

ITEM NO: 08

Application No.

16/01266/FUL

Site Address:

Ward:

Ascot

Date Registered:

21 December 2016

Target Decision Date:

22 March 2017

**The Brackens London Road Ascot Berkshire SL5
8BE**

Proposal:

Residential development comprising partial demolition of existing buildings, retention and conversion of Brackens House to provide 5 no apartments and construction of 51 new dwellings, with associated parking, tree removal and landscaping and improvements to existing access to London Road.

Applicant:

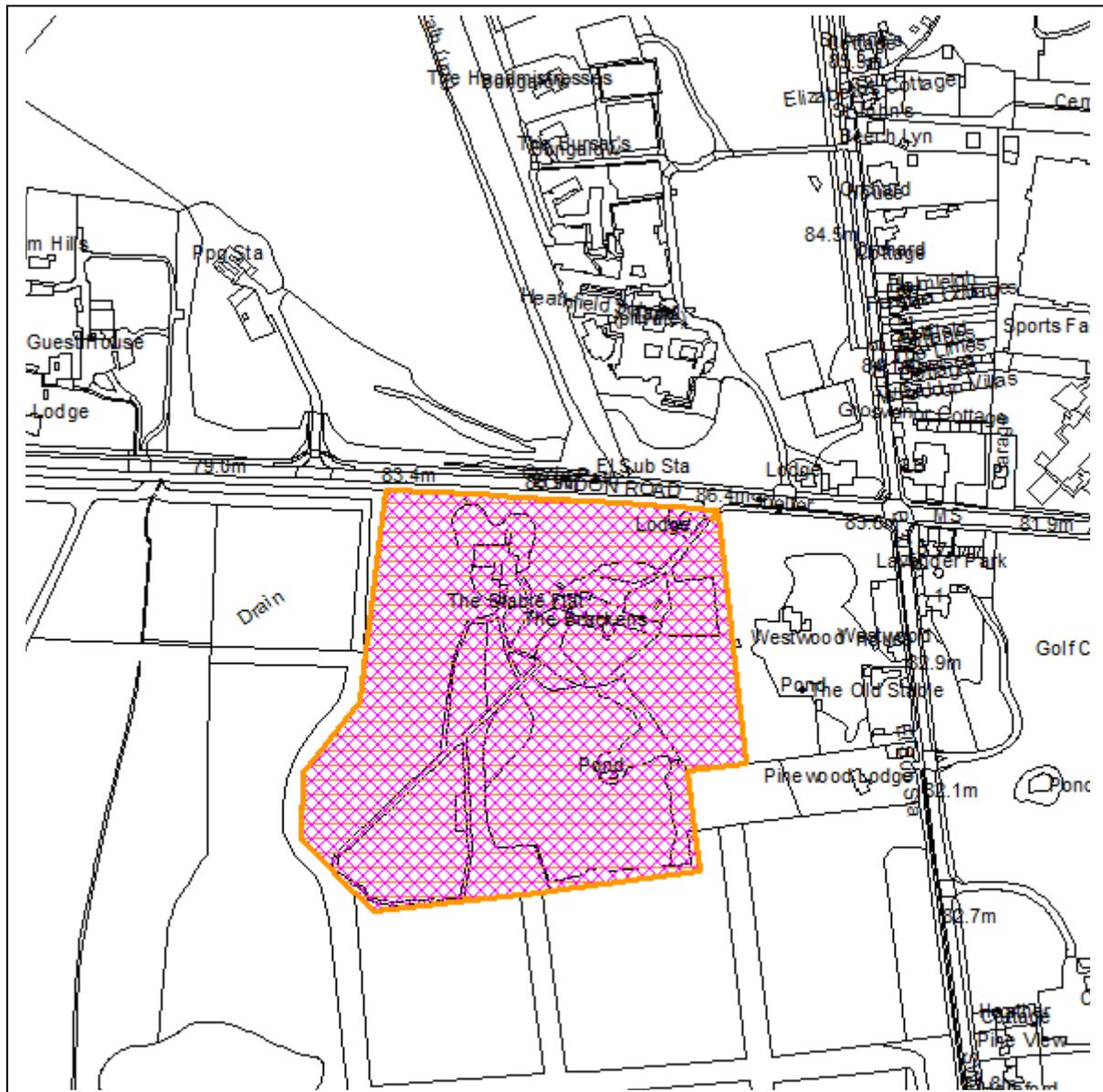
Berkeley Homes (Oxford and Chiltern) Limited

Agent:

Kemp & Kemp

Case Officer:

Sarah Fryer, 01344 352000

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

1. SUMMARY

1.1 This application seeks the redevelopment of the Brackens, a site currently used as offices providing accommodation for a number of companies. The site is in the Countryside, is previously developed and has an extant Prior Approval Consent (PAC) for the conversion of the existing offices into 32 residential apartments.

1.2 Although the site is located within the countryside as the Council cannot currently demonstrate a five-year supply of deliverable housing sites the NPPF states that development should be approved unless the harm of the proposal, demonstrably and significantly outweighs the benefits, in this case the provision of 56 dwellings. Given the extant PAC, the previously developed nature of the site and the location on a bus route, it is considered that in this instance the harm to the character of the area does not outweigh the benefits of providing additional houses.

RECOMMENDATION
Approve subject to S106 agreement

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been called to the Planning Committee by Cllr Hayes on the grounds that the proposal represents overdevelopment, would not maintain highway safety and would harm trees on the site many of which are protected.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Countryside

3.1 The application relates to a site located on the south side of London Road, between the defined settlements of Bracknell and Ascot. The site is therefore within the countryside.

3.2 The application site consists of an office building, which was originally a country house. The formal lawns still exist to the south of the main property.

3.3 The site also contains various ancillary buildings. These consist of a building to the west of the entrance last used as an office but, at the time of the site visit, vacant and outbuildings including garages located to the north west of the main office building, used for a variety of purposes including offices and storage ancillary to the other uses on the site. There is a large parking area located to the south of the main entrance drive with some further parking to the north of the main building. The Brackens has a variety of built extensions, many of which are considered to detract from the original form and character of the building.

3.4 The site is contained by trees with protected groups along the northern boundary and woodland groups to the west of the site and along the eastern boundary. The site also contains smaller groups of protected trees, and some individual trees are protected within the site.

3.5 To the south the site abuts a conifer plantation to which the public have access. This blends into the more informal wooded heathland located to the west which contains larger clearings.

3.6 To the east the site abuts a residential property located in large grounds beyond which the B3017 lies on a north-south axis which also forms the Green Belt Boundary.

3.7 The site benefits from access from London Road which runs along its northern boundary. North of the site and London Road is the Heathfield School with the school buildings set back from the road.

4. RELEVANT SITE HISTORY

16/01242/OUT Hybrid planning application for a residential development comprising: DETAILED application for partial demolition of existing buildings. Retention and conversion of Brackens House to provide 5 no. apartments with associated parking, tree removal and improvements to existing access. OUTLINE application for the Construction of up to 51 new homes with access. Under consideration.

16/00171/PAC Application for prior approval for the change of use of office (B1) to residential use (class C3) comprising 32 apartments. Agreed.

2328 Use of Brackens as flats and offices Approved 14.01.1954

Various applications during the 1950's, 1960's, 1970's and 1980's for works and changes of use to the main building.

5. THE PROPOSAL

5.1 The application consists of three distinct parts:-

1. The conversion of part of the original Brackens House to provide 5 apartments consisting of four 2-bedroomed apartments, and one 3-bedroomed apartment. The existing unsympathetic and later extensions would be demolished reverting the property back to its original dimensions. This aspect of the proposal would require minor alterations to block up doors and alter windows and make good where the demolished extensions adjoined the original structure.

2. Construction of a block of apartments and dwellings on the previously developed land to the north of the site. These consist of

- Detached two storey dwelling on the location of the existing office building located at the entrance to the site. This would be a two storey, two bedroomed dwelling.
- A pair of semi-detached dwellings (The Coach House) on the clearing to the south of the entrance road consisting of two 4 bedroomed dwellings on a north south orientation.
- 3 dwellings (The Gardeners Cottages) on the footprint of part of the extension to the Brackens to be demolished consisting of two 3-bedroomed semi-detached dwellings and one detached 5 bedroomed dwelling.
- Extension to The Brackens to accommodate four x 3 bedroomed properties, eight x 2 bedroomed apartments and two x 4 bedroomed apartments located on the existing footprint of the existing extensions.
- To the north and west of the existing Brackens House, one detached 3 bedroomed dwelling and two terraces each containing two x 5-bedroomed and four x 3 bedroomed dwellings.
- A semi-detached pair of dwellings located to the south of the extension to Brackens House. Each would contain 4 bedrooms.

3. Residential development on the lawns to the south of Brackens House, containing 10 detached dwellings, and a block of 6 apartments. Each detached house would benefit from a triple garage and private turning area.

6. REPRESENTATIONS RECEIVED

Other representations:

6.1 One objection has been received objecting to the proposal on the following grounds:-

- The site is outside the defined settlement and located within the narrow 'green corridor' that separates Bracknell from Ascot.
- Contrary to Policy CS9: Development of land Outside Settlements which amongst other things protect the function of the land as a gap which this proposal would erode.
- Additional strain upon local infrastructure including the amount of traffic along London Road.

Winkfield Parish Council

6.2 Asks the officer to ensure the retention of trees and shrubs on the site particularly along London Road. The Parish Council remains concerned about the impact of the development of this size on local infrastructure; especially schools, highways and affordable housing. The Parish Council ask that officers explore the possibility of creating a cycleway/footway from the back of the site to Martins Heron Station.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways: Taking into account the existing use, the existing junction and nature of the proposal there are no objections from a highway safety perspective, subject to conditions.

7.2 Drainage: Sufficient information has been received demonstrating that the site can be suitable drained. No objection subject to conditions.

7.3 Bio-diversity: Additional information has addressed initial concerns and conditions have been suggested.

7.4 SPA: The site is within 5km of the SPA and therefore avoidance and mitigation measures are required. These will be secured through a legal agreement.

7.5 Landscape: raises concerns about proximity of the built form to London Road, impact upon the development within RPAs of trees and request further details regarding landscaping.

7.6 Archaeology: Content that sufficient information has been provided to demonstrate that it is unlikely that significant historical remains are present on the site and therefore recommends a condition to assess any further archaeological remains. .

7.7 Environmental Health: There is a landfill site to the north of the development, suggest conditions.

7.8 Waste: The communal bin store areas are all of adequate size. A reminder to the developer that collection is from the back edge of the highway, so there must be sufficient space on the edge of the highway/ footways to accommodate the bins on collection days. [Officer note: this can be included as a informative]

7.9 Renewable Energy: Requested conditions relating to energy requirements

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP: Presumption in favour of sustainable development CS1 of CSDPD: Sustainable Development Principles CS2 of the CSDPD: Locational Principles	Consistent. (Para. 14 of the NPPF)
Housing	CS15 of the CSDPD: overall housing provision	Not consistent with the NPPF as it does not represent an 'objective assessment of need', and therefore carries little weight.
Affordable housing/ Mix	CS16 of the CSDPD: Housing Needs of the Community CS17 of the CSDPD: Affordable Housing	Consistent. (Para. 50 of the NPPF).
Design & Character	CS1 (viii) of the CSDPD CS7 (i) & (iii) of CSDPD: Design Saved policy EN20 (i) of BFBLP: Design considerations in new development	Consistent with para. 17, 56, and 109 of the NPPF.
Open Space provision	CSDPD Policy CS8: Recreation and Culture Saved Policy R4 of the BFBLP: Provision of open space of public value	Consistent with paras. 72 & 74 of the NPPF. Consistent with the NPPF Chapter 8.
Noise and pollution	Saved Policy EN25 of the BFBLP: Noise and other pollution	This is considered to be consistent with paras. 17(4), 17(7) and 109(4) of the NPPF.

SPA	SEP Policy NRM6: Thames Basin Heaths Special Protection Area CSDPD Policy CS14: Thames Basin Heaths Special Protection Area Saved Policy EN3 of the BFBLP: Nature Conservation	Consistent with the NPPF (Chapter 11)
Supplementary Planning Documents (SPD)		
Parking Standards SPD 2016		
Design SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) Character Area Assessments SPD (Chapter 4- Northern Villages) Bracknell Forest Borough Landscape Character Assessment (LUC) 2015 Design SPD (2017)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on the character and appearance of the area
- iii Design
- iv Residential Amenity
- v Pollution
- vi Impact on Highway safety
- vii Drainage
- viii Archaeology
- ix Bio-diversity
- x Trees and landscaping
- xi Securing necessary infrastructure / CIL
- xii Thames Basin Heaths Special Protection Areas (SPA)
- xiii Affordable Housing
- xiv Sustainability issues

i. Principle of Development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration.

9.3 Paragraph 14 of the NPPF sets out that for decision takers this means:

- approving development proposals that accord with the development plan without delay, and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits assessed against the policies in this Framework taken as a whole: or
 - Specific policies in this Framework indicate development should be restricted.

9.4 Paragraph 49 of the NPPF states that 'relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'.

9.5 The site is located outside the defined settlement boundary and as such is directly contrary

to Policy CS9 of the CSDPD, Policy EN8 and Policy H5 of the BFBLP. All of these policies restrict the development of residential dwellings in the countryside, seeking to protect the countryside for its own sake, unless specific criteria are met. The proposal does not comply with the stated criteria.

9.6 However, Bracknell Forest Council is unable to demonstrate that it has a 5 year supply of deliverable housing sites. Accordingly, relevant policies for the supply of housing are considered out of date and, whilst still a consideration, the weight that can be attributed to them decreases.

9.7 The application therefore should be considered in relation to the presumption in favour of sustainable development, as set out in SALP Policy CP1 and paragraph 14 of the NPPF. Permission should only be refused where the harm arising from the application would significantly and demonstrably outweigh the benefits of the scheme. The benefits and harm of the development are considered in the following sections of the report.

ii Impact on character and appearance of the area, including landscape impact

9.8 Policy CS7 of the CSDPD seeks a high quality of design for all development in Bracknell Forest. This should be achieved by building upon the local character, respecting local patterns of development and enhancing the landscape.

9.9 The Council's Landscape Character Appraisal (LUC 2016) has the Brackens on the boundary between two areas, the Brackens falls within the Character Area F1: Chavey Down Wooded Sands, however immediately to the south is Area A1: Bracknell Forest.

9.10 The appraisal describes the F1 area as being defined by the urban edge with a gradual transition from the forest in the south to the clay farmland to the north. The site is characterised by semi-rural suburban landscape with typically short views across small clearings to the next block of woodland. The landscape appraisal also identified that the density of development tends to increase closer to junctions. The developments between the junctions on this part of London Road are generally large single units or clusters of buildings, set a little way back from the highway and within large plots. The areas of natural and undeveloped character are valued features of the landscape. They provide physical and visual separation or 'gap' between the urban areas of Bracknell and the suburban areas of North Ascot.

9.11 To the rear the site adjoins an area of forested woodland which is also used for the Lapland seasonal leisure attraction. This area of Swinley Forest is accessible to members of the public, and is used by dog walkers and recreational workers alike, though it is in private ownership. Within the Landscape appraisal the character is said to be strongly influenced by the long blocks of forest plantation which result in a sense of remoteness and the impact from the suburban development at the edges is limited.

9.12 The proposal seeks to increase the amount of development to the front of the site, utilising the existing areas of hard standing and built form. The proposal then seeks dwellings and flats extending into the site and reducing in density to detached villas located to the rear.

9.13 London Road is considered to be semi-rural in character but dominated by the trees which flank the highway. Development is generally linear with groups of buildings set back behind the trees located within large grounds.

9.14 It is acknowledged that the site consists of previously development land (PDL). However the definition contained within annex 2 of the NPPF, states that it should not be assumed that the whole of such sites should be developed.

9.15 The development, particularly to the south of the Brackens would be detrimental to the

character of what was, and has been maintained as, formal lawns to the dwelling enclosed by mature trees belts and woodland. However, views into the rear of the site are limited and screened by the existing landscaping and the redevelopment would screen this further. The principle character view is considered to be along the London Road frontage where it is proposed to reinforce the planting, screening the site and maintaining the semi-rural feel. Whilst glimpses of the development would still be seen through the site entrance or existing gaps in the vegetation this is considered to be in keeping with the existing character of London Road where glimpses of buildings through the trees are possible.

9.16 In conclusion, due to the surrounding landscaping, most of which is protected, and the current developed nature of the northern half of the site, the impacts of the proposal on the character and appearance of the area are limited.

iii Design

9.17 The proposed dwellings have all been designed taking cues from the original part of the Brackens. The design and access statement depicts the story of the site which builds from the history of Brackens House. This separates the site into 5 areas;

1. Brackens House and setting (includes The Gate House and the Brackens)

By retaining the landscaping and large Wellingtonia trees, views into the site will remain relatively unchanged. The existing gate house will be replaced with a red brick dwelling with feature gables and a steeply pitched roof. Stone is proposed to dress windows and decorative brickworks adds to the design interest of the property. The design of the proposed dwelling (Plot 1) is considered acceptable.

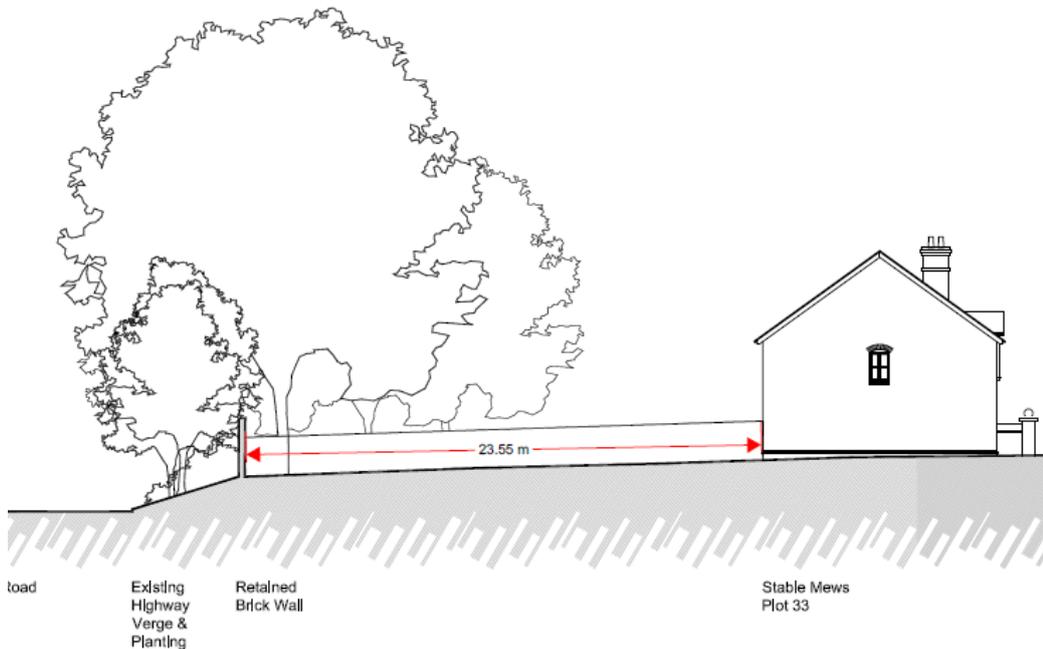


To facilitate the conversion of the existing Brackens into apartments it is proposed to remove the existing unsympathetic extensions. To the eastern elevation a double height bay window would be reinstated. Other minor alterations to doors and windows are also proposed. The proposals are considered to improve the appearance of the building, reinstating the integrity and design of the original building. Overall the proposed changes would result in a positive improvement.

2. The Stables Courtyard and Kitchen Gardens

This area is located to the west of the main house and creates a group of buildings comprising a mix of apartments and dwellings. This area is designed to resemble the outbuildings (stables and storage) associated with the main house. Dwellings have been set back 23m from the highway boundary protecting views from the road and enabling the vegetation planting to be reinforced without detrimentally affecting the

amenities of future occupiers.



Again the design of this area uses red brick with stable details picked up in the large ground floor openings with timber detailing. The Kitchen cottages have a more residential character design as ancillary accommodation to the main dwelling. Again gable features and brick detail add visual and design interest.

3. The Coach House and The Gardeners Cottages

This is the area located to the south of the main driveway where there is currently a carpark and an extension to the main office building which would be demolished. All these dwellings are located on part of the originally PDL part of the site. The design and appearance replicates dwellings elsewhere.



4. The South Lawn and Villas

A small block of apartments and 3 detached dwellings are proposed to the south of the formal lawn, where an existing group of trees breaks up the site. Again the use of red brick and steeply pitched roofs takes the cue from Brackens House, whilst the

apartment block is designed around a courtyard and encompasses arched details.

5. Sylvan Villas

This area comprises of 7 large detached properties in large plots. The existing landscaping has been used to influence the plots and the setting of the properties. These dwellings consist of 5 bedroom mainly 2 storey dwellings (one exception William House is 2.5 storey) with chimneys and gable features broken up with timber or tile details. Each dwelling is different and of bespoke design.

Waste collection

A plans has been submitted providing detail of refuse storage and collection points. The Waste and Recycling Manager has been consulted and commented that the communal bins stores are all of an adequate size. The properties that do not have bin storage areas will require a suitable place for storage preferably within rear gardens. It is also required that the bins are presented for collection at the kerbside of the adopted highway, so those properties up private sections of road will need to wheel their bins to the adopted highway so there must be enough space on the edge of the highway/footways to accommodate the bins on collection day without causing an obstruction.

The dwellings all have large gardens with rear access enabling storage of bins within these areas Collection points have also been indicated upon the plans.

Conclusion on design

9.18 The proposal would create a character of its own which has been influenced and led by the retention of the Brackens House within the site. Due to its separation from other developments it is not considered that the proposal needs to replicate the character or appearance of nearby developments. Overall the design the buildings is well considered with good proportions and detail to break up mass and provide interest and integrity. The design and appearance of the buildings is therefore considered to be in accordance with Policies CS7 of the CSDPD, and EN20 of BFBLP.

iv Residential amenity.

9.19 Saved Policy EN20 of the BFBLP seeks to protect the amenity of surrounding properties. This property requires the Council to have regard to ensuring new development does not adversely affect the amenity of surrounding properties and adjoining areas. Paragraph 17 of the NPPF also seeks to protect the amenities of future occupiers.

9.20 There are no dwellings located sufficiently close to the proposal to be detrimentally affected by it (the nearest is Westwood located 50m east of the site and separated by protected trees).

9.21 Within the site the layout of properties has been considered and orientated to prevent overlooking and protect the amenities of future occupiers from overlooking. Dwellings have sufficient private amenity space, and there is ample amenity space provided for the apartments which do not benefit from private balconies.

9.22 Concerns were raised regarding the proximity of some of the trees to the elevations of proposed properties. The trees on the site are mature and many are in excess of 10m in height and taller than the proposed dwellings. Trees can block out light and deciduous species create nuisance from shedding leaves once a year. The Council knows from experience that trees located too close to dwellings result in complaints regarding loss of light and litter drop, resulting in requests to have trees removed.

9.23 The applicants have stated that the mature landscape is a feature of the site and seek to use it to attract purchasers. The grounds will also be maintained by a private company who will be the first point of call regarding concerns with the trees. Where habitable rooms would be affected by trees they have been designed with dual aspect windows. As a result the layout is considered acceptable.

9.24 Plots 2 and 3 are proposed in the clearing on the site of the existing car park. This is a considerable area but enclosed on all sides by a mix of deciduous and coniferous trees and dense undergrowth. Whilst again the trees will overshadow and result in loss of light to the dwellings, there is considered to be sufficient space around these dwellings to provide an acceptable degree of amenity for future residents.

9.25 Due to the proximity of the trees to plots 25 and 26 and the southern elevation of the Stable Court, it is not considered that the proposal would provide a sufficient level of amenity for future residents. In this respect the application does not comply with Policy EN20 or paragraph 17 of the NPPF. However this harm needs to be balanced against the benefits of the scheme and this is considered below in the conclusions.

v. Pollution

9.26 There is a landfill site located to the north of the proposed development site and the Council currently monitors leachate and gas levels from the site in the surrounding area.

9.27 It is therefore recommended that conditions requiring schemes of investigation monitoring are requested to ensure that future residents of the site are not affected by any contamination as a result of the nearby landfill site.

iv. Impact on Highway safety

Access

9.28 The Brackens takes access off the A329 London Road, a primary distributor road which is subject to a 40mph speed limit and this new residential development would utilise the existing access around 120m west of the London Road/Priory Road/Swinley Road Junction.

9.29 It is noted that this junction and London Road, more generally, suffers from congestion and delay and the Highway Authority has a planned improvement scheme to assist with left-turning traffic into Licensed Victuallers School (Ascot) and minimise queueing traffic interfering with traffic flows along London Road.

9.30 The applicant has provided a Transport Statement and this includes traffic and speed surveys. The traffic surveys identified an average daily traffic flow of 23,500 vehicles along London Road thus the potential 285 vehicle movements per day which could be generated by 56 residential units (as indicated in the Transport Statement) equates to around 1% of the overall traffic using London Road. Clearly, the existing office use would generate traffic by staff and visitors and this is a material consideration. Also, the existing access includes a right-turn lane which is 2.9m wide and can easily accommodate a standard car to avoid right-turning vehicles interfering with traffic flows along London Road.

9.31 The speed surveys recorded 85th percentile vehicle speeds of 39mph along London Road which indicates compliance with the 40mph speed limit and visibility splays of 2.4m by 120m can be achieved within the highway boundary for vehicles exiting the development onto London Road in line with vehicle speeds.

9.32 Access alterations are proposed to create a formal bell-mouth with 6m radii accessing a 5.5m wide access road in line with the Council's highways guide for development. Also, a 2m wide footway is proposed on the eastern side of the development access road to connect to this existing footway on the south side of London Road and existing bus stop for westbound journeys towards Bracknell. There is a 3m wide shared footway/cycle-way on the northern side of London Road opposite the development and this can be accessed via an existing pedestrian refuge to the west of the development access.

9.33 The development is to include a 5.5m wide access road following the alignment of the existing access with a 2m wide footway provided on the eastern side before narrowing to 4.8m over a distance of around 40m to take account of TPO trees. This narrowing is to be raised to protect the trees and a potential access road cross section is shown on drawing 4150721-KS20-P2 including over-edge drainage and the principles of this are acceptable. This raised narrowing would assist in keeping vehicle speeds low and pedestrians would be able to cross to a footpath heading westwards towards Stable Mews and gain access around the junction with Brackens House to connect to a footway on the south-western side of the junction. Further into the development, 4.8m wide shared surfaces are proposed in line with the Council's design guidance.

9.34 The proposed road adoption strategy is shown on drawing 3019.205 with associated swept path for a refuse vehicle and the Highway Authority is content with this layout for refuse vehicle access. The drawing indicates that the access road serving The Coach House would be offered for adoption; however, the Highway Authority does not consider this necessary. Also, an adoptable service margin is proposed through the private parking courtyard serving The Gardeners' Cottage and this too does not appear necessary. The extent of adoptable road and footways could be dealt with via a Section 38 Agreement. Acceptable junction and forward visibilities are shown on drawing 4140721-SK18-P2 for adequate vehicle and pedestrian access within this residential development.

Proximity to services

9.35 As indicated in the Transport Statement, the development is within acceptable walking distances (2km based on guidance) of facilities and services, including Tesco (Martin's Heron) and Martin's Heron railway station. Also, Bracknell and Ascot town centres are within a 5km cycle distance which is in line with guidance and London Road is served by an hourly bus service (no. 702) to/from Bracknell.

Parking

9.36 The Transport Statement indicates that the proposed development is to be provided with parking to comply with the Council's parking standards (2016), including garages for the houses and parking barns, cars ports and pergolas for the apartments. The submitted plans indicate that adequate parking, turning and access is being provided.

9.37 The Transport Statement notes that visitor parking at ratio of one space per 5 dwellings is to be provided and the plans show a lay-by close to plots 13 to 19. Also, one visitor parking space is to be provided within the pergolas serving South Lawn Villas and this is shown on the plans as being wider for potential use by a disabled user. Details of cycle parking within garages and sheds etc... should be secured by planning condition.

Trips

9.38 The Transport Statement indicates that 56 residential units is likely to generate a total of 285 two-way vehicle movements per day, including 32 movements in the morning peak period and 33 movements in the evening peak period. The existing office use could generate a total of 348 two-way vehicle movements per day, including 41 movements in the morning peak period and 52

movements in the evening peak period based on TRICs data from similar sites which is a recognised practice rather than a survey of The Brackens. There are around 98 parking spaces, at present and clearly, the office use would generate vehicular traffic by staff and visitors and by deliveries.

9.39 The development may be CIL liable and as London Road/Priory Road/Swinley Road Junction is included within the CIL regulation 123 list, monies could be allocated to fund junction improvements. Construction traffic, including site deliveries and contractor parking could be dealt with by planning condition.

vii Drainage

9.40 The site is not situated within a Flood Zone and is not shown to be at risk of surface water flooding.

9.41 The application has been submitted with a Flood Risk Assessment (FRA) and a SuDs drainage scheme for dealing with the surface water. The Applicant has undertaken a ground investigation, and infiltration testing to demonstrate that the SUDS scheme will operate. Following some amendments, the Lead Local Flood Authority is satisfied that the proposed scheme, subject to details, is appropriate for dealing with the surface water without increasing flood risk off-site.

9.42 Accordingly subject to a suitably worded condition requiring further details of the scheme and confirmation of the management and maintenance of the surface water drainage scheme, the proposals would not result in any increase in surface water flooding off the site and are considered to comply with Chapter 10 of the NPPF and Planning Practice Guidance.

viii Archaeology

9.43 In accordance with Paragraph 128 of the NPPF, the applicant has submitted with their application a desk-based assessment (Foundations Archaeology, dated April 2016), which assesses the impact of this proposal on the historic environment. The desk-based assessment is a very thorough consideration of the archaeological potential of the application area. No known heritage assets are known within the application area and there are few known monuments and finds spots in its vicinity. The report notes that The Brackens is not listed or a non-designated asset or a locally listed building but is 'an asset of low heritage value' (Paragraph 10.10).

9.44 The report notes the site has a history of being heathland or woodland until the construction of The Brackens. The report therefore reasonably concludes, on available evidence, that the potential for buried remains pre-dating the 19th-century is low. However the report does note that 'there is evidence for general Prehistoric activity in the landscape in the form of several bowl barrows and an Iron Age hill fort within 5km of the site'. This includes the nationally-important Scheduled Bronze Age barrows in Swinley Park and Heatherwood Hospital, both less than 1.5km from the application area.

9.45 The report concludes that the impacts of the proposal on the heritage would be negligible (Paragraph 13.4)

9.46 Berkshire Archaeology is content that sufficient information has been provided with the application. Berkshire Archaeology acknowledge that, on current evidence, the archaeological potential of the application area is uncertain. This may partly reflect the former heathland environment which was generally not conducive to ancient agriculture and settlement but it also reflects to some extent the lack of previous archaeological investigations in the area. As noted above, the area is not devoid of important prehistoric monuments and the builders of and those interred in the funerary Bronze Age barrows nearby must have lived and farmed somewhere nearby.

9.47 On this basis, Berkshire Archaeology is content that, while substantial archaeological remains are unlikely to be present in the application area, there is a possibility for lesser remains to be present. Further investigation is therefore merited but this can be secured through an appropriately worded condition, should the scheme be permitted. Accordingly, subject to a condition, the proposal is considered to comply with Policy EN7 of the BFBLP.

ix Bio-diversity

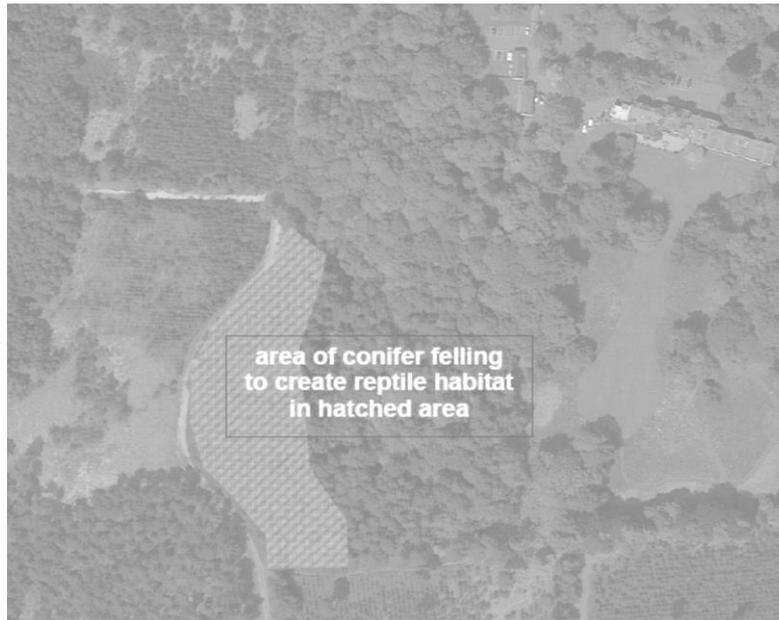
9.48 The protection of bio-diversity is a requirement embedded within Policies CS1 and CS7 of the CSDPD.

9.51 The application was supported by various surveys including bat and reptile surveys which identified a number of European protected species within the site. Originally, although the identified species and habitats are present within the site, the application information lacked a comprehensive document demonstrating how the proposals will protect and enhance bio-diversity in line with local and national policy.

9.49 Additional information was provided demonstrating that appropriate mitigation could be achieved within the site in the form of appropriate landscaping and structures such as bat boxes etc. These details can be conditioned.

9.50 The reports identified the existence of reptiles on the site which are protected species under the NERC Act 2006, which also states that Local Authorities have a statutory duty to conserve. As the proposal would result in the loss of reptile habitat it was proposed to translocate the populations which is considered to be acceptable in principle. Natural England's standing advice for reptiles explains that translocation is only taken as a last resort and that receptor sites should be chosen "as close as possible to the development site, and within the same local planning authority if possible".

9.51 Figure 2 of the ecological assessment shows that an area of coniferous woodland is located in the southwest corner of the site which is of low ecological value. Section 7.3.9 of the ecological assessment indicates that this area was an open area on 1900 OS map that probably formed heathland. Clearance of the conifer woodland would provide new reptile habitat and could potentially compensate for the loss of poor semi-improved acid grassland at the site. It will also create a suitable area to move two species of reptiles, Viviparous Lizard and Slow worm that are currently within the development area of the site. These species are listed under section 41 of the Natural Environmental Rural Communities Act which means that the council has a statutory duty to have regard to their conservation. Providing an onsite area of habitat for reptiles is more likely to be successful. With an appropriate condition, a detailed reptile mitigation strategy will be able to create valuable habitat for these animals including hibernacula and support a UK priority habitat in the form of acid grassland. The habitat will be connected to adjacent areas that also support these reptiles providing a more robust population in the area and contributing to conservation of these species within the parish. The loss of the coniferous woodland for bat foraging is likely to be compensated for by the improved pond habitat.



9.52 The impact of the loss of the trees is considered below. Subject to that being acceptable, and to appropriate conditions, the impact of the proposal on bio-diversity is considered acceptable and compliant with Policies CS1 and CS7 of the CSDPD and national guidance.

x Trees and Landscaping

9.53 Policy EN1 of the BFBLP, seeks to retain trees and hedges which are important in either:

- The character and appearance of the landscape, or
- Habitats for local wildlife

9.54 The site is covered by TPO 1171 which includes 11 individually protected trees, 4 groups of protected trees and 3 woodland groups.

9.55 The proposal was submitted with a Tree survey and full arboriculture report. Whilst large areas of the site are covered by a TPO not all the trees within the site are protected. The TPO on this has also been recently surveyed and updated, it therefore is considered that trees outside the TPO are not worthy of protection.

9.56 The proposal would see the loss of a number of trees to facilitate the proposal. All removed trees would be within the site, not affecting the vegetation which screens the site and has greatest effect upon the character. Sufficient mature landscaping would be retained to maintain the character and the important tree groups would remain.

9.657 Specifically following officers expressing concerns regarding the proximity of T84 to the southern elevation of The Stable Court and western elevation of plots 25 and 26, amended plans have been submitted proposing the removal of this tree. This tree, a horse chestnut is not protected under the TPO covering the site and subject to a suitable replacement being sought through the landscape scheme, its removal is considered acceptable.

9.58 Policy EN1 protects the loss of trees and vegetation where their retention is important to:-

- Serve as a distinction between settlement and countryside,
- the character and appearance of an area,
- provide green links between open spaces,
- provide habitat for local wildlife, or

- provide areas of historical significance.

9.59 It is proposed to mitigate the loss of the tree through the landscaping scheme. It is acknowledged that within the development the internal character of the site will change, and that this would not significantly be affected by the number of trees to be removed. It is considered more important to preserve and limit the impact of the proposal on the wider character of the surrounding area, and this is principally identified as the character along London Road. One tree, a pear, is proposed to be removed from the section along London Road which has been removed from protected woodland order W1. Accordingly the character of London Road would be preserved, maintaining the character and appearance of the landscape. Additional planting is proposed to support and reinstate this edge.

9.60 In conclusion, whilst the proposal would result in the removal of trees, none of the trees to be removed are considered important for retention for any of the criteria listed in policy EN1. Whilst one tree would be removed along the London Road frontage, the removal of one tree, outside the protected W1 area would not significantly affect the character of this edge. The removal of the trees as proposed is therefore considered acceptable.

9.61 As discussed above, to mitigate for the loss of habitat for a reptile population, it is proposed to fell a number of trees within W2. Whilst this would result in a number of trees being felled the woodland group would still be a significant feature and the trees to be removed form an area of former conifer plantation and therefore lack the species diversification of the rest of the Woodland group, reducing the area's bio-diversity value. Clearings within the trees are a landscape characteristic of the area. Accordingly the clearing of this area is not considered to significantly affect the character of the area and due to the numerous bio-diversity benefits this would bring, is considered justified on this occasion.

9.62 The proposal is considered to comply with Policy EN1 of the BFBLP.

xi Securing necessary infrastructure / CIL

9.63 CSDPD Policy CS6 states that development is expected to contribute to the delivery of:-

- (a) infrastructure needed to support growth and;
- (b) infrastructure needed to mitigate impacts upon communities, transport and the environment.

9.64 Guidance in the Planning Obligations SPD, which came into effect (with CIL) on 6 April 2015, is relevant.

9.65 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development. It applies to any new build but in the case of outline applications is calculated when reserved matters are submitted.

9.66 If this application were to be approved, CIL payments would be collected following commencement of the development. CIL receipts could be spent on infrastructure projects or types of infrastructure identified in the Council's Regulation 123 list of infrastructure that it intends will be wholly or partly funded by CIL. These include:-

- Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- specified Local Road Network capacity improvements (this includes capacity improvements on Locks Ride/Long Hill Road)

- strategic road network improvement outside the borough
- specified footpath and cycleway improvements
- bus service subsidies
- specified educational projects
- libraries
- built sports facilities

9.67 CIL receipts could be spent on items not listed on the Regulation 123 list that meet the government criteria on CIL spending.

xii Thames Basin Heaths Special Protection Areas (SPA)

9.68 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 2.8 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.69 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.

9.70 In this instance, the development would result in a net increase of seventeen x 2 bedroom dwellings, twenty one x 3 bedroom dwellings, eleven x 4 bedroom dwellings and seven x 5 bedroom dwellings which results in a total SANG contribution of £122,444.

9.71 The development is required to make a contribution 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 £40,144.

9.72 The total SPA related financial contribution for this proposal is £162,588. The applicant will need to agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

9.73 A contribution to cover the SAMM payment (monitoring) and SANG maintenance payments will need to be paid to the Council. Again these will be secured through a S106 agreement.

xiii Affordable Housing

9.74 Policies CS16 and CS17 of the CSPD (in relation to housing needs and affordable housing). The Council's affordable housing policy currently applies to proposals involving 15 net

dwellings or more. On these sites there is a requirement for 25% of the proposal to be affordable housing of which 70% to be affordable rent and 30% to be intermediate housing.

9.75 The applicant has indicated that due to the size of the units the high service charges (due to the protected woodland within the site) the approached RPA's have declined to offer for any property within the site.

9.76 The applicant has therefore put forward two options to the Local Authority to comply with Policy CS16 and CS17.

9.77 Option one is provision of units within a surrogate site, in this instance the Berkeley's development at Warfield, and the other a contribution in lieu of provision.

9.78 The applicants have also stated that as some buildings within the application site are vacant, the Government's Vacant Building Credit (VBC) initiative is relevant. VBC was introduced by a Written Ministerial Statement originally made on the 28 November 2014 and provides an incentive for the development of brownfield sites containing vacant buildings. The VBC allows a financial credit equivalent to the existing gross floor space of the relevant vacant buildings when the Local Planning Authority calculates any affordable housing contribution which will be sought.

9.79 The applicant will be required to justify and evidence the claims that parts of the site are vacant before officers will accept or apply VBC. Any off-site payment will be calculated in accordance with the Council's formula.

9.80 The affordable housing provision will be secured through an appropriate legal agreement and failure to do so would result in the application being refused due to not meeting the Council's affordable housing target, having regard to national legislation. Subject to agreement being reached the proposal would comply with Policies CS16 and CS17 of the CSDPD.

xiv Sustainability issues

9.81 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards.

9.82 CSDPD Policy CS12 seeks a reduction in the potential emissions and energy usage.

9.83 Both of these can be secured by a condition will be imposed requiring the submission of the energy statement.

10. PLANNING BALANCE

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

10.2 The application is considered first by having regard to the Development Plan and then whether there are any material considerations that should be taken into account.

10.3 The site is located outside the defined settlement boundary and as such the proposal is directly contrary to Policy CS9 of the CSDPD, Policy EN8 and Policy H5 of the BFBLP. All of

these policies restrict the development of residential dwellings in the countryside, seeking to protect the countryside for its own sake, unless specific criteria are met. The proposal does not comply with the stated criteria.

10.4 It is acknowledged, that the proposal would have an impact upon the character and appearance of the current site, resulting in a localised change of character and appearance within the landscape. Policy CS9 protects land for its own sake, particularly from development that would adversely affect the character, appearance or function of the land. However, the site is visually well contained and the limited impacts could be reduced and mitigated through landscaping.

10.5 The balancing exercise is thus:-

Economic

10.6 In terms of economic benefits the development will create construction jobs in the short term as the development is built and added expenditure by future residents in the local economy. There will also be CIL contributions and New Homes Bonus payments. It is considered that in the context of the current health of the Borough's economy and the amount of building taking place and provided for in allocated schemes, economic benefits should be given little weight in favour of the proposal.

Social

10.7 The proposal would result in the net gain of up to 51 dwellings on a windfall site, which as the Council cannot demonstrate an up-to-date five-year supply of housing land, carries significant weight in favour of the proposal. Added weight can be given to the provision of affordable dwellings, either off-site or through a financial contribution to facilitate provision elsewhere. In terms of the delivery of the site and contribution to the 5 year supply, the site is owned by a housebuilder and it is understood that the last tenants are due to leave in June of this year. There is no evidence to suggest that it would not be possible to deliver the site within 5 years.

10.8 The site does not adjoin any settlement boundary and is located over the accepted 800m distance people are usually willing to walk for services. It is 1.6km from both the train station and supermarket at Martins Heron and whilst some people may use other modes of transport than the private car it is probable that the private car would be the transport choice of many. Accordingly the development is not considered to be in a sustainable location with regard to giving future occupiers real transport choices. However the site has Prior Approval Consent for conversion into residential apartments, a material consideration in the determination of this application. Since this establishes the principle of residential development, it is considered concerns about the sustainability of the location carry less weight in the decision making process.

Environmental

10.9 There is identified harm related to the change in character of the application site especially relating to the development of the site on the lawns to the south of the main dwelling and beyond the existing built form. However, these impacts are localised and screened from views into the site from the London Road by the existing and consequentially the proposed development. Accordingly the weight attributed to this harm and to the conflict with CSDPD policies CS1, CS7 and CS9 and policies EN8, EN9, EN20 and H5 of the BFBLP is reduced. It is not considered that the proposal would significantly change the character of the wider landscape in which the proposal sits.

The proposal would result in the loss of a number of trees within the site and an area of woodland to accommodate mitigation for habitat loss. The loss of the trees within the site would not detract from its overall wooded character.

10.10 The site is well contained by mature and protected tree belts and woodland, and part of the site is previously developed land (PDL). The NPPF places strong emphasis on the re-use of PDL sites (paragraph 111).

10.11 To mitigate the loss of reptile habitat, an area of woodland would be felled to create a woodland clearing bringing with it greater bio-diversity benefits than just replacing the lost reptile habitat.

Conclusion

10.12 In summary, whilst contrary to the development plan, the proposal would result in a net gain of 51 dwellings to the housing land supply, and a contribution towards affordable housing in the borough, which complies with national and local policy. The proposal would result in the development of a PDL site and a site which has extant consent for conversion of the existing buildings to residential apartments. This is considered to be a significant benefit. There would also be more limited ecological and economic benefits. Against this needs to be weighed the current unsustainability of the site's location, the impact upon the living accommodation from the trees the moderate harm to the character and appearance of the area.

10.13 In conclusion, whilst there is some harm arising from the proposal, it is not considered that in this instance that harm significantly and demonstrable outweighs the benefits of the proposal. The application is therefore recommended for approval.

11. RECOMMENDATION

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

- SPA mitigation measures
- Affordable housing

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:

- 3019.200- Location Plan
- 3019.206- Demolitions Plan
- 3019.101 rev. F – Illustrative site layout
- 3019.202 rev. A- Site layout
- 3019.207 rev. A - Context Site Plan
- 3019.204 rev. A- Site Layout overlay- Parking refuse and Cycle Storage
- 3019.203- Colour contextual sections
- 3019.205 rev. A- Site Layout Overlay: Road Strategy and Swept Paths
- 3019.210- Brackens House Conversion Proposed Plans
- 3019.213 - Brackens House Conversion Proposed Demolitions First/ Second FI Plan
- 3019.211 - Brackens House Conversion Proposed Elevations
- 3019.212 - Brackens House Conversion Proposed Demolitions Ground Floor Plan
- 3019.214- Brackens House Conversion Elevations Demolitions

3019.215- The Gate House, Plot 1
 3019.216 -Coach House Plots 2 and 3
 3019.217- Gardeners Cottages Plots 4-6 Plans and Elevations
 3019.218 - South Lawn Court Plots 7-12 Plans and Elevations (Sheet 1 of 2)
 3019.219 - South Lawn Court Plots 7-12 Plans and Elevations (Sheet 2 of 2)
 3019.220 Rev A- Sylvan Villas: Kensington House Plot 13 Plans and Elevations
 3019.221 Rev A - Sylvan Villas: Noelle House Plot 14 Plans and Elevations
 3019.222 Rev A - Sylvan Villas: William House Plot 15 Plans and Elevations
 3019.223 Rev A - Sylvan Villas: Trinity House Plot 16 Plans and Elevations
 3019.224 Rev A - Sylvan Villas: Holmwood Plot 17 Plans and Elevations
 3019.225 Rev A - Sylvan Villas: Cheltenham House Plot 18 Plans and Elevations
 3019.226 Rev A - Sylvan Villas: Cuinchy House Plot 19 Plans and Elevations
 3019.227- South Lawn Villas Plot 20
 3019.228 - South Lawn Villas Plot 21
 3019.229 - South Lawn Villas Plot 22
 3019.230- The Kitchen Gardens Plots 23 and 24
 3019.231 - Stable Mews Plots 27-32 Floor Plans (sheet 1 of 2)
 3019.232 - Stable Mews Plots 27-32 Elevations (Sheet 2 of 2)
 3019.234 - Stable Mews Plots 33-38 Elevations
 3019.233 - Stable Mews Plots 33-38 Floor Plans
 3019.235 - The Blacksmith's Lodge Plot 39
 3019.236 - Stable Court Kitchen Gardens Plots 25-26, 40-51
 3019.237 - Stable Court Kitchen Gardens Elevations 2 of 2 Plots 25-26, 40-51
 3019.238 - Stable Court Kitchen Gardens Ground Floor Plan Plots 25-26, 40-51
 3019.240 - Stable Court Kitchen Gardens Plots 25-26, 40-51
 3019.239 - Stable Court Kitchen Gardens First Floor Plan Plots 25-26, 40-51
 3019.241 Rev A - Detached Garages (1 of 2)
 3019.242 Rev A - Detached Garages (2 of 2)
 3019.243 Rev A - Carport and Pergola
 Ruskins Arboricultural Report and Tree Condition Survey (Rev 2. December 2016, revised May 2017)

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.
[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 hereby approved in relation to fixed datum points showing the 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: BSP DP5, BFBLP EN20, Core Strategy DPD CS7]
05. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans 3019.202.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

06. No dwelling shall be occupied until all the visibility splays shown on the approved drawings (4140721-SK18-P2 within Glanville Transport Statement Issue 6: 19 December 2016) have been provided. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6m measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
07. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent 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 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]
08. No dwelling shall be occupied until the associated vehicle parking or vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces 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, Core Strategy DPD CS23]
09. No development shall take place until
(a) details of the location of visitor car parking spaces, and
(b) details of the signing for the spaces
have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
10. The parking spaces including cycle parking, including spaces within car ports, as shown on plans 3019.204 (Site Layout Overlay: parking, refuse and cycle storage), 3019.238 (Stable Court Kitchen Gardens Plots 25-26, 40-51), 3019.218 (South Lawn Court Plots 7-12 Plans and Elevations sheet 1 of 2) shall be implemented in accordance with the approved plan and these spaces 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, Core Strategy DPD CS23]
11. No gates shall be provided at the vehicular access to the site from London Road.
REASON: In the interests of highway safety.
[Relevant Policies: BSP T1, Core Strategy DPD CS23]
12. 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.

13. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall include details of:
- o measures to avoid harm to biodiversity
 - o features provided to mitigate the loss of habitat (e.g. ponds, hibernacula)
 - o habitat enhancements (not mitigation)
 - o on-going management of new features/habitat

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: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

14. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

15. The development (including site clearance and demolition) shall not begin 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 appropriate post construction monitoring

The mitigation scheme shall be implemented in accordance with the approved details. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

16. The development, nor any part thereof shall be occupied until a habitat creation/restoration/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]
17. No development shall commence until details of the boundary treatments (fencing, hedges, walls) have been submitted to and approved by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site.
REASON: In the interests of nature conservation and appearance of the site
[Relevant Plans and Policies: CSDPD CS1, CS7]
18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, 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
[Relevant Plans and Policies: CSDPD CS1, CS7]
19. Prior to the commencement of development, the applicant, their agents or successors in title, will secure the implementation of a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved 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 by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will be undertaken in accordance with the approved document.
REASON: To understand the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance
Relevant Policies: in accordance with Paragraph 141 of the NPPF

20. A phase 2 investigation based upon the findings in the phase 1 report and a remediation scheme to deal with any contaminants identified and including gas protection measures must be submitted to and approved in writing by the local planning authority. The scheme shall include an implementation timetable, monitoring proposals and a remediation verification methodology. The remedial scheme must be carried out before the development commences unless otherwise agreed in writing by the Local Planning Authority. An appropriately qualified person shall oversee the implementation of all remediation/mitigation works.
A Site Completion Report shall be submitted to, and approved in writing by, the local planning authority upon completion of the remediation/mitigation work in accordance with the agreed implementation timetables. The report shall include confirmation that all remediation measures have been carried out fully in accordance with the approved remediation scheme and detail the action taken and verification methodology used (including details of the sampling and analysis programme) at each stage of the remediation/mitigation works to confirm the adequacy of decontamination. The Site Completion Report must also include details of future monitoring and reporting if this is deemed necessary, or a statement to the effect that no future monitoring is required, with an explanation as to why future monitoring is not necessary.
If no contamination is encountered during the development, a written statement confirming this fact shall be submitted to the local planning authority upon completion of the development.
REASON: The proposed development is located on a potentially contaminated site, due to its proximity to a known former landfill. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.
[Relevant Plans and Policies: EN25 BFBLP]
21. Should any unforeseen contamination be encountered during the development, development shall stop immediately and the local planning authority shall be informed. Development shall not recommence until any further investigation/remedial/protective works, including timescales have been approved in writing by the local planning authority.
REASON: To enable to the local planning authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment.
[Relevant Plans and Policies: EN25 BFBLP]
22. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
23. 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 at least 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]

24. The development hereby permitted (including initial site-clearance) shall not be begun until a tree protection plan showing the location of protective fencing around the trees shown to be retained on Plan TRP1 rev. 5 has been submitted to and approved in writing by the Local Planning Authority. The fencing shall be in accordance with the details contained within Ruskins Arboricultural Report and Tree Condition Survey (Rev 2. December 2016, revised May 2017). The development shall be undertaken in accordance with the specifications within the approved report.

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]

25. The development hereby permitted (including initial site clearance) shall not be begun until details of the construction of the section of vehicular access honeycombed pink on Tree Plan TRP1 Rev 5 contained within the Ruskins Arboricultural Report, past trees T40 and T41, have been submitted to and approved in writing by the Local Planning Authority. The details shall included a timeframe for construction. The proposal shall be implemented in accordance with the approved details.

REASON: n 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]

Informative(s)

01. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:-

1. Time

2. Plans considered
10. Parking and cycle parking
11. Gates
18. Lighting
21. Un-expected contamination

The following conditions require discharge prior to the commencement of development hereby approved:-

3. Materials
4. Finished floor levels
12. Site management
13. Bio-diversity
14. Landscaping
15. Bat mitigation
17. Boundary treatments
19. Archaeology
20. Contamination
22. Sustainability statement
23. Energy Demand Assessment.
24. Trees
25. Trees

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

5. Vehicular access
6. Visibility splays
7. Pedestrian visibility splays
8. Vehicle parking and turning
9. Visitor parking
16. Habitat creation

02. 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.
03. The developer is advised that a section 278 Agreement will be required for works within the highway.
04. For more information on the number of bins provided per property please see the waste guidance notes; <http://www.bracknell-forest.gov.uk/guidance-notes-for-new-developments-waste.pdf>
05. Conditions 20 and 21 relating to contaminated land must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11

In the event of the s106 planning obligations not being completed by 18th August 2017 the Head of Planning be authorised to either extend the deadline or REFUSE the application for the following reasons:-

1. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this

respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

2. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011.