



## Introduction – comprehensive development at Newell Green

The application site forms part of a wider development area being promoted by a consortium of three developers (known as the Western Consortium) at Newell Green who have land holdings located to the north and south of Watersplash Lane, between Sopwith Road/Avery Lane to the west and Newell Green to the east.

The area forms part of the Warfield Strategic Allocation, as identified in the Bracknell Forest Site Allocation Plan (SALP), adopted July 2013 – Policy SA9 refers. This strategic policy is supported by the site specific guidance set out within the Warfield Supplementary Planning Document (SPD) and the Warfield Area 1 Masterplan. The planning policy framework is based upon the delivery of a comprehensive mixed use development for 2,200 dwellings and the associated physical and social infrastructure.

Planning applications have been submitted on three parcels of land which will deliver 211 dwellings in total across land parcels 2, 3 and 4 as shown in Figure 1 below (please note that area 1. Bovis Homes shown on the plan is not subject to a planning application at this stage):

1. Bovis Homes
2. Harrow Estates
3. Millgate Homes
4. Kitewood Investments

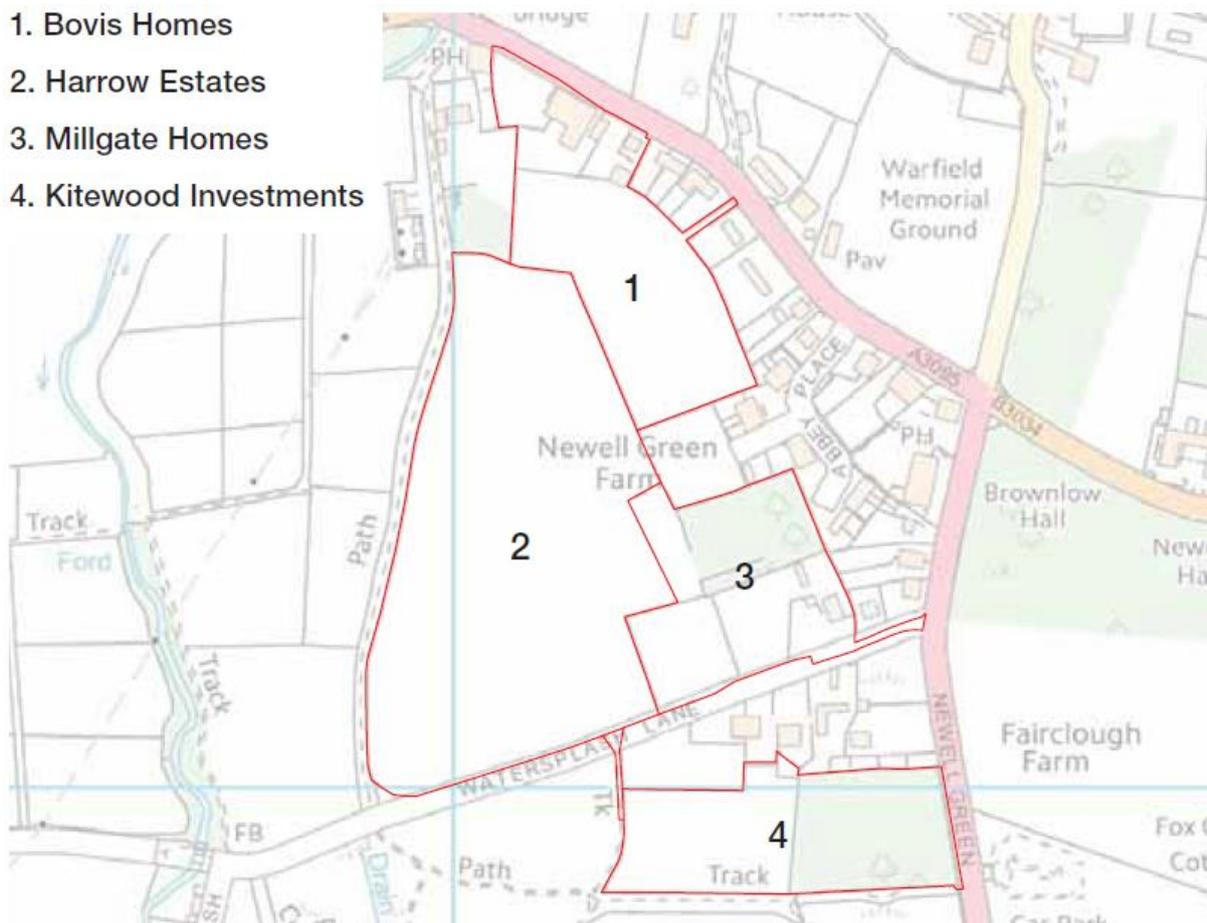


Figure 1: Newell Green Development Area

The submission of the three applications at Newell Green is a culmination of joint working between officers of this Council, the consortium (comprising Harrow Estates, Millgate Homes and Kitewood Investments) and the Homes and Communities Agency's Advisory Team for Large Applications

(ATLAS). The consortium completed a Planning Performance Agreement (PPA) in March 2016 to secure the delivery of development at Newell Green based upon a strategy to that would:

- i) Secure the submission of applications within the separate landholdings held by the members of the consortium.
- ii) Secure a Development Framework Document (DFD) to show how the four application proposals join together spatially as a co-ordinated whole.
- iii) Secure an overarching Infrastructure Delivery Plan (IDP) for the area of Newell Green to set out what infrastructure would be delivered by when, where and by whom.

The PPA was signed by the landowners/developers of all 4 development parcels as shown in Figure 1, i.e. including the Bovis land (parcel 1). Bovis have not, due to commercial reasons, submitted an application pursuant to the agreed strategy but discussions continue to take place with the landowner to bring forward this land parcel having regard to the adopted planning policy framework and the DFD submitted by the consortium.

Development at Warfield is dependent upon the delivery of housing alongside the necessary supporting infrastructure. This is complicated by the multiple landholdings across the strategic allocation and the introduction of the Community Infrastructure Levy (CIL) in 2015 and CIL Regulation 123 (3). The introduction of Regulation 123 (3) now means that a local planning authority cannot use more than five planning obligations or Section 278 Agreements (counted from April 2010) to provide infrastructure or pool contributions towards a single infrastructure project or type of infrastructure.

The Planning Obligations Supplementary Planning Document (SPD), February 2015, sets out the Council's approach to securing infrastructure by planning obligations and explains the relationship with the Community Infrastructure Levy (CIL). At Warfield the distinction is made between specific on site infrastructure and strategic infrastructure to be secured through a s106 planning obligation and CIL as summarised in Table 1 below:

Section 106	CIL
Local Transport Infrastructure	Strategic Transport Infrastructure
Travel Plan	Secondary Education
Waste Recycling	Post - 16 Education
Primary Education (inc. nursery)	Special Educational Needs
Green Infrastructure to include: a) Open Space of Public Value (OSPV), i.e. land (ha) and/or off-site financial contributions; ii) Special Protection Area (SPA) Avoidance and Mitigation, i.e. SAMM and bespoke SANG	Library Facilities
Affordable Housing	Built Sports Facilities
Community Facilities	

The effect of Regulation 123 is that the Council has to ensure that the limit of five s106 contributions for any one infrastructure project is not exceeded. Given the need to secure comprehensive development and the delivery of infrastructure, the Council, has sought to resist isolated development within Warfield and, assisted by ATLAS, has encouraged landowners to work together. The Council's strategy has been supported by Inspectors on appeal at Fairclough Farm, Newell Green (application reference 13/00027/OUT) and Old Farmhouse Row, Abbey Place

(application reference 14/00980). In the case of Abbey Place, the Inspector was made aware of the discussions with the consortium at Newell Green and commented as follows:

*'It is the Council's preference that developers should co-ordinate their activities to limit the number of separate proposals, and therefore the number of contributions. This does not seem an unrealistic objective; for example a consortium has been formed to develop the majority of the land around the appeal site, and it is likely to be in the mutual interest of the parties involved to cooperate in the allocation of the necessary infrastructure and land costs. Indeed this is would be an essential part of a successful scheme, because the Council indicate that they are not in a position to implement the infrastructure projects themselves, even if in receipt of the necessary funds.'* (paragraph 18 refers)

The development strategy for Newell Green enables each application to be considered on its own merits having regard to the principles of the comprehensive development of Warfield. In order to secure the delivery of on site and off site infrastructure, the applications will be linked by a Framework s106 Agreement. Within the s106 Agreement, each application will be treated as a separate phase as if it formed part of a single application. The applications will be defined as 'parcels' within the s106 Agreement but will be capable of being built out in any sequence, subject to compliance with the overarching access strategy and the delivery of any identified infrastructure requirements. Each application parcel will pay instalments of the contribution required from Newell Green towards the wider strategic infrastructure. In this way, the obligation will constitute a single obligation for the purposes of Regulation 123 (3) of the CIL regulations. Site specific obligations will also be included within the framework s106 Agreement. Section 9ii(x) of this report sets out the heads of terms relating to the current application.

The strategy for Newell Green is a response to the s106 'pooling restriction' imposed by Regulation 123(3) and subject to planning permission being granted will:

- i) Allow individual members of the consortium to bring forward housing development within Newell Green, contributing to the Council's 5 year housing land supply and development at Warfield.
- ii) Establish a mechanism for the funding/and or provision of necessary infrastructure which is legally robust and,
- iii) Ensure that housing development and infrastructure delivery is co-ordinated both within Newell Green and the remainder of the Warfield strategic allocation.

## **1. SUMMARY**

1.1 The application proposes the demolition of an existing property and the erection of 43no. dwellings, comprising 24no. apartments in 3 blocks and 19no. houses, along with open space, landscaping and parking.

1.2 The site is allocated for residential development. It forms a part of the Warfield strategic allocation within the Bracknell Forest Site Allocations Local Plan (2013). The design of buildings and layout of the development is considered to be appropriate for the area. Its relationship with adjoining properties is considered acceptable, landscaping and on-site open space is considered to soften the impact of the development on the area, car parking and bin storage is provided to

standard and highway and drainage works are considered acceptable. This planning application is therefore recommended for conditional approval.

<b>RECOMMENDATION</b>
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The Head of Planning be authorised to grant planning permission subject to conditions in Section 11 of this report following the completion of a Section 106 legal agreement.
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## 2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as a result of receiving more than 5 objections.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
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Within settlement boundary
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Allocated site- SALP Policy SA9 – Land at Warfield
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Within 5km buffer of the Thames Basin Heaths Special Protection Area
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3.1 The site occupies a 1.49 ha area, and is part previously developed land and part greenfield land located within a defined settlement.

3.2 The site comprises:

- i) an existing 3 bed detached bungalow 'West View' set in substantial grounds with several outbuildings;
- ii) a previously demolished property to the west formerly know as 'Sumanga Farm'; and
- iii) land to the north which is a mix of hardstanding and neglected grassland. The site lies to the north of Watersplash Lane from which the site is currently accessed.

3.3 A ditch easement runs north-south through the site, continuing north, and there are several significant trees within and flanking the site.

3.4 The southern frontage with Watersplash Lane is heavily vegetated with deciduous trees and remnants of old hedgerow to the west, and large coniferous trees screening West View to the east. Across Watersplash Lane to the south lie several semi-detached and detached dwellings on large plots with various outbuildings. The east of the site abuts the recently built housing development of Abbey Place, Fieldview and Newell Green Cottages. To the north lies the small cul-de-sac of Old Farmhouse Row (part of the Abbey Place development) and neglected paddock land, subject of the recent planning refusal (PINS ref: APP/R0335/W/15/3131136). To the west lie open fields bounded by trees, which are subject to the current planning application by Harrow Estates for 116 dwellings currently being considered.

## 4. RELEVANT SITE HISTORY

4.1 The development site is made up of two parts:

1. West View is a large detached house that is currently inhabited; and
2. Sumanga Farm to the west that was demolished some years ago – the site currently lies empty.

### 4.2 Site-specific

- 08/00617/FUL – Demolition of existing house, stables and outbuildings. Erection of new detached dwelling house and detached garage.

Appeal allowed on 6 May 2009 – permission not implemented and lapsed.

- 14/01029/FUL – Erection of 18no dwellings with associated parking, access and landscaping following demolition of existing dwelling and outbuildings.

Refused on 30 January 2015, for reasons:

- piecemeal development that would prejudice the delivery of infrastructure, good design and the movement strategy for Warfield;
- access would compromise highway safety;
- failure to provide appropriate infrastructure mitigation;
- failure to provide affordable housing;
- unacceptable impact on the Special Protection Area (SPA); and
- failure to demonstrate appropriate drainage.

### 4.3 Wider area

- 16/00115/FUL – a) Erection of 56no. dwellings with associated access, open space and infrastructure, following demolition of 2no. dwellings and Warfield Garage, on land off Forest Road; and b) change of use from agricultural land to Suitable Alternative Natural Greenspace (SANG), with associated works, on land north of Westhatch Lane, Warfield.

Refused on 29 July 2016 primarily due to the proposal prejudicing the comprehensive delivery of development at Warfield.

4.4 The following two appeal decisions are relevant and are a material consideration in the assessment of the current application:

- Fairclough Farm - Erection of 40 dwellings and 70 bedroom care home (13/00027/OUT, dismissed on appeal on 2 May 2014): a land parcel within the wider Warfield development. Amongst the reasons for dismissing the appeal, was concerns relating to prejudicing comprehensive redevelopment.
- Old Farmhouse Row - Erection of 10 dwellings (14/00980/FUL, dismissed on appeal on 9 February 2016): relates to land within the wider Warfield development. Amongst reasons for dismissing this appeal were issues relating to failing to contribute towards a comprehensive approach to the development of Warfield.

4.5 Additionally, within the wider Warfield strategic development area, the following application is relevant in demonstrating the Council's commitment to the comprehensive development of the area:

- Land North Of Harvest Ride and South of Forest Road and East of West End Lane, Warfield - Erection of up to 750 residential dwellings including 60-bed senior living scheme, new two form-entry primary school and new north-south link road. (13/01007/OUT, planning permission Granted on 28 October 2014).

## 5. THE PROPOSAL

5.1 Full planning permission is sought for the erection of 43no. dwellings, comprising 19no. houses and 24no. apartments, with access, parking, communal amenity spaces and a north-south green corridor (the 'greenway'). Housing will be a mix of 2 and 2.5 storeys in height, and the apartments will be in three blocks, each 2.5 storeys high. The proposed mix is:

8 x 1 bed apartments  
16 x 2 bed apartments  
12 x 3 bed houses  
4 x 4 bed houses  
3 x 5 bed houses

5.2 Of which 26% of dwellings (11no.) will be affordable, comprising:

3 x 1 bed apartments  
6 x 2 bed apartments  
2 x 3 bed houses

5.3 There are three main points of access, with plots 1-5 served from Watersplash Lane, plots 6-31 served from Harrow's adjoining land to the west and plots 32-43 served from the south-easternmost corner of Harrow's land to the west. A further point of access for pedestrians and cyclists is gained from the existing Sumanga Farm access on Watersplash Lane along the proposed greenway.

5.4 Dwellings are traditional in style, with a mix of gabled and hipped roofs. Proposed materials include red brick, red tile hanging, grey/stone weatherboarding and slate/red roof tiling. A condition is recommended to require full details of materials to be submitted for approval.

5.5 Existing good quality trees will be retained. The landscaping scheme includes extensive tree and hedge planting, including reverting the West View – Watersplash Lane frontage back to hedging and tree species that respect the semi rural character of Watersplash Lane.

5.6 Two areas of open space are proposed: i) an area for recreation to the south of plots 35-43 and ii) the 'greenway', that follows an existing ditchline from Watersplash Lane northwards, containing a footpath and area for play, and will also serve a drainage function.

5.7 Car parking is proposed in parking courts and car ports serving the flats and some of the houses. Other houses have on-plot parking and garages.

5.8 Limited engineering works to Watersplash Lane are proposed.

5.9 The submitted scheme follows extensive pre-application discussions with both individual developers and the Western Consortium steering group. The applicant has responded positively to officer recommendations.

## **6. REPRESENTATIONS RECEIVED**

### **6.1 Warfield Parish Council:**

Recommend Refusal for the following reasons:

- i) 3 storey construction out of keeping with the area.
- ii) Plots 14-21 create unacceptable level of overlooking contrary to requirements of the SPD.
- iii) The council consider the access of units onto Watersplash Lane inappropriate and should be accessed through the development site.
- iv) Insufficient visitor parking.

### **6.2 Other representations:**

Objections from 12 properties were received. Summary of issues raised:

#### Design

- i) Proposal is not sympathetic to the character of Newell Green.
- ii) Object to proposed 3-storey buildings. This is not in keeping with the surrounding area, where the tallest building is 2.5 storeys, and would impact the privacy of existing neighbouring properties.
- iii) Density and scale is excessive.
- iv) Plots 14-21 abutting existing dwelling is not a key location where 3-storey buildings would be appropriate. Windows in the roof to the rear will overlook existing properties.
- v) Plots 14-17 need to be brought forward in line with plots 18-22.
- vi) To reduce visual impact on Abbey Place, the ground level should be reduced by 500-750mm.

#### Transport

- i) Public transport links in the immediate surrounding area are not sufficient.
- ii) The safety of vehicles and pedestrians on the surrounding highway will be compromised.
- iii) Inadequate parking.
- iv) The location of parking will increase light, noise and car pollution levels for Old Farmhouse Row. Turning the parking area 180 degrees would reduce the impact.
- v) Result in added traffic congestion, particularly on the already busy A3095 linking Bracknell to Maidenhead.
- vi) Some comments refer to the Abbey Place appeal site and cycle safety issues on a path connecting development at Newell Green to Forest Road in between properties Albren and Linthorpe, as featured on the Area 1 Masterplan. This is not relevant to this planning application.

### Watersplash Lane

- i) Allowing access onto Watersplash Lane would set a precedent for other parcels of land seeking to gain access on the lane.
- ii) Access to Plots 1-5 does not adhere to the Council's intention to maintain the character of Watersplash Lane. All access should be via the new internal road through the Harrow site.
- iii) Unnecessarily large sized turning head which could lead to issues such as being used as parking for the apartments and to go for a walk. This area must be for turning only and enforced using double yellow lines.
- iv) Widening of Watersplash Lane will spoil the lane's character.
- v) Allowing access and the large increase in traffic onto Watersplash Lane would have highway safety issues, cause damage and disruption.
- vi) Retention of trees and hedging screening plots 1-5 should be a condition.

### Green Infrastructure

- i) Insufficient landscaping and open space for leisure or for children to play.
- ii) Open space is on the fringe and should be brought into the development to allow residents to meet and communicate and for children to play in safety.
- iii) There should be no removal of trees. New trees will not provide screening or effective landscaping for at least a decade.
- iv) Loss of green space would have a detrimental impact on wildlife.
- v) Plans fail to provide sufficient buffer between new and existing development.
- vi) Trees along the boundary to the rear of plots 14-22 need to be retained as a buffer and supplemented by additional buffer landscaping.

### General

- i) Applications should have been submitted and considered together. This amounts to piecemeal development.
- ii) Local services such as GP surgeries and schools don't have the capacity to cope with this development.
- iii) Development will lead to noise and disturbance.
- iv) Quality of life would be improved if plots 6-11,12,13 were removed.

6.3 One further comment was received:

1. Access to a field to the west of where Watersplash Lane is proposed to be blocked off must be maintained. Watersplash Lane is an ancient highway, owned by the roadside landowner, therefore powers relating to road closures cannot be applied.

6.4 Following material changes to the application post-submission, neighbouring properties were notified of changes concerning: i) boundary treatment, ii) landscaping and highway works on Watersplash Lane, and iii) the design of plots 14-17; and given the opportunity to comment further. The following new issues were raised:

### Warfield Parish Council:

Recommend Refusal for the following reasons related to recent changes to the plans, and in particular proposals for the lane/hedgerow:

- i) Proposed changes would be detrimental to the character, street scene and look and feel of the lane.
- ii) The lane is an extension of the East West Greenway up to Cabbage Hill and therefore the lane should be left as is allowing safe passage for pedestrians, cyclists etc..
- iii) The numerous indigenous species should be retained in the hedgerow.

6.5 Objections from a further 21 properties were received:

#### Access

- 1. Access of plots 1-5 onto Watersplash Lane is unnecessary, as the layout could easily be changed to enable access off the main link road, then no works to Watersplash Lane would be necessary.
- 2. Access onto Newell Green will exacerbate traffic congestion at the Plough and Harrow junction.
- 3. Allowing access onto Watersplash Lane would compromise the safety of pedestrians, cyclists and horse riders who regularly use the lane.

#### Lighting

- 1. Street lighting proposed down Watersplash Lane is not necessary, out of character and will have a negative impact on wildlife.

#### Landscaping

- 1. Object to the removal of the hedge along the West View boundary. It provides good screening and privacy.
- 2. The loss of hedgerow and replacement with post and rail fencing would erode the character of the area.
- 3. The indigenous trees between the Leylandii hedge and the lane must be retained.
- 4. New hedging and trees will take years to become effective screening.
- 5. The hedgerow along Watersplash is habitat for many species of wildlife and should be retained.

6.6 One representation supporting the proposal was received.

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

Transport Officer: No objection subject to conditions and s106 agreement.

SuDS Officer: No objection subject to conditions and s106 agreement.

Biodiversity Officer: No objections subject to conditions.

Tree Officer: No objection in principle. Comments addressed in report.

Environmental Health Officer: No objection. Recommends conditions.

Waste and Recycling Officer: No objection.

Archaeology: Comments set out below.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Housing	CS5, CS16, CS17 of CSDPD, Saved policy H8 of BFBLP and SA9 of SALP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 and CS24 of CSDPD, Saved policy M6 of BFBLP	Consistent
Infrastructure mitigation	CS6, CS8 CS23 and CS24 of CSDPD, Saved policy R4 of BFBLP	Consistent
Trees, Landscape and Biodiversity	Saved policies EN1, EN2 and EN20 (ii) of BFBLP, CS1 and CS7 (iii) of CSDPD	Consistent
SPA	CS14 of CSDPD, NRM6 of SEP, Saved policy E3 of BFBLP	Consistent
Sustainability (resources)	CS10 and CS12 of CSDPD	Consistent
Archaeology	Saved policies BFBLP EN6 and EN7 of BFBLP	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Warfield SPD		
Parking standards SPD		
Planning Obligations SPD		
Thames Basin Heath Special Protection Area SPD		
Design SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
Bracknell Forest Community Infrastructure Levy Charging Schedule (2015)		
The House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems		

## **9. PLANNING CONSIDERATIONS**

9.1 The key issues for consideration are:-

- i. Principle of development
- ii. Design, layout and impact upon character of the area
- iii. Residential amenity
- iv. Transport
- v. Ecology
- vi. Drainage
- vii. Archaeology
- viii. Trees and landscaping
- ix. Open space of public value
- x. Securing necessary infrastructure / CIL
- xi. Thames Basin Heaths Special Protection Areas (SPA)
- xii. Affordable housing
- xiii. Sustainability issues
- xiv. Waste management

### **i. PRINCIPLE OF DEVELOPMENT**

9.2 The Core Strategy DPD (February 2008) first identified the area of Warfield for 'a comprehensive, well designed mixed-use development' comprising 2,200 dwellings in policy CS5 'Land North of Whitegrove and Quelm Park (Parish of Warfield)'.

9.3 This strategic site is allocated in the Site Allocations Local Plan (SALP) (July 2013), Policy SA9 – Land at Warfield. The land lies within the defined settlement, therefore development is considered acceptable in principle. Policy SA9 requires a mixed use development including:

2,200 residential units (including affordable housing)

Employment

Neighbourhood Centre

Two Primary Schools

Multi-functional Community Hub

On-site Open Space and Suitable Alternative Natural Greenspace (SANG).

9.4 The Warfield SPD (February 2012) provides design, infrastructure and delivery guidance on how the development at Warfield could be implemented. This divides the development of the area into 4 phases and explains the need for a comprehensive approach to the development of the site and specifically the need for a masterplan.

9.5 Core Strategy DPD Policy CS2 sets out a number of locational principles for new development within Bracknell Forest states that 'Development will be permitted within defined settlements and on Allocated Sites. The site is within a defined settlement and is therefore in accordance with Policy CS2. Given that the development site is allocated for development, lying within the defined settlement, the development is acceptable in principle and the relevant Development Plan policies, outlined above relating to the principle of the proposed development are considered up to date and

consistent with the NPPF. Notwithstanding this, consideration also needs to be given to whether the proposed development is in accordance with Policies CS5 and SA9 requiring comprehensive delivery to meet sustainable development objectives.

### **Other material considerations**

9.6 The NPPG explains that development proposals should reflect the requirement for good design set out in national and local policy. The relevant Local planning policy is set out within policy EN20 (to be read in conjunction with policies EN22 and M4); the CSDPD policy CS7 refers; SALP policy SA9 Land at Warfield refers and detailed guidance as set out in the Warfield SPD, specifically within Section 4 – Design Strategy and Urban Design Principles and the Design SPD.

9.7 The proposal is located within Area 1 as defined by the Warfield SPD. Policy W2 sets out the Design Principles and explains that the design strategy and the design principles should inform the design and layout of all development proposals that come forward for the site. The Warfield SPD defines character areas, and the application site is mostly located in Character Area 5 (Newell Green South) whilst the Watersplash Lane frontage is in Character Area 1 (Neighbourhood Centre). The Warfield SPD sets out the following guidance with respect to these areas:

- The east end of Watersplash Lane should be maintained as a semi-rural lane and continue to provide access for existing residents and dwellings.
- Development should front onto Watersplash Lane whilst retaining the existing trees and hedgerows as a green buffer area.
- Trees and hedgerows should be retained and layouts should take into account the important trees and planting, including the trees covered by Tree Preservation Orders.
- This area should be verdant in character with significant areas provided for new trees and landscaping.
- The area should be informal, providing a mix of dwelling types. Within parcels, there will be opportunities to create internal mews areas and shared street courtyards.
- Plot sizes and set backs should vary creating an informal area and interest within the streetscene.

9.8 The Area 1 Masterplan responds to requirements set out in the Warfield SPD and provides the parameters and design principles to set the context for development proposals, and is a material consideration in the assessment of this planning application. The application has been assessed on its response to the following key masterplan design principles:

- The access strategy, with development orientated towards Bracknell town centre, to minimise traffic impact on Forest Road.
- Provision of c.55 units (this area includes the 'Old Farmhouse Row' parcel to the north, subject to a recent refusal for 10 dwellings, as referred to in the planning history). The majority accessed off Sopwith Road (new north-south link road) and a small element accessed off Watersplash Lane.
- The density of the development i.e. the masterplan seeks to secure 35 dwellings per hectare (dph).
- Provision of a pedestrian and cycle link to Abbey Place.
- The 'stopping up' of Watersplash Lane to the west of the proposed access to this development to vehicular traffic. Pedestrian, cycle and horse access is maintained. A

principal street linking the Kitewood site to Harrow Estate's site across Watersplash Lane was originally intended in the Area 1 Masterplan access strategy. (This is no longer the case. The current proposal would have far less an impact on Watersplash Lane).

- Integration of SuDS as green features within the development.
- Traditional architecture and use of materials, reflective of local vernacular, and street forms that reflects the rural green informal character of Newell Green.
- Development that fronts onto Watersplash Lane.
- Denser development along main streets and to the back of the existing village.
- Building heights predominantly 2 storey, limited number of 3 storey buildings at key locations.
- Predominantly detached and semi-detached house types and some short terraces. Limited number of apartments at key locations.
- Variety of housing types and forms.
- Informal street appearance.
- Boundary treatments predominantly soft landscape, including hedges and a variety of informal front garden planting.
- Predominantly on plot parking with parking courts and on street parking in denser development.
- Retention of existing vegetation where possible with planting enhancements.
- Street trees to soften up the streetscape.

9.9 The Character Areas SPD (2010) provides further design recommendations and can be afforded significant weight. It provides guidance to supplement Core Strategy Policy CS7 (Design). The southern part of this application lies within Area A (Forest Road/Osborne Lane) of the Northern Villages study area. Key recommendations relevant to this proposal are:

- Development along the main streets should most appropriately be in the form of semi detached or small terraces of houses (2 storeys high);
- Infill development at the rear of plots could differ slightly in character without impacting negatively on the settlement. However, existing frontage conditions should be retained;
- Development within the village fringes should retain the looser, more open and less formal development pattern;
- Retain roadside and waterside hedgerows and hedgerow trees;
- Front boundaries to be formed by hedgerows or low brick walls; side boundaries linking to older property to use brick walls;
- New development should retain and reinforce tree and hedgerow planting in keeping with the local landscape pattern; and
- Boundary treatments should be in line with existing boundaries as there is a risk of loss of locally distinctive road frontage.

9.10 Having regard to this adopted planning policy, officers supported by ATLAS worked with the developer of this parcel of land as part of the wider development area of Newell Green to draw together a Development Framework Document (DFD). This submitted DFD brings together these design principles and has informed this proposal. It is not an adopted policy document but has been submitted to assist the assessment of the individual applications and demonstrate compliance with the planning policy framework for Warfield.

9.11 This proposal will be considered in the context of these policies and principles under their respective headings that follow.

## ii. DESIGN, LAYOUT AND IMPACT UPON CHARACTER OF THE AREA

9.12 The Warfield SPD indicated densities of 35 dph within this part of the application site (parcel 'k' in the figure 5 Schedule of Accommodation). The DFD has demonstrated that this could not be achieved whilst having regard to the key principles of adopted policy. This section demonstrates how layout and design of the development has sought to deliver development whilst having regard to the character of the area. Although development of 29 dph rather than 35 dph has been achieved, this is a consequence of the need to respond to specific on site constraints: drainage, ditch line, existing trees and landscaping; whilst securing a quality environment with trees/landscaping and meeting the parking /highway requirements.

9.13 The layout follows the Framework Masterplan in the DFD. Development consists of three distinct development parcels, each having a different point of access, and two other key elements: the north-south greenway and works to Watersplash Lane. Each element will now be considered in turn in the context of planning policy requirements and the submitted DFD.

### Properties accessed off Watersplash Lane (Plots 1-5)

9.14 In accordance with the Area 1 masterplan and Warfield SPD access principles, a limited number of dwellings, Plots 1-5, are accessed off Watersplash Lane from a single point access. Dwellings comprise 2x 4 bed (plots 1,2,4,5) and 1x 5 bed (plot 3) and are detached and two-storeys in height. The houses are traditional in design, with red brick elevations and tile hanging, and are of a lower density compared to the rest of the development.

9.15 Dwellings front onto Watersplash Lane and are well set back to allow for a sensitively landscaped frontage.



**Figure 2: Plot 1-5 layout**



**Figure 3: Plot 3**

9.16 The existing screen of large conifers will be removed and replaced by native mixed species hedging and English oak trees with 'parkland fencing' that will over time create an attractive buffer sympathetic to the lane's heritage and rural character. Whilst the parkland fencing somewhat

formalises the boundary, it is traditional in style and in combination with landscaping the impact will be softened.

9.17 The depth of rear gardens and distance from side boundaries allow for appropriate separation, landscaping and boundary treatment. Garages for plots 2-4 are detached and set further back from the house, whilst plots 1 and 5 have integral garages that wrap around the left and right flanks of this development parcel.

9.18 All properties will benefit from small landscaped front gardens, supplemented by a grassed area south of the access driveway along Watersplash Lane.

9.19 The main access will be block paved, with gravel driveways, to define shared surface.

9.20 Following improvements made during the course of the application, the design and layout are now considered to accord with planning policy objectives and guidance. Issues relating to this sensitive edge have been satisfactorily addressed, the amenity of surrounding properties is safeguarded and the proposed development would make a positive contribution to the character of the area.

#### Properties in the north parcel accessed from Harrow Estate's land (Plots 6-31)

9.21 Access is gained from Harrow Estate's land from the west across the greenway. The access road is lined with trees on both sides, creating a green gateway, softening the built form beyond. Dwelling design is traditional with red brick elevations and weatherboarding, making this parcel distinct whilst sympathetic to the character of the area.

9.22 To the south of the access road, set back from the pavement running south of the main carriageway, lies a 2.5 storey north-facing apartment block (plots 6-11) providing 6 dwellings (2x 1 bed, 4x 2 bed). The block abuts the greenway to the west, separated by a hedged buffer, and is accessed both from the main access to the north and from the resident's parking court to the south.



**Figure 4: Plots 6-31 layout**

9.23 Residents on the ground floor have access to surrounding amenity space through French windows, and on the first floor balconies offer an active frontage and natural surveillance onto the greenway.

9.24 The two side windows on the ground and first floors of the east elevation both serve kitchens and are offset from non-habitable windows on neighbouring properties 12 & 13, therefore there are no privacy issues.

9.25 A pair of 2 storey semi-detached houses, plots 12 and 13 (2x 3 bed), are located 3m to the east. These dwellings benefit small landscaped front gardens providing separation from the shared surface carriageway to the north. Windows on both side elevations provide light into stairwells and therefore do not present any privacy issues. The rear gardens are bounded by a brick wall defining access to the parking area to the rear.

9.26 To the north of the main entrance opposite plots 6-11 is another 2.5 storey apartment block (plots 23-31) providing 9 dwellings (3x 1 bed, 6x 2 bed) set amongst amenity space. Orientated eastwards, it backs onto the greenway to the west where several balconies on the first and second floor provide active frontage and natural surveillance. The north elevation is appropriately set-in from the boundary, where land is allocated for development. This northern boundary is defined by landscaping with 1.5m high chain link fencing planted with hedging to soften the impact of this development on what is currently open land. To the east, in front of the block lies the parking court with an area of amenity space for residents.

9.27 Collectively, the two apartment blocks north and south of the access road have a presence on the streetscene that creates a legible gateway into the development of a higher density that is considered appropriate in this location, without adversely impacting the amenity of surrounding properties.

9.28 At the turning head located at the furthest point east of the main access are plots 14-22. The southernmost dwellings, plots 14-17, comprise two sets of 2x 3 bed 2.5 storey semi-detached houses that mirror each other. Windows on the side elevations provide light to stairwells, therefore the privacy between future occupiers within the development is assured. The ridge height is 9.75m with living accommodation in the roof. The rear roofline has 2 sets of small roof lights per dwelling.

9.29 Depth of the rear gardens varies from a minimum of 13m to 15.5m. Beyond the 1.8m high close board fence line lies existing properties of Newell Green Cottages and 19 Abbey Place. The majority of existing trees are to be retained and supplemented by further hedge and tree planting in order to provide a buffer to the existing dwellings beyond the boundary to the east of the site. Car parking is provided in bays to the front beyond small landscaped gardens.

9.30 To the north are plots 18 and 19, a 2 x 4 bed semi-detached block comprising a 2.5 storey central element and two storey flanks with accommodation over integral garages. This block faces down the main access road and so acts as the landmark building defining the entrance to the development. The front elevation is set back from the shared surface turning head beyond a small landscaped area. In front of each garage are a further two parking spaces. The rear gardens are approximately 15m long with existing established trees and a large Oak subject to a tree preservation order (TPO), that are to be retained. Each property has a roof light and dormer window on the rear roofline. Given the indirect angle window to window, 24m separation and

vegetation obscuring the sightline with 19 Abbey Place, the design is considered to be appropriate and will not have an unacceptable impact on the amenity or privacy of residents.



Figure 5: Plots 6-11



Figure 6: Plots 18 & 19

9.31 A 3x 3-bed terraced block comprising plots 20-22 is located in the north easternmost corner of the development. The southernmost pair (plots 20 & 21) are 2.5 storeys high and plot 22, the northernmost house, is 2 storeys high. To the front of this block is a small landscaped strip forming front gardens and car parking bays. Plot 22 is set slightly further in from both front and rear elevations and therefore benefits from a slightly larger garden. This has the effect of lessening the impact of development on Abbey Place. Whilst an ash tree is to be removed in the rear garden of plot 22, leading to increased exposure to the apartment block of 5-11 Abbey Place, proposed tree and hedge planting will provide a net gain in vegetation that will compensate for this loss over time.

9.32 The boundary to the rear of plots 14 to 22 has been identified as being particularly sensitive given its proximity to existing properties. Recommendations to the applicant that have been incorporated into the landscape design have helped to create a landscaped buffer that ensures that the interface between this development and the existing settlement is sympathetic. Coupled with sympathetic built form, plots 14-22 are considered to strike an appropriate balance between making efficient use of land in delivering homes without having an unacceptable impact on the amenity of existing or proposed dwellings.

#### Properties in the southern parcel accessed from Harrow Estate's land (Plots 32-43)

9.33 This parcel, containing plots 33-43, consists of an apartment block (plots 35-43) and a terraced block (plots 33-34) lying to the north of Watersplash Lane and to the west of the southern section of the north-south greenway. Again, building design is traditional, characterised by red brick elevations.

9.34 The 2.5 storey apartment block (containing 3x 1-bed and 6x 2-bed) is in a 'key location', as identified in the DFD, at the gateway to the greenway and at the end of the cul-de-sac. This is considered to be an appropriate location for a taller building with more presence to define the gateway, vary the built form and create legibility. The block is well set back from Watersplash Lane beyond a tree line and hedgerows. The front elevation is set back 3m from the greenway with an open frontage. This provides presence and natural surveillance on the greenway without being overwhelming. The block is set amongst a small area of amenity space and is linked to the open

space to the south via a gap in the hedge where there is a densely vegetated frontage to Watersplash Lane and a significant oak tree subject to a TPO. To the rear beyond an area of landscaping is the main access with parking area, bin and cycle storage. Being of traditional design and of a suitable scale, the block is considered to respond appropriately to the planning policy design objective in this key location without having an unacceptable impact on the amenity of surrounding dwellings and existing properties to the south of Watersplash Lane.



Figure 7: Plots 32-43 layout



Figure 8: Plots 35-43

9.35 Plots 32-34 lie to the north beyond a 4m wide gap that allows for landscaping and a path that provides access to the greenway from the west. They form a 2-storey terraced block consisting of 3x 3-bed units facing east onto the greenway. The rear gardens back onto the car parking court.

9.36 Over the fence of plot 32 to the northwest lies a car parking court serving an apartment block within the land owned by Harrow Estates. The nearest habitable from plot 32 to this block is about 22m and would be an indirect view, as such there are not considered to be any unacceptable adverse impacts on either property's amenity.

#### North-south greenway

9.37 A 'greenway' is proposed that runs north-south bisecting the site from the existing entrance to Sumanga Farm along an existing ditch line, creating a link north into the Harrow Estate's development parcels and further into the surrounding area. Of substantial length and breadth, it has been incorporated into the development as a multi-functional green corridor for drainage, recreation, a car-free route for pedestrians and cyclists and as a corridor for biodiversity. The northern section, beyond the main access road to plots 6-31 will provide a small landscaped area for play. Landscaping proposed has been selected to maximise biodiversity potential.

9.38 The greenway has been provided in accordance with the submitted DFD and will provide a car-free route for the development, encouraging residents to walk or cycle and will not lead to any adverse impacts on the amenity of dwellings.

#### Watersplash Lane works

9.39 Highway engineering works are proposed to Watersplash Lane from the junction with Newell Green to the stopping up of Watersplash Lane to the west of the gated access to Larks Hill. Works are limited to what is considered to be the minimum required to enable access to plots 1-5 and futureproof safe access on what is already a popular route, and with development in the area usage this will increase as a route to get to school and the new neighbourhood centre planned to the east of Newell Green. Describing works from east to west, works include:

- Shifting of the main carriageway northwards and changing the junction radii onto Newell Green;
- Existing carriageway widened to 4.8m for approximately 20m from Newell Green, before tapering to 3.8m wide that continues to the access to plots 1-5, a distance of around 58m from Newell Green. From the access to plots 1-5 westwards the edging ties into the existing carriageway width.
- Creation of 12m long 1.2m wide footpaths either side of the access linking onto the existing network along Newell Green;
- Landscaped strip to the north (0.8m wide) of the access comprising native mixed species, running along the fenceline with The Lindens to retain a vegetated entrance to the lane;
- Re-edging of the carriageway, with minimal raised kerb – the majority is flush with the road with the purpose simply to retain the road and prevent breaking up of the edge;
- Three lighting columns from Newell Green access to the entrance to the turning head;
- Reconditioning of the ditch line to the north of the lane with culverting of small sections.
- Removal of line of large Leylandii conifers along West View, replaced with native mixed species hedging and English Oak trees planted along the frontage;
- Creation of a turning head suitable for refuse and emergency vehicles at the entrance to the greenway – in a similar position to the existing access to Sumanga Farm; and
- Installation of wooden bollards to block-up Watersplash Lane immediately to the west of maintenance access to Larks Hill.

9.40 Proposed works follow extensive dialogue with highway engineers to understand and then minimise the need for works. As a result the extent and impact of works has reduced. Works currently proposed are now considered to accord with planning policy requirements – kept to a minimum to safeguard access for pedestrians, cyclists and horse riders whilst minimising the impact on the semi-rural character of the lane.

9.41 Overall, in design and layout terms, although density falls below what the SPD seeks for this area, given the constraints and sensitivities on and surrounding the site, development proposed is considered to be an appropriate response to the context of the site and is therefore considered acceptable.

### *External appearance of the buildings*

9.42 The proposed buildings are traditional in style, and feature architectural detailing and use a range of materials that reflect the locality. Dwellings have a mix of gabled and hipped roofs with slate/red roof tiling, with roofspace served by windows in front gables and small dormer and roof lights. Elevations will be built using different shades of red brick with weatherboarding, with detail comprising balconies and porches. The proposed choice of external materials has been informed by the local context and the character and appearance of the surrounding area. Full details of materials will be conditioned to be submitted for approval.

### **iii. RESIDENTIAL AMENITY**

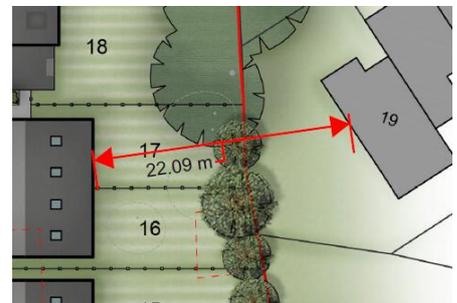
#### Impact upon the living conditions of adjoining properties

9.43 Several objections were received in relation to the impact on existing resident's amenity and privacy. Specific guidance on separation distances is provided in the recently adopted Design SPD. While some matters of general amenity have been addressed above, the following section seeks to address some of the specific concerns raised and the relationship to other properties nearby having regard to design guidance.

#### *19 Abbey Place*

9.44 Following privacy concerns raised by the resident, the applicant lowered the ridge height of plots 14-17 and replaced dormer windows with roof lights on the rear roof line, and agreed to retain more trees than originally proposed along the fence line.

9.45 The rear elevation of the nearest dwelling, plot 17, is 22m away from the side elevation and habitable rooms of 19 Abbey Place. This separation distance complies with those set out in the Design SPD which recommends a minimum separation of 22m when there is direct sight line. Furthermore there is an established line of deciduous trees along the fence line between proposed development and this sensitive edge with Abbey Place that would act as an effective visual buffer. Further landscaping is proposed that will bolster the buffer over time.



#### *Newell Green Cottages*

9.46 The rear gardens of plots 14-17 exceed 30m and the separation distance of rear elevations exceed 50m beyond 1.8m close board fencing and boundary landscaping. No unacceptable loss of amenity or privacy will result.

#### *Fieldview*

9.47 The side elevation of plot 1 is set in 3m from the eastern boundary and 8m from the side elevation of Fieldview to the east. The boundary treatment proposed is 1.8m close boarded fencing and native mixed species hedging. Windows on plot 1's first floor side elevation are two small bathroom windows and two small roof lights. Separation is considered appropriate and subject to a

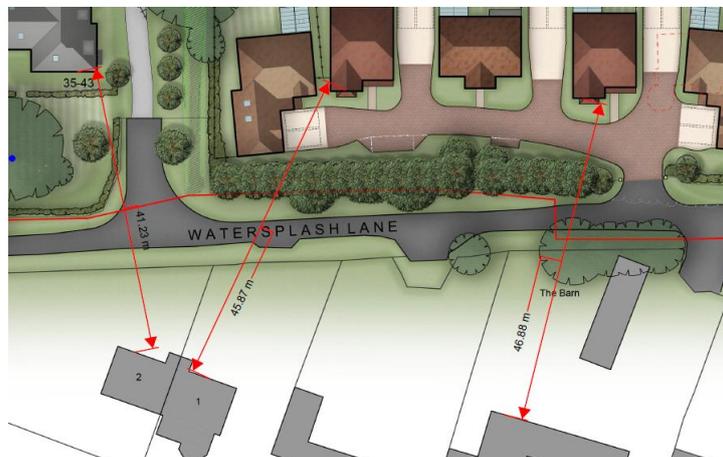


condition requiring the bathroom windows to be obscure glazed, no privacy issues on Fieldview will result.

*Properties to the south of Watersplash Lane*

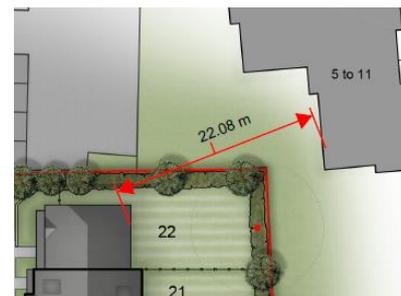
9.48 Plots 1-5 are set back approximately 15m to the north of the lane, whilst the nearest garage elevations, with living space above on plots 1 and 5 are set back 8-10m. Separation to existing properties to the south of Watersplash Lane are in excess of 30m, and, whilst the conifers will be removed, replacement landscaping including a native hedgerow and oak trees, will over time continue to soften the visual impact.

9.49 Separation between the apartment block (plots 35-43) and Fairclough Farm Cottages is 40m, with a mature oak tree and proposed landscaping serving to obscuring the view. Upon assessment, whilst there will be an inevitable visual impact on existing properties, the proposal sufficiently addresses planning policy built form and landscaping objectives to create a frontage sympathetic to the character of the lane and will not lead to any unacceptable impact on the amenity or privacy of existing properties.



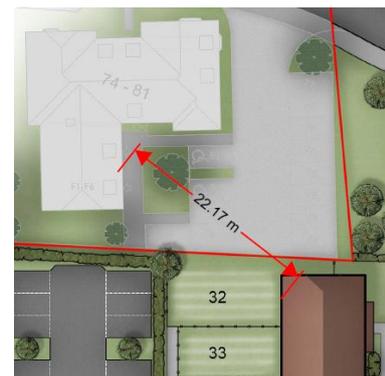
*5-11 Abbey Place*

9.50 The rear elevation of the nearest dwelling, plot 22, is 22m away from the existing apartment block's elevation, and views between habitable rooms are indirect, complying with the separation distances set out in the Design SPD. Boundary landscaping is also proposed which will further soften the boundary over time.



*Harrow Estate's adjacent land*

9.51 Plot 32 lies about 22m away from a proposed apartment block – the closest property on this adjacent development site. Further to this, views between habitable rooms will be indirect; therefore the relationship accords with the Design SPD and is acceptable.



9.52 On consideration of the impacts of this proposal on existing neighbouring properties, the proposal would not result in any unacceptably adverse impacts upon any existing and/or proposed residential amenity and would therefore comply with Saved BFBLP Policy EN20(vii), the NPPF and the Design SPD.

#### **iv. TRANSPORT**

##### Access

9.53 The proposal is in accordance with the Area 1 Masterplan principles of access. The majority of the site (plots 6-43) will be accessed off Sopwith Road. Roads providing access from the west through Harrow Estate's land can accommodate the traffic associated with this proposal. A limited number of dwellings (plots 1-5) will be accessed off Watersplash Lane. Road alterations are proposed on Watersplash Lane to mitigate the traffic and to enhance access by non car modes. Detail of works is provided in section 9.1(ii).

##### On site roads

9.54 The road serving plots 6-31 is 4.8m wide with 2m wide footpaths either side. From the apartment blocks this turns into a shared surface into the turning head area with a suitable location to introduce pedestrians into the road being designed in. The road serving plots 32-43 is a 4.8m wide shared surface. The applicant has provided details that demonstrate that turning heads can cater for refuse collection, and the transport officer has confirmed that access design is acceptable. The s106 will secure permissible rights for the public to access through private areas onto adoptable infrastructure that is being provided.

##### Watersplash Lane works

9.55 For access to plots 1-5, proposed engineering works to Watersplash Lane include widening the first 20m (approx.) to 4.8m and introduce improved footway connections into the lane from Newell Green by utilising land currently within the curtilage of The Lindens on Newell Green. Such an improvement will be of benefit to the operation of the access for both vehicles and pedestrians. The road then narrows to around 3.7m wide past the existing property up to the new site entrance where it widens at the point where the access into the site adjoins it. Past this point the lane is left at the current width until a formal turning head is formed where the current access to Sumanga Farm is located. This is welcomed as currently there is limited turning available along the Lane. The applicant has demonstrated that the design provides for turning for refuse vehicles and other pantechnicons. Whilst use of the turning head by delivery trucks for properties along the greenway is a risk, they will be named off the internal road network so the risk will be lowered. The use of parking restrictions such as double yellow lines is hoped to be avoided.

9.56 The principle of Watersplash Lane works is accepted by the transport officer and will be approved as part of drawings: Scheme Layout Sheet 1 – 5603.602 Rev C & Scheme Layout Sheet 2 – 5603.603 Rev C. It has been highlighted that design alterations, such as street lighting and kerb detailing, might be needed following further detailed design under the S278 agreement. This would require planning consent by way of a non-material amendment application.

9.57 It should be noted that the scheme as indicated is required to mitigate the development impact and any future demand from development to the south side of the lane. It should be noted that mitigation as shown is not only to cater for vehicular traffic but pedestrian and cyclist traffic

which will increase from development in the wider area. The principle of the design is to ensure that a balance is achieved between highway safety improvements with that of maintaining the character of the lane.

### Parking

9.58 Across the site resident parking has been provided to standard, as are visitor spaces that are spread across the development. Parking courts and car ports have mainly been used, with some garages.

9.59 Whilst it is noted that some parking spaces are located in front of units that they are not linked to, the harm to the design and layout in exploring layout alternatives was considered to outweigh the parking benefit.

9.60 Cycle parking for apartment blocks is in secure cycle storage and overall provision meets standards.

### Traffic Impact

9.61 The traffic impact of this site has been covered in a wider Transport Assessment for the consortium to establish what the cumulative impact would be. The applicant has considered both the individual impact this site will have and the wider impact of the surrounding sites, as the majority of development will share access onto Sopwith Road.

9.62 The applicant has modelled traffic from the consortium's original proposal of four development parcels, whereas now only three make up the consortium, to establish the impact the development will have compared to the current situation and as part of the wider development of the area. The applicant has used the Bracknell Forest Multi Modal Traffic Model. In that regard the impact on the local road network will be less than tested. Furthermore the assessment does consider a higher level of housing for each parcel compared to that actually proposed as alterations to the layout have led to a change in the numbers proposed. Such an approach provides a robust analysis of the likely impacts on the highway network.

9.63 A final technical note is awaited but, whilst the modelling identifies pressure on several junctions, it is expected that the results will not indicate any significant harm to the road network. Previous and interim assessment work has not indicated any particular junction operating over capacity. It is acknowledged that further changes to the road network are envisaged in time but these will be established through the wider development of the housing allocation for the area.

### Section 106

9.64 The s106 legal agreement covering all three consortium site, will include the following provisions related specifically to this site:

- i) Provision for adopting of highways and footpaths;
- ii) Contributions towards a crossing on Newell Green to ensure safe connectivity to the wider development of the area including schools and a local centre;
- iii) Contributions towards, or to carry out, wider improvements along the Harvest Ride corridor to improve capacity and/or accessibility for non car modes.

## Conclusion

9.65 In consideration of transport matters, subject to works as proposed undertaken and outstanding matters secured by condition, the transport officer raises no objections and it is considered that the proposal would not result in any highway safety issues. The proposal is considered to comply with Policies CS23 and CS24 of the CSDPD and Saved policy M9 of the BFBLP.

## v. ECOLOGY

9.66 Policy CS1 of the CSDPD seeks to protect and enhance the quality of natural resources including biodiversity. This is supported by the NPPF – Section 10 that seeks to conserve and enhance the natural environment.

9.67 The reports submitted collectively provide a satisfactory ecological assessment of the site. The site's ecological value is limited to hedgerows, wet ditch, trees around the boundaries and a historic bat roost in West View, Watersplash Lane. The site is likely to provide important bat foraging and bird nesting habitat for a range of species due to its unlit nature and dense vegetation cover, though it has some sections where the hedgerow includes conifers that have a lower value. If the hedge is replaced with a species rich native hedgerow and native trees, this would provide a higher biodiversity value in the long term. The proposal is to remove the conifers and replace them with biodiversity-rich native hedge and tree species.

9.68 All significant, good quality trees are being retained. Although the removal of vegetation including many conifers surrounding West View will be to the short term detriment of limited biodiversity; landscaping proposed, which includes many native mixed species hedging and trees, will in the medium to long term provide added benefit that is more sustainable in this location.

9.69 Further recommendations were made in the report that will be delivered through lighting and landscaping design and secured by condition.

9.70 In conclusion, subject to conditions the proposal will not significantly affect biodiversity, with parts of the scheme delivering clear benefits.

## vi. DRAINAGE

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

9.72 The site is located in Flood Zone 1 and has areas within the site boundary indicated to be a surface water flood risk. The Applicant has submitted a Flood Risk Assessment and SuDS strategy. The site will provide central swale, along the greenway, that will mitigate the risk of surface water flood risk present.

9.73 The submitted surface water modelling to demonstrate how the creation of the swale will reduce the risk of flooding to the site has not been reviewed by the Lead Local Flood Authority (LLFA), therefore further details regarding the design of structures levels and details regarding the capacity of the swale over the complete route will be secured by condition.

9.74 The use of permeable paving is proposed to provide the storage volume required to attenuate the runoff from the site to permitted discharge rates. Following discussions with the LLFA revised calculations have been submitted and the applicant has confirmed that adequate provisions for utilities have been made in the design. The applicant's strategy has resulted in the requirement for very small orifice plates to be utilised on the outfalls from the permeable paving. This is of concern to the LLFA and access to the control structures will need to be carefully considered to ensure the risk of blockages is minimal, and careful design to ensure adequate silt traps and filtration are present throughout the design. Frequent inspection and maintenance will be key to ensuring these controls are able to operate and the applicant has confirmed that this will be identified in the management and maintenance plans to be secured by s106.

9.76 Calculations provided by the Applicant have demonstrated that the post development 1 in 100 year event can be attenuated to approximately the 1 in 2 year greenfield rate thereby mitigating any impact on increased volumes.

9.77 No elements of the proposed scheme will be adopted by either BFC or Thames Water, and ownership of the SuDS features will be transferred to a Private Management Company who will be responsible for their maintenance and operation. As such the LPA should secure the maintenance through S106 Obligation.

9.78 The Council's Senior Engineer (SuDS) recommends that the application be approved subject to conditions. It is therefore concluded that the proposals would comply with Chapter 10 of the NPPF and Planning Practice Guidance.

## **vii. ARCHAEOLOGY**

9.79 In accordance with Paragraph 128 of the NPPF the applicant has submitted an 'Archaeological Desk Based Assessment' that considers the archaeological potential of the application area and the likely impacts of the proposal upon the buried archaeological heritage. It advises that no known heritage assets, either designated or undesignated, are known within the application site, however the assessment notes the presence of several archaeological features in the vicinity. Whilst there is archaeological potential on the site, this is only likely to be agricultural features of local significance with no remains of national importance anticipated.

9.80 The Council's archaeological consultee has advised that whilst the report's conclusions are somewhat at odds with the known evidence for Iron Age settlement a short distance to the south and a medieval settlement a short distance to the west, this assessment is satisfactory and that further archaeological investigation of the application area can be secured by condition.

9.81 In conclusion, with the recommended condition, this application would comply with the NPPF and BFBLP policy EN6.

## viii. TREES AND LANDSCAPING

9.82 There are several trees subject to Tree Preservation Orders (TPO) on the site:

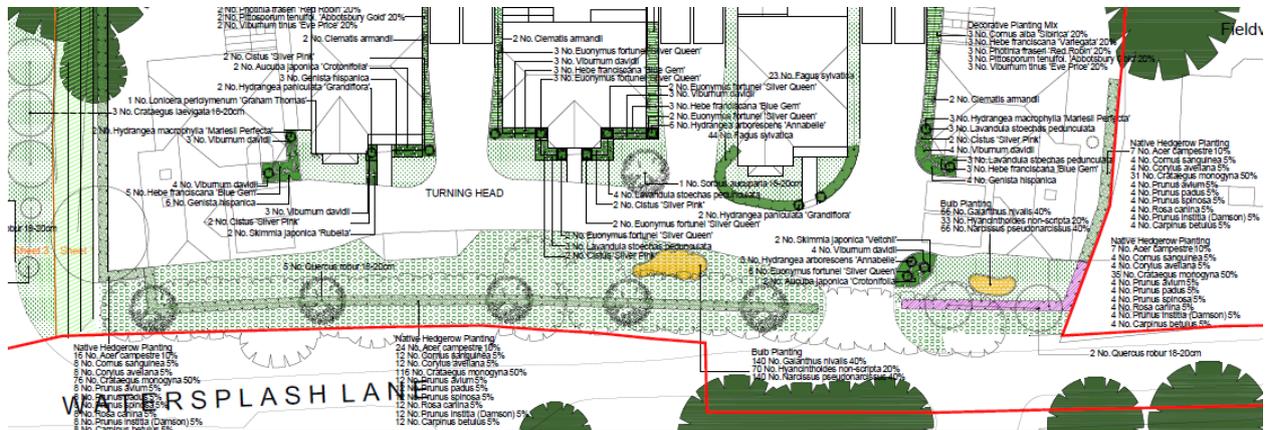
- i) TPO 569 – covers a group of Field Maple, an Ash and an Oak on the eastern boundary with Abbey Place.
  - The ash (T19) is identified as poor quality and is proposed to be removed. Whilst the tree officer has raised concerns regarding the trees removal, upon site visit the tree was inspected and the comment in the submitted tree report stating: “extensive crown die-back, ivy covered” to justify removal was considered to be valid. Two trees are proposed to be planted as replacement.
  - The group of Field Maple (T18) are not ideally located in the rear passageway accessing the rear garden of plot 21. They were however originally proposed for removal, but given their importance in terms of a buffer to Abbey Place and landscape character, they have been required to be retained. An alternative rear garden access arrangement was explored however would lead to an awkward arrangement and an erosion of the planted buffer with the apartment block to the rear of plot 22. Whilst not ideal, this is considered to be an acceptable compromise. The applicant has confirmed that the path and trees will be conveyed to plot 21.
  - The Oak (T17) – the tree officer raised concerns over the fencing configuration and potential ownership issues in future. The applicant has since confirmed that the tree, lying on the boundary, is not entirely in their ownership. The tree will be conveyed to plot 19.
- ii) TPO 686 – protects an individual Oak (T28) and the strip of Oak and Sycamore along the north of Watersplash Lane to the west of the entrance to Sumanga Farm. The relationship between T28 and the proposed flats has improved with increased distance; this is now acceptable. A Sycamore (T25) is identified as low quality for removal, that upon site inspection is considered acceptable. Extensive planting proposed along this boundary will mitigate this loss.

9.83 Further to these there are many other trees of varying quality on site. West View is enveloped in relatively recently introduced Leylandii conifers, particularly noticeable along Watersplash Lane. Given the sensitivity regarding works proposed here, specific commentary on this matter is provided below. All trees of good quality are to be retained.

### Leylandii conifers along Watersplash Lane

9.84 The vast majority of hedgerow along Watersplash Lane is unaffected by this proposal. The only section of hedgerow to be removed as part of this proposal is along the frontage of West View. This section is about 75m long and is several metres wide comprising many large previously topped Leyland Cypress conifers, interspersed with some suppressed native trees of low quality that could be remnants of an older hedgerow that has been smothered by conifers over time. Whilst vegetated, this frontage is considered to be of particularly low quality that is unsustainable in this location and, being a recently developed fast-growing hybrid tree, is not in keeping with the semi-rural character of the lane. Additionally, the tree service advised that given tree works required and soil preparation on land that is to be planted, it would be unviable to successfully retain any of the existing trees. Better landscaping and screening can be achieved through a substantial and quality landscaping scheme which should use native species as implicit in retained planning policy.

9.85 By recommendation to the applicant, the landscape proposal is to replace this hedge with a native, mixed-species hedgerow and seven English oak trees that will provide a long term solution in keeping with the traditional character of the Lane.



9.86 Following appropriate soil preparation, planting and watering, the hedge and trees will begin to provide an effective green buffer within 2-3 years.

9.87 This part of the scheme contributes towards a key planning objective which is to protect and enhance Watersplash Lane’s character, heritage and biodiversity when an opportunity arises. Whilst in the short term the loss of the hedge will be apparent, landscaping will quickly establish to soften the frontage with species that will be of great benefit to Watersplash Lane. These works will also enable drainage ditches to be restored.

9.88 The biodiversity officer and tree service are supportive of these works.

9.89 The tree officer has advised that the proximity of trees to properties and tree protection measures to be put in place during construction as per plan TMC-13059-S Rev F is acceptable.

9.90 In terms of landscaping, a comprehensive scheme of quality planting is proposed. This includes trees lining the main access, structural planting along the greenway and around the perimeter and hedgerows, with particular emphasis on native species for the purpose of benefiting residential amenity, biodiversity and local character throughout the development and surrounds.

9.91 To conclude, tree retention/removal, tree protection and landscaping proposed is considered acceptable in accordance with Policy EN1 and EN2 of the BFLP.

**ix. OPEN SPACE OF PUBLIC VALUE [complete]**

9.92 Two areas of open space are being provided:

- i) The greenway (approx. 1,850 sqm), will create a green corridor benefitting biodiversity and will be an area for recreation. It comprises a north-south path connecting Watersplash Lane into Harrow Estate’s greenway that continues north, an area for play and a ditch line

that serves a SuDS function. Landscaping has been carefully designed with a variety of native species, from meadow grassland to large deciduous trees, to maximise biodiversity potential.

- ii) An area to the south of plots 35-43 (approx. 680sqm) will provide a landscaped area for recreation, and is linked to the greenway.

9.93 Compliance with the Council's adopted open space standards would require the site to deliver 0.42ha of open space. In accordance with provisions set out in the Planning Obligation SPD, because of the proximity of open space near to the site that could benefit from further investment (the Warfield SPD identifies a number of off-site projects), mitigation for the residual 0.17ha not provided on site will be delivered off-site in the form of a financial contribution, which the applicant has agreed to, towards improving the capacity of an existing area of open space. Subject to this being secured by s106, this proposal satisfies requirements set out in SALP policy SA9 and the Warfield SPD.

## **x. SECURING NECESSARY INFRASTRUCTURE / CIL**

9.94 The proposal would be CIL liable and is located in the 'Land at Warfield' charging zone with a CIL rate of £220 per square metre.

9.95 The introduction at the start of this report sets out the strategy to secure the delivery of infrastructure to meet the needs of the development whilst not prejudicing the future development of Warfield as a whole. Without prejudice to the outcome of the decision by this Committee, discussions have commenced with respect to the content of the framework s106, which will include mechanisms to secure:

- Affordable Housing – 26% of the total number of dwellings, comprising 70% affordable rented and 30% intermediate housing to be completed and transferred to a Registered Housing Provider;
- On-site open space, including provision; maintenance and transfer;
- Thames Basin Heaths SPA mitigation – Suitable Alternative Natural Greenspace (SANG) (the Wellers Lane SANG would provide mitigation for the impact of the development on the SPA);
- Travel plan – a travel plan would be submitted to and approved by the Council prior to first occupation;
- Access to the development from Sopwith Road – the access route to ensure connectivity between land parcels to the north of Watersplash Lane;
- Sustainable Drainage Systems (SuDS) to secure the future maintenance and management of SuDS features on site;
- The delivery of roads, the provision of adopted footways and cycleways to serve the development parcel and to ensure connectivity between parcels;
- The phasing of the development.

9.96 In addition, financial contributions will be secured towards the following:

- Furniture and ICT fit out of Warfield Primary School (Sopwith Road);
- Off-site open space to secure improvements towards the Warfield Memorial Ground (a nominated project within the Warfield SPD and located to the north of the site on Osborne Lane);
- Warfield community hub (at the planned neighbourhood centre off Newell Green);

- Off-site transport enhancements;
- Strategic Access Management & Monitoring (SAMM).

9.97 The precise details of the s106 remain to be finalised and therefore it is recommended that the decision be delegated to the Head of Planning to continue discussion and complete the framework s106 agreement to secure the necessary infrastructure in respect of this site and the two other applications submitted by the consortium at Newell Green.

#### **xi. THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)**

9.98 This site is located approximately 4.8 km from the boundary of the SPA and therefore in accordance with the Thames Basin Heaths SPA Avoidance and Mitigation SPD is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures. Mitigation is in the form of providing Suitable Alternative Natural Greenspace (SANG) and making a Strategic Access Management and Monitoring (SAMM) financial contribution.

9.99 In accordance with the SPA SPD, the development will be required to provide alternative land to attract new residents away from the SPA. The term given to this alternative land is SANG. As this development is part of the SA9 – Land at Warfield planning policy allocating land for 2,200 dwellings, the Council would require a bespoke SANG provided in kind and for it to be maintained in perpetuity.

9.100 The SANG must be of adequate size to provide at least 8ha per 1000 new population for all dwellings within 400m to 5km of the SPA based upon an average dwelling occupancy in Bracknell Forest of 2.31 persons per dwelling. It must be demonstrated that the SANG area is of a sufficient quantum to meet the requirements of a particular proposal. The formula for this calculation is as follows:

9.101  $42 \text{ dwellings (net increase)} \times 2.31 \text{ persons per dwelling average} = 97 \text{ new population} / 1,000 \times 8\text{ha} = 0.78\text{ha SANG required (minimum)}$

9.102 The applicant has confirmed that the development proposals will incorporate avoidance, mitigation and enhancement measures in the form of the off-site SANG at Weller's Lane (planning ref: 15/01161/FUL). Planning consent for the stand alone SANG at Weller's Lane has been granted. The Council can therefore confirm that SANG capacity exists on this SANG and that this development lies within the 4km catchment of the Wellers Lane SANG.

9.103 An occupation restriction will be included in the Section 106 Agreement to ensure that the SANG is provided to standard before the development is occupied. This gives the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and the Thames Basin Heaths Special Protection Area SPD paragraph 4.4.2.

9.104 SAMM funds strategic visitor access management measures on the SPA to mitigate the effects of new development on it. Paragraph 3.5.8 of the Appropriate Assessment Screening Report (December 2016) states that the applicant will make a contribution towards the SAMM

project. The total SAMM contribution is £25,813, calculated on a per bedroom basis as set out in the SPA SPD Summary Table 1.

9.105 To conclude, a Habitats Regulations Assessment is required for this development in accordance with the Habitats Regulations 2010 (as amended). Absent any appropriate avoidance and mitigation measures the Habitats Regulations Assessment will conclude that the development is likely to have a significant effect upon the integrity of the SPA with the result that the Council would be required to refuse a planning application.

9.106 Provided that SANG and SAMM measures set out above are secured by section 106 agreement the application will be in accordance with the SPA mitigation requirements as set out in the relevant policies above.

## **xii. AFFORDABLE HOUSING**

9.107 The applicant has confirmed that plots 33-43 will be affordable, comprising 3x 1-bed and 6x 2-bed in the apartment block and 2x 3 bed in the terraced block. Totalling 11 dwellings, this equates to at 26.2% of net dwellings being affordable. The proposed tenure mix is 70% affordable rent and 30% intermediate housing, meeting the council's Affordable Housing requirements set out in Section 5.8 of the Planning Obligations SPD, and the dwellings are considered to be of an appropriate mix.

9.108 Therefore subject to securing this level of provision by s106, the applicant has met the requirements of CSDPD Policy CS17 and BFBLP Policy H8.

## **xiii. SUSTAINABILITY ISSUES**

9.109 Since the Government's Ministerial statement of the 26th March 2015 for residential development CSDPD Policy CS10 is only taken to require the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres per person per day.

9.110 Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least 10% and how 20% of the development's energy requirements will be met from on-site renewable energy generation.

9.111 The applicant has submitted a satisfactory Sustainability & Energy Statement and a condition will be imposed to secure this.

## **xiv. WASTE MANAGEMENT**

9.112 The Waste & Recycling Manager has advised that the bin access and storage arrangements for housing are appropriate. Following a minor change to the configuration of bins in the bin storage for the apartment blocks and the inclusion of combination locks to ensure that only the residents that live in the flats have access to it, this is now also considered to be acceptable.

9.113 The proposal therefore meets the requirements set out in the council's waste guidance.

## **10. CONCLUSION**

10.1 This proposed development is on an allocated site located within defined settlement and therefore is acceptable in principle. The 43 dwellings, of which at least 25% will be affordable, will contribute to the Council's housing supply, which is a material consideration, and the delivery of SALP Policy SA9.

10.2 A number of objections were received, and the report has sought to address matters raised.

10.3 In terms of overall design, layout and visual character, subject to appropriate materials, the development is considered to meet planning policy objectives and is appropriate in the location, delivering housing that provides a sense of place and is sympathetic to the surroundings.

10.4 Proposed vehicle access, lighting, parking layout and number of parking spaces are acceptable to the Highway Authority subject to funding for off site highway works secured by section 106.

10.5 Highway works and landscaping to Watersplash Lane have been carefully considered, and are considered to strike an appropriate balance between meeting highway safety objectives, providing landscaping that over time will deliver net conservation benefits and minimising adverse impacts on the lane's character.

10.6 The impact of the proposal on the living conditions of the occupiers of nearby properties has been considered and found to be acceptable.

10.7 It is concluded that the proposed development makes a valuable contribution towards the borough's housing supply without unacceptably compromising the character and appearance of the area, residential amenity or highway safety. The applicant has worked with others within the consortium to secure the comprehensive development of this part of the Warfield allocation at Newell Green both in terms of design and infrastructure delivery to the satisfaction of the Council. The application is therefore recommended for approval, subject to appropriate conditions and the completion of a Section 106 legal agreement to secure the provisions referred to in Section 9(x).

## **11. RECOMMENDATION**

11.1 Following the completion of planning obligations secured by a framework Section 106 agreement, under Section 106 of the Town and Country Planning Act 1990, associated with this application and with applications 16/01195/FUL and 16/01253/FUL submitted by the consortium of developers at Newell Green (considered elsewhere on this agenda) relating to:

- the provision of on-site affordable housing
- the provision of on-site open space
- Thames Basin Heaths SPA mitigation
- a Travel plan
- access to the development from Sopwith Road

- the provision and long-term maintenance of sustainable drainage (SuDS)
- the delivery of roads, footways and cycleways
- the phasing of the development

and financial contributions towards:

- furniture and ICT fit out of Warfield Primary School (Sopwith Road);
- off-site open space improvements
- Warfield community hub (at the planned neighbourhood centre off Newell Green)
- off-site transport enhancements
- SPA Strategic Access Management & Monitoring (SAMM)

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

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

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

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

15-P1219 –C101 Rev F – Site Plan  
 15-P1219-110 – Plots 1 (Handed) & 5 – Plans and Elevations  
 15-P1219-111 – Plots 2 & 4 – Plans and Elevations  
 15-P1219-112 – Plot 3 - Plans and Elevations Plan  
 15-P1219-113 – Plots 6 through 11- Proposed Plans  
 15-P1219-114 – Plots 6 through 11- Proposed Elevations  
 15-P1219-115 – Plots 12 and 13 - Plans & Elevations  
 15-P1219-116 Rev A – Plots 14, 15, 16 & 17 - Plans and Elevations  
 15-P1219-117 – Plots 18 & 19 - Plans & Elevations  
 15-P1219-118 – Plots 20, 21 & 22- Plans & Elevations  
 15-P1219-119 Rev A – Plots 23 through 31- Proposed Plans  
 15-P1219-120 Rev A – Plots 23 through 31- Proposed Elevations  
 15-P1219-121 Rev B – Plots 32, 33 & 34- Plans & Elevations  
 15-P1219-122 Rev B – Plots 35 through 43 - Proposed Floor Plans  
 15-P1219-123 Rev B – Plots 35 through 43 - Proposed Elevations  
 15-P1219-124 Rev C Garages, Carports, Bins, Cycles - Plans and Elevations Plan  
 13059-AIA-C – 13059-AIA-C – Arboricultural Impact Assessment (December 2016)  
 TMC-13059-S Rev F – Tree Survey & Constraints - AIA2  
 TMC-13059-L Rev L – Tree Protection Plan - AIA3  
 MILG20938-11HJSheet 1 of 3 – Soft Landscaping Plan - Sheet 1 Plan  
 MILG20938-11J Sheet 2of3 – Soft Landscaping Plan - Sheet 2 Plan  
 MILG20938-11J Sheet 3 of 3 – Soft Landscaping Plan - Sheet 3 Plan  
 MILL20938Man Rev A – May 2017 – Soft Landscaping Management and Maintenance Plan  
 WLW-903 Rev J – Hard Landscaping, Boundaries, and External Lighting Plan  
 Scheme Layout Sheet 1 – 5603.602 Rev C – Watersplash Lane works  
 Scheme Layout Sheet 2 – 5603.603 Rev C – Watersplash Lane works

SMA Drawing No. 5063.401 Revision C – Drainage strategy

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

03. The following windows:-

- plot 1: first floor east facing

hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

04. No superstructure development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

05. 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: BFBLP EN20, Core Strategy DPD CS7]

06. The development hereby permitted shall not be begun until a vehicular link has been constructed to base course level connecting the north-south link road (Sopwith Road) to the western boundary of the application site in the location shown on the Proposed Site Layout (drawing 161832E/A/P010/U) submitted with planning application 16/01195/FUL.

REASON: To ensure access to the site during the construction phase and thereafter in the interests of amenity and highway safety.

[Relevant Policies: Core Strategy DPD CS23]

07. The dwellings hereby approved on plots 1-5 shall not be occupied until the off site works on Watersplash Lane have been completed in accordance with the approved scheme (plan ref. Scheme Layout Sheet 1 – 5603.602 Rev C & Scheme Layout Sheet 2 – 5603.603 Rev C).

REASON: In the interests of highway safety and the character and appearance of Watersplash Lane.

[Relevant Policy: BFBLP EN20, M4 CSDPD CS7, CS23]

08. The dwellings hereby approved on plots 1-5 shall not be begun until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09. No dwelling shall be occupied until a means of pedestrian, cycle and vehicular access to it has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10. No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6m measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

11. No dwelling shall be occupied until the associated vehicle parking has been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

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

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

12. The garage accommodation shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

13. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (general Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port, unless otherwise agreed in writing by the Local Planning Authority.

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

[Relevant Policy: BFBLP M9]

14. No development shall take place until details of the signing for visitor car parking spaces have been submitted to and approved in writing by the Local Planning Authority. The visitor car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.

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

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

15. The gradient of private drives shall not exceed 1 in 12.

REASON: To ensure that adequate access to parking spaces and garages is provided.

[Relevant Policies: Core Strategy DPD CS23]

16. No gates shall be provided at the vehicular access to the site.

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

The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The building shall not be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.

REASON: In the interests of accessibility of the development to cyclists.  
[Relevant Policies: SEP T4, BFBLP M9, Core Strategy DPD CS23]

17. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawings.

REASON: In order to ensure bicycle facilities are provided.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

18. No flat hereby permitted shall be occupied until bin storage serving it has been provided in accordance with the approved details. The bin storage shall thereafter be retained.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.  
[Relevant Policies: BWLP WLP6 and WLP9]

19. 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.

20. Should any unforeseen contamination be encountered during the development, the local planning authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out to agreed timescales and approved by the local planning authority in writing.

A Site Completion Report shall be submitted to, and approved in writing by, the local planning authority. The report must detail the conclusions, actions taken and verification methodology at each stage of the works and shall include a sampling and analysis programme to confirm the adequacy of decontamination. An appropriately qualified person shall oversee the implementation of all remediation. The construction of buildings shall not commence until the investigator has provided a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the remediation scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

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

REASON: In the interests of nature conservation.

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

22. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:-

- o measures to avoid harm to biodiversity
- o features provided to mitigate the loss of habitat (e.g. ponds, hibernacula)
- o habitat enhancements (not mitigation)
- o on-going management of new features/habitat

The mitigation scheme shall be implemented in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

23. 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: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that

areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

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

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

25. All planting comprised in the approved soft landscaping works shall be carried out and completed in full accordance with the approved landscaping plan (plan ref. MILG20938-11HJSheet 1 of 3 – Soft Landscaping Plan - Sheet 1 Plan, MILG20938-11J Sheet 2of3 – Soft Landscaping Plan - Sheet 2 Plan & MILG20938-11J Sheet 3 of 3), in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shown on approved drawing WLW-903 Rev J shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

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

26. No dwelling shall be occupied until its associated boundary treatments have been provided in accordance with the approved details (plan ref. WLW-903 Rev J, MILG20938-11HJSheet 1 of 3 – Soft Landscaping Plan - Sheet 1 Plan, MILG20938-11J Sheet 2of3 – Soft Landscaping Plan - Sheet 2 Plan & MILG20938-11J Sheet 3 of 3).

REASON: In the interests of the appearance of the site  
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

27. Prior to the commencement of development, the applicant, their agents or successors in title, will secure the implementation of a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will be undertaken in accordance with the approved document.

REASON: To understand the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance

Relevant Policies: in accordance with Paragraph 141 of the NPPF

28. No construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Public Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties

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

The scheme shall include:

- (i) specifications of control of noise arrangements for construction and demolition.
- (ii) methodology of controlling dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations
- (v) construction and demolition methodology
- (vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- (vii) methods of disposal of green and commercial waste
- (viii) routing of construction lorries

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 Plans and Policies: EN25 BFBLP]

30. The development hereby permitted shall be implemented in accordance with the submitted Sustainability & Energy Statement (7th December 2016).

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

[Relevant Plans and Policies: CSDPD Policy CS12]

31. Development shall not commence until full detailed design of the proposed surface water system have been submitted to and approved in writing by the Local Planning Authority. Drainage design shall accord with the strategy set out in SMA Drawing No. 5063.401 Revision C. Details shall include:

- i. Design of permeable paving including confirmation of construction specification, depths to invert levels, filtration measures, cover levels and maximum storage volumes in accordance with the approved drainage strategy.
- ii. Results of the 1 in 1, 1 in 2, 1 in 30 and 1 in 100 year and 1 in 100 year +40% storm for the detailed scheme and confirmation that runoff rates accord with the SMA Revised Technical Report dated 23/06/17
- iii. Confirmation of exceedance routes through the development and detailed levels design to ensure flood volumes are contained within the site without impacting on properties.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

32. Prior to commencement of development the detailed design of the complete swale and works to Watersplash Lane shall be submitted to and approved in writing by the Local Planning Authority. The design shall include cross-sections with finished floor levels of adjacent properties relative to 1 in 100 year level + climate change level, proposed structures, check dams, and water meadow features. The supporting hydraulic model shall be submitted including baseline results, demonstrating that flood risk is not increased off-site as a result of the scheme.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

33. The development shall not be begun until the detailed design of the complete swale in the north-south greenway (including lengths of it covered by planning application 16/01195/FUL) has been submitted to and approved in writing by the Local Planning Authority. The design shall include cross-sections with finished floor levels of adjacent properties relative to 1 in 100 year level + climate change level, proposed structures, check dams, and water meadow features. The supporting hydraulic model shall be submitted including baseline results, demonstrating that flood risk is not increased off-site as a result of the scheme.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

34. The development hereby permitted shall not be begun until details of a scheme for the disposal of foul water has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be carried out before the development or any thereof is occupied.

REASON: In order to ensure the provision of adequate foul drainage to serve the development.  
[Relevant Policy: BWLP WLP6]

#### Informative(s)

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The developer is advised that a section 278 Agreement will be required for works within the highway.

03. Land Drainage Act Consent from Bracknell Forest Borough Council will be required for works to the existing ditches, including structures and outfalls.

In the event of the s106 planning obligations not being completed by 31<sup>st</sup> July 2017 the Head of Planning be authorised to either extend the deadline or REFUSE the application for the following reasons:-

1. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policies CS5 and CS14 of the Core Strategy Development Plan Document, Policy SA9 of the Site Allocations Local Plan, the Thames

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

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

3. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space, community, and educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures, a travel plan, open space, community and educational facilities, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan, Policies CS6, CS8, and CS24 of the Core Strategy Development Plan Document, Policy SA9 of the Site Allocations Local Plan, the Warfield Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (2015).