in terms of the siting and appearance of the development. As such the principle of the development is not in question.

ii Impact on Character and Appearance of Area, Including Trees

10.2 As stated within section 6.6 of the report, a taller replacement telecommunications mast is required to improve and upgrade existing coverage. No alternative sites have been considered as the proposal is for an upgrade to a site already in use.

10.3 The proposed mast would be taller than the existing mast by 0.8 metres, and would be wider by 0.1 metres. The increase in width and height of the replacement mast would nominally increase its visual prominence in the street scene when viewed from Savernake Way and Mendip Way; however the increases are modest and therefore it is considered that they would not appear unduly prominent in the street scene, in comparison to the existing mast.

10.4 Although the proposed mast would be adjacent to an existing roundabout, its visual prominence would be mitigated by the presence of existing trees on either side which form part of a larger amenity woodland area. These existing trees would allow for the proposed mast to be partly screened and assimilated into the street scene.

10.5 As the existing mast is not externally treated (i.e. through colour finishing) it is not considered necessary that the proposed replacement mast be treated in view of its nominal increase in dimensions.

10.6 The proposed additional telecommunications cabinet would not appear visually prominent in the street scene, due to the siting of the cabinet within an existing compound set away from the highway some 25m.

10.7 Trees subject to TPO 106 adjoin the site. These trees make a positive contribution to the character of the area through their connection to the wider dense woodland area, and therefore their preservation in a healthy condition must be given significant weight.

10.8 The proposed cabinet would be sited on the existing hardsurfaced footpath. The proposed mast would be sited 4.8 metres from the trunk of the closest protected tree to the south. While the proposed monopole would be sited within the potential root protection areas of the nearest trees, in view of its size it would only occupy a small section of this protection area.

10.9 However, the extent of the associated excavation and construction activity for the foundation of the new mast has not been established. In view of the limited time frame provided to determine the application under the prior approval it is considered that the details be provided either within the supplementary report or secured by planning condition (to be added to the supplementary report).

10.10 The Tree Officer has advised that Tree 1 as labelled on drawing BRFO03 -005 Rev. C 'Tree Survey', although outside of the likely area of construction, leans at such an angle and is still a juvenile specimen, such that in time it would grow to be in contact with the structure of the proposed mast. Similarly, it is advised that a branch on Tree 2 could interfere with the actual installation and operation of the proposal. While the granting of prior approval would enable the applicant to remove the branch of Tree 2, the Tree Officer has recommended that the applicant submit a separate TPO application to remove Tree 1. The applicant is therefore to be advised of this by way of informative.

10.11 A key tree protection matter that was subject to the refused application was the siting of the associated underground cabling, which was initially proposed to be sited well within the root protection area. The siting of the cabling has now been relocated so that it would be sited beneath the existing hardsurfaced footpath, and would therefore not adversely impact the roots of the protected trees in view of the existing hardsurfacing. The associated excavation works would also therefore be undertaken within the footpath.

10.12 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area, including protected trees, subject to the recommended condition, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN1, EN20 and SC4, and the NPPF.

iii Impact on Residential Amenity

10.13 It is not considered that the proposed mast and associated equipment cabinet would have a detrimental impact on neighbouring properties within Draycott to the west, considering the separation distance of 11.5 metres to the rear boundaries of these properties (at the shortest point), the presence of the intervening highway of Savernake Way, and the presence of the existing mast.

10.14 Furthermore it is not considered that the proposal would have a detrimental impact on the residential properties to the east within East Stratton Close, as it would be significantly screened by existing trees.

10.15 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iv. Impact on Highway Safety

10.16 Savernake Way is a residential distributor road which is subject to a 30 miles per hour speed limit.

10.17 The Highway Officer has been consulted on the proposal, and advises that as the proposed mast would be 0.8 metres higher and 0.1 metres wider than the existing mast, it is not considered that it would result in an adverse impact on highway safety. Furthermore, no risk to highway safety has been evidenced through the siting of the existing mast.

10.18 The mast would be relocated southwards, resulting in it being sited at a larger distance to the neighbouring footway to the north.

10.19 It is noted that two previous applications on the site for telecommunications masts were refused in 2005, (references 05/00207/RTD and 05/00873/RTD), on grounds of impacts on highway safety. However, application 05/00873/RTD was allowed at appeal on the grounds that the development would not have resulted in an adverse impact on highway safety as to have justified the refusal of the application, and this forms a significant material consideration. The Highway Officer has taken a view consistent with this appeal decision.

10.20 The proposed additional cabinet would be sited at the back of the adjoining footpath in line with existing cabinets.

10.21 The Highway Officer advises that the applicant seek consent from the Council's Traffic Manager for conducting any works that may be required on the public highway. The applicant is to be advised of this by way of informative.

10.22 It is therefore considered that the development would not result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23 and the NPPF.

v. Health Implications

10.23 The applicant has submitted a certificate which confirms that the proposed mast meets ICNIRP (International Commission Non-Ionising Radiation Protection) guidelines.

10.24 The ICNIRP is an independent scientific body which has produced an international set of guidelines for public exposure to radio frequency waves.

10.25 These guidelines were recommended in the Stewart Report and adopted by the Government, replacing the National Radiological Protection Board (NRPB) guidelines.

10.26 It is therefore considered that there are no grounds for refusal of the proposal based on perceived health risks, and as a result the proposal complies with the NPPF.

vi. Need

10.27 BFBLP 'Saved' Policy SC4 refers to telecommunication development being permitted provided that there is a need for the development.

10.28 However, para. 46 of the NPPF states that 'Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, [or] question the need for the telecommunication systems'.

10.29 The applicants have outlined the need to provide improved telecommunications services in this location in sections 6.6 and 9.1 of this report. However, the issue of need is not a planning consideration and therefore in this respect, 'Saved' Policy SC4 is inconsistent with national policy.

vii. Community Infrastructure Levy (CIL)

10.30 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

10.31 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings. In this case the proposal is not CIL liable as it would not constitute the creation of internal floor space.

11. CONCLUSIONS

11.1 It is considered that the proposal would not result in an adverse impact on the character of the surrounding area, the amenity of the surrounding properties, on highway safety, or on public health, subject to the recommended condition. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, and CS23, BFBLP 'Saved' Policy EN20, and the NPPF. With regard to 'Saved' Policy SC4 limited weight is given to this policy for the reason given in sections 10.25 to 10.27 of the report.

12. RECOMMENDATION

That the siting and appearance of the development proposed be **APPROVED** subject to the following conditions:

01. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 26 April 2016:

BRF003 -001 Rev. C 'Site Location'
BRF003 -002 Rev. C 'Proposed Site Plan'
BRF003 -003 Rev. C 'Proposed Elevation A'
BRF003 -004 Rev. C 'Antenna Details & Config'
BRF003 -005 Rev. C 'Tree Survey'

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

02. The existing 11.7 metre high mast shall immediately be removed following the installation of the replacement mast hereby permitted once it is operational.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP 'Saved' Policy EN20, Core Strategy DPD CS7]

Informative(s):

01. The applicant is advised to seek consent from the Council's Traffic Manager for any works on the highway. The Traffic Manager can be contacted at the Environment Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000.
02. The applicant is advised that consideration should be given to the use of anti-graffiti paint on the proposed cabinet.
03. The National Joint Utilities Group (NJUG) publish clear guidance on the work methods required to minimise damage to trees in the execution of excavations and works of the type required by the installation of phone masts. The publications are available as free downloads from the following website: www.njug.org.uk/category/3/pageid/5/
These standards should be applied to the execution of approved works.
04. Tree 1 as labelled on drawing BRF003 -005 Rev. C 'Tree Survey', although outside of the likely area of construction, leans at such an angle and is still a juvenile specimen, such that in time it would grow to be in contact with the structure of the proposed mast. Similarly, it is advised that a branch on Tree 2 could interfere with the actual installation and operation of the proposal. While the granting of prior approval would enable the applicant to remove the branch of Tree 2, it is recommended that the applicant submit a separate TPO application to remove Tree 1 to ensure the long-term operation of the proposed mast.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

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