

**ITEM NO:**Application No.  
**16/00914/FUL**Ward:  
CrowthorneDate Registered:  
20 September  
2016Target Decision Date:  
20 December 2016

Site Address:

**Land At Lower Broadmoor Road and Cricket Field  
Grove Crowthorne Berkshire**

Proposal:

**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.**

Applicant:

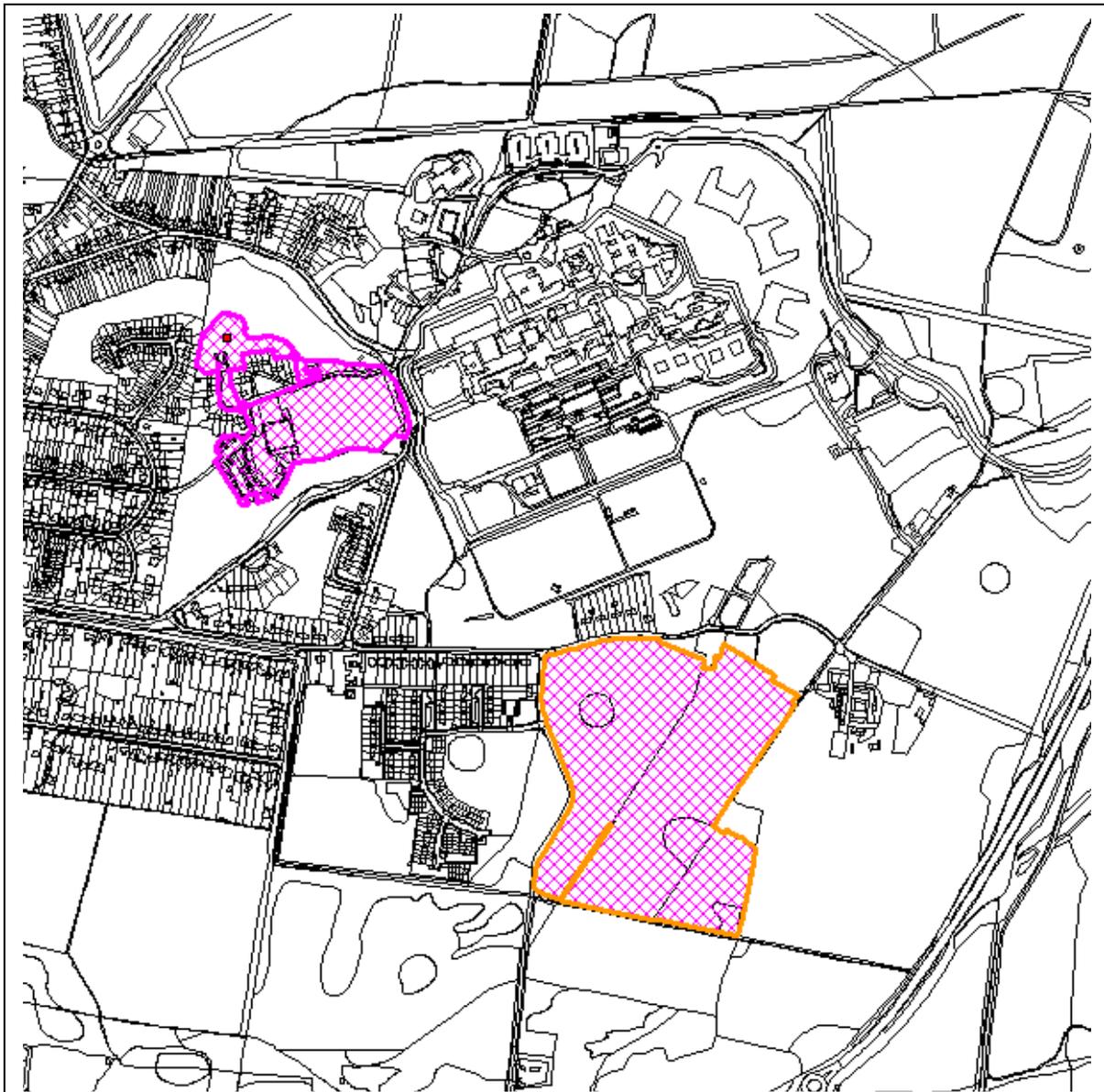
Mr Nick Keeley

Agent:

(There is no agent for this application)

Case Officer:

Sarah Fryer, 01344 352000

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

## 1. SUMMARY

1.1. This application seeks planning permission to develop an allocated site for residential development including relocation of sports pitches and new SANG.

1.2. The residential element is an allocated site within the settlement boundary and therefore considered acceptable in principle. The proposal is considered acceptable in terms of layout, design, landscape and its impact on character and parking is provided in accordance with the Councils parking standards.

1.3. The sports pitches with improved changing facilities will provide adequate replacement and compensation for the existing provision at Cricket Field Grove. Sport England has no objection. Recreational use is an acceptable use in the countryside.

1.4. The proposed SANG is of adequate size with the required 2.3km circular walk. This is considered to provide adequate mitigation for the location of the proposal within 400m to 5km of the SPA.

1.5. Affordable housing, details of the lease for the sports pitches, off site footpath improvements to improve connectivity and details of the SPA mitigation will be secured through a S106 agreement.

<b>RECOMMENDATION</b>
Approve subject to S106 agreement

## 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

<b>PLANNING STATUS</b>
Historic Park and Garden Part of the site is within the settlement boundary. Part of the site is within 400m of the SPA

3.1 The application consists of a residential scheme on an area of land comprising 4.38ha located off Cricket Field Grove, and sports pitches and a SANG located on land south of Lower Broadmoor Road, Crowthorne.

3.2 The site is spread over two areas, Cricket Field Grove and land off Lower Broadmoor Road.

### Cricket Field Grove

3.3 This aspect of the application comprises of an area of land currently consisting of sports pitches, bowling green, informal areas of parking, and flats used by staff at the adjoining Broadmoor Hospital. The site lies within the designated historic park and garden of Broadmoor and the Grade II listed hospital buildings are located to the east of the site. To the north and north-west, are two storey semi-detached and terraced residential properties with access from Cricket Field Grove. These dwellings are brick with tile construction with central chimneys, set back from the highway behind small gardens. The properties generally do not have on site parking; which is provided within communal areas, some containing garage blocks, to the front or rear of the properties.

3.4 To the south of the site the land falls away dramatically to Chaplains Hill, and is covered with woodland. This woodland band wraps around the south western corner of the site and separates it from the residential properties on Furze Hill Crescent. A public footpath (F6) connects the site with this residential development and provides a footpath link to the village centre.

#### Lower Broadmoor Road

3.5 The sports pitches would be relocated to the south of lower Broadmoor Road, opposite numbers 81-99 (odd) Lower Broadmoor Road. The site consists of grassland dissected by hedgerows and ditches. Within the site, in the north western corner is a raised mound covered in trees. The site generally falls to the east and south, and formed part of the agricultural holding associated with Lower Broadmoor Farm, the buildings of which are located to the east.

3.6 To the north, on the opposite side of Lower Broadmoor Road are semi-detached dwellings, beyond which is the brick wall which encloses Broadmoor hospital and dominates the character of the area. The housing estate off South Meadow is located to the west of the site, with open land to the south.

### **4. RELEVANT SITE HISTORY**

4.1 Cricket Field Grove  
None Relevant

4.2 Lower Broadmoor Road  
None Relevant

### **5. THE PROPOSAL**

#### Cricket Field Grove

5. 1 Off Cricket Field Grove the application seeks full planning permission for the erection of 130 dwellings consisting of detached, semi-detached and terraced houses comprising 2 storey and 2.5 storey dwellings, and two blocks containing one and two bedroomed apartments.

5. 2 The dwellings would be located on what is now the playing fields and bowling green in three blocks. Amendments have been received, reducing the number of units to 130. Alterations have been made to the layout and changes made to the design and appearance of the properties following consultation comments.

5. 3 The flats would be located on the site of the existing nurses' accommodation. These 3 storey buildings would be replaced with two, three storey blocks incorporating bin and bike stores with parking to the rear, where the existing garages are located.

5. 4 It is proposed to demolish the existing sports pavilion located to the north of Cricket Field Grove. This area along with the hardsurfaced areas along site Cricket Field Grove would be landscaped to provide open space.

#### Lower Broadmoor Road

5. 5 It is proposed to replace the sports pitches to this area with a new purpose built changing rooms and facilities. The sports provision consists of a full sized rugby pitch with a training pitch (which can also be used for junior football), changing rooms for the home and away teams and match officials, storage and a social area. An area of off street parking providing 32 spaces for the sports pitches and 8 spaces for the SANG would be located to the west of the sports buildings. Vehicle access would be from Lower Broadmoor Road, via a new access.

5.6 In addition to the sports pitches a SANG is proposed. This would have an area of 11ha, incorporating a 2.3km walk with associated signage and features. The SANG has the potential to be extended should the need arise from further development of the Broadmoor site.

## **6. REPRESENTATIONS RECEIVED**

6.1 A total of 9 representations have been received from residents of surrounding properties. These consist of 6 objections, 1 in support and 2 providing comments. The comments can be summarised as follows:-

- Proposal does nothing to support Crowthorne's needs
- Design is dull with no reference to neighboring Grade I listed hospital [Officer Note: The Hospital and Gardens are Grade II Listed]
- No provision for affordable housing
- Viability assessment clearly indicates where the houses will be marketed (existing London buyers looking to downsize) and contains inaccurate information. If prices were increased to London values, this would improve return on site and enable more affordable housing to be provided.
- Too dense for the area
- Traffic will be a problem. The area already suffers from congestion.
- Lack of services – schools and doctors are already full.
- The design and appearance does not reflect the historic setting which should be preserved in a rural location.
- Crowthorne's Character should be valued and protected.
- Playing fields should remain as a playing field
- Plan completely disregards environment currently enjoyed by residents which is a nice quiet estate.
- Flooding is a problem on Lower Broadmoor Road.
- The sports pitches will result in an increase in anti-social behavior
- Highway safety issues as a result of vehicles turning into/ leaving sports pitches and SANG site.

### Crowthorne Rugby Club

6.2 Supports the proposal as the proposed sports pitches are viewed as a definite improvement on the pitch and facilities formerly used at Cricket Field Grove.

### Berkshire Gardens Trust

6.3 The application impacts upon the designated Grade II Park and Garden. The inclusion of this site on the national register is a material consideration.

6.4 Wishes to draw attention to the comments by Historic England and whether there will be any harm to the significance of the setting of the designated landscape.

### Crowthorne Parish Council

6.5 Recommends approval however requests that the following points be looked at:

- The number of affordable houses in relation to the total number [of dwellings]
- Provision should be made for key workers

## **7. SUMMARY OF CONSULTATION RESPONSES**

### Sports England

7.1 Following amendments increasing the storage associated with the building, and information regarding vehicular access across the ditch, Sport England has no objection, subject to details of the lease of the pitches being secured by the S106.

### Historic England

7.2 The revised layout plan pulls the development back slightly from Chaplains Hill making it less visible on the approach to Broadmoor Hospital. Whilst there would still be a degree of harm to the setting of the grade II listed Hospital and the grade II registered park, it is for the Local Planning Authority to balance the remaining harm against public benefit and as such Historic England has no objection to the application on heritage grounds.

7.3 Due to the existing built form along Lower Broadmoor Road Historic England has no objection to the proposed sports pitches and changing facilities.

### Berkshire Archaeology

7.4 Chapter 8 of the Environmental Statement provides a fair assessment of the known and potential archaeological resources around and within the application area. Berkshire Archaeology is therefore content that adequate information has been provided with the application to assess the archaeological implications of the proposal. A condition requiring a programme of archaeological investigation will be required.

### Natural England

7.5 With the understanding that the application strictly complies with the particulars of their SANG management plan, Natural England does not object.

### Conservation Advisor

7.6 Given the allocation of Cricket Grove Road (Area A) for residential development and the retention of screening of the site there are no objections in principal to the proposed development subject to recommended planning conditions.

7.7 In addition, given the nature of the development on the land off Lower Broadmoor Road (Area B) and the lack of proposed floodlighting there are no objections in principal to the proposed development subject to recommended planning conditions.

### Highways

7.8 Following submission of amended details, no objection subject to conditions and footpath improvements.

### Lead Local Flood Authority

7.9 Has recommended conditions.

### Bio-diversity Officer

7.10 Has concerns regarding the proximity of the development to the woodland edge.

### SPA

7.11 Proposed SANG provides suitable mitigation to protect the integrity of the SPA.

### Landscape Officer

7.12 The layout should not encroach into the RPAs of the trees around the site which are identified within the Landscape and Visual Impact Assessment (LVIA) as a key feature.

7.13 The LVIA has assessed the harm on the landscape, with the urban proposal at Cricket Field Grove as having minimal to moderate significance whilst the proposals at Lower Broadmoor road are considered to have minimal significance.

## **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.
Housing	SA2 of the SADPD : Other lands within defines settlements	Consistent: NPPF importance of plan lead approach.
Affordable housing/ Mix	CS16 of the CSDPD: Housing Needs of the Community  CS17 of the CSDPD: Affordable Housing	Consistent. (Para. 50 of the NPPF).
Recreation	CSDPD Policy CS8: Recreation and Culture	Consistent with paras. 72 & 74 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	CSDPD Policy CS8: Recreation and	Consistent with paras. 72 &

provision	Culture  Saved Policy R4 of the BFBLP: Provision of open space of public value	74 of the NPPF.  Consistent with the NPPF Chapter 8.
Conservation	Saved policy EN12: Historic parks and gardens	Consistent with NPPF (Para. 131)
Noise	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)
<b>Supplementary Planning Documents (SPD)</b>		
Parking Standards SPD (2016)		
Design SPD (2017)		
Street scene SPD ( )		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Historic England Good Practice Advice in Planning Note 4: Tall Buildings Sport England's Exception Policy Character Area Assessments Chapter 3: Crowthorne Bracknell Forest Borough Landscape Character Assessment (LUC) 2015		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Design and Layout
- iii. Impact upon character of the area
- iv. Impact on the setting of listed buildings
- v. Residential Amenity
- vi. Transportation
- vii. Ecology
- viii. Drainage
- ix. Archaeology
- x. Trees and landscaping
- xi. Relocation of sports pitches
- xii. Securing necessary infrastructure / CIL
- xiii. Thames Basin Heaths Special Protection Areas (SPA)

- xiv. Affordable Housing
- xv. Sustainability Issues
- xvi. Waste management

## **i. Principle of Development**

9.1 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.

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

- a. approving development proposals that accord with the development plan without delay, and
- b. where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- c. 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
- d. specific policies in this Framework indicate development should be restricted.

9.3 The BFC Site Allocations Local Plan (SALP) proposes a number of development allocations to accommodate growth within Bracknell Forest Borough. Cricket Field Grove is allocated under Policy SA2: Other Land within Defined Settlements, with an estimated capacity of 145 dwellings. Appendix 4 of the SALP, sets out a number of requirements for the development within the Cricket Field Grove area, including:

9.4 -Having regard to the location of the site within Crowthorne Area D of the Character Areas Assessments Supplementary Planning Document

- a. Provision of open space
- b. Provision of affordable housing
- c. Respect the setting of the Historic Park and Garden
- d. Relocation of the recreation ground
- e. Provision of a bespoke SANG

9.5 The principle of the proposed residential development is therefore acceptable, subject to the impact upon the historical setting, appearance, highway safety and other issues as discussed below.

### The proposed development of the sports pitches and SANG

9.6 Policy CS8 of the CSDPD permits development which retains, improves or maintains existing recreational facilities. To offset the loss of the sports pitches on the Cricket Field Grove site alternative provision needs to be provided to accord with Policy SA4 of the SALP. In this instance this is proposed to be on the land south of Lower Broadmoor Road.

9.7 Policies CS9 of the CSDPD and 'Saved' Policy EN8 of the BFBLP seek to protect the countryside for its own sake. Policy EN8 lists types of development which are considered to be suitable within the Countryside including criterion (v) (a) 'recreational development suitable in the Countryside'.

9.8 The SANG is required to provide mitigation and creates a publically assessable space for recreational walks. Accordingly, subject to being acceptable in terms of other Policies and the NPPF, including considerations around the location within the Historic Park and Garden, the principle of relocating the sports pitches and the proposed SANG development within the countryside is acceptable.

## **ii. Design and layout**

9.9 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.

#### Cricket Field Grove

9.10 This aspect of the proposal consists of the residential units.

#### Layout

9.11 The proposed layout consists of four main blocks. To the east, closest to Crowthorne, and where the existing staff accommodation is located, would be the two proposed blocks of flats. These have a curved parking area on the western side of the buildings on the footprint of the existing garages and car parking.

9.12 The flats are four storey in height, using the lower land levels in this area of the site. The two blocks are curved forming a crescent to the west of a group of trees (G13) which, with the exception of three trees, are to be retained.

9.13 To the north of the flats, and on the footprint of a block of garages, are proposed three FoGs (flats over garages). The main parking for the flats is proposed to the west of the flats in the form of a crescent, with access from the existing Cricket Field Grove.

9.14 To the east of the proposed flats are three blocks of dwellings with vehicle access provided by two new vehicle access points from Cricket Field Grove. All properties face onto the road with access to the rear gardens, either through the car ports or separate pedestrian accesses.

9.15 Dwellings have been set away from the wooded area to the south, with separation provided by the access road. Dwellings have been set back from Cricket Field Grove, due to the northern section of the site being located with 400m of the SPA where residential development is prohibited due to the impact upon the SPA. This has left an area of open space, part of the passive open space required for this site, overlooked by dwellings located to the south.

9.16 To the north of Cricket Field grove the informal parking and derelict sports pavilion are proposed to be removed and landscaped. A trim trail is proposed within the wooded area and details of the landscaping and trim trail would be secured by the landscaping condition. This will be an improvement to the appearance of the area.

9.17 Accordingly the layout is considered acceptable.

#### Design and appearance

9.18 The flats are four stories in height and of a contemporary design with flat roofs and strong vertical features. The influence from Broadmoor is evident within the design through the use of contrasting brickwork picking up detail around the windows and covered balconies, with strong horizontal lines also picked out in a different material. The top floor would be clad in a different material, breaking up the mass of the blocks.



9.19 The dwellings consist of two and two and a half storey properties, with the latter having rooms within the roof space. Amended plans have been received addressing officers initial concerns regarding the roof to wall proportions of the 2.5 storey properties and increasing the height of the Alverstan House type which are used to address corners within the development. The use of render has also been withdrawn from the pallet of materials.



9.20 Like the blocks of apartments, the design and appearance of the dwellings has picked up on the use of contrasting bricks within Broadmoor. This is interpreted within the houses as horizontal bands to the walls of the properties and contrasting brickwork around the windows.

9.21 The existing dwellings on Cricket Field Grove are plain two storey semi-detached or terraced dwellings dating from around the mid to late 20<sup>th</sup>C. Whilst Broadmoor has some more elaborate architectural details, it is considered that if these were to be replicated within the proposal, it would look out of character with respect to the plainer architectural styles of the existing dwellings. The proposed design is considered acceptable within the context of the surrounding area.

#### Conclusion

9.22 The layout, design and appearance of the proposed dwellings and apartment blocks are considered acceptable. They pick up on characteristic and design elements from the adjoining listed Broadmoor Hospital, whilst respecting the more muted and simpler design of the surrounding residential properties.

9.23 The layout provides some buffering to the surrounding trees, and respects the SPA protection area. The dwellings have a good relationship with the highways through the site

and there is a variety of solutions used to accommodate off street parking.

#### Land at Lower Broadmoor Road

- 9.24 The only built form on this part of the application site is the proposed combined club house and changing facilities. This consists of a single storey building with a height to the ridge of 4.8m and a maximum length of 19.7m. Amended plans have been received incorporating an externally accessed storage area to the building.
- 9.25 The design is functional with a pitched roof and canopy to the front of the building. Floor to ceiling windows provide light and views to the seating and serving area, whilst a gable detail above the main entrance breaks up the eaves line and provides legibility. The design and appearance of the building is considered acceptable.

### **iii Impact upon the Character of the area**

#### Cricket Field Grove

- 9.26 Chapter 3 (Crowthorne) of the Character Areas SPD includes the site at Cricket Field Grove (area D- East Crowthorne). This states that the '*elevated position of Broadmoor is a strong influence on the area and its high walls and historic building terminates many of the local vistas.*' (pg. 30).
- 9.27 This character of the application site is presently defined by the open flat sports playing field surrounded by trees to the north and south, the built form of Broadmoor to the east and the existing staff accommodation to the west. The areas of woodland and tree belts enclose the site, preventing long views into and out of it. These are considered a key and important characteristic of this area of Crowthorne.
- 9.28 The proposal will have an effect upon the character and appearance of the site; replacing the open playing field with a residential estate. However, it is allocated for residential development within the adopted SALP. A Landscape and Visual Impact Assessment has been submitted as part of the Environmental Statement. This concludes that this aspect of the development will have minimal significance as due to the proximity to the urban area. From outside the site, the proposed development will be screened from view and, where it is visible, new housing will not be prominent in view or appear 'out of place' in the context of existing built development.
- 9.29 The built form of the development has been pulled back from the Broadmoor side, to maintain the open semi-rural approach from Chaplains Hill to the main hospital. The woodlands and surrounding tree belts have been respected and retained. Amended plans have removed parking, which would necessitate the removal of a number of mature trees flanking the right of way linking the site from Furze Hill Crescent. Built form and highways have been moved out of the RPAs unless they are replacing an existing building (i.e. there is already construction within the RPA).
- 9.30 Accordingly whilst the open nature of the sports playing field will be lost, the woodland and tree belts would be maintained. In addition, through setting development away from the historic buildings and form of Broadmoor, the dominance and influence this building has on the character of the area is preserved.

#### Lower Broadmoor Road

- 9.31 The application site falls within area B1: Crowthorne/ Sandhurst Heathland Mosaic within the LUC Landscape Character Assessment (LCA) (2015).
- 9.32 Specific features noted by the Assessment include open grasslands separated by hedgerows, with some individual groups of trees. One striking feature is a small tree

covered hillock, located in the northwestern corner of this part of the application site. The LCA also notes that the valued features of the character area include areas of recreation.

- 9.33 The development on this element of the site is for recreational purposes only. The changes to accommodate the SANG will complement the existing character, and will only be evident by the formalisation of some features (footpaths, benches, signage) but will ultimately seek to preserve the open character and natural features of the area. It is considered that these changes would maintain the character and valued features of the area as specified within the LCA.
- 9.34 Hardsurfaced areas to provide car-parking are proposed to the west of the building to provide parking for visitors to the SANG and users of the sports facility. This is low level and therefore would not have a significant impact upon the character or appearance of the area. In addition the location adjacent to the road and existing built form reduces the impact upon the wider landscape.
- 9.35 The proposed sports pitches would result in a greater change in character through the manicured turf, erection of the clubhouse and parking area. Whilst this would have some impact upon the area's character, much of it is low level and therefore would not be noticeable from the wider area. The built form, whilst out of character with the open rural setting, is located close to the dwellings on the north side of Lower Broadmoor Road. In comparison with the historic institutional buildings of Broadmoor the low position of these buildings reduces their prominence and impact upon the wider character of the landscape. The built form of Broadmoor therefore retains its significance and accordingly the proposal is not considered to significantly affect the character and appearance of the area.

#### Conclusion

- 9.36 It is therefore considered that due to the retained woodland areas which limit views of the residential element, the proposal would not significantly affect the character of the area. The nature of the proposals off Lower Broadmoor Road and the limited development in this location reduce the impact upon the wider character. Both elements of the proposal maintain the built form of Broadmoor as the principal built form in the area. Accordingly the proposals are not considered to significantly affect the character of the landscape or area.

#### **ix. Impact on the setting of listed buildings**

- 9.37 The Broadmoor Hospital Gardens and grounds form a Grade II Registered Historic Park and Garden and have been included on Historic England's 'At Risk' Register of Historic Parks and Gardens.
- 9.38 Broadmoor Hospital at the eastern edge of the village of Crowthorne is a c.130 hectare site, bounded largely by sandy woodland, including Crowthorne Wood to the north and Edgebarrow Woods to the south-west. The north-west corner of the site, on which the buildings stand, occupies the summit of a steep, south-east-facing ridge, descending in large terraces and levelling out at the bottom of them to encompass the kitchen garden and surrounding farmland which occupy the majority of the site to the south. The setting is wooded and suburban, with associated former staff housing and the village of Crowthorne close by to the west, the settlements of Owlsmoor and College Town to the south, and the contemporary Wellington College and its grounds lying close by to the south-west. Long views extend from the ridge out into the Surrey countryside to the south and south-west.
- 9.39 The undulating park surrounds the secure area to the west, south and east. The lower areas to the south and east seemingly cover the former Broadmoor Bog (Map of Sandhurst, 1799), with the western area running north up Lodge Hill. The open farmland to the south and east is largely laid to pasture and enclosed by belts of trees, and contains

large spinneys of both deciduous and coniferous trees standing on raised knolls, and several small blocks of woodland. Broadmoor Farm is located 700m south-west of the main hospital building, consisting of a farmhouse and related yard and buildings (1860-3). Also within the park are the former water and sewage works and several ponds and reservoirs, set within the woodland. To the west, set within woodland on Lodge Hill, stand various groups of associated staff housing (C19 and C20), together with playing fields and linking road.

- 9.40 The following parts of Broadmoor Hospital are protected as a Grade II Listed Building: the Main Range including Dorset House, Kent House, the Chapel and the Clock Tower. The Listed Hospital was built between 1858-63 for mentally disturbed offenders, with alterations and additions in 1886-88, 1891, 1900, 1913 and late 20th century. The building was designed by Sir Joshua Jebb as the State Asylum and was planned to house all the 'Criminal Lunatics' in England and Wales. The building is mostly three storeys high and has red brick with yellow brick arcading and bands. The chapel and Recreation Hall are of yellow brick with red brick detailing and slated hipped roofs with yellow brick Lombardic eaves cornices. The windows are round-arched and mostly paired some in shallow round-arched recesses; many retain the original pivoted top ventilation panes.

### **Legislation and Planning Policy**

- 9.41 The consideration of the setting of Listed Buildings with respect to these applications is covered by the following statutory provisions:
- Section 66(1) the determination of applications affecting the setting of a Listed Building
  - Section 66(1) provides: 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
- 9.42 Recent legal cases relating to issues of the setting of listed buildings have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.43 In the case of *East Northamptonshire v. Secretary of State for Communities and Local Government* (known as the 'Barnwell Manor' case) the Court of Appeal held that section 70(1) was expressly subject to section 66 of the Listed Building Act and that decision-makers should give 'considerable importance and weight' to the desirability of preserving setting of a listed building.
- 9.44 The NPPF states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.
- 9.45 The NPPF (paragraph 128) requires applicants, 'to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance'.
- 9.46 The Core Strategy Vision recognises the importance of promoting the Borough's local distinctiveness. This is to be achieved by, amongst other things, protecting the Borough's Listed Buildings, Conservation Areas and Registered Historic Parks and Gardens.

### **Assessing the Significance of Heritage Assets**

- 9.47 The level of harm to a heritage asset is determined in accordance with guidance provided in standard heritage methodologies. Historic England's guidance document 'Managing Significance in Decision-Taking in the Historic Environment' (Historic England, 2015, p.4) recommends the following objective approach to the assessment of the value of and harm to heritage assets:
- 9.48 Principles of Conservation (Historic England, 2008) identifies four key aspects of a place that are used in assessing the value of heritage assets:
- Evidential Value – the value a place derives from the potential it has to yield evidence about past human activity;
  - Historical Value – the ways in which past people, events and aspects of life can be connected through a place to the present;
  - Aesthetic Value – the ways in which people draw sensory and intellectual stimulation from a place; and
  - Communal Value – the ways in which a place relates to people in their collective experience of memory.

#### Cricket Field Grove

- 9.49 High density housing is proposed towards the western part of the site on the area currently used for a staff hostel and garages. The residential development would include 130 dwellings with buildings up to four storeys in height, those proposed buildings to the west would be a maximum 13.5m high and a maximum 10m high to the east. An open space within the 400m SPA buffer zone would be created, incorporating a children's play area and new footpaths.
- 9.50 The site is heavily wooded to the west, south and north with further minimal tree screening to the east along Chaplains Hill and trees and hedgerows would be retained around the site with amenity open space to the north along Cricket Field Grove road, whereas some trees would be lost along the western half of the site. The main demolition elements of the Area A development comprise the removal of the existing buildings, the removal of hard-standing and a number of the existing trees and vegetation within the site.
- 9.51 The various house designs (Hesketh, Maidstone, Norbury, Radleigh, Richmond etc) are relatively standard estate-type, two storey and two-and-a-half storey gabled houses with some architectural detailing around the doors and windows.
- 9.52 This area forms part of Historic Landscape Character Area 1, the Approaches to Broadmoor Hospital. The belt of trees along the eastern site boundary would be retained as a key feature of the designated Registered Protected Garden (RPG) reducing the impact on the historic landscape character. New structural planting and trees are proposed on the boundaries of the site to reinforce the existing landscape structure and provide a net gain in trees within the site. The building heights are designed so that the proposed development would not be visible above the existing woodland to reduce the impact on the historic landscape character and setting of the Listed Building.
- 9.53 The proposed mitigation would include retaining existing woodland boundary trees to the east, under-storey and woodland edge planting and un-mown and mown grass buffers. Native species planting is proposed across the application site.

#### Land off Lower Broadmoor Road

- 9.54 This is an area of land off Lower Broadmoor Road which is proposed for a publically accessible SANG facility and two replacement sports pitches (from Cricket Field Grove) with associated parking and changing rooms.

- 9.55 The site is currently a green field area bordered by trees to the north, northeast and southeast. The area of land provided as a SANG, located to the south of the sports pitches, would be used to mitigate the impacts of the development on the SPA.
- 9.56 Critically, the supporting material specifies that no floodlighting of the sports pitches is proposed in order to minimise the impacts on landscape character and views.
- 9.57 The proposed sports facilities would be positioned close to the north of the site, close to the existing settlement and partly screened by existing mature trees along the northern boundary. The proposed pitches would be relatively flat and no significant changes in levels are required, all the existing vegetation would be retained and the existing knoll would also be retained. There would be some removal of areas of existing vegetation to accommodate a new site access from Lower Broadmoor Road.
- 9.58 This area forms part of Historic Landscape Character Area 4, Parkland. There would be potential impacts on the character of the parkland from earthworks and/or loss of existing vegetation, and from car parking. However, new woodland edge planting located along the fringes of the existing areas of woodland would reduce the impact on the historic parkland landscape and provide screening to reduce the visual impact. Protection of the knoll to the east of the proposed SANG would maintain a key feature of the parkland landscape.

## Conclusions

### Cricket Field Grove

- 9.59 Historically this area was not part of the designed therapeutic landscape, and has been subject to modern suburban development. The 1871 Ordnance Survey map shows that Area A was heathland with conifer woodland and gravel pits and was not part of the original designed landscape associated with Broadmoor Hospital although it obviously contributes to its current setting and forms part of the Registered Historic Park and Garden. The site had become cricket pitches by 1913.
- 9.60 There would be a potential impact on historic approaches to the Listed Building and main elements of the Listed Building (Chaplain's Hill and Upper Broadmoor Road) through loss of boundary trees and introduction of new residential development. Although the various house designs for this area are of a relatively standard estate type, there is considered to be sufficient architectural detailing and variation within the design to reduce the visual conformity of the proposed estate. The majority of buildings are two-storey with some two-and-a-half storey houses; the four-storey flats are contained towards the lower eastern area of the site, reducing the impact on the setting of the Grade II Listed Hospital and Registered Historic Park and Garden. However, oversight of the details of the proposed materials will be crucial and this can be achieved through conditions requiring the agreement of samples of materials prior to construction.
- 9.61 The retention of the mature trees and woodland around the site would help to mitigate the potential visual impact of the housing estate on the Grade II Listed Hospital and Registered Historic Park and Garden. However, new structural planting is proposed on the boundaries of the site to reinforce the existing landscape structure and provide a net gain in trees within the site. Nevertheless, the areas of this new planting are unclear and Historic England's comments seeking mitigation planting around the trees at the north-eastern and eastern end of the proposed development in order to screen the site from the designed elements of the Registered Historic Park and Garden and the Grade II Listed Building are reiterated. This could be achieved through a condition requiring the submission of a detailed landscape design to be submitted for approval prior to commencement of construction.

### Land off Lower Broadmoor Road

9.62 Due to the nature of the proposed SANG area and sports pitches, which would maintain a level, green area, there remains the potential for an impact from the sports facilities (including pitches, changing rooms and car park) on the historic character of the parkland and views across the estate, the main area of concern regarding the historic environment was the requirement for floodlighting. However, the supporting information in the application states that no floodlighting is proposed although it also states that design of these details is on-going. If the requirement for floodlighting has now been removed from the application, then there is no objection to this element of the development.

9.63 Due to the nature of the sports pitches and SANG and the absence of floodlighting, the proposed development would not be highly visible as it would be flat and largely screened by intervening vegetation and the landform.

### **v. Residential amenity.**

9.64 Saved Policy EN20 of the BFBLP seeks to protect the amenity of surrounding properties. This policy requires the Council to have regard to ensuring that new development does not adversely affect the amenity of surrounding properties and adjoining areas.

### Cricket Field Grove

9.65 There are existing dwellings located off Cricket Field Grove to the north and north-west of the site.

9.66 The recently adopted Design SPD states that there should be a minimum distance of 12m between facing windows across a street whilst 22m is required between facing windows of properties where gardens back on to each other.



- 9.67 Numbers 13 and 14 Cricket Field Grove are two storey semi-detached dwellings located to the west of plots 1 and 23. There is a separation distance in excess of 12m between the facing windows. Facing the north elevation of plot 1, numbers 11 and 12 are located in excess of 20m, again in excess of the minimum distance to protect amenities. Accordingly it is considered that the proposal at Cricket Field Grove would not affect the amenities of existing occupiers in terms of overlooking from facing windows.
- 9.68 Throughout the site rear gardens have depths of typically 11m, which is in accordance with the council's standards. The exceptions to this are plots 50 and 56 which have garden depths of 5.8m and 7.8m respectively. These dwellings both back onto single storey car ports structures with a hipped roof whilst two storey elements are located at greater distances from the rear elevations. Both of these plots are wider resulting in gardens areas of 85sqm and would be usable spaces providing acceptable amenity areas to each property. Overall there is a variety of garden depths and sizes across the development, providing choice for prospective occupiers and providing each dwelling with sufficient garden space and an acceptable level of amenity.
- 9.69 The proposed apartments have a communal area to the rear surrounding a mature group of trees. Each flat also has access to a private enclosed balcony, providing private external space. It is considered that the apartments have sufficient amenity space for future residents.
- 9.70 Across the site the dwellings are mainly orientated in a way which avoids windows directly facing each other. Facing windows only occur at the eastern end of the site, between plots 41-44 and 53-55 (inc). These properties all have single storey elements to the rear and are two and a half storey dwellings. Between the single storey elements there is a separation distance of 21.18m separated by the boundary treatment (probably a 1.8m close boarded fence which will be secured by condition) which would prevent overlooking between the ground floor windows. There is a distance of 25m between the first floor windows. These properties therefore comply with the requirements within the Design SPD.



- 9.71 Tree Group G15 is located close to the north and north-eastern windows of the proposed apartments. These windows serve bedrooms and habitable rooms. These trees form an attractive group and would contribute positively to the character and appearance of the site, it is therefore desirable to retain them. However, to improve the amenities for future occupiers, the trees at either end of the group are proposed to be removed, pulling the canopies away from the elevations whilst retaining the contribution this group makes. This is considered an acceptable compromise.
- 9.72 Plots 61-63 would be constructed on the footprint of the existing garages. Behind these the land rises by 1.5m and these units would back onto an area of woodland. These are FoG units with living accommodation at first floor level. The flats have been designed to have principal windows facing away from the woodland to protect the amenities of residents. Given this layout, the amenities of future occupiers in these units is considered acceptable.

Lower Broadmoor Road

- 9.73 The nearest properties to this part of the site are 81-99 Broadmoor Road (odd), located on the northern side of Lower Broadmoor Road and backing onto the southern brick wall of Broadmoor Hospital. The proposed playing fields and proposed sports building are located to the south of Lower Broadmoor Road and at a distance of in excess of 50m from the no 99, the closest dwelling. At this distance there is not considered to be any overlooking or overbearing impacts from the proposal.
- 9.74 Objections have been received that the sports pitches will provide an opportunity for anti-social behaviour resulting in disturbance and nuisance for local residents. This is a civil matter and not a planning consideration.

Conclusion

- 9.75 The proposals would not detrimentally affect the amenities currently enjoyed by existing residents surrounding the proposal. The layout ensures that future residents all have a usable amenity area and the orientation of properties means that overlooking is kept to a minimum. The amenity of future occupiers is also protected. The proposal complies with 'Saved' Policy EN20 criterion vii, of the BFBLP and the NPPF.

## **vi Transportation**

### Cricket Field Grove

#### **Access**

- 9.76 The site is located on Cricket Field Grove a private road that serves the site and a number of dwellings. The route is also part of an existing right of way that links, through a wooded area, to Furze Hill Crescent to the west. Cricket Field Grove varies in width but is generally about 5m wide and has a footway on the southern side of around 1.2m. The northern side of the road has informal parking on it and the road is currently in a poor state of repair.
- 9.77 Cricket Field Grove is located about 15m from the intersection of Chaplains Hill, Kentigern Drive and Upper Broadmoor Road which is controlled by a mini roundabout. There is good inter-visibility between the junctions at present and in the longer term the change to traffic patterns associated with the new hospital will alter traffic behaviour.
- 9.78 The access roads around the site are adequate in width and are lit accordingly. The adjoining network of roads is such that vehicle movements generated by the site will be distributed out onto the network in different locations reducing the pressure on any one junction.
- 9.79 Enhancements will also be required along the footpath link between Cricket Field Grove and Furze Hill. This is one of the key routes to link pedestrians and cyclists to the centre of the village and is therefore important route in encouraging other modes of transport other than the private car in accordance with CSDPD Policy CS23 (viii). These will be secured through the S106.
- 9.80 Amendments have been received altering the access and internal road layout in response to officer comments. Further thought and consideration has gone into the vehicle parking and pedestrian route through the site. These have resulted in significant improvements to the layout and usability of the site, and have addressed officers' concerns.

#### **Parking**

- 9.81 The proposal meets the parking standard with parking contained within carports, on plot or parking courts. Secure cycle parking to requirement has been provided within the apartment blocks and cycle parking is shown in the rear gardens of the dwellings.

#### **Traffic Impact**

- 9.82 The proposal sets out that the development will not occur until after the new hospital has been completed and the traffic associated with it has been redirected to the new access road that connects to the bypass. Whilst it is acknowledged that some of the hospital traffic will still pass through the village to get to the bypass the amount of traffic using the roads close to the site is expected to decrease significantly at peak hospital arrival and departure times throughout the day. Some of this traffic will be replaced by trips from this proposal.

- 9.83 There is a network of routes around the site and thus traffic generated at peak times will be dispersed on different roads depending on the direction of travel and destination drivers are seeking. Furthermore the enhancements to local pedestrian and cyclist facilities that are being sought could well reduce the level of vehicle trips and may also reduce car borne trips for hospital workers and visitors, especially those who live in the locality, who could use alternative means of travel to the car.
- 9.84 The site is expected to generate in the region of 80 two way trips in both peak hours with around 60 trips exiting the site and 20 trips entering the site in the AM peak hour. Around 50 trips are entering the site and 30 trips exiting the site in the PM peak hour. Accordingly, it is not expected that traffic from the development will cause severe harm to the local road network. CIL contributions are likely to be sought and these could be directed to local transport projects to further mitigate the potential impact of the development.
- 9.85 It would be desirable if construction traffic could utilise the new access road that serves the new hospital and this has been explored with the applicant. However this is a private road not in the applicant's control and through a site where security is an important consideration and therefore the landowner has refused permission. As the construction traffic would use public road not subject to any weight limits it is not possible to insist an alternative route is found.
- 9.86 The applicant is not proposing that the estate roads be adopted. Cricket Field Grove is not adopted. This is not a reason for refusal, however a clause will be included within the S106 to secure the following:
- Securing the main vehicular access and footways as privately maintainable with permissive rights for the public at all times;
  - That the developer informs 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.
  - That the developer agrees to indemnify the Council's waste collection vehicles from damage that may occur from entering a private road.

#### Land off Lower Broadmoor Road

- 9.87 The sports facility is served from Lower Broadmoor Road by modifying an existing field gate access. This access will need to ensure that visibility is improved in both directions and some of the vegetation along the frontage will have to be removed. A condition is recommended to achieve visibility splays and ensure that vegetation is kept at a low level to maintain adequate visibility.

#### Conclusion

- 9.88 The changes to the layout have improved manoeuvrability around and through the site. Parking is better related to the properties it serves. Whilst it would be desirable have the proposed roads adopted including Cricket Field Grove, this in itself is not a reason for refusal. Overall it is considered that the proposal would not result in a danger to users of the highway. The proposal is considered to comply with Policies CS23 and CS24 of the CSDPD and 'Saved policy M9 of the BFBLP.

#### **vii. Ecology**

- 9.89 Policy CS1 of the CSDPD seeks to protect and enhance the quality of natural resources including bio-diversity. This is supported by the Section 11 of the NPPF seeks to conserve and enhance the natural environment.

#### Cricket Field Grove

- 9.90 Concerns have been raised regarding the proximity of the development to the woodland edge without any buffer strips. The woodland is recognised as a key habitat for bats and birds and forms part of an ecological network or green infrastructure. Developments in the borough that have placed housing close to existing woodland and large trees have often resulted in the long term erosion of those features due to pressure from residents for light and space.
- 9.91 The scheme has been designed so that amenity areas do not back on to the woodland with the dwellings set as far as is practicable from the woodland edge. Roads and parking courts back on to the woodland providing a hard buffer. The layout is therefore considered to be acceptable in bio-diversity terms and compliant with CS1 of the CSDPD and Section 11 of the NPPF.
- 9.92 Section 2.3.11 of the Environmental Statement describes changes to footpath FP6 which connects Furze Hill Crescent with Cricket Field Grove. It is not proposed to change the alignment of the footpath, but to re-surface it and install some low level lighting. Care should be taken in respect of the lighting so as not to affect foraging bats.

#### Land off Lower Broadmoor Road.

- 9.93 The area of the proposed SANG would be enhanced to attract walkers away from the SPA area. The application is accompanied by a SANG and Biodiversity plan which provides a good summary of the requirements for both wildlife and the recreational access. However, whilst the infrastructure for biodiversity management is well covered, the SANG implementation works are not described. To provide adequate information, the plan should describe when and how SANG infrastructure will be installed using the section 3.16 list of features required for the SANG. Each of the features should be described using descriptions similar to those used for habitat management. The SANG plan should also provide a rough timescale for the implementation and management works. These details can be conditioned or secured through the S106 as part of the SPA mitigation.
- 9.94 Concerns have been raised regarding the potential for pollutants (fertilisers, line paint) to enter the water system and effect bio-diversity from the proposed sports pitches. Ditches to the south of the sports pitches would be planted with reeds which would act as a filter to remove any pollutants prior to water entering Butter Stream, which currently has a very high water quality. Whilst the reed beds may be sufficient to remove any pollutants, the ditches will need to be dredged as part of a maintenance schedule and this would potentially reduce the effectiveness of the reeds. Whilst it may be possible to phase this, the detail would need to be secured through a condition.
- 9.95 In conclusion, subject to suitable conditions the proposal would not significantly affect bio-diversity.

#### **viii. Drainage**

- 9.96 A flood risk and drainage strategy has been submitted with the application. This has been supplemented by further information and testing which seeks to demonstrate that the surface water from the proposal can infiltrate into the soils and disperse naturally.

#### Cricket Field Grove

- 9.97 It is proposed to pipe surface water to underground storage crates where it would be held until the water disperses naturally into the surrounding sub soils.
- 9.98 Concerns have been raised with the applicant over the amount of infiltration testing and results from the tests that were carried out. Assurances over the stability of the slope to the south of the site were also sought from the applicant. Whilst it would be preferable if further

testing was undertaken, schemes elsewhere upon the Camberley sands have been able to use infiltration, and the built elements of the site drain by infiltration. Accordingly there is no evidence to suggest that this site will not be able to use infiltration techniques to discharge surface water from the development. This can be confirmed by further testing secured through a condition.

9.99 Given the evidence supplied it is considered that the applicant has sufficiently demonstrated that infiltration will work within this site. Further testing on the Camberley Sands as recommended by the structural report will be secured by condition. A management and maintenance plan will also be secured by a condition.

9.100 Subject to the conditions, the drainage strategy is considered acceptable.

#### **ix. Archaeology**

9.101 Chapter 8 of the Environmental Statement considers the 'Cultural Heritage and Archaeology' aspects of this proposal. Chapter 8 draws on the results of an '*Archaeological Baseline Assessment Report*' (Oxford Archaeology, dated 4th August 2016) and a subsequent geophysical survey of the site (Bartlett-Clark Consultancy, dated 11th May 2016). Both of these documents accompany the planning application.

9.102 It is considered that Chapter 8 of the Environmental Statement provides a fair assessment of the known and potential archaeological resource around and within the application area. The record of consultation with Berkshire Archaeology accurately reflects the substance of previous discussions with the applicant's archaeological consultants, Oxford Archaeology. It is considered that adequate information has been provided with the application to assess the archaeological implications of the proposal and that the proposed mitigation measures are appropriate and commensurate.

9.103 A programme of archaeological investigation will be required to mitigate the impacts of development. This programme of work can be secured by an appropriately worded condition. This is in accordance with Paragraph 141 of the NPPF which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

#### **x. Trees and Landscaping**

9.104 'Saved' 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.

9.105 The application has been supported by an arboricultural survey. This has identified the root protection areas (RPAs) and important trees. Following officer comments this was extended to include trees within the woodland which were closest to and would be affected by the proposal.

#### Cricket Field Grove

9.106 The Character Areas SPD comments on the importance of the trees within the area commenting '*The wooded area acts as separators for the different pockets of development and provide an important visual backdrop*' (pg. 41). The contribution the wooded areas make to the character of the area is also identified within the LCA and ES.

- 9.107 Amended plans have responded to officers' concerns regarding the proximity of the development to the tree edge and pulled the built form and access roads away from within the RPAs where possible. Where this has not been possible, development has been limited to footpaths or parking areas which are not subject to deep foundations and a 'no dig' approach can be adopted.
- 9.108 The scheme does propose to remove some trees. These include trees and shrubs around the bowling green (G12) and a row of Lawson Cypress (G13) between the staff accommodation and current parking areas. Other trees to be removed are connected with the demolition of the garages, over which trees have grown and the removal of the garages effectively removes their support, and consequentially these will be removed.
- 9.109 More significantly it is proposed to remove two trees, one from either end of G15 and the Lawson Cypress (T14) within that group, the latter an evergreen looks out of place and detracts from the otherwise deciduous group. The removal of the two end trees and the reasons for this have been discussed above.
- 9.110 The removal of the garages to the west of the existing staff accommodation will have advantages to the woodland edge, providing light and space below the canopy. However, these structures currently support some trees which will be lost once the garages are removed.
- 9.111 The loss of trees has been kept to a minimum and generally only trees of a lesser quality are to be removed ensuring that the trees that positively contribute to the character and appearance of the area are retained and accordingly the removal of the trees is not considered to detrimentally affect the character or appearance of the area.

#### Lower Broadmoor Road

- 9.112 The proposal would require the removal of one tree within the hedgerow to facilitate the access into the site, with vegetation on either side trimmed back to provide the visibility in both directions. The existing hedgerows and established wooded areas of the site would be retained and incorporated into the landscape in this part of the application site.
- 9.113 The sports pitches would necessitate the removal of grassland containing a number of self set trees and bushes. However the significant landscaping would remain, retaining the character and appearance of the site.
- 9.114 No trees are proposed to be removed within the SANG area, they will be incorporated into any improvements required to accord with the habitats directive.

#### Conclusion

- 9.115 It is considered whilst some trees will be affected or removed by the proposal, sufficient trees will remain to preserve the general character and appearance of the area. The proposal is therefore considered to be in accordance with Policy EN1.

#### **xi. Relocation of Sports Pitches**

- 9.116 The application seeks the relocation of the sports pitches. In these cases Sport England is a statutory consultee and its policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply.

- 9.117 This application relates to the loss of existing playing fields and/or the provision of replacement playing fields. It therefore needs to be considered against Sport England's exception Policy E4, which states:
- E4 – The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development*
- 9.118 The existing playing field includes one large area of playing field which can accommodate two pitches. This included a full size rugby or football pitch (approx. 104m x 60m plus run-off) with an adjacent training pitch (approx. 79m x 50m plus run-off). The site included; a small kitchen area and a small social area 2 changing rooms a referees area and 1 shower for both teams at the Cricket Field Grove site and a storage unit for goalposts etc. The name of the site 'Cricket Field Grove' would suggest that the site is large enough to support a cricket field, however, there is no evidence that cricket has been played on the site for some years.
- 9.119 Exception 4 requires playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development
- 9.120 Adjacent to the new playing fields, the applicant has included replacement changing provision with a social space. This is an improvement in quality terms on the existing changing provision as it will be a new facility. The provision of dedicated parking is also welcome.
- 9.121 The re-provided grass pitches appear to be of a lesser quantity but at least as good quality (in terms of natural turf) as those that will be lost (this can be secured by a condition).
- 9.122 The ditch between the replacement playing field areas will reduce the types of pitches that could potentially be possible on the site and provide a less flexible space. For example, a senior football pitch can no longer be marked out on the site.
- 9.123 The replacement changing provision and larger externally accessed storage cupboard as proposed is also an improvement on the existing facility.
- 9.124 In applying exception 4 Sport England seeks equivalent or better management arrangements for a site. Cricket Field Grove has been a community sports site for many years and is therefore subject to protection by paragraph 74 of the NPPF and the Council's development plan policies. The replacement provision is welcomed which has the potential to provide these local community rugby and football teams with a more secure facility in their community. However, without clarity over the lease arrangements the clubs that use the site could be evicted (as has recently occurred).
- 9.125 In addition to the consideration of securing the future of the local community sport teams that used Cricket Field Grove, this application should also meet the sporting needs of the 130 dwellings that will be provided on this site, which underlines the importance of securing these new sports facilities for the future in perpetuity.
- 9.126 Terms of the long term lease that the Applicant has indicated will be granted to the local rugby club (99 years with the ability to sub-let to the local football club) should be secured and this can be done through the S106.

9.127 Therefore subject to details of a long lease being secured and relevant conditions, Sport England has no objection to the proposals.

## **xii. Securing necessary infrastructure / CIL**

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

- i. infrastructure needed to support growth and;
- ii. infrastructure needed to mitigate impacts upon communities, transport and the environment.

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

9.130 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 comprise:-

- a. Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- b. specified Local Road Network capacity improvements (this includes local road network capacity improvements to Crowthorne high Street roundabout)
- c. strategic road network improvement outside the borough
- d. specified footpath and cycleway improvements
- e. bus service subsidies
- f. specified educational projects (including expansion of Wildmoor Heath Primary school by 1 FTE)
- g. libraries
- h. built sports facilities

9.131 9.89 CIL receipts could be spent on items not listed on the Regulation 123 list that meet the government criteria on CIL spending.

9.132 The application site falls within the Crowthorne/ Sandhurst charging zone which attracts a rate of £150 per square metre for 15 and more dwellings.

9.133 This will be secured in accordance with the CIL regulations.

## **xiii. Thames Basin Heaths Special Protection Areas (SPA)**

9.134 The Council, in consultation with Natural England (NE), has formed the view that that any net increase in residential development within 400m of the Thames Basin Heaths Special Protection Area (SPA), is likely to result in a significant effect on the integrity of the SPA in the context of Regulation 61 of the Conservation of Habitats and Species Regulations (2010) (as amended) and that any net increase in residential development between 400m and 5km straight-line distance from the SPA is likely to have a significant effect on the SPA, either alone or in-combination with other plans or projects.

9.135 The northern part of the development site at Cricket Field Grove and the majority of the proposed SANG (except for the north eastern part) lie within 400m of the SPA boundary. The remaining part of the site at Cricket Field Grove lies within the 400m to 5km SPA buffer zone. The development is therefore likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

- 9.136 This Habitats Regulations Assessment must consider whether compliance with conditions or restrictions, such as a planning obligation, can enable it to be ascertained that the proposal would not adversely affect the integrity of the SPA. Information has been supplied by the applicant to enable the Council to undertake this Habitats Regulations Assessment Screening.
- 9.137 It is understood that the proposed development includes 130 (C3) dwellings with the dwelling mix unconfirmed at the present time. The current block of 118 x 1 bed flats comprising of staff accommodation is currently vacant and will be demolished. No replacement staff accommodation is proposed.
- 9.138 After a careful assessment of the information provided in Technical Appendix 6.1: Information Towards a Habitats Regulations Assessment Final Report – September 2016 (P14/09 – 7C), the Council concludes the following:
1. Water Quality and Hydrological Impacts - It is agreed that the proposed development will not have a significant adverse effect on the Thames Basin Heaths SPA in terms of water quality and hydrological impacts provided that the proposed pollution and drainage strategies are implemented.
  2. Air Quality - It is agreed that the proposed development will not have a significant adverse effect on the Thames Basin Heaths SPA in terms of air quality.
  3. Recreational pressure – In the absence of avoidance and mitigation measures, the introduction of new residents is likely to result in increased recreational pressure on the SPA during the operational phase. Avoidance and mitigation measures will therefore be required to be put in place to satisfy the Habitats Regulations and for the Council to be able to grant planning permission for this development.
- 9.139 In response to point C above, the applicant is proposing a new SANG and has produced a draft SANG Management plan setting out how the proposed SANG would meet the requirements of the Natural England and Bracknell Forest Council to provide sufficient mitigation for the proposed dwellings.

#### Cricket Field Grove

- 9.140 Access to the curtilage of the northern-most line of dwellings (plots 1-7, 31-34, and 50-56 inc.) proposed south of Cricket Field Grove would be located outside of the 400m SPA buffer zone and this has been confirmed with NE. This proposal therefore does not lead to a net increase in dwellings within 400m of the SPA, and will not involve the introduction of additional residents within 400 metres of the SPA.
- 9.141 The Council is concerned about any increase in uncontrolled car parking within 400m of the SPA which arises as a result of the proposal as this could lead to increased visits to the SPA. The applicant has confirmed by email correspondence that there is an existing car park at Cricket Field Grove with approximately 50 parking spaces of which approximately 24 spaces fall within the 400m SPA buffer zone. This entire car park will be removed as part of the development. There is also informal parking along the northern edge of Cricket Field Grove with space for approximately 30 cars. This area is entirely within the 400m SPA buffer. This will also be removed as part of the development. It is therefore concluded that a total of 54 uncontrolled car park spaces that currently lie within 400m of the SPA are being removed as a result of the proposed development. Significantly fewer new car parking spaces are being proposed within the 400m SPA buffer zone than are being removed. The Council therefore concludes that there will be a net decrease in uncontrolled car parking within 400m of the SPA and this has been discussed and agreed with NE. The proposal is therefore not likely to lead to a significant adverse effect on the SPA as a result of uncontrolled parking within 400m of the SPA.

#### Land off Lower Broadmoor Road

- 9.142 The applicants have indicated that the SANG land will be transferred to the Council to be managed in perpetuity. The details of this, including car park management and SANG standard will be secured through the S106.
- 9.143 Accordingly subject to the relevant clauses within the S106, the proposal is considered not to have a significant adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species (Amendment) Regulations (2012) permission may be granted.

#### **xiv. Affordable Housing**

- 9.144 Policies CS16 and CS17 of the CSPD (in relation to housing needs and affordable housing). The Councils 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.
- 9.145 The applicants have submitted a viability report seeking to demonstrate the scheme would not be viable if 25% affordable were to be provided on the site.
- 9.146 This has been independently reviewed by an external consultee. It was found that the scheme was able to provide 21 affordable dwellings equating to 16% of the total new dwellings. In accordance with Policy 15 of these dwellings will be affordable rent and 6 shared ownership. These shall be secured through the S106.

#### **xv. Sustainability issues**

- 9.147 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards regarding water usage.
- 9.148 CSDPD Policy CS12 seeks a reduction in the potential emissions and energy usage. The Sustainability and Energy Statement seeks to demonstrate how the development can achieve 10% reduction in carbon dioxide emissions and provide at least 20% of their energy requirements from on-site renewable energy generation.
- 9.149 Both of these can be secured by a condition will be imposed requiring the submission of the energy statement.

#### **xvi. Waste Management**

- 9.150 Plan no. 101502-BAR-SC-01 rev H shows that all properties will have access to the gardens through either a side gate or car port. Areas for bins to stand on collection day have also been provided.
- 9.151 The size of the communal binstores has been considered by the Waste and Recycling Manager who has no objection to their size or location.
- 9.152 The developer is not putting forward any of the roads for adoption by the Council. Whilst it is the Councils preferred option to have the principle roads adopted, this does not prevent our waste collection services accessing households we do require indemnity insurance to ensure that they are not held responsible for any damage to the roads. This will be secured through the S106.

### **10. PLANNING CONSIDERATIONS**

10.1 Cricket Field Grove is an allocated site for 145 dwellings under Policy SA2 within the SALP. This required the relocation of the sports pitches which currently occupy the site and a bespoke SANG.

#### Cricket Field Grove

10.2 Bracknell Forest Council cannot currently demonstrate a 5 year supply of housing land. The delivery of allocated sites therefore important to assist the Council reach this target.

10.3 The site is allocated and within the settlement boundary, and therefore acceptable in principle. The layout and design have been amended ensuring that the open approach to Broadmoor is maintained and the Grade II listed buildings and walls remain the dominating feature in the area. The woodland surrounding the site would be retained and the development has respected this. The residential proposals are therefore considered to protect and preserve the character of the area.

10.4 The design of the proposal is considered acceptable, picking up on elements from Broadmoor and incorporating these into a modern design which compliments the existing dwellings. The proposal would not have an unacceptable effect on existing residents and the amenities of future occupiers is acceptable.

10.5 The site is within reasonable walking distance (800m) of services on the High Street Crowthorne. It is considered to be sustainably located and would encourage other modes of transport than the private car. The proposal is considered to be satisfactory from a highway safety perspective. Parking in accordance with the Council's standards has been provided and therefore it is not possible to argue that the proposal would result in on street parking to the detriment of highway safety.

10.6 The proposal is CIL liable which can be used towards mitigating the impact of the proposal on local services. Improvements to local footpaths will be sought through the S106 to increase the connectivity of the site in the interests of sustainable development.

#### Land off Upper Broadmoor Road

10.7 Development here seeks to mitigate the loss of the sports pitches at Cricket Field Grove by providing new facilities of better quality. The facilities incorporate purpose built changing rooms and a small recreational space. As such there is no objection from Sport England.

10.8 The SANG would provide adequate mitigation against harm from new residential properties within 400m-5km of the SPA.

10.9 These elements are recreational uses, an acceptable use within the countryside. It is considered that the associated new building would not detrimentally affect the character of the area or the setting of the protected parkland. As with the residential element, the built form of Broadmoor remains as the dominant built feature in the area.

10.10 The proposal is therefore considered to comply with national and local policy, and subject to completion of an obligation under S106, is recommended for approval.

## **RECOMMENDATION**

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.
- 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.

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 (Storeys 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)

#### 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:**

S138\_P\_003 (Sports Pitch Provision)  
101502-CF-E1 Rev B (Changing Facilities)  
101502-CF-P1 Rev B (Changing Facilities)

**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 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 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]

06. No dwelling 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 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]

07. 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.

08. 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 or as may otherwise be agreed in writing by the Local Planning Authority.

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

[Relevant policies: BFBLP EN25]

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, 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]

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 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]

11. 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 Policy CS1, CS7]

12. No development 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]

13. Neither 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: For the purpose of protecting and enhancing bio-diversity

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

14. 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:

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

15. 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 CS8 of the CSDPD and SC3 of the BFBLP

16. 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

17. 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]

18. 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]

### 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; however they are required to be complied with:-
  01. Time
  02. Plans considered

The following conditions require discharge prior to the commencement of the superstructure works:-

### 03. Materials

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

- 04. Finished floor levels
- 07. Site maintenance
- 08. Working method statement
- 09. Sustainability Statement
- 10. Energy Demand Assessment
- 12. Lighting
- 14. Bat mitigation
- 16. Sports pitch methodology

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

- 05. Vehicle access
- 06. Vehicle Parking
- 13. Habitat management
- 15. Playing Fields

The following conditions require discharge prior to the first use of the sports pitches:-

- 11. Management and maintenance of proposed ditches
- 17. Bridge between sports pitches

03. To implement works within the highway an agreement under S278 of the Highways Act will be required.

04. It is recommended that the drainage assessment and improvement scheme in respect of the sports pitches, is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled 'Natural Turf for Sport' (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

In the event of the s106 planning obligations not being completed by 22.09.2017 the Head of Planning be authorised to extend the deadline or REFUSE the application for the following reasons:-

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

02. 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.

03. In the absence the measures too secure improvements to the footpath linking Cricket Field Grove with Furze Hill the application does not promote other means of transport other than the private car, contrary to Policies CS1, and CS23 of the CSDPD supported by the NPPF.

04. In the absence of an agreement to secure the lease for the sports pitches, parking and facilities for the lifetime of the development, there is no guarantee that the pitches will be secured for the use of residents for the future and the facility could be lost. This is contrary to Policies CS8 and the provisions of the NPPF.

05. It has not been demonstrated that the development would enhance site accessibility for non-car modes. This is contrary to CSDPD Policy CS1 and the NPPF.

06. It has not been demonstrated that the site, via roads and footways, will be accessible to members of the public at all times and that future occupants will be aware that none of the roads and footpaths will be adopted by the Council and therefore will be privately maintained in perpetuity. This is contrary to CSDPD Policy CS1 and NPPF.