



NOTICE OF MEETING

Planning Committee

Thursday 12 October 2017, 7.30 pm

Council Chamber, Fourth Floor, Easthampstead House, Bracknell

To: The Planning Committee

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

ALISON SANDERS
Director of Resources

EMERGENCY EVACUATION INSTRUCTIONS

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- 2 Follow the green signs.
- 3 Use the stairs not the lifts.
- 4 Do not re-enter the building until told to do so.

If you require further information, please contact: Hannah Stevenson
Telephone: 01344 352308
Email: hannah.stevenson@bracknell-forest.gov.uk
Published: 2 October 2017



Planning Committee
Thursday 12 October 2017, 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 14 September 2017.

5 - 14

3. **Declarations of Interest**

Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.

Any Member with a Disclosable Pecuniary 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 Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.

Any Member with an affected Interest in a matter must disclose the interest to the meeting and must not participate in discussion of the matter or vote on the matter unless granted a dispensation by the Monitoring officer or by the Governance and Audit Committee. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.

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 17/00627/FUL 48 - 50 Dukes Ride, Dukes Ride, Crowthorne, Berkshire**

Section 73 application to vary conditions 02 (Approved Plans), 08 (Landscaping) and 19 (Ventilation Equipment) of Planning Permission 15/01082/FUL to allow for the creation of rooms in roof space, provision of external changes, consideration of a Basement Car Park Ventilation Plan and a minor change to the frontage landscaping. 19 - 38

6. **PS 16/01284/FUL Royal Berkshire Polo Club, North Street, Winkfield, Windsor, Berkshire SL4 4TH**

Levelling and extension to No. 6 Ground and creation of irrigation pond. 39 - 54

7. **PS 17/00388/FUL Land At The Yard, Chavey Down Road, Winkfield Row, Bracknell, Berkshire**

Erection of 7no five bedroom dwellings with associated access and parking arrangements following demolition of existing structures. 55 - 76

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**PLANNING COMMITTEE
14 SEPTEMBER 2017
7.30 - 7.45 PM**

Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, Finnie, Mrs Hayes MBE, Dr Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Phillips, Skinner and Worrall

Also Present:

Councillors Turrell

Apologies for absence were received from:

Councillors D Birch, Heydon, Mrs McKenzie-Boyle and Thompson

40. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 17 August 2017 be approved as a correct record.

41. Declarations of Interest

Councillor Skinner stated that he had a disclosable pecuniary interest in item 5 and would withdraw from the room during the duration of this item.

42. Urgent Items of Business

There were no urgent items of business.

43. PS 16/00914/FUL Land At Lower Broadmoor Road and Cricket Field Grove, Crowthorne, Berkshire

Erection of 130 dwellings with associated car parking, garaging, landscaping, informal open space and the formation of two new access points off the existing Cricket Field Grove. In addition, the creation of a publically accessible SANG facility and the provision of two Sports Pitches with associated parking and changing room facilities on land off Lower Broadmoor Road.

A site visit had been held on Saturday 9 September 2017 which had been attended by Councillors Brossard, Dudley, Finnie, Mrs Hayes, Mrs Mattick and Phillips

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- 5 objections received as summarised in the Agenda papers.

Members were reminded that this application came before them on 22nd June 2017, where members resolved to approve the application subject to the S106 agreement being completed.

Since the Planning Committee on 22nd June 2017, additional objections had been received, regarding in particular the relocation of the central access into the proposed development from Cricket Field Grove. The purpose of the report was to inform Members of the additional comments received. For clarification no amendments to the scheme have been received since Members resolved to approve the application at the Planning Committee on 22nd June 2017.

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

01. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA).
02. Provision of on-site affordable housing
03. Measures to secure improvements to the footpath linking Cricket Field Grove with Furze Hill Crescent.
04. Measures to secure the lease of the sports pitches, parking and facilities.
05. Securing the main vehicular access and footways as privately maintainable with permissive rights for the public at all times;
08. The developer informing all future purchasers of the private status of the roads and footways within the site and that they, not the Council, will be responsible for them in perpetuity.
09. The developer agreeing to indemnify the Council's waste collection vehicles from damage that may occur from entering a private road.

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:

Layouts

- 101502-BAR-SC-01 Rev H (Planning Layout)
- 101502-BAR-SC-02 Rev H (Information Layout)
- 101502-BAR-SC-03 Rev G (Heights Layout)
- 101502-BAR-SC-05 Rev G (Unit types Layout)
- 101502-BAR-SC-07 Rev G (Land use Plan)
- 101502-BAR-SC-06 (Location Plan)
- 5138_P_007 Rev A (Landscape masterplan)
- 6360_PDL01 C (Drainage Strategy)

Flats

- 101502-B1-E1 Rev D (Apartment Block 1 Elevations)
- 101502-B1-E2 Rev D (Apartments Block 1 Elevations)
- 101502-B1-E3 Rev D (Apartments Block 1 Elevations)
- 101502-B1-E4 Rev C (Apartment Block 1 Elevations)
- 101502-B1-P1 Rev E (Apartment Block 1 Gnd Floor Plan)
- 101502-B1-P2 Rev E (Apartment Block 1 First Floor Plan)
- 101502-B1-P3 Rev E (Apartment Block 1 Second Floor Plan)
- 101502-B1-P4 Rev E (Apartment Block 1 Third Floor Plan)
- 101502-B2-E1 Rev C (Apartment Block 2 Elevations)
- 101502-B2-E2 Rev A (Apartment Block 2 Elevations)

101502-B2-E3 Rev C (Apartment Block 2 Elevations)
101502-B2-E4 Rev B (Apartment Block 2 Elevations)
101502-B2-P1 Rev D (Apartment Block 2 Gnd Floor Plan)
101502-B2-P2 Rev D (Apartment Block 2 First Floor Plan)
101502-B2-P3 Rev D (Apartment Block 2 Second Floor Plan)
101502-B2-P4 Rev C (Apartment Block 2 Third Floor Plan)

Dwellings

101502-AB-E1 (Abingdon Elevations)
101502-AB-P1 (Abingdon Floor Plans)
101502-AL-E1 Rev B (Alderney Elevations)
101502-AL-P1 Rev A (Alderney Plans)
101502-AV-E1 Rev B (Alverton Elevations)
101502-AV-E3 Rev A (Alverton Elevations)
101205-AV-E4 Rev A (Alverton Elevations)
101205-AV-P1 Rev A (Alverton Floor Plans)
101205-AV-P2 (Alverton Floor Plans)
101205-AV-P3 (Alverton Floor Plans)
101502-EN-E1 (Ennerdale Elevations)
101502-EN-E3 (Ennerdale Elevations)
101502-EN-E4 (Ennerdale Elevations)
10152-EN-P1 Rev A (Ennerdale Floor Plans)
101502-MA-E1 Rev A (Maidstone Elevations)
101502-MA-E2 Rev A (Maidstone Elevations)
101502-MA-P1 Rev A (Maidstone Floor Plans)
101205-NO-E1 Rev A (Norbury Elevations)
101502-NO-P1 Rev A (Norbury Floor Plans)
101502-RA-E1 Rev A (Radleigh Elevations)
101502-RA-P1 Rev A (Radleigh Floor Plans)
101502-RI-E1 Rev A (Richmond Elevations)
101502-RI-E2 (Richmond Elevations)
101502-RI-E3 (Richmond Elevations)
101502-RI-P1 (Richmond Floor Plans)
101502-WV-E1 (Woodvale Elevations)
101502-WV-P1 (Woodvale Floor Plans)

Sports Pitches:

5138_P_001 (Overview Plan Sports Pitches and SANG Provision)
5138_P_002 (SANG Provision)
5138_P_005 (Sports Pitch Sections)
S138_P_003 (Sports Pitch Provision)
101502-CF-E1 Rev B (Changing Facilities)
101502-CF-P1 Rev B (Changing Facilities)
6360-PDL-02 A (Drainage Strategy)

Bins and Carports

10152-BS01 Rev A (Bin and Cycle Store type 01)
101502-CP01 (Covered Parking type 01)
101502-CP02 (Covered Parking Type 02)
101502-CP05 (Covered Parking Type 05)
101502-CP06 (Covered Parking Type 06)
101502-CP07 (Covered Parking Type 07)
101502-CP08 (Covered Parking Type 08)
101502-CP09 (Covered Parking Type 09)
101502-SH01 (Cycle Shed 01)

101502-SH02 (Cycle Shed 02)
101502-SUB01 Rev A (Substation)

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

03. No superstructure 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 and to protect the setting of nearby listed buildings and registered historic park and garden.

[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 proposed buildings, including the sports amenity block, hereby approved in relation to fixed datum points showing the proposed and existing land levels across the site 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. No development 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.

06. The development hereby permitted shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the 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 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.

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

[Relevant policies: BFBLP EN25]

07. No superstructure works shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No

lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.

REASON: For the purpose of protecting and enhancing bio-diversity
[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

08. The proposal hereby permitted shall be carried out in accordance with the details within the Arboricultural Impact Assessment dated June 2016 as amended by the Arboricultural Impact Assessment: Addendum dated March 2017.

REASON: To safeguard trees and other vegetation considered worthy of retention in the interests of the visual amenity of the area.

[Relevant Plans and Policies: BFBLP Policy EN1]

09. The development hereby permitted shall not be occupied 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 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) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- d) Means of enclosure (walls and fences etc)
- e) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- f) Recycling/refuse or other storage units, play equipment
- g) Other landscape features (water features, seating, trellis and pergolas etc).

Each plot shall be landscaped and completed in full accordance with the approved soft landscape planting scheme, prior to its first occupation. All other hard landscape elements of the approved landscape scheme shall be carried out prior to the occupation of the last dwelling on 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' 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. No development shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:

i) A programme of site investigation and recording or alternative appropriate mitigation within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI.

REASON: In the interest of protecting archaeology of the site
[Relevant Plans and Policies: BFBLP EN7 and NPPF]

11. Prior to commencement of development full detailed design of the proposed scheme must be submitted and approved in writing by the LPA. The design shall accord with the strategy set out in WSP FRA and revised drainage strategy design drawing no. 6360-PDL-01-Rev C for Site A and Drawing No. 6360-PDL-02 A for Site B. The design shall be supported by a Geotechnical report to be submitted to the council, which will include additional testing to confirm the infiltration rates in accordance with full BRE 365 compliant test results. The Geotechnical report will confirm the depth and design of the infiltration structures to ensure that there is no risk to slope stability as a result of the proposed strategy and confirm that the design takes into consideration the full hydrological and hydrogeological context of the site to ensure there is no increased risk of flooding off-site. Calculations demonstrating that the structures are sufficiently sized, taking into account the accurate contributing areas and including an allowance for urban creep of 10%, to accommodate the 1 in 100 year + 40% climate change storms shall be included in the submission. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: To ensure the site can be adequately drained and prevent flooding.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

12. Prior to commencement of development confirmation that the proposed drainage strategy does not impact on any areas of contaminated land shall be submitted to and approved in writing by the LPA.

Reason: To ensure the site can be adequately drained without pollution the ground water.

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

13. No gates shall be provided at any of the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

Conditions relating to the residential development at Cricket Field Grove

14. No dwelling shall be occupied until the vehicle and pedestrian access serving that dwelling has been constructed and provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

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

15. No dwelling or apartment shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with approved drawing 101502-BAR-SC-02 rev H. The spaces, including those within carports, shall not thereafter be used for any purpose other than parking and turning. 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, CSDPD CS23]

16. No superstructure development relating to the residential element shall take place until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, as required under optional Building Regulation Part G, 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]

17. The development relating to the residential element of the site 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 that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). 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]

18. No dwelling shall be occupied until a habitat management plan has been submitted to and approved by the local planning authority prior to the occupation of the development. The plan shall include:

- i) description and evaluation of the features to be managed
- ii) description of target habitats and species
- iii) ecological potential and constraints on the site
- iv) aims and objectives of management
- v) appropriate management options including location and method statements
- vi) prescriptions for management actions
- vii) preparation of a work schedule indicating the timing of works
- viii) personnel responsible for implementation of the plan
- ix) monitoring and remedial measures triggered by monitoring

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

REASON: For the purpose of protecting and enhancing bio-diversity

[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

19. No aspect of the development (including site clearance and demolition) off Cricket Field Grove shall commence until a scheme to mitigate the impact of the development on bats has been submitted to and approved in writing by the local planning authority. The scheme shall include details of:

- o details of methods to avoid killing, injury or disturbance to bats during development
- o details of the provision of temporary roosts during construction
- o details of the provision of replacement roosts
- o details of habitat management and enhancement, e.g. suitable lighting and planting
- o details of appropriate post construction monitoring

The mitigation scheme shall be implemented in accordance with the approved details, unless otherwise approved in writing by the local planning authority. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

REASON: For the purpose of protecting and enhancing bio-diversity
[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

20. Before the commencement of development of the residential element off Cricket Field Grove hereby permitted, the proposed vehicular access's off Cricket Field Grove shall be formed and provided with visibility splays in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

21. Prior to the first occupation of any dwelling hereby permitted, a scheme for the removal and landscaping of the parking spaces located on the north side of Cricket Field Grove shall be submitted to and approved in writing. The scheme shall be implemented as approved prior to the first occupation of the dwellings.

REASON: To ensure that there is no increase in parking spaces within 400m of the SPA.

[Relevant Policies: Core Strategy DPD CS14, South East Regional Plan, Saved Policy NRM 6]

22. The car ports 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]

23. No apartment or dwelling shall be occupied until secure and covered parking for bicycles relevant to that block or plot has been provided in accordance with the approved drawing(s)/detail(s).

REASON: In order to ensure bicycle facilities are provided.

[Relevant Policies: BFBLP M9, CSDPD CS23]

Conditions relating to the sports pitches and SANG area.

24. The sports pitches or SANG shall not be used until the parking and vehicle access has been constructed and provided in accordance with plan 5138.P.003 which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

25. Prior to the first use of the sports pitches hereby permitted, a management plan for the maintenance of the proposed ditches shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include measures to monitor

water quality and manage the ditches and associated reedbeds. The management, maintenance and monitoring shall be carried out in accordance with the approved plan.

REASON: To protect run-off into the Butter Stream and the receiving SSSI, SPA in the interest of bio-diversity

[Relevant Plans and Policies: CSDPD CS1 and CS7]

26. The new playing fields shall be provided in accordance with the details set out in the planning application, specifically drawing nos. 5138_P_003 and 101502-CF-PL before first occupation of the development hereby permitted. They shall be made available for use in accordance a timetable to be submitted and approved by the Local Planning Authority prior to the first occupation.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Development Plan Policy

[Relevant Plans and Policies: CSDPD CS8 and BFBLP SC3]

27. No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and

(ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe specified within the scheme required above. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Development Plan Policy

[Relevant Plans and Policies: CSDPD CS8]

28. Notwithstanding the approved drawings, before the commencement of development of the sports pitches, details of the bridge connecting the two sports playing fields shall be submitted to and approved in writing by the local planning authority. The details shall be implemented in accordance with the approved details prior to the sports pitches being first used.

REASON: In accordance with health and safety and to enable maintenance.

[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

29. Before the commencement of development of the SANG and Sports Pitches hereby permitted, the proposed vehicular access's off Lower Broadmoor Road shall be formed and provided with visibility splays in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height. The works shall be completed prior to first use.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

44. **17/00659/FUL Raj Bhawan, 58 Harmans Water Road, Bracknell, Berkshire, RG12 9PT**

This item was withdrawn from Committee. It had been identified that parts of the roof structure on both sides of the dwelling would overhang neighbouring properties, therefore resulting in encroachment. As notice had not been served by the applicant on the affected properties, the application could not be entertained.

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
12th October 2017**

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

		Case Officer	Reporting Officer
5	<p>17/00627/FUL 48 - 50 Dukes Ride Dukes Ride Crowthorne (Crowthorne Ward) Section 73 application to vary condition 02 (Approved Plans), 08 (Landscaping) and condition 19 (Ventilation Equipment) of Planning Permission 15/01082/FUL to allow for the creation of rooms in roof space, provision of external changes, consideration of a Basement Car Park Ventilation Plan and a minor change to the frontage landscaping. Recommendation: Approve.</p>	Simon Roskilly	Martin Bourne
6	<p>16/01284/FUL Royal Berkshire Polo Club North Street Winkfield (Winkfield And Cranbourne Ward) Levelling and extension to No. 6 Ground and creation of irrigation pond. Recommendation: Approve.</p>	Paul Corbett	Basia Polnik
7	<p>17/00388/FUL Land At The Yard Chavey Down Road Winkfield Row (Winkfield And Cranbourne Ward) Erection of 7no five bedroom dwellings with associated access and parking arrangements following demolition of existing structures. Recommendation:</p>	Paul Corbett	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.

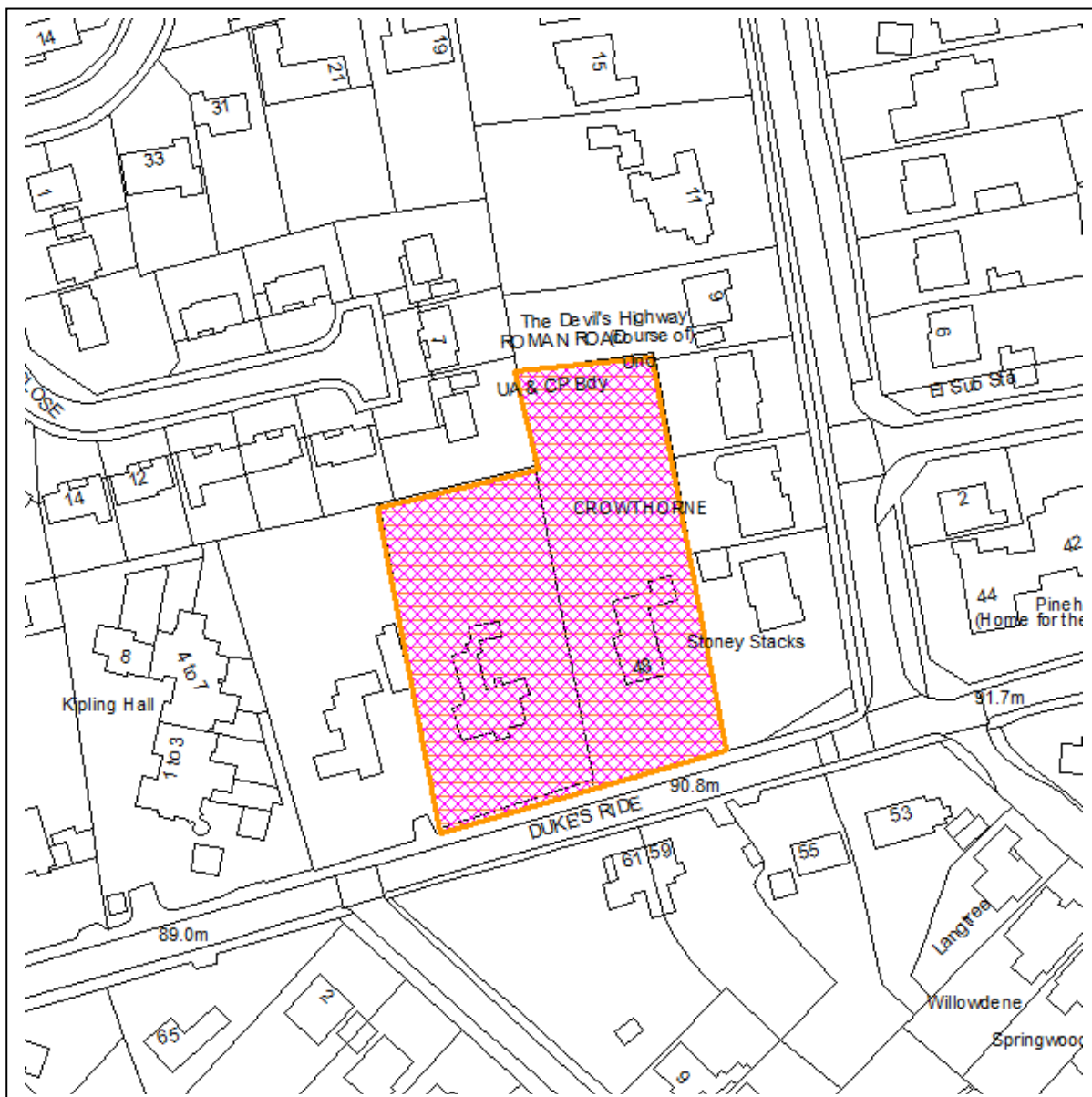
The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more

detailed consideration of any Convention Rights affected.

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ITEM NO: 05	Ward:	Date Registered:	Target Decision Date:
Application No. 17/00627/FUL	Crowthorne	14 June 2017	13 September 2017
Site Address:	48 - 50 Dukes Ride Dukes Ride Crowthorne Berkshire		
Proposal:	Section 73 application to vary conditions 02 (Approved Plans), 08 (Landscaping) and 19 (Ventilation Equipment) of Planning Permission 15/01082/FUL to allow for the creation of rooms in roof space, provision of external changes, consideration of a Basement Car Park Ventilation Plan and a minor change to the frontage landscaping.		
Applicant:	Renaissance Retirement Ltd		
Agent:	(There is no agent for this application)		
Case Officer:	Simon Roskilly, 01344 352000 development.control@bracknell-forest.gov.uk		

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



1. SUMMARY

1.1 This is a planning application submitted under Section 73 of the Town and Country Planning Act 1990. This Section enables the variation or removal of conditions attached to an extant planning permission. This includes amending the plans listed as part of a condition to enable minor material amendments to be considered by the Local Planning Authority, as is the case in this instance. The redevelopment of the site has been established by a previous planning permission granted in June 2016.

1.2 This revised application seeks to vary conditions 02 (Approved Plans), 08 (Landscaping) and 19 (Ventilation Equipment) of Planning Permission 15/01082/FUL. The proposed amendments comprise

- alterations to the basement,
- additional hard landscaping,
- alterations to the internal layout of the apartments with the creation of useable floor area within the roof providing larger flats for less frail residents,
- amendments to windows and doors and changes to landscaping on the Dukes Ride frontage.

No additional bedrooms are provided.

1.3 It is considered that these amendments, subject to conditions, would not adversely affect the residential amenities of neighbouring properties or the character and appearance of the surrounding area. No additional parking implications would result over and above those previously considered acceptable.

RECOMMENDATION

Planning permission be granted subject to the conditions in Section 11 of this report.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

Within 5km of the SPA

3.1 The site's area is 0.43 hectares. It formerly contained 2no. large detached dwellings (now demolished).

3.2 The application site is located off Dukes Ride (B3348), to the west of Wiltshire Avenue.

3.3 Part of the north-eastern corner of the site is located within Wokingham Borough. It is to be used as part of the residential amenity space associated with the approved scheme.

3.4 There are residential properties east of the site including Stoney Stacks, and nos. 5 and 7 Wiltshire Avenue. West of the site is no.52 Dukes Ride, a residential property, with no. 8 Thornbury Close and no. 9 Wiltshire Avenue being located north of the site.

3.5 To the front of the site, on the opposite side of Dukes Ride, is the Little Red House Nursery.

3.6 There are no significant level changes on the site.

3.7 Trees on and adjoining the site, generally on its southern and northern edges, are protected by TPOs 549 and 647.

3.8 The route of the Devil's Highway, a Roman Road, runs close to the site's northern boundary.

4. RELEVANT SITE HISTORY

4.1 07/00001/FUL- Redevelopment of site for a part 2, and part 3 storey building providing 60no. units of accommodation for the 'frail elderly' with associated car parking. REFUSED on the grounds of overbearing, overshadowing, overdevelopment, lack of Transport Assessment and S106 contributions.

4.2 07/01165/FUL- Redevelopment of site for a part 2, and part 3 storey building providing 50no. units of accommodation for the 'frail elderly' with associated car parking. REFUSED - APPEAL DISMISSED.

4.3 14/01073/FUL- Erection of a block of 32no. sheltered apartments for the elderly with detached binstore/cycle/electric buggy store; modification of existing access (to No.50) and closure of existing access to No.48 following the demolition of existing buildings. REFUSED AT COMMITTEE.

4.4 15/01082/FUL- Erection of a block of 32 sheltered apartments for the elderly with detached binstore/cycle store; modification of existing access (to No.50) and closure of existing access to No.48; construction of basement parking and other associated parking, following the demolition of existing buildings. (Re-submission of 14/01073/FUL with amendments). APPROVED JUNE 2016 WITH A SIGNED S106 LEGAL AGREEMENT.

5. THE PROPOSAL

5.1 Full planning permission was granted in June 2016 for the erection of a block of 32 sheltered apartments for the elderly with detached binstore/cycle store; modification of existing access (to No.50) and closure of existing access to No.48; construction of basement parking and other associated parking, following the demolition of existing buildings.

5.2 The building approved consists of two part two-storey/part three-storey wings (east and west) fronting Dukes Ride and linked by a single-storey glazed element. Both wings have been designed so as to look different to each other and have the appearance of two separate large buildings. The proposal also provides a part two-storey/part three-storey element extending out into the rear of the site (rear wing).

5.3 The building is of traditional design with features such as pitched roofs, projecting gabled bays and sash windows to pick up local design cues. Proposed materials include contrasting areas of facing brick and areas of painted render with decorative tile hanging to upper floor gables and stone cills and window heads.

5.4 The development would have one main access point off Dukes Ride close to the boundary with no. 52 Dukes Ride serving an access road running north close to the boundary with no. 52 Dukes Ride. Parking would be located within the north-western part of the site and under the building in a basement. Landscaping in the form of trees is proposed to enhance existing

vegetation. Grassed amenity space is proposed around the building with the largest area located within the north-eastern corner of the site.

5.5 This Section 73 application seeks to vary conditions 02 (Approved Plans), 08 (Landscaping) and 19 (Ventilation Equipment) of Planning Permission 15/01082/FUL to allow for the creation of rooms in the roof space, external changes, consideration of a Basement Car Park Ventilation Plan and minor changes to the landscaping to include additional patios and updates to footpaths in response to internal alterations.

5.6 The current application differs from planning permission 15/01082/FUL as set out below. Please note that the letters listed below refer to specific amendments as shown on the submitted plans:

Site Plan (21_200_501 B Site Plan Minor Amendment 1:200 A1)

- Site plan updated to show changes to ground floor plans and new individual patios and update to landscaped footpaths.

Basement (21_200_502 A Basement Layout Minor Amendment 1:100 A1)

- Re-arrangement to accommodate plant rooms and extract duct ventilation to meet with Parts B & F of Building Regs. This involves enlarging the basement with the majority within the envelope of the building and a small area extending out a little further to the north. There is also a reconfiguration of the parking spaces.

Ground Floor (21_200_503 A Ground Floor Layout Minor Amendment 1:100 A1)

- Entrance lobby and Concierge office relocated from north-west corner of west wing to south west corner of front wing to improve legibility of main entrance into the building within the front elevation.
- Approved apartments 1, 2 and emergency stair 2 repositioned accordingly.
- Lift and plant room within west wing repositioned to north side of corridor;
- Owners Lounge – Kitchenette repositioned to north east corner of room;

- A. Window replaces door
- B. Main entrance replaces window
- C. Double doors replace windows
- D. Window removed
- E. Window position moved
- F. Double doors replace window
- G. Double doors replace windows
- H. Additional windows added
- I. Window replaces double door
- J. Additional window added
- K. Windows replaced with double doors
- L. Bay feature removed
- M. Double doors replace window
- N. Windows replace double doors
- O. Window replaces main entrance
- P. Double doors replace window
- Q. Window position moved
- R. Additional window added
- S. Emergency exit door from stairs added

First Floor (21_200_504 A First Floor Plan Minor Amendment 1:100 A1)

- Lift and stairs mirrored and apartment layout amended

- A. Window position moved
- B. Additional window added
- C. Window to stairs replaces kitchen window
- D. Additional window added
- E. Additional window added
- F. Window position moved
- G. Window position moved
- H. Additional window added
- I. Window replaces double door
- J. Smoke vent added to corridor
- K. Additional window added
- L. Double doors replace window
- M. Bay feature removed
- N. Double doors replace window

Second Floor (21_200_505 A Second Floor Plan Minor Amendment 1:100 A1)

- Lift and stairs mirrored and apartment layout amended

- A. Additional window added
- B. Additional window added
- C. Window position moved
- D. Window position moved
- E. Roof lights added
- F. Additional windows added
- G. Window replaced double door
- H. Roof light added
- I. Double doors replace window
- J. Roof light added
- K. Smoke vents over stairs added

Third Floor (21_200_506 A Third Floor/Roof Layout Minor Amendment 1:100 A1)

- Roof void utilised as useable floor space creating mezzanine levels for the following apartments:-

- Apartment 10 (formerly 26)
- Apartment 11 (formerly 25)
- Apartment 8 (formerly 31)
- Apartment 9 (formerly 30)
- Apartment 21 (formerly 32)
- Apartment 22 (formerly 33)
- Apartment 31 (formerly 28)
- Apartment 32 (formerly 27)
- Apartment 33 (formerly 29)

A. 14no. roof lights added. [All roof lights to be at least 1.7m above finished floor level as per requirements of condition 5.]

5.7 As a result of the above amendments there is a change to the mix of the 32 apartments as set out below, however no additional bedrooms are proposed:-

- Consented scheme – 12 x 1 bedroom and 20 x 2 bedroom apartments

- s.73 scheme - 13 x 1 bedroom and 19 x 2 bedroom apartments.

5.8 This report will focus on the changes proposed by this S73 application and will not re-assess the scheme as a whole which benefits from planning permission under 15/01082/FUL but, by way of background, the following matters were assessed in determining that application:-

- Residential amenity: no undue overbearing, overshadowing, overlooking or privacy issues to surrounding dwellings on Dukes Ride, Wiltshire Avenue and Thornbury Close, and acceptable living standards for future occupiers of the new apartments;
- Character of area: density of housing acceptable. Siting, design and height of dwellings acceptable, including landscape layout and boundary treatments;
- Highways: vehicular and pedestrian access acceptable along with cycle provision;
- Biodiversity: Measures proposed to enhance biodiversity;
- Thames Basin Heath SPA: a legal agreement was completed to secure SPA mitigation ;
- Sustainability: water usage and energy requirements addressed;
- Drainage and flooding: located in low risk flood zone 1. Adequate drainage provision including use of permeable paving

Legislative Background

5.9 Section 73 of the Town and Country Planning Act 1990 enables conditions to be amended or removed. One use of this is to enable plans to be substituted where details within a scheme have changed. The S73 application creates a new planning permission that sits alongside the original which remains unaltered. In respect of conditions, Planning Practice Guidance clarifies that 'notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged'.

6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

6.1 Recommend refusal for the following reasons:-

- Insufficient Parking [*Officer Comment: This concern is addressed in section 9 of this report under Transport*]
- Overlooking [*Officer Comment: This concern is addressed in section 9 of this report under Residential Amenity*]
- Overbearing [*Officer Comment: The siting, scale, bulk and massing are no different to those associated with the approved scheme.*]
- Gross Overdevelopment [*Officer Comment: The scale, bulk and massing are no greater than the approved scheme apart from a slightly larger basement.*]

Other representations

6.2 Twenty Two objections have been received to the proposal which raise the following:-

- Overlooking of neighbouring properties [*Officer Comment: This is covered in section 9 - Impact on Residential Amenity.*]
- More visitors mean more traffic. Where is the additional parking? [*Officer Comment: This is covered under section 9 - Transport.*]
- Concerns regarding flooding [*Officer Comment: The proposed amendments will not conflict with the originally approved drainage scheme and therefore would not result in any drainage implications. This is confirmed in section 9 - Drainage*]

- Is the stairwell access safe in a fire *[Officer Comment: This is to be assessed under Building Regulations]*
- Building too large and out of character with the area *[Officer Comments: The purpose of this application is not to reconsider what has already been approved.]*
- Loss of tree when compared with approved scheme *[Officer Comment: The updated proposed landscaping and tree protection plans are no different in terms of tree numbers from plans recently approved when discharging conditions.]*
- Head height of apartments is too low. *[Officer Comment: This is not a planning consideration.]*
- Mezzanine apartments not accessible to all. *[Officer Comment: These represent 9 of the 32 approved apartments and cater for more able bodied people]*
- The number of amendments should have required the submission of a full application. *[Officer Comment: As explained above an amended scheme of this nature can be dealt with under a Section 73 application.]*
- The basement has already been dug out to that of the larger basement put forward under this submission. *[Officer Comment: The application should be assessed as submitted.]*

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 No objection.

Drainage

7.2 No objection.

Waste

7.3 No objection.

Environmental Health

7.4 Awaiting comments that will be presented to members via a supplementary report.

Environmental Policy Officer (SPA)

7.5 No objection.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 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 of BFBLP	Consistent
Parking	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.
Transport	CS23 and CS24 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		
BRE – site layout planning for daylight and sunlight		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on residential amenity
- iii. Impact on character and appearance of the area,
- iv. Impact on highway safety
- v. Thames Basin Heath SPA
- vi. Community Infrastructure Levy
- vii. Drainage
- viii. Conditions

i. PRINCIPLE OF DEVELOPMENT

9.2 The site is located within the settlement boundary where the principle of such development is acceptable.

9.3 A previous permission was granted on the site for its redevelopment for 32 sheltered apartments (ref: 15/01082/FUL) and this is a material consideration in the determination of this revised application which seeks to make amendments to that permission.

9.4 The proposal is therefore considered acceptable in principle subject to other material considerations including impact on residential amenity, character and appearance of surrounding area, highway safety implications, etc. These are considered below.

ii. IMPACT ON RESIDENTIAL AMENITY

(i) Impact upon the living conditions of adjoining properties

9.5 Please note that the assessment of neighbouring amenity has been restricted to any implications that might arise as a result of the suggested amendments. In approving planning application 15/01082/FUL Planning Committee was satisfied that that proposal would not result in any unacceptably adverse impacts upon the residential amenity of existing and future occupiers. The relationship of the building to adjoining properties has not changed as a result of this submission.

9.6 The impact of the amendments on the following properties, considered to be those most affected by the proposal, has been assessed as follows:

8 Thornbury Close

9.7 There are windows and roof lights approved in the north facing elevation of the north wing facing 8 Thornbury Close. The application would see the addition of a ground and a first floor window facing north. There would also be 1no. additional roof light set higher than the three already shown on the approved plans.

9.8 The proposed first floor window would be no closer to 8 Thornbury than any of the other already approved windows. The additional roof light would be installed 1.7m from the finished floor levels.

9.9 It is concluded that the proposed changes would not materially change the impact on the living conditions of the occupiers of no. 8 Thornbury Close.



5 Wiltshire Avenue

9.10 There are windows approved in the east elevation of the north wing of the building facing no. 5 Wiltshire Avenue. The application would see the addition of a first floor window set back within the link between the glazed element of the building and the north wing. There would also be 3no. roof lights, 2 in the east elevation of the north wing and 1 within a higher more central element of the north wing set back from the east facing elevation.

9.11 The proposed east facing first floor inset window would be no closer than the approved first floor windows and therefore would not result in any further loss of privacy.

9.12 The 3no. rooflights are to be set 1.7m above the finished floor levels and for this reason they are not considered to result in any significant overlooking.

9.13 It is concluded that the proposed changes would not materially change the impact on the living conditions of the occupiers of no. 5 Wiltshire Avenue.

Stoney Stacks

9.14 There are windows and rooflights approved in the east elevation facing Stoney Stacks. This application would see the addition of ground floor and first floor windows towards the rear of the

east elevation of the east wing. There would also be 5no. additional roof lights on top of the 2 already approved.

9.15 The applicant has shown the first floor east facing window to be obscure glazed just like that of the approved windows and can be conditioned as such. They have also shown that all roof lights will be 1.7m above finished floor levels. Again this can be conditioned.

9.16 It is concluded that the proposed changes would not materially change the impact on the living conditions of the occupiers of Stoney Stacks.



52 Dukes Ride

9.17 There are windows approved in the west elevation of the west wing facing towards no. 52 Dukes Ride. This application would see the addition of 1no. window and 1no. door at ground floor level, 1no. window at first floor level, the removal of a first floor window and the relocation of a set of ground and first floor windows. There would also be 2no. roof lights and a smoke vent over the stairs in addition to the approved 4no. roof lights.

9.18 The windows on this elevation will be no closer than any of those already approved, they would also be obscured glazed on the bottom panes and all roof lights would be 1.7m above floor level.

9.19 It is concluded that the proposed changes would not materially change the impact on the living conditions of the occupiers of no.52 Dukes Ride.



WEST ELEVATION CONSENTED
EXTRACT FROM DRAWING ASP.14.027.2011/H
SCALE 1:200

NOTE - IN ACCOR
ALL ROOF LIGHTS
AT A MINIMUM HEI
OB - OBSCURED G



WEST ELEVATION PROPOSED (1:100)

(ii) Living conditions of future residents

9.20 Due to its orientation and design the proposed amendments do not result in any adverse overlooking and/or overbearing impacts upon any of proposed residential units. It is considered that adequate amenity space is provided around the proposed building.

Conclusion on residential amenity:

9.21 Given the assessment made above the proposal as a whole, subject to conditions, is not considered to result in any significantly harmful impacts upon residential amenity. As such the proposal is considered to comply with saved BFBLP Policy EN20 proviso (vii) and the NPPF.

iii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.22 As part of this revised application, various minor external changes have been applied for including amendments to the hard landscaping to show patios and pathways in response to internal changes, removal/relocation/and addition of windows and doors and an alternation of the roof height as shown on the proposed north elevation with the height of part of the roof being reduced.

9.23 The majority of the landscaping, as shown on the submitted site layout plan, was approved under a conditions package submitted to discharge the relevant condition associated with planning permission 15/01082/FUL. However this submission seeks permission for further changes to the landscaping including a path to the front to allow safer access to the building and areas of additional patio in response to internal rearrangements.



9.24 Taken together these external changes, including minor changes to hard landscaping, are not considered to significantly alter the external appearance of the development over that already approved.

9.25 As such, the package of amendments would not result in an adverse impact on the character and appearance of the area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

iv. IMPACT ON HIGHWAY SAFETY

9.26 The revised floor plans show no additional bedrooms and instead a change in the mix with a reduction in 2no. bedroom apartments by one and an increase in 1no. bedroom apartments by one; along with the creation of mezzanine floors within the eaves for 9 of the 32 flats to increase liveable floorspace for more mobile residents.

9.27 The basement car park alterations shown on drawing REN: 21_200_502 (to accommodate the ventilation system) create an improved parking layout in the southern part of the car park compared with the consented basement car park layout.

9.28 The Site Plan Minor Amendment drawing (REN: 21_200_501) shows the lobby relocated to the front of the building which would improve pedestrian access to the building compared with the consented scheme. Also, this drawing notes a vehicle crossover is proposed at the site access. However, the access is likely to require a bell-mouth rather than a dropped kerb to incorporate the adjacent footway/path. The applicant will need enter into a s278 highway agreement and should be advised to contact the Local Highways Authority.

9.29 Given the above, the proposal would not result in any significant detrimental traffic or highway implications, and as such is in accordance with Policy CS23 of the CSDPD, Saved Policy M9 of the BFBLP and the NPPF.

v. THAMES BASIN HEATH SPECIAL PROTECTION AREA (SPA)

9.30 The number of apartments, at 32, is not changing from that already approved under 15/01082/FUL. The mix does, with the reduction in 1no. 2 bed apartment and the increase in 1no. 1 bed apartment, change however it is not considered to result in any SPA mitigation implications. The original S106 will be linked to any Sec 73 permission that is granted and will provide adequate SPA mitigation for the scheme.

vi. COMMUNITY INFRASTRUCTURE LEVY (CIL)

9.31 CIL is applied as a charge on each square metre of new development. In the event of planning permission being granted, a revised CIL Liability Notice (CLN) will be issued for the development given additional floor area has been created over and above that approved by previous permission 15/01082/FUL with the enlargement of the basement and creation of rooms within the roof space.

vii. DRAINAGE

9.32 The amendments do not affect the on-site drainage scheme as previously agreed. Therefore the conditions should still refer to the implementation of Drainage Strategy Report Rev E and drawing 500 Rev P7 received 3rd March 2016.

viii. CONDITIONS

9.33 Prior to the submission of this application various discharge of conditions applications were submitted and subsequently approved that related to consent 15/01082/FUL. This means that as well as amending conditions relevant to this submission the decision notice will need to reflect any conditions that have now been met and will require the development to be built in accordance with associated documentation.

10. CONCLUSIONS

10.1 It is not considered that the amendments proposed by this revised application as set out in paragraph 5.2 of this report would result in a material change in the impact of this development on the residential amenities of neighbouring properties. Similarly they would not adversely impact upon the character and appearance of the proposed building, the site or the surrounding area and would not result in any highway safety implications.

10.2 There are no additional impacts to the SPA and the scheme is CIL liable given additional floor area is proposed. The proposal is therefore considered to be in accordance with Saved SEP Policy NRM6, 'Saved' Policies EN1, EN2, EN3, EN20 and M9 of the BFBLP, CS1, CS2, CS7, CS10, CS12, CS14, CS15, CS23, CS24 of the CSDPD and Policy CP1 of the SALP, all in accordance with the NPPF.

10.3 The application is therefore recommended for approval.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the 23rd June 2019.
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:-

21_200_501 B Site Plan Minor Amendment 1:200 A1
21_200_502 A Basement Layout Minor Amendment 1:100 A1
21_200_503 A Ground Floor Layout Minor Amendment 1:100 A1
21_200_504 A First Floor Plan Minor Amendment 1:100 A1
21_200_505 A Second Floor Plan Minor Amendment 1:100 A1
21_200_506 A Third Floor/Roof Layout Minor Amendment 1:100 A1
21_200_507 A South & East Elevations Minor Amendment 1:100 A1
21_200_508 A North & West Elevations Minor Amendment 1:100 A1
21_200_509 Sections A & B Elevations Minor Amendment 1:100 A1
21_200_510 A Sections C & D Elevations Minor Amendment 1:100 A1
14133-BT11 Tree Protection Plan 1:200 A1 BT11
14133-AA9-DC Arboricultural Impact Appraisal & Method Statement
LANDP001 Landscape Plan 1:150
PP001 Planting Plan
Planting Maintenance Schedule
Lighting Plan Ref - LP001 03
Drainage & External Works Layout Ref – RRL002 501 P2

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

03. The development shall have the external surfaces constructed using the materials as set out below:-

Revised cover letter submitted 14.02.17 and email dated 21.02.17 setting out the following materials:-

- Slate: Villar del ray
- Brick: Ibstock Mellow Regent Stock
- Tiles: Terreal New Forest
- Tile hang: Terreal Purple Scallop

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 and third floor levels 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 be built in accordance with floor levels as shown on Site Plan- REN: 21_200_201 17th November 2016.

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

08. The development hereby permitted shall be built in accordance with the following approved plans:-

- Landscape Plan LANDP001 R05
- Planting Plan PP001/03
- Planting Specifications PP002
- Planting Maintenance Schedule Revision 05

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]

09. No development, not including demolition above ground, shall take place until the implementation of a programme of archaeological work as set out in the approved Project specification for an archaeological evaluation (rev 07.02.17).

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.

[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. The works shall be carried out in accordance with the following approved documentation:-

- Abbas Ecology- Mitigation plan for Renaissance Retirement development at: Dukes Ride, Crowthorne, Bracknell, Berks. (November 2016). Resubmitted 6th January 2017.
- Natural England Licence dated 26th October 2017.

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

12. 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.

13. 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]

14. 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.

15. The approved Construction Management Statement submitted 01.12.16 shall be performed, observed and complied with.

REASON: In the interest of amenity.

16. 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.

17. 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.

18. Waste facilities shall be provided in accordance with the approved cover letter and drawing REN:21_270_271 prior to the first occupation of the development and thereafter permanently retained.

REASON: In the interest of amenity.

19. 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]

20. The development shall be implemented in accordance with the approved Water Calculations (October 3rd 2016), and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

21. The development shall be built in accordance with the approved Energy Demand Assessment-0202-0716-01r1 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]

22. 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.

23. 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]

24. 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]

25. 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]

26. 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]

27. 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]

28. 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]

29. The approved Site Logistics Plan (drawing REN: 21_200_203-P1) shall be performed, observed and complied with. 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 in the approved Site Logistics Plan without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

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

- Arboricultural Impact Appraisal and Method Statement 23.01.17 14133-AA8-DC

- Tree Protection Plan Ref: 14133-BT10

- Amended Services Co-ordination Plan REN:21_200_202/#

- Amended Lighting Plan LP001/02

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]

31. The protective fencing and other protection measures specified by condition 30 shall be erected in the locations as agreed with 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,

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

32. The program of arboricultural monitoring shall be undertaken in full compliance with the approved documentation as listed in condition 30. 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]

33. The Construction Method Statement shall be implemented in full accordance with the approved details as listed under condition 30. 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]

34. The foundation structure shall be implemented in full accordance with the approved details as listed under condition 30.

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]

35. The boundary treatments shall be implemented in accordance with the approved Drawing JPS Landscape Plan Ref - LANDP01 R02 prior to the occupation of any of the building 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]

36. The approved basement ramp traffic control scheme shall be in full accordance with Technical Note -Traffic signal controlled Access System GDB/4828/TN.02 (January 2017) 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]

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. Obscure glass

5. Restrictions on windows
6. Rooflights
7. Floor levels
8. Landscaping
9. Archaeology
10. Bird nesting season
11. Ecology
12. Ecology
13. Ecology
14. Lighting
15. Construction Management Statement
16. Hours of demolition and construction
17. Ventilation
18. Waste
19. Contamination
20. Water usage
21. Energy Demand Statement
22. Drainage
27. No restrictions on parking
29. Site organisation
30. Trees
31. Protective fencing
32. Arboricultural monitoring
33. Construction Method Statement
34. Foundation structure
35. Boundary treatments
36. Basement ramp traffic control scheme

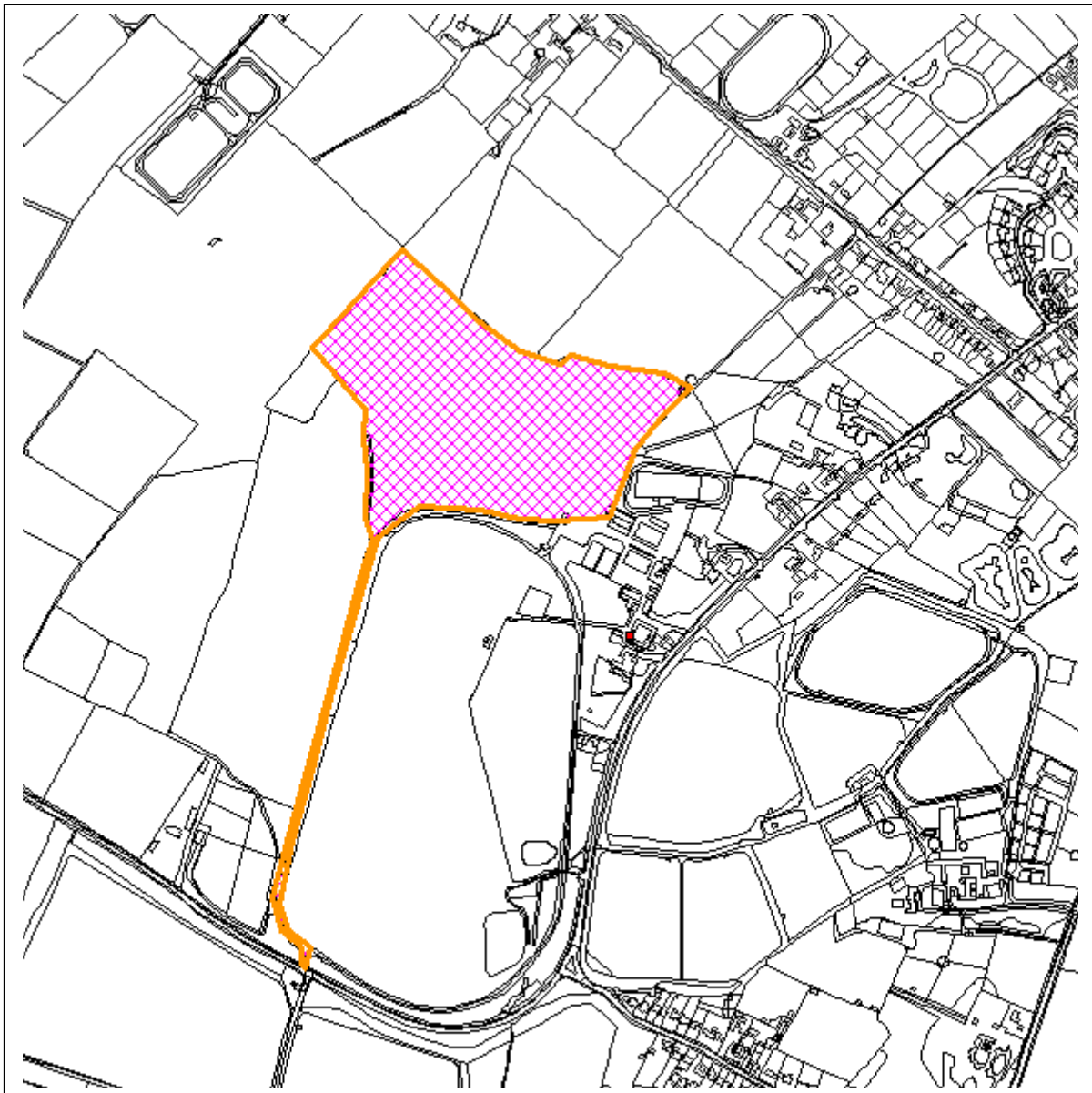
03. The following conditions require discharge prior to the occupation of the dwellings hereby approved:

23. Closure of existing access
24. Vehicular and pedestrian access
25. Visibility Splays
26. Parking and turning
28. Provision of bin and cycle/buggy store

04. The Street Care Team should be contacted at 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.

ITEM NO: 06	Ward:	Date Registered:	Target Decision Date:
Application No. 16/01284/FUL	Winkfield And Cranbourne	18 January 2017	15 March 2017
Site Address:	Royal Berkshire Polo Club North Street Winkfield Windsor Berkshire SL4 4TH		
Proposal:	Levelling and extension to No. 6 Ground and creation of irrigation pond.		
Applicant:	Royal County of Berkshire Polo Club		
Agent:	Mr Paul Dickinson		
Case Officer:	Paul Corbett, 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 comprises the levelling of an existing polo field (Ground no6.) and creation of an irrigation pond which complements a number of other polo pitches within the grounds of the Royal County of Berkshire Polo Club (RCBPC) that have recently being levelled under planning permission 11/00122/FUL.

1.2 No 6 ground is located to the North East of the RCBPC. The area affected by the works covers approximately 12.5 hectares. The site area is all mown grass with some established oak trees on the perimeters. The south-east section of the site falls away towards the south east with the rest of the site area relatively flat.

1.3 The existing field is also fairly uneven and does not currently provide a suitable and level surface suitable for high goal polo. The proposal is to extend the existing polo field at its western end by about 100 metres and levelling it to produce a suitable flat surface.

1.4 The works would involve creating a slight fall running from southeast to northwest of about 4 metres over a distance of some 400 metres or 1:100. This would provide a suitably level surface for high goal polo and a better and safer surface for the exercising and training of horses. The gradual fall would also assist in the drainage of surface water towards a proposed new irrigation pond which would be situated to the northwest of the field.

1.5 Site access will only be via the existing southerly entrance to RCBPC located on Pigeonhouse Lane A330.

1.6 The programme duration is 52 weeks.

1.7 It is not considered that the proposal would adversely affect the residential amenities of neighboring residential properties such that would warrant a refusal properties or character and appearance of the surrounding area. There are no over-riding highway safety implications. The development is not considered to increase flooding elsewhere. Relevant conditions have been recommended where justified. The scheme is not CIL liable.

RECOMMENDATION

Grant planning permission 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 as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Green Belt

3.1 The site comprises one of the existing polo fields at the Royal County of Berkshire Polo Club. The site is broadly rectangular with dimensions of about 460 m length x 250 m width. The existing site access to Pigeonhouse Lane is also included in the application site boundary.

The total site area (including the access) is about 12.5 ha.

3.2 No. 6 Ground is located immediately west of the main stables and all weather arena. It lies to the north of the main No 1 Ground and No 2 Ground. It is served via two existing access roads – either via the stable yard to North Street to the east or via a direct access from Pigeonhouse Lane

4. RELEVANT SITE HISTORY

4.1 The following applications are considered to be relevant to this site.

11/00122/FUL. APPROVED

Change of use from fields used for grazing and exercising of polo ponies to the playing of polo.

5. THE PROPOSAL

5.1 The applicant proposes the levelling and extension of No. 6 Ground and creation of irrigation pond at the Royal County of Berkshire Polo Club.

5.2 The majority of the existing field requires only minor level changes of between 0 m and 1.5 m. The general levels will be retained to the northwest and central parts of the field and will be raised to provide an even slope as the land falls away in the southeast corner.



6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Makes the following observations:-

1. Hours of operation for traffic entering and exiting the site should be restricted to 9-4 to avoid causing delays during rush hour
2. WPC wish to ensure that a working traffic plan is in place to avoid overwhelming HGV movement in conjunction with the application 16/00846/FUL.
3. The works should be completed within a defined timeframe.
4. WPC wish to ensure that there is a robust drainage plan.

[Officer Comment: These concerns are addressed under section 9 – and various subsections.]

Other representations:

6.2 22no. objections have been received. The concerns raised have been summarised below:-

-Adverse impact upon the character and appearance of the area *[Officer Comment: These concerns are addressed under section 9 - Impact on character and appearance of the area.]*

- Adverse impact upon surrounding residential amenity *[Officer Comment: These concerns are addressed under section 9 - Residential Amenity.]*

- Traffic and highway safety implications. *[Officer Comment: These concerns are addressed in section 9 - Transport Implications]*

- Adverse environmental impacts such as noise and dust *[Officer Comment: Any issues regarding environmental concerns are addressed in section 9 - Transport Implications. Any future issues can also be dealt with under separate health and safety legislation.]*

- Adverse impact upon wildlife. *[Officer Comment: These concerns are addressed under section 9 - Biodiversity]*

- Adverse impact upon drainage. *[Officer Comment: These concerns are addressed under section 9 - Drainage]*

- Concerns arose that the publicity afforded to this application were inadequate. *[Officer Comment: The publicity afforded to this application comprised not only neighbour letters but a site notice and a newspaper advertisement]*

7. SUMMARY OF CONSULTATION RESPONSES

Transportation Officer

Recommends conditional approval.

Parks and Countryside

No Objection

Landscape Officer

Recommends conditional approval.

Biodiversity Officer

Recommends conditional approval.

Lead Local Flood Authority

Recommends conditional approval.

Berkshire Archaeology

Recommends conditional approval.

Tree Service

Recommends conditional approval.

Environment Agency

No Objection

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
Green Belt	CS9 of CSDPD	Consistent
Character	CS7 of CSDPD, Saved policies EN2 and EN20 of BFBLP.	Consistent
Residential Amenity	Saved policies EN20 and EN25 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Highway Safety	CS23 of CSDPD	Consistent
Trees, Landscape and Biodiversity	Saved policies EN1, EN2 and EN20 (ii) of BFBLP, CS1 and CS7 (iii) of CSDPD	Consistent
Flood Risk	NPPF para 103 and Footnote 20 Planning Practice Guidance on Flood Risk	Consistent
Public Right of Way	Saved Policy R8 of BFBLP	Consistent
Archaeology	Saved policies BFBLP EN6 and EN7 of BFBLP	Consistent
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

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 a Public Right of Way
- iv. Impact on residential amenity
- v. Tree and Landscaping Implications
- vi. Biodiversity
- vii. Transport implications
- viii. Flood Risk/ Drainage
- ix. Archaeology
- x. Community Infrastructure Levy

i. PRINCIPLE OF DEVELOPMENT

9.2 The site is located within the Green Belt, as defined on the adopted Policies Map, and therefore Policy CS9 of the CSDPD is relevant. This policy protects land outside settlements for its own sake particularly from development that would adversely affect the character, appearance or function of the land. It seeks to protect the Green Belt from inappropriate development.

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. Consequently the policy referred to above is considered to be consistent with the NPPF in the context of this proposal.

9.4 As the proposal is for an engineering operation only it would not involve a change of use of the land and would not result in any additional buildings. It would not result in any impact upon the openness of the Green Belt and the function of the land would remain as existing.

9.5 Paragraph 90 of the NPPF includes engineering operations in a list of other forms of development that are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land in the Green Belt.

9.6 The proposal is therefore not considered to constitute inappropriate development in the Green Belt and does not conflict with the purposes of including land within the Green Belt or detract from its openness. It therefore complies with CSDPD Policy CS9 and the NPPF.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.7 The application relates to engineering works comprising level changes only. It does not involve any material change of use of the existing and established polo use. It does not involve any new buildings or structures.

9.8 The existing field is higher in the middle (about 70 m AOD) and lower at each end (about 68 m AOD). The proposal is to create an even slope running from the southeast corner to the northwest corner with a fall of about 4 metres over a distance of 400 metres or about 1:100. This would provide a suitably level surface for high goal polo and a better and safer surface for

the exercising and training of horses. It would involve raising the levels of the field in the bottom southeast quadrant typically by between 2 and 3 metres with a maximum difference of 4 or 5 metres right in the southeast corner where the existing ground level falls away.

9.9 The majority of the existing field requires only minor level changes of between 0 m and 1.5 m. The general levels will be retained to the northwest and central parts of the field and will be raised to provide an even slope as the land falls away in the southeast corner. As described above there would be a gradual fall of about 1:100 from SE to NW.

9.10 Two existing trees are shown retained on the outer edge of the safety zones; T20 Oak at the western end (about 68 m AOD) and T38 Oak on the northern side (about 70 m AOD). In both cases the levelling proposals have been designed to ensure that the existing ground levels at and around these trees are retained.

9.11 The proposed levels along the western and southern side would be modelled to provide a gradual 'feathering in' to the natural ground levels. The difference in heights of about 1 – 1.5 m at these edges would not be perceptible given the overall size of the field.

9.12 The levelled field would be slightly cut into the ground near the northwest corner with a small embankment of up to 1.5 and 2 metres to higher ground to the north which would provide the warm up/stick and ball practice area. The ground would be naturally contoured along the north side of the field to provide some interest to the landscape. The maximum difference in levels would be about 4 to 5 metres in the far southeast corner where the existing levels fall away sharply. The levelled field would be raised slightly, on average by 2 metres, along the southern boundary and would return to and blend in with the existing levels towards the southwest corner.

9.13 The Environment Agency (EA) previously granted a permit allowing for the importation of approximately 300,000 m³ metres of inert waste (600,000 tonnes) at The Royal Berkshire Polo Club for the levelling of the polo pitches and applicant advises that this quota has not yet been met as the project is yet to be completed which will follow the removal of the temporary haul road on completion of the current proposal.

9.14 The applicant confirms that the current proposal will amount to the importation of 148,000 m³ and the current EA advice is that the applicant will need to make an application for a permit before any material can be imported onto the site.

9.15 Given any waste material has the potential to contaminate the land it is the responsibility of the Environment Agency to monitor the importation of such material which should be the subject of quality control checks. Therefore to ensure that the soil being added to the land is not contaminated, each load should be accompanied by a waste transfer note and a clean soil certificate so that the origin of the soil can be identified. The applicant will be required to submit these to the Local Planning Authority who shall inform the Council's Environmental Health Team whom would inform the Environment Agency should any concerns arise. A condition is recommended to this effect.

9.16 It is therefore considered that the proposals limited scale it would not result in any adverse impact on the character and appearance of the area. As such it would not conflict with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. IMPACT ON A PUBLIC RIGHT OF WAY

9.17 The application affects two public rights of way namely Winkfield footpaths nos. 13 and 19 which the temporary haul road currently intersects at two points namely A & B identified on the

accompanying drawings. These intersections have existed since the previously approved scheme was approved back in 2013 and will therefore remain in situ as part of this proposal.

9.18 The application site includes a public right of way namely FP19 which crosses the site east to west and passes through the centre of the polo pitch. The Council's Public Rights of Way Officer is satisfied that the levelling of the field would not result in any long term impacts upon the public right of way and is also satisfied that with the proposed duration of its temporary diversion would be phased during the works which are confirmed as not exceeding 12 months. Whilst the applicant has been advised to give consideration to formally applying to divert FP19 due to its current routing through the existing polo pitch which if the pitch is in use would need to grant right of way to walkers using this footpath the applicant doesn't consider this to be a problem.

9.19 The applicant has also provided drawings showing better signage warning walkers of the HGVs crossing the footpaths at the two existing crossing points (A&B) of the temporary haul road which are considered acceptable.

9.20 A large soil mound is currently positioned to the northwest of the proposed site which intersects footpath 19, It is confirmed by the agent that this is a temporary arrangement and this topsoil is currently stockpiled and will be removed and re-laid on final completion of the works.

9.21 The applicants are fully aware that the existing footpaths (FP13 and FP 19) shall remain fully accessible and unobstructed during the course of these works and an informative is recommended advising the applicant of this requirement.

9.22 As such the proposal is not considered to be contrary to BFBLP 'Saved' Policy R8 or the NPPF.

iv. RESIDENTIAL AMENITY

9.23 Policy EN20 of the Local Plan seeks to ensure appropriate design but also seeks to ensure that development does not adversely affect the amenity of surrounding properties. This Policy is considered to be consistent with the NPPF. The proposal needs to be assessed with regard to the impact of the new development on its neighbours as well as the impact of the development on itself.

9.24 The temporary haul road already exists in the main and was approved under the previous planning permission. Notwithstanding that it was considered that the concerns of noise and dust in such close proximity of the neighbouring residential property namely Orsett House needed to be re-assessed. It was noted that the temporary haul roads existing elevated position and close proximity to the residential garden of Orsett House could be better protected. The applicant was therefore asked to install a noise/dust barrier at the point where the immediate rear garden of Orsett House was most exposed to the HGV traffic movements to help alleviate this resident's complaints of noise and dust. The applicant has agreed to install a noise/dust barrier which is confirmed as Heras Acoustic Barrier System which can result in a noise reduction of up to 30Db. The applicant has submitted the relevant plans detailing its positioning and the system to be installed.

9.25 The Construction Management Plan also sets out that dust will be suppressed by the use of mobile water bowsers and lorries entering the site will remain sheeted until they have passed the neighbouring property. Furthermore the CMP also states the importation and earthwork activities will cease in the event of dust becoming airborne and migrating over the site boundaries area until controls have been established.

9.26 It is considered that the measures previously approved and the additional measures under this proposal contained within the applicants Construction Management Plan are sufficient to minimise the environmental impacts that could arise and affect the neighbouring residential amenities for the duration of this project. As such the proposal is considered not to conflict with Bracknell Forest Local Plan Policy EN20, and the NPPF.

v. TREE AND LANDSCAPING IMPLICATIONS

9.27 The site is characterised by large open areas comprising polo pitches framed by mature trees and hedgerows and none are currently protected but nonetheless they all contribute to the landscape character of this site's Green Belt setting.

9.28 The scheme now retains the Oak T20 (Category B) on the edge of the safety zone at the western end of the field. This tree was initially considered for removal at the time the arboricultural assessment was written. However, it sits on the back line of the 25 metre end safety zone and to one side, away from the goal area, and therefore can be retained without any impact on the use of the field. There is no proposed change to the existing ground levels within the Root Protection Area of this tree. Similarly Oak T38 (Category C) is on the back line of the side margins and can be retained, and again there is no proposed change to the existing ground levels within the Root Protection Area of this tree.

9.29 The Tree Protection Strategy provides a methodology statement and tree protection plan to ensure that works would not unacceptably encroach within any RPAs of all the trees shown to be retained.

9.30 The Tree Service were consulted and no objections have been raised subject to securing the applicants assurance that no level changes will take place within 15m of the Oak tree T38 which is positioned to northern side line of the pitch.

9.31 In respect of the landscape setting and the fact no trees are to be felled as part of this scheme and the confirmation that no level changes are to be undertaken within the RPAs of any of the existing trees this proposal would not result any adverse impacts upon the landscape character of the area and is therefore considered to be acceptable in this respect.

vi. BIODIVERSITY

9.32 The applicant's ecology report concludes that there are no habitats of international, national, county or local importance that would be directly or indirectly affected by the proposals. The established boundary vegetation will remain largely unaffected by the proposals and with no evidence of protected species recorded.

9.33 There is also an opportunity to implement some enhancement measures to increase the nature conservation value of the site in the long term, in accordance with Government guidance as set out in National Planning Policy Framework (NPPF) 2012.

9.34 Overall the findings of this ecological assessment would indicate that there are no overriding ecological constraints to the development proposals to preclude planning permission being granted at this stage, subject to appropriate conditions of which the Biodiversity Officer is supportive. Proportionate mitigation is available and deliverable to ensure that there would be no adverse impact on local wildlife using the site in line with policies CS1 and CS7.

9.35 The tree referenced T38 is recommended to undergo some works to reduce its load as set out in the Arboricultural Implication Study and Tree Protection Strategy (January 2016).

9.36 Therefore subject to securing the ecological mitigation as set out in the ecologist's report, it is considered the proposal would protect and enhance biodiversity and as such complies with Core Strategy policy CS1 and the NPPF.

vii. TRANSPORT IMPLICATIONS

9.37 Lorries would access the site via an existing access to the Polo Club off the Pigeonhouse Lane (A330), a classified road which is a main traffic route capable of accommodating two way traffic with no restrictions over any traffic such as HGVs. Sight-lines of 4.5m by 120m can be achieved in either direction of the existing access to cater for lorries accessing Pigeonhouse Lane (A330) which is subject to a 40mph speed limit.

9.38 The existing access is of sufficient size to accommodate for example an 8 wheeled tipper lorry which has been used extensively over recent years in association with the levelling of the polo pitches approved under planning ref: 11/00122/FUL.

9.39 The applicant has provided a Construction Management Plan (CMP) and this states that vehicles would be cleaned via wheel washer before exiting the site to prevent mud and debris tracking onto the highway. Furthermore the CMP also sets out the highway network will also be cleaned by the use of road sweepers when required to ensure the local roads remain safe.

9.40 Concerns have been raised with regards to the likely cumulative impact of HGV traffic on the local highway network if the recently approved works at land off Drift Road were to be implemented at the same time as the current application.

9.41 The Drift Road scheme is anticipated to have a 12-week duration compared with the 52-week duration for the Polo Club and as such the two proposals should only overlap for 12-weeks maximum. Also the agent for both applications has assured officers that the schemes would not be implemented at same time. Notwithstanding this information which cannot be secured by condition the Highways Officer does not raise an objection.

9.42 It is also considered that there would be no cumulative impacts relating to remaining work approved under 11/00122/FUL as the agent confirms that this scheme is approximately 97 percent complete but the completion of these works is now dependant upon the completion of the current proposal as it is reliant upon the temporary haul road.

9.43 The applicant confirms that the deliveries will be made using a 8 wheeler tipper (20 tonnes capacity) and expected to average about 60 lorries per day (maximum 100) Monday to Friday between 07.30 and 17.30 at an average of 6 loads per hour or an average 1 load every 10 minutes. The project duration is 52 weeks.

9.44 The applicants vehicle tracking show plan (17.103-001) demonstrates that lorries can enter and exit the access off the A330 Pigeonhouse Lane with ample space within the entrance for two vehicles to pass each other.

9.45 The temporary haul road will be removed in accordance with the submitted Method statement for removal of temporary haul road and reinstatement dated July 2017. Given the agent has confirmed that the scheme will be completed within 52 weeks of commencement it is considered reasonable to impose a condition requiring all works to have ceased and the land reinstated accordingly.

9.46 To conclude, with suitable conditions, the proposal is not considered to result in any unacceptable highway safety implications and is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

viii. DRAINAGE

9.47 The proposal includes the creation of a gradual fall from SE to NW to provide for improved drainage of surface water towards a proposed infiltration pond to be constructed to the northwest of the field. The proposed works include the provision of suitable field drains connecting to a network of pipes which would also drain into the pond.

9.48 Advice from the Council's Drainage Engineer acknowledges that this application for the levelling and extension of an existing Polo field seeks the use of 75mm perforated pipes for land drainage and the 10 metre safety zone at each side of the field to allow for overland drainage. However no details of levels or details of design have been provided to demonstrate connectivity to the proposed drainage pond/ lagoon and no drainage details or exceedance is shown for the pond. Considering the low risk present at the site it is therefore recommended that this matter can be secured by an appropriately worded condition.

ix. ARCHAEOLOGY

9.49 This proposal concerns a significant area (12.5ha) of previously undeveloped land. No known heritage assets are recorded within the red line boundary. However Berkshire Archaeology's Historic Environment Record (HER) does record a number of heritage assets close to the application site.

9.50 These assets were recorded when a gas transmission pipeline was cut through Winkfield parish in 1983. The pipeline passed less than 200m from the application site and archaeological monitoring recorded the following finds within 1km of the application site:

- A medieval pit
- A Roman pottery scatter
- A Roman pit containing pottery of 2nd and 3rd century AD date
- A fragment of an Iron Age or Roman baked-clay loom weight
- A shard of Roman pottery
- A Roman ditch containing pottery of 4th century AD date

These discoveries suggest a Roman settlement of unknown extent lies to the south-west of the application site and within the grounds of the Royal Berkshire Polo Club.

9.51 *The proposal is described as; 'The existing field is higher in the middle and lower at each end. The proposal is to create an even slope running from the southeast corner to the northwest corner with a fall of about 4 metres over a distance of 400 metres'.*

9.52 The implication is that this will be achieved by raising the level across the field with imported material rather than a cut and fill operation. However there are still significant elements of the proposal that have the potential to impact on the buried archaeological heritage, for example topsoil stripping, the creation of temporary haul roads, the construction of a large '*irrigation pond*' and the insertion of a drainage system.

9.53 Berkshire Archaeology considers that these impacts can be mitigated by an appropriate programme of archaeological work. As such a condition will be imposed to ensure that the development would not be contrary to NPPF para 141.

x. CIL

9.54 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. The proposed development is not CIL liable.

10. CONCLUSIONS

10.1 Whilst it is acknowledged this construction project will result in a degree of disturbance it is considered that the various mitigating elements offered by the applicant are sufficient to help alleviate the impacts and given the project is set to be completed within a 12 month timeframe lessens the duration of the likely impacts which differs from the previous project which was over a much longer period.

10.2 On balance it is considered that the impacts arising from this proposal are minimised so far as possible without adversely impacting upon the character and appearance of the local area, residential amenity, highway safety, significant trees, biodiversity, flood risk or archaeology subject to appropriate conditions.

10.3 It is therefore considered that the proposed development complies with Development Plan Policy SALP Policy CP1, CSDPD Policies which all accord with the NPPF.

11. RECOMMENDATION

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 other submitted details.

Site Location Plan - LPA received 04.07.17

MP 05 2017 Rev A - Master Plan showing public footpath network (June 2017) - LPA received 04.07.17

Phasing Plans - LPA received 29.03.17

890.02 rev B alignment of the footpath - LPA received 29.03.17

890.03 Section along footpath at eastern end of Polo Field – LPA received 22.02.17

Construction Management Plan (May 2017) - LPA received 07.06.17

Haul Road Details Plan - LPA received 29.03.17

Traffic Management Plan (on Site) - LPA received 28.02.17

Temporary Path Crossing Detail - Crossing Point A - LPA received 04.07.17

Temporary Path Crossing Detail - Crossing Point B - LPA received 04.07.17

Tree Protection Plan Scale 1-200 A3 - July 2017 - LPA received 04.07.17

Method Statement for the Removal of Temporary Haul Road and Reinstatement (July 2017) - LPA received 04.07.17

Acoustic Barrier System - LPA received 04.07.17

Ecological Report (December 2016) – LPA received 28.12.2016

Planning Statement prepared by Paul Dickinson & Associates (December 2016)

Agent's emails dated 04.07.17 and 02.08.17 (Trees T20 & T38)

Arboricultural Implication Study and Tree Protection Strategy (needs to be read in association with Agents Planning Statement and Emails dated 04.07.17 and 02.08.17 with specific reference to the retention of The Oak Trees T20 and T38)

17.103 - 001 - HGVs Swept Path Analysis - LPA received 21.09.17

Site-specific flood risk assessment (December 2016)

REASON: To ensure that the development is carried out only as approved by the local Planning

03. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge Rates
- Discharge Volumes
- Maintenance and management of SUDS features
- Sizing of features - attenuation volume
- Infiltration tests to be undertaken in accordance with BRE365
- Detailed drainage layout with pipe numbers
- The suds features identified within the approved site-specific flood risk assessment dated December 2016 shall be carried forward into the detailed drainage strategy.

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]

04. The developer shall notify the Local Planning Authority in writing within 21 days of the commencement of works on site with the contact details of the dedicated liaison officer to ensure the Construction Management Plan is implemented as approved. Within 12 calendar months of the notice period provided to the LPA, the levelling of the field authorised by this permission shall cease, the haul road (shown on the Block Plan) shall be removed and the land over which it extended returned to its former condition.

REASON: To ensure that the development is completed in a timely manner and to ensure that the Construction Management Plan is properly managed and the impacts on the amenities in the area are kept to a minimum.

[Relevant Policy: CSDPD Policy CS9, BFBLP EN20]

05. Within one week of delivery, a waste transfer note and a clean soil certificate for each load must be submitted to the Local Planning Authority and approved in writing.

REASON: To identify the origin of the soil to protect the land from contamination.

[Relevant Policy: BFBLP EN20]

06. No levelling work or deliveries of materials shall take place outside the hours of 07.30 and 17.30 Monday to Friday and not at any time on Saturdays, Sundays or Public Holidays.

REASON: In the interests of the amenities of occupiers of neighbouring residential properties.

[Relevant Policy: BFBLP EN20, EN25]

07. Access to the site shall be from Pigeon House Lane A330 only.

REASON: In the interests of highway safety and to utilise the existing infrastructure (Temporary Haulage Road within the site) already in situ and avoid further impacts upon the Green Belt setting.

[Relevant Policy: CSDPD CS23, BFBLP EN20]

08. The development shall be carried out in accordance with the Construction Management Plan, dated March 2017 and received by the Local Planning Authority on 29.03.17.

REASON: In the interests of the amenities of occupiers of neighbouring properties and in the interests of highway safety.

[Relevant Policy: CSDPD CS23, BFBLP EN20]

09. The protective fencing and other protection measures specified within the approved Tree Protection Strategy (January 2016) and Tree Protection Plan received on 04 July 2017 shall be

erected in the locations shown on the plan 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, including building works and storage of materials, shall occur at any time within this protected area.

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]

10. No works shall commence specifically relating to Tree reference T38 as set out in the approved Arboricultural Implication Study and Tree Protection Strategy until:-

(i) Tree reference T38 to be reduced has been surveyed for the presence of bats and,

(ii) the further survey has been submitted to and approved in writing by the Local Planning Authority, and

(iii) either the Local Planning Authority has agreed that no relocation of bats is necessary or a scheme for the relocation of an bats has been submitted and approved in writing by the Local Planning Authority. The scheme shall be performed, observed and complied with before any works to the tree can commence.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

11. No works shall commence 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]

12. The development shall not be begun until a scheme for 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, or as may otherwise be agreed in writing by the Local Planning Authority. All landscaping works shall be carried and completed prior to the use of any part of the approved development. As a minimum, the quality of all 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 safeguarding visual amenity and promoting biodiversity

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

13. Within a period of 5 years from the completion of the development

no retained tree, hedgerow or groups of shrubs (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority.

Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans submitted in accordance with other conditions of this consent, which die are removed or irreparably damaged during the course of the development or within a period of 5 years of the completion of the development, shall be replaced during the nearest planting season (1st October to 31st March inclusive), with another tree, hedgerow or group of shrubs of the same species and size as that originally planted.

REASON: In the interests safeguarding visual amenity.

[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. No details are required to be submitted in relation to the following conditions: 1, 2, 7, 8, 9, 10 and 14.

03. The applicant is advised that the following conditions require discharging prior to commencement of works: 3, 4, 5, 6, 11, 12, and 13.

04. The granting of planning approval does not constitute permission to close or divert a public right of way affected by development, including temporary obstruction, closure and diversion during construction. During the construction period, the right of way must not be obstructed or closed to pedestrian use unless an appropriate Temporary Traffic Regulation Order has been applied for and the Order made by the Authority.

05. Environment Agency Advice:

(i) Under the planning application it has been considered that the material to be imported into the site is classified as waste, and as such the applicant is required to obtain the appropriate waste exemption or permit from the Environment Agency.

Please refer to the information pages on our GOV.UK pages for further details.

<https://www.gov.uk/guidance/water-management-abstract-or-impound-water>

Contact the Environment Agency on 03708 506 506 or consult their website to establish if consent will be required for the works you are proposing. Website: <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

(ii) Should the applicant require additional water for irrigation purposes exceeding 20m³ per day from surface or groundwater sources an abstraction license maybe required. It is the applicant's responsibility to contact the Environment Agency at the earliest opportunity as such abstraction under license could impose restrictions at certain times of year to protect the environment and other water abstractors.

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ITEM NO: 07

Application No.
17/00388/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
11 May 2017

Target Decision Date:
6 July 2017

Site Address:

**Land At The Yard Chavey Down Road Winkfield Row
Bracknell Berkshire**

Proposal:

Erection of 7no five bedroom dwellings with associated access and parking arrangements following demolition of existing structures.

Applicant:

Trimount Properties

Agent:

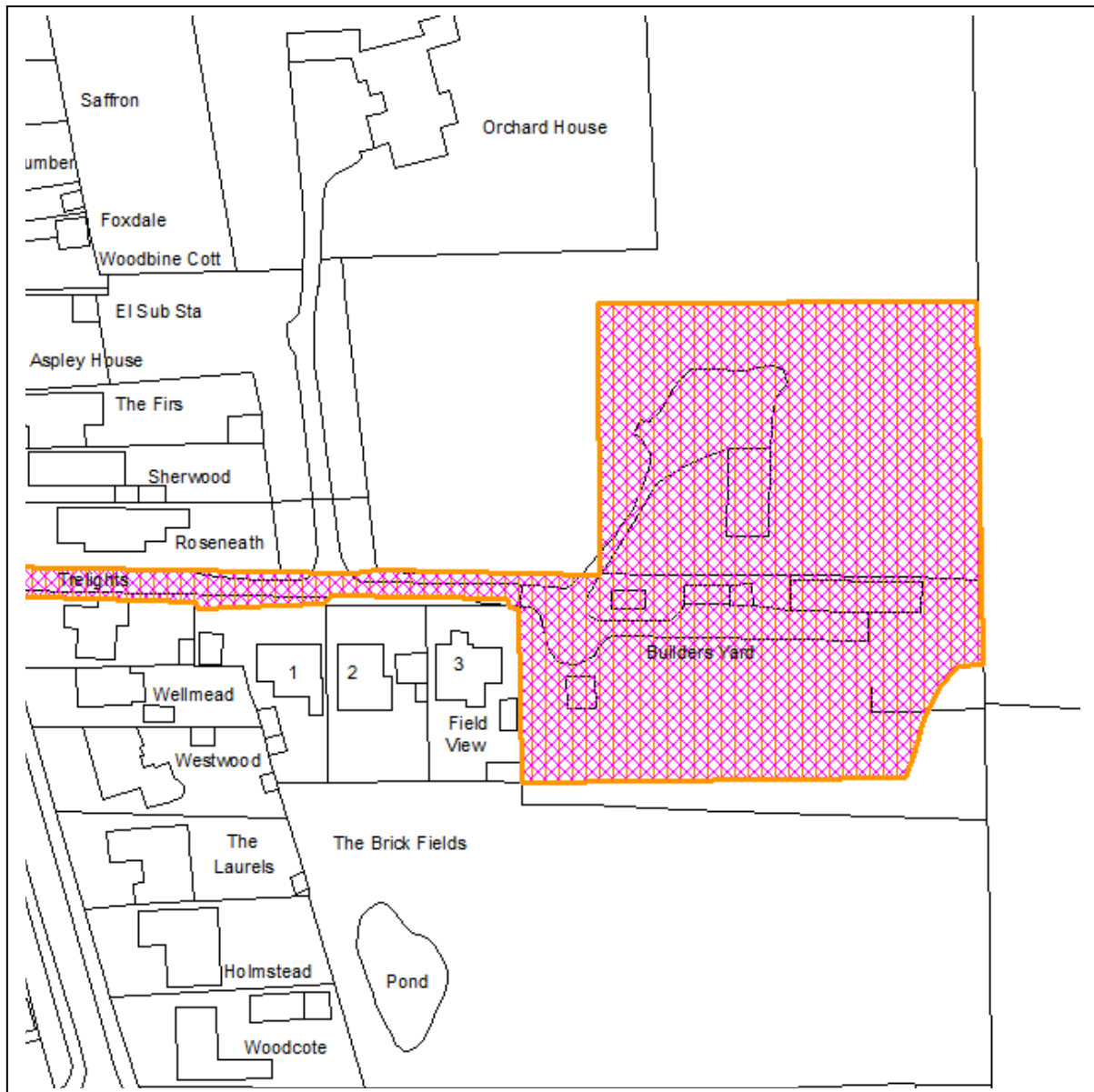
Farrell Design Studio

Case Officer:

Paul Corbett, 01344 352000

development.control@bracknell-forest.gov.uk

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



1. SUMMARY

1.1 The principle for housing on this site was originally secured under planning permission 15/00200/FUL in November 2015 to replace the current buildings with 4 dwellings and a recently allowed appeal provides an alternative scheme to replace the larger of the 4 dwellings originally approved to the northern part of the site with 6no, mobile homes while still allowing for the provision of the 3no dwellings to the southern part of the site.

1.2 The current proposal seeks to provide an alternative proposal to what could be implemented under the first planning permission (15/00200/FUL) for 4 dwellings or the second planning permission (16/00707/FUL) which would create a mixed development of 6no mobile homes along with the 3no dwellings which were part of the first permission (15/00200/FUL).

1.3 The current proposal seeks to provide 7no. five bedroomed two-storey homes on land which already has planning permission (15/00200/FUL) for a five bedroomed detached two-storey house and garage and a further 3 dwellings to the south which was approved in November 2015.

1.4 An application for 6no. two bedroomed mobile park homes was allowed on appeal (16/00707/FUL) on the northern part of the site which still enables the provision of 2no four bedroom dwellings and 1no three bedroom dwelling to the south as secured by Planning permission 15/00200/FUL thereby enabling the total provision of 9 units.

1.5 One of the core principles contained within the NPPF (para17) is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value (such as this site).

1.6 The current proposal if approved would provide an alternative scheme that would provide 7no. five bedroomed homes being provided as an alternative to the other permitted schemes which could provide either 6 mobile homes and 3 houses or 4 houses.

1.7 Whilst this site is located within the countryside it comprises a brownfield site with existing buildings that could be used commercially and it immediately abuts the settlement boundary of Chavey Down. The site benefits from an existing vehicular access road that will be subject to improvement works that the Highway Authority considers are required to serve 7no. five bedroomed homes.

1.8 This proposal would also make a contribution to the local supply of housing which is a significant positive factor in its favour, taking account of the shortfall in the five-year supply housing land supply in the borough at this time.

1.9 The NPPF sets out that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.

1.10 Whilst it is acknowledged that this proposal would result in some harm it is not on balance considered to outweigh the benefits of providing much needed housing

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA and securing offsite reptile mitigation and highway widening works before any works commence on the site.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Outside settlement boundary
Within 5km of the SPA

3.1 The site is located on the eastern side of Chavey Down Road. The site lies adjacent to the defined settlement of Chavey Down but within an area of countryside. It is accessed via a narrow private tarmac road that also provides vehicular access to Nos.1-3 The Brickfields and Orchard House.

3.2 The site was originally part of the land associated with Orchard House.

3.3 The site comprises one large building and area of hardstanding. Council records show it can be used lawfully as either as B8 (storage) or B1 Office Use. Other buildings and structures lie to the south.

3.4 The existing buildings are all vacant and in a poor state of repair.

4. RELEVANT PLANNING HISTORY

4.1 The principle of housing on this site was originally established under planning permission 15/00200/FUL to replace the current buildings with 4 dwellings and recently an appeal was allowed providing an alternative proposal that would replace the larger of the 4 dwellings with 6no, mobile homes and still allow the provision of the 3no dwellings to the southern part of the site.

4.2 16/00707/FUL Status: Refused by Planning Committee January 2017
- Appeal Allowed 17.08.17

Change of use of the land for the siting of six two bed residential mobile park homes.

4.3 15/00200/FUL Status: Approved (with Legal Agreement)
Erection of 1no five bedroom dwelling, 2no four bedroom dwellings and 1no three bedroom dwelling following the demolition of the existing structures.

4.4 01/01099/CLPUD Status: ALLOWED 2001
Application for a certificate of lawfulness for a proposed use to allow change of use of building from storage (B8) to business (B1).

4.5. 02/00204/FUL Status: APPROVED
Formation of pitched roof over existing flat roof. Alterations to fenestration and provision of roof lights.

4.6 02/00504/FUL Status: APPROVED (not implemented)
The erection of a single storey side extension, including roof lights, and external alterations including recladding and construction of new roof to existing office buildings (Use Class B1) following demolition and removal of existing storage buildings, containers and dormer extensions.

4.7 EN/12/00012/UBPC Status: Enforcement Notice Issued 20 August 2012
Breach: Outbuildings not demolished and landscaping not implemented as required by planning permission 09/00280/FUL

4.8 An Enforcement Notice was issued requiring the landowner to demolish and remove from the land the existing office outbuilding, including containers and hardstanding and restore to paddock area.

4.9 The applicant was seeking a Judicial Review in the High Court in respect of the original planning permission 09/00280/FUL and the requirement of the Enforcement Notice to remove the existing office building from the land. This was later withdrawn upon the granting of planning permission 15/00200/FUL.

5. THE PROPOSAL

5.1 Permission is sought for the erection 7no five bedroom dwellings with associated access and parking arrangements following demolition of existing structures.

5.2 The current scheme also shows the adjacent site for two further dwellings currently under consideration under planning application 17/00389/FUL

5.3 The current proposal for 7no five bedroom dwellings comprises two storey dwellings with integral single garages and ridge heights of between 7.4m to 8.8m.

5.4 The existing access road will be widened and extended to provide access to the new dwellings with a turning head to enable the Council's refuse vehicle to turn within the site.

PLAN 1. Current Proposal showing a layout for 7no five bedroom dwellings



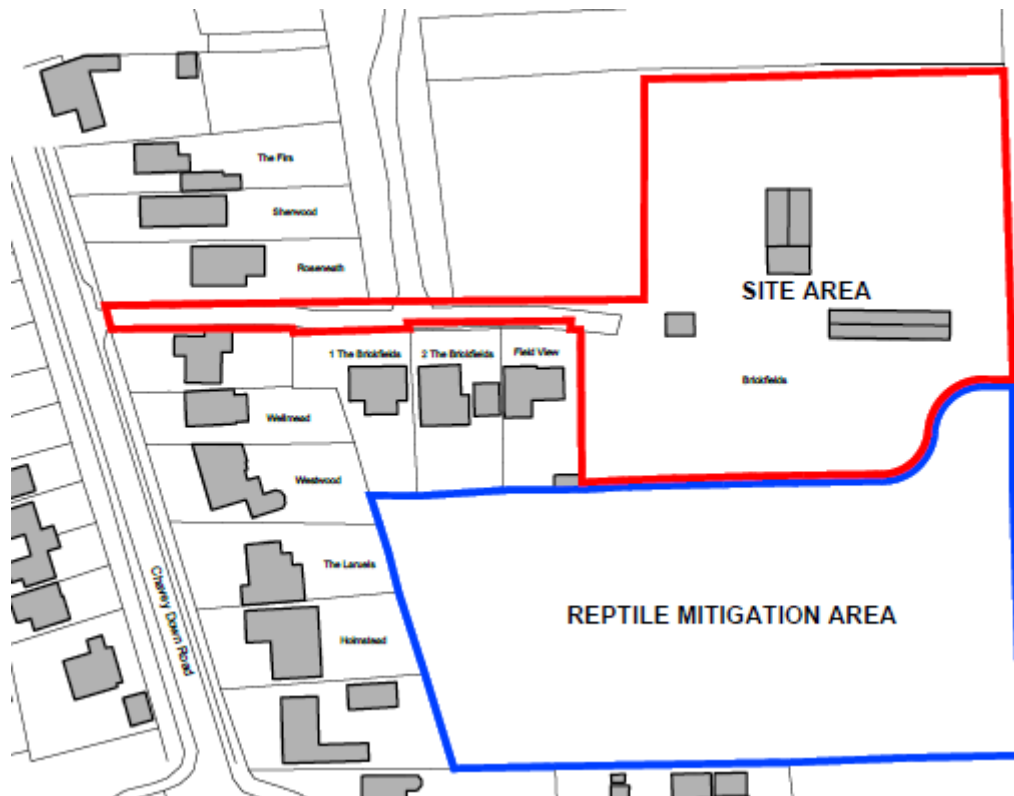
PLAN 2. Previous Approved Layout 15/00200/FUL



PLAN 3. Alternative proposal Layout 16/00707/FUL Allowed on Appeal (Mobile Homes)



PLAN 4. Plan showing the off-site reptile mitigation area that will be secured as part of the S106 legal agreement.



6. REPRESENTATIONS RECEIVED

Parish Council

6.1 Winkfield Parish Council have no objection to this proposal.

Other Letters of Representation

6.2 10no. objections and 1no. supportive representation have been received. The concerns raised have been summarised below:-

- Adverse impact upon the character and appearance of the area [*Officer Comment: These concerns are addressed under section 9 - Impact on character and appearance of the area.*]
- Adverse impact upon surrounding residential amenity [*Officer Comment: These concerns are addressed under section 9 - Residential Amenity.*]
- Inadequate access, traffic and highway safety implications. [*Officer Comment: These concerns are addressed in section 9 - Transport Implications*]
- Adverse environmental impacts such and noise and lighting [*Officer Comment: Any issues regarding environmental concerns are addressed in section 9 - Transport Implications. Any future issues can also be dealt with under separate health and safety legislation.*]
- Adverse impact upon wildlife. [*Officer Comment: These concerns are addressed under section 9 - Biodiversity*]

- Adverse impact upon drainage. [Officer Comment: These concerns are addressed under section 9 - Drainage]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 The following consultees have provided advice on the application that is summarised below and expanded upon within the report

Biodiversity Officer:

7.2 The Biodiversity Officer is content to support this proposal so long as the reptile mitigation can be secured in accordance with that previously secured under planning permission 15/00200/FUL and 16/00707/FUL

Transportation Officer:

7.3 The Highways Officer is content to support this proposal on the basis that the private road widening works and waste vehicle turning area can be secured.

Lead Local Flood Authority:

7.4 Recommends conditional approval.

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 and CS2 of CSDPD	Consistent
Land Outside Settlement	CS9 of CSDPD, Saved policy EN8 of BFBLP	Not consistent
Housing	CS15 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Sustainability	CS10 and CS12 of CSDPD	Consistent
SPA	SEP Retained Policy NRM6, Saved Policy EN3 of CSDPD and Policy CS14 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1 and EN2 of BFBLP, CS1 of CSDPD.	Consistent
Waste	CSDPD CS13	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heath Special Protection Area (SPD)		
Character Area Assessments (SPD)		
Parking standards (SPD)		
Design (SPD)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
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 Transport implications
- v Trees and biodiversity
- vi SPA
- vii Sustainability
- viii Drainage
- ix Community Infrastructure Levy

i. PRINCIPLE OF DEVELOPMENT

9.2 The principle of housing on this brownfield site was previously established by planning permission 15/00200/FUL in 2015 which allowed for 1no five bedroom dwelling, 2no four bedroom dwellings and 1no three bedroom dwelling on a larger plot, following the demolition of the existing commercial buildings on the land. This proposal seeks planning permission for an alternative proposal 7no. dwellings on the site.

9.3 When considering such proposals on land outside settlements BFBLP Policies EN8 and H5 states that development should not cause harm to the character of the area or result in any environmental damage or inconvenience or danger on the public highway.

9.4 This proposal would also make a contribution to the local supply of housing and as such is representative of a positive factor in support of this proposal, taking account of the shortfall in the five-year supply housing land supply in the borough at this time.

9.5 These points are addressed in the sections that follow.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.6 The current proposal would provide an alternative scheme that would result in 7no. five bedroomed homes being provided as an alternative to the already permitted schemes of either 6 mobile homes and 3 houses or 4 houses.

9.7 The current proposal is for 7no detached five bedroom dwellings in the form of two storey dwellings with integral single garages and ridge heights of between 7.4m to 8.8m.

9.8 This scheme would have a greater impact upon the character and appearance compared to the earlier approved scheme for 4 dwellings. It is also considered to have a greater impact than the alternative mixed proposal that could also be implemented comprising 6 mobile homes and 3 dwellings. However this scheme would reduce the number of units from 9 to 7 covering the same site area.

9.9 This needs to be balanced against the Council's current housing need but also whether this proposal is more harmful than the original proposal that can still be implemented up until 18th November 2018 under planning permission 15/00200/FUL or a mixture of the original permission and that for 6 mobile homes recently allowed on appeal.

9.10 It is considered that this proposal is of relatively low density and seeks to retain and enhance the existing strong perimeter boundaries which are dominated by mature oak trees and hedgerows which would naturally screen the site from the open fields beyond the boundaries of this site. The land immediately to the south is secured as reptile mitigation and will remain undeveloped.

9.11 The physical spatial attributes of this site also create a natural rounding-off of the existing settlement boundary without encroaching into the open countryside.

9.12 It is considered that this proposal for 7no. dwellings, subject to the recommended conditions, would not result in an adverse impact on the character and appearance of the area to warrant a refusal. It would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.13 Plot 1 would be two storeys and approximately 7.4 metres tall and would have a separation distance of approximately 14 metres from the nearest property in the lane – Field View. It is not considered that this would be overbearing on the existing dwelling, given the separation distances between them.

9.14 Only Plot 7 backs onto the land associated with the existing dwelling positioned to the north known as Orchard house and the intervening distances measured between the nearest part of plot 7 is approximately 55 metres which does not give rise to any adverse amenity issues.

9.15 The seven plots proposed have variable garden depths ranging from approximately 12 metres to 23 metres and building separation distances of 4 metres and therefore no amenity issues would arise from the proposed layout of the new plots.

9.16 As such, the proposal is not considered to have any unacceptable impacts upon the existing residential amenities of neighbouring properties or the residential amenities of the future occupiers of the new homes proposed. The proposal would therefore be in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iv TRANSPORT IMPLICATIONS

9.17 The proposed 7 dwellings would take access off Chavey Down Road, a local distributor road which is subject to a 30mph speed limit via a private road which currently serves 4 properties (plus a garage to the rear of Trelights) and sight-lines of 2.4m by 90m can be achieved at this junction in line with highway requirements. The existing private road has a tarmac surface and speed humps. However, the road is not currently wide enough for two vehicles to pass being around 3.5m wide at the access off Chavey Down Road, though the road widens slightly to around 4m past no. 1 The Brickfields which enables a car to wait for another to pass.

9.18 The applicant proposes to widen the existing private road to provide a 4.8m wide shared surface to enable two vehicles to pass at low speed and provide an enhance environment for pedestrians (and cyclists) to cater for the additional traffic generated by 7 dwellings. These proposals are shown on the latest Proposed Site Plan.

9.19 Part of the private road across the frontage of no. 2 The Brickfields and Field View is not included within the red line; however, a 4.8m wide road can still be achieved within the existing limits of the road, utilising existing verges and culverting a ditch.

9.20 The provision of 3 car parking spaces per 5 bed dwelling is proposed and is to be provided in part by each plot's integral single garage which complies with the Council's current Parking Standards.

9.21 The applicant has also shown that each plot will include a rear shed sufficient to provide secure cycle storage for up to 5 bicycles per property which complies with the Council's current Parking Standards.

9.22 This proposal is likely to generate 50 two-way trips per day, including four or five movements in both peak periods based on trip rates for family dwellings. This will result in an increase of 12 two-way trips per day in comparison to a mixed scheme of 6no. mobile homes and 3no. dwellings that could be implemented.

9.23 The applicant's latest site sections across the site indicate there is a 1 in 12 (8%) gradient on entering the new access road from the existing road and this is at the limits of acceptable gradients for access, though this is only over a short distance (around 15m).

9.24 A proposed field access between Field View and Plot 1 of the proposed development to land to the south is shown on drawing on the site layout drawing. This will continue to provide informal access to serve a proposed wildlife area, pond and woodland which will be secured via the S106 legal agreement.

9.25 Two visitor parking spaces are provided just off the access road opposite to plot 7.

9.26 The development is in a relatively unsustainable location as the only nearby facilities are a community hall and primary school and bus services are infrequent.

9.27 In terms of access to services for future occupants the nearest bus stops are located within 400m to the north of the development along Chavey Down Road, which is an acceptable walking distance to a bus stop. These stops are served by the 162 and 162a bus services between Bracknell (via Whitegrove, including the Tesco superstore), Winkfield Row and Ascot. Services are infrequent (every one and half hours) and do not operate during evenings and on Sunday. Also, local facilities are limited.

9.28 The relative unsustainability of the site needs to be considered in the planning balance. Notwithstanding this, the Highway Authority is satisfied that the proposed access improvements along the private road, including at the access off Chavey Down Road, would suitably mitigate the traffic and safety impacts of the 7 new dwellings, in a similar manner to those required for a total of 9 units which could be implemented by planning permissions 16/0707/FUL and 15/00200/FUL.

9.29 The Highways Officer is content to support this proposal on the basis that the private road widening works and waste vehicle turning area can be secured.

9.30 Subject to the imposition of conditions, the proposal is considered to be in accordance with Policy CS23 of the CSDPD and 'Saved' Policy M9 of the BFBLP and the NPPF and would not result adverse highway implications to warrant a refusal.

v TREES AND BIODIVERSITY

9.31 Whilst there are trees on the boundaries of the site, none are proposed to be removed but it is considered necessary to secure by condition a satisfactory soft landscaping scheme to ensure the site perimeter boundary is planted as shown on the site layout drawings.

9.32 The Biodiversity Officer is supportive of this application so long as the recommended mitigation identified within the applicant's Ecological Assessment, dated June 2017 is secured. The applicant is happy to agree a s106 planning obligation to ensure an area is provided for the necessary reptile mitigation as originally identified by the Ecological Assessment. The Council's Legal Services section has agreed this approach to securing the off-site reptile mitigation.

9.33 Therefore subject to the completion of a s106 legal agreement that satisfactorily secures the off-site reptile mitigation and other suitably worded conditions, the proposal is considered to comply with CSDPD Policies CS1 and CS7, BFBLP Policies EN2 and EN20, and the NPPF.

vi SPA

9.34 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 4.65km 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.

9.35 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.

9.36 In this instance, the development would result in a net increase of 7no. 5 bed dwellings resulting in a total SANG contribution of £22,477 (£3,211x 7)

9.37 The development is required to make a contribution restricted to 2 beds each towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £7,364 (£1,052x 7)

9.38 The total SPA related financial contribution for this proposal is £29,841.

9.39 The applicant has already agreed to secure this contribution and a restriction on the occupation of each unit of accommodation until the open space enhancement works to a SANG is completed.

9.40 Subject to the satisfactory 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 SUSTAINABILITY (RESOURCES)

9.41 Since the Government's Ministerial statement of the 26th March 2015 for residential development CSDPD Policy CS10 requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. The applicant has not submitted a Sustainability Statement covering water usage .

9.42 CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating that a proportion of the development's energy requirements will be provided from on-site renewable energy production which the proportion shall be at least 20% for 7 new dwellings including an explanation of the proposed choice of renewable energy to be installed. It should also be demonstrated how the development's potential carbon dioxide emissions will be reduced by at least 10%. Whilst the applicant did submit an energy statement it was not considered to comply with current policy.

9.43 These matters are therefore recommended to be secured by conditions, to ensure this proposal would not conflict with CSDPD Policies CS10, CS12 and the provisions of the NPPF.

9.44 Further guidance on how to address the requirements of policies CS10 and CS12 can be found in the Council's Sustainable Resource Management SPD- 2008 (<http://www.bracknell-forest.gov.uk/srm>)

viii DRAINAGE

9.45 As this proposal is under 1 Ha and comprises less than 10 dwellings; it would not normally require a SUDS scheme under national policy. However, given the proposal seeks to adjust levels across the site, the Council's Drainage Engineer was consulted. The Applicant is required to demonstrate that the proposals would not increase flood risk off-site but it was not clear from the originally submitted plans how this could be achieved. Following comments raised by the Council's Drainage Engineer a drainage strategy has been submitted.

9.46 As there is no clear outfall to the site and the area is known to be on clay the Applicant has proposed a connection to an existing surface water sewer on Merlin Close. This will require construction of a new sewer connection in agreement with Thames Water on Chavey Down Road.

9.47 The IDL drainage strategy submitted sets out to demonstrate that through the use of 1.4m diameter pipes and permeable paving, sufficient storage can be provided to attenuate runoff from the site to 5l/s. Whilst greenfield runoff rates have not been provided, the site is known to be a brownfield site with areas of hardstanding and roofs present. 5l/s is likely to be a reduction on this rate and is a rate typically acceptable to Thames Water to surface water sewers. However the Applicant has not provided written confirmation from Thames Water that they accept the proposed discharge rates. As this represents an alteration from the existing natural catchments, Thames Water must confirm that the proposed connection will not increase flood risk off site. The developer has a right to connect under the current legislation and in these instances Thames Water recommend the use of Grampian style conditions.

9.48 Given that the site is to be lowered below the existing field levels the Applicant should also provide a land drainage system diverting runoff to the existing ditch to ensure gardens are adequately drained.

9.49 Advice from the Council's Drainage Engineer concludes that subject to a number of conditions, securing a drainage strategy detailing on and off site drainage works and submission of full details of the design, implementation, maintenance and management of the sustainable drainage scheme this proposal for 7 dwellings can be approved. Should the details comply with the conditions the scheme would not conflict with CSDPD Policies CS1 and the provisions of the NPPF in respect of surface water drainage.

ix COMMUNITY INFRASTRUCTURE LEVY (CIL)

9.50 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 type and location of the development within the borough.

9.51 CIL is only applicable to any new build that involves the creation of additional dwellings, and in this case the creation of 7no. 5 bed dwellings is CIL liable

x. BALANCING EXERCISE

9.52. An assessment has to be made as to whether this proposal is more harmful than the existing fallback positions. These are:

- 4 dwellings as created by the first planning permission 15/00200/FUL in 2015, or
- a mixed use comprising 6 mobile homes allowed on appeal and the part implementation of a further 3 dwellings that could still be implemented as part of the first permission up until 18th November 2018 under planning permission 15/00200/FUL.

9.53 It is considered that the location of the 7 no. dwellings would not be unreasonably isolated from the surrounding community and still would be within a short walking distance of a local bus service albeit limited. Therefore future occupants are likely to be reliant upon a private motor vehicle. However given the relatively short distances to local services and scale of this development this element is only given moderate negative weight.

9.54 One of the main benefits of a housing scheme to be weighed in the balance is the provision of a net increase in housing of 7no. family dwellings. The NPPF is a material consideration, and this seeks (para. 47) to 'boost significantly the supply of housing'. In considering this aspect, a proposal for housing needs to be deliverable. The NPPF (footnote 11) is clear that for a site to be deliverable, it should:

- be available now;
- offer a suitable location for development now; and,
- be achievable, with a reasonable prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable.

9.55 The land is available now and considered in terms of its scale to provide a suitable location on previously developed land adjoining an existing settlement and could easily be delivered within 3 years the expiry date of this permission.

9.56 This proposal would make a small contribution to the local supply of housing and as such represents a positive benefit in its support, taking account of the shortfall in the five-year housing land supply. It is considered that this element should be afforded substantial positive weight in the balancing of this proposal.

9.57 It is acknowledged that this proposal for 7no. 5 bed dwellings would result in a lesser number units than could be implemented on the site i.e total of 9no units (6 mobile homes and 3 dwellings). However this case must be considered on its own merits and the provision of seven new dwellings remains a significant benefit.

9.58 This proposal would also generate a significant CIL receipt comparable to the 6 mobile homes which are not CIL liable and therefore would not have contributed anything to the community infrastructure.

9.59 It is acknowledged that this site's location relative to local services and facilities is not particularly sustainable when considered against Paragraph 34 of the NPPF. However it is close to a limited bus service giving access to local services at Whitegrove approximately 1.6 km from the site or Bracknell Town Centre within 3km of the site.

9.60 The site's scale and location relative to the existing settlement and the fact it is brownfield land with planning permission for housing does makes it more suitable for redevelopment for small scale housing.

9.61 The proposal would also seek to retain all the boundary trees which help define this parcel of land from the open filed beyond and furthermore the applicant proposed to enhance the landscaping on the site as illustrated on the proposed landscaping plan.

9.62 It is therefore considered that on balance the benefits outweigh the adverse impacts arising from this proposal.

10. CONCLUSIONS

10.1 Whilst it is acknowledged that this proposal would result in some harm, for the reasons set out above, this is considered to be limited and outweighed by the benefits of the proposal.

10.2 It is therefore considered that this proposal should be approved subject to appropriate conditions relating to highways, biodiversity, sustainability and landscaping and the satisfactory completion a legal agreement to secure SPA contributions and reptile mitigation. The proposal is considered to accord with 'Saved' Policies EN20 and M9 of the BFBLP, CS1, CS2, CS7 and CS23 of the CSDPD and Policy CP1 of the SALP, all in accordance with the NPPF.

11. RECOMMENDATION

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

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

02. Measures to provide off-site reptile mitigation

03. A non-alienation clause so that the land required to secure reptile mitigation could not be sold/disposed of or developed without the red line land.

04. The highways widening works being implemented before any works commence on the site

That the Head of Planning be authorised to **APPROVE** the application subject to the following condition(s) 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:

TP-1142-LP01 Rev D Location Plan
TP-1142-P01 Rev D Proposed Site Plan
TP-1142-P02 Rev D Proposed Site Section A-A
TP-1142-P03 Rev D Proposed Site Section B-B
TP-1142-P04 Rev D Proposed Site Section C-C
TP-1142-P200 Rev D Existing and Proposed Site Sections D-D & E-E

TP-1142-P05 Rev D Proposed Landscaping Plan
TP-1142-D01 Rev D Proposed Wooden Fence Detail
IND-TP-1142-P100 Rev D Proposed Cycle Store
TP-1142-P0101 Rev D Plot 1 Proposed Floor Plans
TP-1142-P0102 Rev D Plot 1 Proposed Elevations
TP-1142-P0201 Rev D Plot 2 Proposed Floor Plans
TP-1142-P0202 Rev D Plot 2 Proposed Elevations
TP-1142-P0301 Rev D Plot 3 Proposed Floor Plans
TP-1142-P0302 Rev D Plot 3 Proposed Elevations
TP-1142-P0402 Rev D Plot 4 Proposed Elevations
TP-1142-P0501 Rev D Plot 5 Proposed Floor Plans
TP-1142-P0502 Rev D Plot 5 Proposed Elevations
TP-1142-P0601 Rev D Plot 6 Proposed Floor Plans
TP-1142-P0602 Rev D Plot 6 Proposed Elevations
TP-1142-P0701 Rev D Plot 7 Proposed Floor Plans
TP-1142-P0702 Rev D Plot 7 Proposed Elevations

Ecological Assessment by biocensus – June 2017

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

03. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings 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]

04. No development shall take place until samples of the materials to include bricks and roof tiles and other hard surfaces 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 Saved Policy EN20, Core Strategy DPD Policy CS7]

05. 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]

06. 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 and also vehicle routing and delivery times. The approved scheme shall be performed, observed and complied with.

REASON: In the interest of amenity.

07. 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.

08. 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) specifications of control of noise arrangements for construction and demolition.

(ii) methodology of controlling dust, smell and other effluvia

(iii) site security arrangements including hoardings

(iv) proposed method of piling for foundations

(v) construction and demolition methodology

(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.

09. 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 Policy CS10]

10. 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]

11. Development shall not commence until a drainage strategy detailing on and off site drainage works, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

12. The development hereby permitted shall not be begun until full details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) 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 where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development 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 throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

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.

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, 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.

14. No development (other than the construction of the access) shall take place until the access has 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.
[Relevant Policies: Core Strategy DPD CS23]

15. The garage accommodation hereby approved 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]

16. No dwelling shall be occupied until the secure cycle parking stores as approved have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

17. No gates shall be provided at any point along the existing vehicular access or as proposed to be extended.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

18. No dwelling shall be occupied until the associated vehicle parking 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]

19. The dwelling(s) hereby permitted 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 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]

20. 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]

21. The development (including site clearance and demolition) shall not be begun until:-
(i) all the buildings/structures on the site and any trees to be felled have been further surveyed for the presence of bats, (in accordance with the Biocensus report dated June 2017.) and

(ii) the further survey has been submitted to and approved by the Local Planning Authority, and

(iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or a scheme and timetable for the relocation of an bats has been submitted and approved by the Local Planning Authority. The scheme shall be performed, observed and complied with.

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

22. All ecological measures and/or works shall be carried out in accordance with the details contained in the approved Biocensus' report dated June 2017.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

23. The development, nor any part thereof shall be occupied until a habitat management plan has been submitted to and approved by the Local Planning Authority prior to the occupation of the development. The plan shall include:

- i) description and evaluation of the features to be managed
 - ii) description of target habitats and species
 - iii) ecological potential and constraints on the site
 - iv) aims and objectives of management
 - v) appropriate management options including location and method statements
 - vi) prescriptions for management actions
 - vii) preparation of a work schedule indicating the timing of works
 - viii) personnel responsible for implementation of the plan
 - ix) monitoring and remedial measures triggered by monitoring
- The approved plans shall be observed, performed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

24. 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]

25. No development shall take place (including demolition, ground works and site clearance) until a method statement for the sensitive development to avoid the potential of harm to reptiles 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 strictly in accordance with the approved details.

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

27. Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved in writing by the Local Planning Authority, detailing the containment, control and removal of Japanese Knotweed (*Fallopia japonica*) Virginia creeper (*Parthenocissus quinquefolia*) and Cotoneaster (*Cotoneaster* sp.) on site. The measures shall be carried out strictly in accordance with the approved scheme.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

28. 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]

29. 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]

30. 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]

31. 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.

Informative(s):

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. Further details are required to be submitted in relation to the following conditions: 1, 2, 5, 7, 15, 16, 17, 19, 20, 22, & 28.

03. No details are required to be submitted in relation to the following conditions; however they are required to be complied with: 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 18, 21, 23, 24, 25, 26, 27, 29, 30, & 31.

04. The Streetcare Team should be contacted at Department of Transport & Transportation, 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.

Alternative Recommendation:

In the event of the S106 agreement not being completed by 29 December 2017, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

01. The absence of a completed legal agreement to secure appropriate off-site Reptile Mitigation will result in an adverse impact on biodiversity through the direct loss of habitat and the fragmentation of the wider green network reducing ecological connectivity and is therefore contrary to paragraph 109 and 118 of the NPPF and Core Strategy Policy CS1.

02. 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, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (February 2015).