

1. SUMMARY

1.1 This application seeks consent for the demolition of the former Bracknell and Wokingham college site at Wick Hill, Sandy Lane, Bracknell and erection of 61 dwellings. These dwellings would consist of 36 apartments and 25 houses.

RECOMMENDATION
Approve subject to S106 agreement

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is being reported to committee as 21 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Settlement Boundary

3.1 The application relates to a site located to the north of the town centre (less than 1 mile) and south of Sandy Lane and consists of the former buildings of Bracknell and Wokingham College. The site is roughly rectangular in shape and is subject to level changes, with the land generally falling away to the west and south, however the site is at a higher level than Sandy Lane. Clements House, a recently constructed 4 storey social housing scheme for the elderly, is located to the south of the site, and separated by a footpath/ cycle way which provides access through to Bull Lane. Johnstone Close, the access road to Clements House forms the southern boundary of the site.

3.2 The former buildings of Bracknell and Woking College consists of single, two and three storey flat roofed buildings dating from the 1960's. The buildings are constructed in brick with large windows. To the south western corner of the site was sited the nursery school attached to the college which consisted of two single story pre-fabricated modular units. The site also contains areas of hardsurfacing including parking areas and paths.

3.3 Sandy Lane runs east to west and forms the northern boundary of the site. Sandy Lane is predominantly tree lined with residential developments screened from the highway. Towards the western end and along the northern edge of the site, Sandy Lane opens out due to the more open character and grounds of the application site and Sandy Lane Primary school located to the north.

3.4 There are several substantial trees within the site and along the boundaries, in particular a group of 3 oaks located to the west of the parking area which form a vegetation corridor from the vegetation along Sandy Lane, extending into the site. These trees and part of the group along Sandy Lane are covered by Tree Protection Order TP 1190.

4. RELEVANT SITE HISTORY

4.1 Various consents relating to the use of the site in connection with the College not considered relevant to this application.

16/00440/FUL Erection of 65no dwellings comprising 32no. 2 bed apartments and 33 no. 3 bed houses with associated parking, amenity and landscaping following demolition of existing educational buildings- Withdrawn

5. THE PROPOSAL

5.1 The application seeks consent for the demolition of the existing structures and construction of 61 dwellings, consisting of a mixture of 1 and 2 bedroomed apartments and 2, 3 and 4 bedroomed dwellings. The works also include a new access off Johnstone Close and Sandy Lane.

5.2 The site covers an area of 1.156h giving a density of 52.77 dwellings per ha. The site can be divided into two sections with the houses located to the east of the three protected oak trees, and the three apartment blocks located to the west.

5.3 The apartment blocks would be between 3 and 4 storeys in height with projecting gable detailing and covered balconies. All three blocks would be located with communal amenity grounds with parking provided between the blocks and to the south against the closest boundary to Clements House.

5.4 The houses consist of a mixture of 2 and 2 ½ storey properties with features such as gable details, flat roofed dormer windows and bay windows adding interest and variety to the streetscene.

5.5 The protected trees subject of TPO 1190 are to be retained and the area around them would form on-site open space.

6. REPRESENTATIONS RECEIVED

Other representations:

6.1 19 objections have been received objecting to the proposal on the following grounds:

- The development does not sit well within its landscape setting and will not retain and reinforce the existing, landscape features.
- It is not clear that the site ecological, design and aesthetical constraints have been fully considered.
- The appearance of the properties is not in keeping with the houses and properties that are surrounding the proposed site.
- It is not clear how the considerable changes in levels are to be resolved between the adjoining parking spaces to the front of the properties.
- There would be a negative impact on the residential amenities with an increase in noise and the overshadowing of the surrounding area.
- The proposed road widening would encroach into the root protection areas of the retained trees along the boundaries.
- The significant increase in traffic would have a detrimental impact on the local area and local residents. Sandy Lane is not wide enough for this increase in traffic.
- Would result in a highway danger due to frequently being used by school children walking to and from school.
- Cars often park at the junction with Shepherds Hill and this could get worse.
- Disruption during the building work, including increase in noise pollution, construction traffic, mud and dirt on the highway, and structural damage to Sandy Lane.
- Clements House already suffers with parking problems resulting in cars parking along Johnstone Close. The introduction of crossing points and accesses onto Johnstone Close will result in fewer places for visitors to park.
- Increase in crossing over the footpath makes it harder for residents to access facilities.
- New block of flats should be moved to the other side to cause less visual problems for residents of Clements House.

- The notes state that Clements House is 5 storeys when it is only 4.
- Sandy Lane should be the main access point into and out of the site.
- The amount of traffic has been vastly underestimated and assumes that every person will work/ shop in Bracknell.
- The traffic survey is grossly in error, in assuming that students were permitted to park within the college car park and that parents dropping off and picking up at the nursery also used the car park. They did not but parked off Bull Lane and walked up.
- The college has been underused for years and historical usage is not relevant. [Officer Note: The legal use of the site and the traffic which that use could generate is the fall back position and therefore, in planning terms, is a material consideration.]
- The calculation of affordable housing, applying Vacant Building Credit (VBC) is incorrect and with a shortage of affordable housing in the Bracknell Area, Officers should resist the questionable use of VBC to reduce the site's Affordable Housing Requirement. [Officer Note: VBC was included as a ministerial statement and whilst a successful High Court Challenge was made by West Berkshire BC and Reading BC this decision was later overturned at appeal (Case No: C1/2015/2559 dated 11/05/16). We therefore have to calculate the affordable housing taking into account VBC.]
- Parking to Clement House is inadequate and this development will put further pressure on this making it harder for emergency vehicles to get access to Clements House [Officer Note: The parking complaints at Clements House are noted, however are not a material consideration in the determination of this application]
- Overlooking from the proposed flats would be detrimental to the privacy of the occupiers of Clements House.
- The proposed flats would be overbearing on occupiers of Clements House.
- The proposed development is too dense and would materially change the character of the area.
- Consideration has to be given to the effects when the vacant site to the N. E and east of Hurley Drive are developed.

6.2 The Bracknell Forest Society

- The development appears to block the path between Clement House and Bull Lane, preventing pedestrian access to the town centre.
- The site exit in front of Clement House reduces the area available for parking and cuts across a buggy path.
- It is not clear where the protected trees are located on the site
- There is insufficient provision of social housing.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways: Considered acceptable subject conditions

7.2 Drainage: Information submitted considered acceptable subject to conditions.

7.3 Bio-diversity: Acceptable ecological assessments. Recommends conditions

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

7.5 Trees: No objection subject to conditions.

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

7.8 Waste: The communal bin store areas are all of adequate size. A reminder that collection is from the back edge of the highway, so there must be sufficient space on the edge of the highway/ footways to accommodate the bins on collection days.

7.9 Renewable Energy: Submitted sustainability statement does not comply with policy CS12. Requested condition relating to energy requirements

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

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

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

9. PLANNING CONSIDERATIONS

9. 1 The key issues for consideration are:

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

i. Principle of Development

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

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

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

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

9.5 The site is located within the settlement boundary as defined by the Bracknell Forest Policies Map 2013. It is also considered to be a brown field site, development of which should be

prioritised over greenfield sites (NPPF: paragraph 17). It is considered that in this respect the principle of the proposal is acceptable.

9.6 However, the redevelopment would result in the loss of an educational site, and this is contrary to Policy SC3 which seeks to only support development where there is no net loss in existing community facilities.

9.7 Bracknell and Wokingham College has recently had a new purpose built campus and facilities which have enabled the college to consolidate its facilities and has resulted in sites like Wick Hill being surplus to requirement. This is documented within a statement supporting the proposal from the Principal of Bracknell and Wokingham College.

9.8 It is therefore considered that the proposal would not result in a reduction in services, those services have just been consolidated and relocated to a site close by the application site. Given this the re-development of the site is considered to be acceptable in principle.

9.10 Given the above and the location of the proposal within the settlement boundary and constituting re-development of a previously developed site, the principle of the proposal is considered to be acceptable, subject to consideration of other policies within the adopted development plan.

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

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

9.12 The site is neither in a character area or an area of special housing character. However there is a Grade II listed building opposite the site located on the northern side of Sandy Lane, known as Cottrells. The site is currently dominated by the college buildings and the vegetation within and around the site. Sandy Lane is a non-through route, and is heavily tree lined with dwellings and buildings predominantly set back. There are exceptions to this general character, for example, opposite Hurley Drive, a modern small development and the educational buildings of the Bracknell and Wokingham College site and Sandy Lane, Primary School.

9.13 The wider area is residential in character reflecting its location on the periphery of the town center, and the density and nature of the proposal reflects this.

9.14 The proposal would have an impact on, and change the character and appearance of, the site. However the proposal retains the vegetation along Sandy Lane, with the development set back into the site. The proposal will be most prominent at the roundabout within the highway, where the development and proposed houses will front Sandy Lane. However, the impact will be similar to that of the small development located opposite Hurley Drive. Given this and the retention of the vegetation it is not considered that the proposal would detrimentally affect the character of Sandy Lane. The proposal is considered to comply with policy CS7 of the CSDPD and would not detrimentally affect the character or appearance of the area.

iii Impact upon Heritage Assets

9.15 Cottrells is an 18th century cottage located on the northern side of Sandy Lane and the setting of this Grade II listed building is a material consideration in the determination of this application. Cottrells is screened behind high hedges and is partly visible, behind gates.

9.16 Within the area directly opposite to Cottrells, the proposed housing would be set well-back from Sandy Lane, towards Johnstone Close and the retained trees along Sandy Lane would partly

screen the proposed development from the Listed Building.

9.17 The closest proposed houses to the Cottrells, which would directly front onto Sandy Lane, would be located adjacent to an existing mini-roundabout and the entrance to the site. These buildings would consist of a pair of 2 storey semi-detached buildings (Plots 60 and 61) to the east of the road and four buildings of 2 and 2½ storeys (Plots 56, 57, 58 and 59) to the west of the road. The topography in this location is visibly lower than the Cottrells and therefore the proposed buildings would be visually separate and subordinate in terms of overall height.

9.18 The design of the proposed housing and apartment blocks is of a standard form which, whilst not necessarily considered to be innovative or exhibiting design-excellence, is of a traditional form which mirrors other similar schemes in the area.

9.19 The retention of the mini-roundabout, opposite the Cottrells, as a primary access to be used as an entrance and exit, should not prove harmful to the setting, as it would only serve the northern part of the estate fronting onto Sandy Lane, thereby limiting traffic, noise and disruption.

9.20 In view of the current extensive existing development within the brownfield site, the retention of tree screening and green space in front of the Cottrells, the site topography as well as the low-level development in proximity to the Cottrells, the proposed development is not considered to be substantially harmful to the significance of the Listed Building. It is therefore recommended that the less than substantial harm caused by the proposal should be weighed against its benefits as described in paragraph 135 of the NPPF. Accordingly from a heritage perspective there are no objections in principle.

iv Design

9.21 Policy CS7 of the CSDPD seeks a high quality of design for all development in Bracknell Forest. Policy EN20 of the BFBLP is also relevant and states that the planning authority will have regard to the appearance and character of the local environment and the development should be appropriate in scale, mass and design.

9.22 The proposed dwellings are standard house types proposed by a housebuilder. However, interest and character has been incorporated by the inclusion of projecting gable features, bay windows and flat roofed dormer windows. Corner plots have interest on both elevations with suitably placed windows creating two active frontages. Design changes have been incorporated following officer comments including more modern treatments to the dormer windows accordingly the design of the dwellings is considered acceptable.

9.23 The dwellings are two storeys in height with some 2 ½ storey properties with rooms in the roof. Given that that proposal is replacing a 3 storey building, with the four storey Clements House located to the south. The scale and mass is considered appropriate.

9.24 The apartments have projecting elements which help break up the elevations and the repetition of the balconies provides a strong vertical emphasis on these elevations. Officer comments have been incorporated through the introduction of smaller windows higher up the building, creating a fenestration hierarchy.

9.25 The apartments would be 3 or 4 storeys in height with pitched roofs and a ridge height of less than 13m. Clements House is also 4 storeys and therefore it is not considered that the apartment elements would be out of scale with surrounding development.

9.26 It is considered that whilst the proposal would not reflect the character of surrounding buildings, which consist of a school, residential dwellings dating from the 1970s and 90s, the proposal would create a character of its own within defined site. The proposal is considered to be

appropriate in scale with the previous development of the site and the existing surrounding development. Accordingly the proposal is considered to comply with Policies CS7 of the CSDPD and EN20 of the BFBLP.

v Residential amenity.

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

Existing occupiers

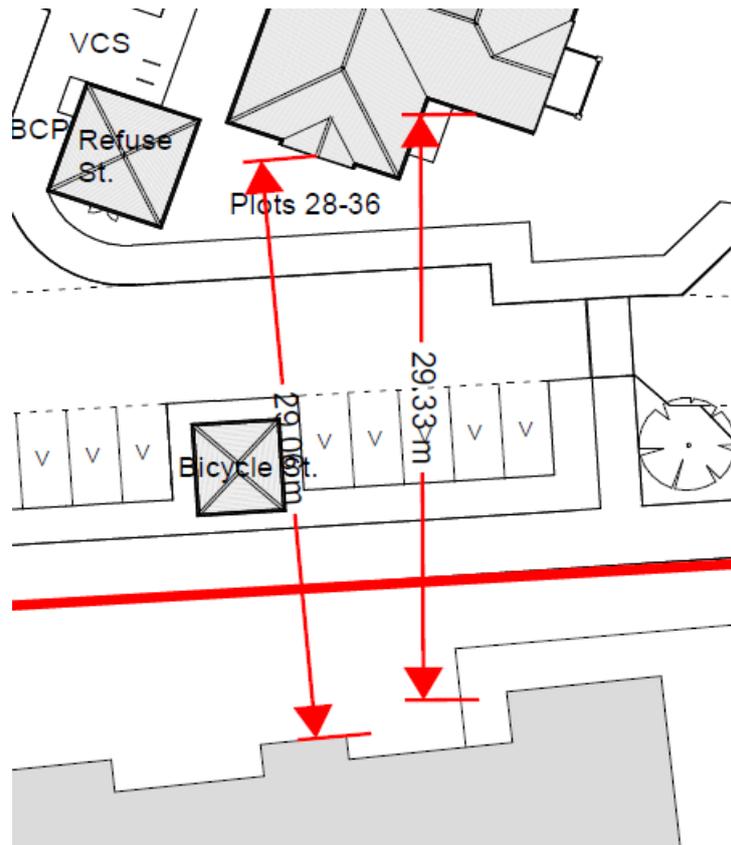
9.28 The closest existing residents to the proposal are the occupiers of Clements House. The other residents of Shepherds Hill are located at sufficient distance for privacy not to be affected.

9.29 Section 3.9.11 of the adopted Design SPD states that 'all development should be arranged on plots to achieve reasonable levels of privacy for the inhabitants and for residents of neighbouring buildings'. This gives guidance on what distances should be achieved.

9.30 Paragraph 3.9.14 of the Design SPD continues that 'In considering siting relationships between blocks of flats a minimum distance between facing habitable windows of 22m will be sought to avoid unacceptable levels of overlooking'

9.31 However, paragraph 4.3.3 in considering the impact upon existing properties 'ensuring that a new window at second floor level including a dormer is no less than 30m from a neighbouring property'.

9.32 Between the closest block of flats plots 28-38 and Clements House there would be a minimum distance of 29.06m. This is below the minimum guidance figure. Whilst the proposed flats are not directly facing Clements House, the angle is not considered significant enough to overcome that deficit in distance. There are only two windows per floor facing Clements house. These windows are secondary windows serving the open plan kitchen, living and dining areas and as such it is considered appropriate to impose a condition to ensure that these windows are obscurely glazed.



9.33 Residents of Clements House have also objected to the flats on the grounds of loss of light and overbearing impact on existing residents. In terms of day light and sunlight, the proposed flats are located a minimum of 29m to the north and this distance and orientation is considered sufficient that no loss of light will be experienced by the existing residents of Clements House. It is also considered that the distance is sufficient, along with the separation distance between the flats that the proposal would not have an overbearing impact on existing residents.

9.34 It is acknowledged that the view and outlook of residents of Clements House with apartments on the northern side of the building will change, and there will be noise and disruption whilst the building work is undertaken. However, these in themselves are not sufficient reasons to refuse this planning application.



Future Occupiers

9.35 The Design SPD provides guidance on minimum garden length and separation between windows and blank elevations and facing windows. Gardens should have a minimum depth of 10m whilst there should be a separation distance of 22m between facing windows. These can be affected by levels and orientation.

9.36 The distances between proposed properties is less than the minimum distances the SPD seeks to achieve. Notwithstanding this the layout has sought to address this deficiency by angling the dwellings so that they are not directly facing each other and siting the dwellings opposite gaps between the dwellings to the rear. The garden sizes are modest, but in proportion with the footprint and size of the dwellings. Each garden provides a private amenity space for future occupiers who will make decisions when purchasing whether they wish for a larger garden, or more privacy.

9.37 Whilst the separation between properties is below the guidance, it is considered that the future occupiers will be aware of this when purchasing properties. Given this and the steps taken through the design and layout to avoid directly facing properties, the amenity for future residents is considered to be acceptable.

9.38 There are several level changes within the site. This has been addressed through designing the properties with appropriately detailing. In some areas retaining walls will be required to address the level changes and the location of these has been addressed.



9.39 According given the above analysis it is not considered that the proposal would have a detrimental effect upon the amenities currently enjoyed by existing occupiers or future occupiers to warrant a refusal of planning permission. Accordingly the application is considered to comply with Policy EN20 criterion g, of the BFBLP.

vi Impact on Highway safety

Access

9.40 The site is accessed via Sandy Lane which is an ancient highway subject to a 30mph speed limit. The road currently has a vehicular restriction in its middle to allow pedestrians and cyclists through only. There is an informal island at the end of the road that acts like a roundabout and provides an area to turn around. This part of the road is deemed to be public highway due to its continual access for many years.

9.41 Sandy Lane is well used at certain times of the day by parents dropping off to both the local primary and secondary schools and the roundabout provides an easy and effective turning facility. The proposal seeks to maintain the roundabout and use it to serve part of the site containing 8 units. The road into the site from this area would be 4.8m wide with 2m footways on either side and would provide a turning head.

9.42 The main part of the site is accessed via Hurley Drive and then via Johnstone Close with some houses fronting the roads themselves and the flats and a small amount of housing being served via a new access road which would cross the existing footway/cycleway near to the turning head. Hurley Drive is 5.5m wide and Johnstone Close is 4.8m wide.

9.43 The new road that would adjoin Johnstone Close is 5.5m wide and provides visibility splays of 2.4m x 25m to the right on exit and 2.4m x 60m up to the junction with Hurley Drive. This is acceptable due to the speeds expected. However it should be noted that the splay to the right requires drivers to look over their shoulder and as cyclists use the route some form of advance signage is likely to be required to slow them on approach to the junction.

9.44 The internal road has a footway running on the northern side of the road and provides a connection for the houses fronting it. There is no footway on the southern side of the road but the cycleway outside the site provides a suitable connection into the site and this would provide for the residents of the flats to the west of the site.

9.45 It should be noted that the cycleway that runs adjacent to Clements House outside the site is land that requires dedication from the college. This application will need to ensure dedication land is provided for the current link as well should ownership change.

9.46 Officers had asked the developer to look at reducing the number of crossovers around plots 48-53. This has not been amended and therefore there still remains a large cross over for vehicles that could increase the potential for conflict with pedestrians and more importantly cyclists using this route. On balance, whilst not ideal, it is not felt that this issue would be a reason for refusal.

Proximity to services

9.47 The site is located approximately 0.6 mile (11min walk) from most of the services within the town centre. To the south of the site, there is a cycle/ pedestrian connection to Bull Lane and from there the town centre. The site is considered to be sustainably located and would encourage trips by other forms of transport other than the private car.

Parking

9.48 Parking should comply with the Parking Standards revised in 2016. The applicant has indicated that parking for the flats will be allocated at one per unit and the remainder will be communal for resident and visitor use. The level of parking for the flats appears to be 1 space below current standards excluding visitor provision and considering the location of the site and the potential flexibility such an approach would provide it is felt that sufficient parking would be provided. There are some additional visitor parking spaces that are near to the flats which could support visitors to both the houses and the flats.

9.49 All houses have 2 spaces allocated and 20 visitor spaces are being provided across the site, thus meeting the parking standards. In total there are sufficient parking spaces shown to meet the requirements of the Parking SPD.

9.50 Cycle parking will need to be secure for each unit. Parking is shown in stores for the flats and on plot in sheds for the houses.

9.51 Objections have been received on the grounds of loss of on-street parking along Johnstone Close due to the proposal introducing a number of vehicle cross overs. It is acknowledged that there is overspill parking from Clements House along Johnstone Close, however none of this is designated as parking and therefore there is no loss of designated parking through the application. This would therefore not be a sustainable reason for refusal.

Trips

9.52 The applicant has looked at the various uses on the site, namely the college and the nursery that supports it. Surveys of the existing site and comparison to trip rates for similar uses have been undertaken to compare the likely trip generation of the current uses. The levels of trips do not in themselves appear unreasonable.

9.53 However objections have been received regarding how the trips have been calculated. In respect of this the nursery is expected to mainly support the college staff or students and not the wider public and this could impact on the level of trips that it may generate as college trips would include an element of nursery traffic. Furthermore the site has previously been served by a car park off Bull Lane and access to this car park is still in place. This could effectively divert some of the trips that the use may generate from Sandy Lane. In that regard the amount of two way trips that would use Sandy Lane may still be comparable but the direction of flow may be different with most traffic leaving in the AM peak and returning in the PM peak with the college expected to be the reverse, as shown in the surveys.

9.54 The junction of Sandy Lane/Warfield Road has experienced some accidents in the past and this development and additional housing may well increase the demand through the junction. Background traffic levels along the route are likely to increase with the wider development of the area north of Harvest Ride and thus increased in traffic using Sandy Lane may cause difficulty exiting the junction. It is also noted that Sandy Lane is used by parents dropping off children to the primary school and to drop off children heading towards Garth Hill College. This traffic also adds to the demand on the junction especially in the morning peak hour.

9.55 However further analysis of the junction has concluded that the proposal would not significantly decrease highway safety at this junction. Overall, the increase number of trips generated by this proposal would not result in a significant highway danger.

Conclusion

9.56 In conclusion the access to the proposal, internal layout and parking is sufficient. The number of trips created would not be so significant to warrant a refusal of permission on highway safety grounds. The proposal is considered to comply with Policy CS23 of the CSDPD and the NPPF.

vi Drainage

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

9.49 The application has been submitted with a Flood Risk Assessment (FRA) and a SuDs drainage scheme for dealing with the surface water.

In Principle this is a developed site located in Flood Zone 1 which is currently drained to an existing Thames Water sewer. The applicant has proposed a SUDs scheme which incorporates permeable paving, an open swales and buried geocellular storage. Calculations have been submitted which demonstrate that the SUDs scheme will reduce the runoff rate generated by the site to green field rates therefore providing a significant improvement to off-site flood risk.

9.50 Accordingly subject to a suitably worded conditions requiring the detailed design of a the drainage scheme the proposals would not result in any increase in surface water flooding off the site and is considered to comply with Chapter 10 of the NPPF and Planning Practice Guidance.

vii Archaeology

9.51 In accordance with Paragraph 128 of the NPPF, the applicant has submitted with their application a desk-based Heritage assessment (AOC Archaeology), which assesses the impact of this proposal on the historic environment.

9.52 The 'Heritage Statement' is considered to correctly consider that the 'area along the western portion of the site, adjacent to the carpark bordering Bull Lane and Sandy Lane is less likely to have been disturbed'.

9.53 Berkshire Archaeology considers that a limited programme of archaeological investigation is required in the west of the site to mitigate the impacts of development. This is considered appropriate and proportionate to the expected level of archaeological remains to be on the site.

9.54 On this basis, Berkshire Archaeology is content to secure this programme of archaeological investigation through an appropriately worded condition, should the scheme be permitted. Accordingly, subject to a condition, the proposal is considered to comply with Policy EN7 of the BFBLP.

viii Bio-diversity

9.55 The protection of bio-diversity is a requirement embedded within Policies CS1 and CS7 of the CSDPD and the application was supported by a bat survey and ecological assessment.

9.57 The ecological assessment identifies two main areas of biodiversity value: three oaks in the centre of the site (T33, 34 and 35 on the arboricultural survey) and the hedgerow along the

northern boundary of the site. Both of these features appear to be retained within the proposed site plan.

9.58 The assessment and bat survey also make recommendations for the protection and mitigation of species groups that are likely to use the site. For example the surveys identified a NERC-listed bird (song thrush *Turdus philomelos*) and two red-listed birds of conservation concern (redwing *Turdus iliacus* and fieldfare *Turdus pilaris*). Therefore, it is important that foraging for these species is provided within the landscaping of the proposed development. For song thrush this would include the provision of semi-natural grassland areas.

9.59 Regarding reptiles, there is limited habitat available, however section 8.2.3 of the ecological assessment includes measures to avoid harm to these animals and section 8.2.4. includes a recommendation to create log piles that would benefit reptiles in combination with a semi-natural grassland area.

9.60 The ecological assessment includes recommendations for the mitigation of impacts on biodiversity with particular focus on those groups with confirmed or potential presence. These measures include:

- Additional native planting within the existing hedgerow
- Native tree planting within the site to provide berries for foraging birds
- Wildflower sowing within grassland areas to support invertebrates and birds [and reptiles if grass is longer]
- Permeable fencing to allow the movement of wildlife, particularly hedgehogs
- Retention of deadwood on the site as log piles [preferably as a stag beetle loggery]
- Six bird boxes to be installed throughout the site

9.61 The bat survey report confirms that common pipistrelle bats are roosting within T3 (T33) at the site. The report also recommends this roost is protected using a sensitive lighting strategy. Therefore, a condition would be required to secure this measure. The report also recommends the installation of six bat boxes on retained trees within the site and landscaping to include native species that will support bat foraging.

9.62 In conclusion the ecological assessment and bat report were sufficient to identify the biodiversity of the site and acceptable mitigation was proposed. This mitigation can be secured by conditions and accordingly the proposal complies with Policies CS1 and CS7 of the CSDPD.

ix Trees and Landscaping

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

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

9.64 Trees around the boundary consist of semi-mature and maturing trees of varying species and form, many of which have future growth potential. With the exception of the Oak T24 (an A1 grade tree following current BS 5837 guidance) and the Pines T25 and T26 which are important stand alone trees, the remainder of this trees are an important landscape feature in their collective capacity. These make a prominent and valuable contribution to the street scene and landscape character/appearance of the area. Therefore they should be retained in their entirety and given adequate growing space by any redevelopment proposals on this site.

9.65 The proposal was submitted with a Tree survey and full arboriculture report. Only some of the trees within the site and along the boundary are protected by TPO 1190 as shown by the green dots and hashed areas below.



9.66 Policy EN1 protects the loss of trees and hedgerows where it is important for the retention :-

- a clear distinction between built up areas and countryside,
- the character and appearance of the landscape or townscape,
- provide green links between open spaces and wildlife heritage sites,
- habitats for local wildlife, or
- areas of historical significance.

9.67 Trees around the boundary consist of semi-mature and maturing trees of varying species and form, many of which have future growth potential. With the exception of the Oak T24 (an A1 grade tree following current BS 5837 guidance) and the Pines T25 and T26 which are important stand alone trees, the remainder of this trees are an important landscape feature in their collective capacity. These are prominent and valuable to the street scene and the landscape character/appearance of the area. Therefore they should be retained in their entirety and given adequate growing space by any redevelopment proposals on this site.

9.68 The layout has been re-designed to retain the vegetation located along the northern side of the site facing Sandy Lane and increase the separation distance between the proposed buildings and the 3 oak trees (T33, T34, and T35) growing within the site. All of the protected trees within the site are therefore shown to be retained and incorporated into the landscaped amenity areas of the site. The proposal would also result in the removal of areas of hard surfacing close to trees.

9.69 There are areas where the proposed buildings would be located in close proximity to the canopy of the trees resulting in a possible impact upon living conditions within those dwellings. The rooms affected would have dual aspects providing multiple sources of light into the living areas. Buyers should be aware of the relationship when purchasing the properties and as such this is not considered sufficiently significant to sustain a reason for refusal.

The proposal will result in the loss of a short row of beech trees (G2), growing against the flank elevation of a building which is to be demolished. These trees are not protected and it is not considered that their loss would detrimentally affect the character of Sandy Lane.

9.70 In conclusion, whilst the proposal would result in the removal of trees, none of the trees to be removed are considered important for retention for any of the criteria listed in policy EN1. It is considered that sufficient space has been provided around the trees to be retained and where the trees could affect the amenities of future occupiers, consideration of the layout of the dwellings has been had. Accordingly, the proposal is considered to comply with Policy EN1 of the BFBLP.

x Securing necessary infrastructure / CIL

9.71 CSDPD Policy CS6 states that development is expected to contribute to the delivery of:-
(a) infrastructure needed to support growth and;
(b) infrastructure needed to mitigate impacts upon communities, transport and the environment.

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

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

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

- Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- specified Local Road Network capacity improvements.
- strategic road network improvement outside the borough
- specified footpath and cycleway improvements
- bus service subsidies
- specified educational projects
- libraries
- built sports facilities

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

xi Thames Basin Heaths Special Protection Areas (SPA)

9.76 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 3.65 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.77 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) and the Planning Obligations SPD. The strategy is for relevant developments to make financial

contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures which Natural England will spend upon the SPA land. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.78 In this instance, the development would result in a net increase of 18 X one bedroom, 17 X two bedroom and 26 X three bedroom dwellings which results in a total SANG contribution of £105,641.

9.79 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £34,610.

9.80 The total SPA related financial contribution for this proposal is £140,251. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths

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

xii Affordable Housing

9.82 Policies CS16, and CS17 of the CSPD (in relation to housing needs and affordable housing). The Council's affordable housing policy currently applies to proposals involving 15 net dwellings or more. On these sites there is a requirement for 25% of the proposal to be affordable housing of which 70% to be affordable rent and 30% to be intermediate housing.

9.83 However, the applicant has submitted an affordable housing statement drawing attention to the Written Ministerial Statement originally made on the 28 November 2014, which provides an incentive for the development of brownfield sites containing vacant buildings. The Vacant Building Credit (VBC) allows a financial credit equivalent to the existing gross floor space of the relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought.

9.84 Accordingly where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.

9.85 When this is applied in this case, the requirement for affordable provision reduces to 6.25 dwellings. The applicant through discussions with Housing Officer has proposed 6 properties, consisting of 3x flats and 3x 3-bedroomed dwellings. To secure this and due to the limited number of dwellings being proposed on the site, the Housing Officer considers a 50:50 split in tenure is acceptable. Accordingly the amount of affordable housing is considered acceptable and therefore compliant with Policies CS16 and CS17 of the CSDPD.

xiii Sustainability issues

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

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

9.88 Whilst a sustainability statement was submitted this only showed 9.4% being regarded as renewable energy, below the targeted 20%. However this can be secured by a condition to be imposed requiring the submission of the energy statement.

9.89 In terms of CSDPD Policy CS10, the Councils can only request details of water usage. The applicants have provided details of the proposed water usage calculations which equate to 104 liters/person/day. This is beneath the target of 105 liters/ person/day and therefore in compliance with Policy CS10.

10. CONCLUSION

10.1 The proposal will provide a development of 61 dwellings in a sustainable location, close to the amenities of Bracknell town center on a brown field site.

10.2 The proposal would result in the loss of an educational site but the facilities have been relocated as part of the redevelopment of Bracknell and Wokingham College, the site is now surplus to requirement and therefore there are no objections to the principle of redevelopment of the site.

10.3 The proposal would result in an increase in traffic using Johnstone Close and Sandy Lane and the junction between Warfield Road and Sandy Lane. However it is not considered that the increase would be so severe as to justify a reason of refusal. The layout meets the parking requirements and secure cycle parking is provided.

10.4 The design is considered to be acceptable, providing visual interest on all public sides, with the bulk and mass of buildings broken up. The layout provides public and private space with the important landscape features given space within the development. The landscape buffer adjacent to Sandy Lane would remain and help maintain the character and appearance of Sandy Lane. The proposal would not have detrimental impact upon the amenities of neighboring residents, although it recognised that the development will have an impact upon outlook. This however is not a planning reason for refusal.

10.4 In conclusion, the proposal will deliver 61 units on a sustainably located site, close to the town centre and amenities without significant impacts upon the character, appearance, or highway safety of the area. The application is therefore recommended for approval.

11. RECOMMENDATION

Following the completion of planning obligation under Section 106 of the Town and Country Planning Act 1990 relating to (but not limited to the below, the Head of Planning in consultation with the Chairman of the Planning Committee be authorised to add or amend this list obligations):

SPA mitigation measures
Affordable housing
Securing the adoption of the cycle path

That the Head of Planning be authorised to APPROVE the application subject to the following conditions:

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

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

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

S201- Location Plan

S202- Existing Site Survey

P202 Rev. O - Proposed Site Plan

P210 Rev. P- Proposed plans plots 1-16

P211 Rev. L Proposed elevations plots 1-16

P212 Rev M- Proposed plans plots 17-27

P213 Rev. K – Proposed elevations plots 17-27

P214 Rev. N – Proposed plans plots 28-36

P215 Rev. L – Proposed elevations plots 28-36

P216 Rev. F – Proposed plans and elevations plot 37

P217 Rev. F – Proposed plans and elevations plots 38, 39, 43, 44, 45, 46, 47, 48, 52, 53.

P218 Rev. F – Proposed plans and elevations plots 41, 42, 54, 55

P219 Rev. G – Proposed plans and elevations plots 40

P220 Rev. J- Proposed plans and elevations plots 56, 57, 58, 59

P221 Rev. G – Proposed plans and elevations plots 49, 50, 51

P222 Rev. E – Proposed plans and elevations plots 60, 61.

P223 Rev A – Proposed plans and elevations refuse and recycling

P224 – Proposed plans and elevations bicycle stores

P225- Proposed plans and elevations bicycle stores

P226- Proposed plans and elevations refuse and recycling

Parmabrook Flood Risk Assessment and Drainage Strategy dated June 2017

Parmabrook Drainage Strategy dated October 2017

Letter from Parmabrook to Julia Greene dated 8th August 2017.

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

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

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

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

04. Notwithstanding the submitted plans, no dwelling hereby permitted shall be occupied until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.

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

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

05. The development shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to the external land levels including a fixed datum

point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

06. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
[Relevant Policies Core Strategy DPD CS23]
07. No dwelling shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be retained.
REASON: In the interests of accessibility and to facilitate access by cyclists and pedestrians.
[Relevant policies: BFBLP M6, Core Strategy DPD CS23]
08. No dwelling shall be occupied until the associated vehicle parking or vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
09. No development shall take place until a scheme has been submitted to and approved in writing to accommodate:
(a) Parking of vehicles of site personal, operative 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
(f) Temporary Portacabins and welfare for site operatives
(g) Construction management plan to include lorry routing and delivery times.
Each facility will be retained throughout the course of construction of the development, free from any impediment to its designated use.
REASON: In the interests of amenity and road safety
10. No development shall take place 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]
11. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

12. There shall be no restrictions on the use of the car parking spaces within the communal parking areas shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted, with the exception of one space per flat being allocated to the relevant flat.
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 Plans and Policies: BFBLP M9]
13. No superstructural works shall take place until
 - (a) details of the location of visitor car parking spaces, and
 - (b) details of the signing for the spaceshave been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
14. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.
REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.
[Relevant Policy: BFBLP M9]
15. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The buildings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, 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: BSP T1, Core Strategy DPD CS23]
17. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works at the junction between Sandy Lane access servicing plots 54-61.
The development shall not be occupied until the off site highway works have been completed in accordance with the scheme.
REASON: In the interests of highway safety.
[Relevant Policy: BFBLP M4]
18. The windows in the southern elevation of apartment block containing plots 28-36 development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

19. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement, in so far as it related to water use, and shall be retained in accordance therewith.

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

[Relevant Policy: Core Strategy DPD CS10]

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

(a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 20%).

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

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

[Relevant Plans and Policies: CSDPD Policy CS12]

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

i) an appropriate scale plan showing where construction activities are restricted and protective measures

ii) details of protective measures to avoid impacts during construction

iii) a timetable to show phasing of construction activities

iv) persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

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

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

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

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

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

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

a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly

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

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

24. No dwelling hereby approved shall be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

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

REASON: In the interests of bio-diversity and visual amenity of the site

[Relevant Plans and Policies: CSDPD CS1, CS7]

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

- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.
- j) Arboricultural site monitoring - Note confirming that all protection measures are to be routinely monitored by site visits undertaken by a project arboriculturalist (appointed by the land owners), at maximum 4 week intervals for the duration of all works on site to ensure full compliance with the approved tree protection and monitoring scheme. Copy of the signed report to be forwarded to the Local Authority following each site visit.

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

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

26. The protective fencing and other protection measures specified by condition 25 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

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

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

27. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) Induction and personnel awareness of arboricultural matters.
 - b) Identification of individual responsibilities and key personnel.

- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping.
- e) Procedures for dealing with variations and incidents.

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

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

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

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

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

29. No development shall commence until:
- (i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing and timing of works have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -
 - a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
 - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
 - c) Soak-aways (where applicable)
 - d) Gas, electricity, telecom and cable television.
 - e) Lighting columns and all associated ducting for power supply.
 - f) Phasing and timing of works.

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

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

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

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

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

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

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

31. Prior to the commencement of development, excluding demolition, the applicant, or their agents, or successors in title, will secure and implement a programme of archaeological works in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the local planning authority. The programme will commence with exploratory archaeological evaluation, the results of which shall inform archaeological mitigation measures that may be required and those measures will be agreed with the local planning authority prior to the commencement of development. The mitigation measures will be implemented in accordance with those agreed with the local planning authority.

REASON: In the interests of identifying and recording any archeological remains.

[Relevant Policies: BFBLP EN7 and NPPF]

32. Development shall not commence until a drainage strategy detailing any on- and off-site drainage works, along with proposed points of connection, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Policies: CSDPD Policy CS1]

33. No development shall not commence until a surface water drainage scheme (SWDS) for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate that surface water run-off generated up to and including the 1 in 100 years critical storm, with a suitable allowance for climate change and allowances for urban creep included, will not exceed the run-off from the equivalent greenfield site and that flood risk will not be increased elsewhere from the in accordance with the principles of the Parmabrook Drainage Strategy dated October 2017 and Flood Risk Assessment dated June 2017 and letter from Parmabrook to Julia Greene dated 8th August 2017. The strategy should include details of exceedance routing throughout the development. The SWDS shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding

[Relevant Policies: CSDPD Policy CS1]

34. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table.
- Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the
- groundwater table.
- Confirmation of the gully spacing calculations to demonstrate they are capable of conveying the rainfall volumes as set out in the Approved Drainage strategy.

The approved details shall be implemented as in accordance with the approved details.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding

[Relevant Policies: CSDPD CS1]

35. Development shall not commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features. The approved details shall thereafter be complied with.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Policies: CSDPD CS1]

36. No building or use hereby permitted shall be occupied or the use commenced until a GIS shape file for the drainage and SUDS system serving the site as agreed with the Local Planning Authority is submitted to the local planning authority.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding

[Relevant Policies: CSDPD CS1]

37. No building or use hereby permitted shall be occupied or the use commenced until evidence of legal covenants associated with the deeds of properties relating to any aspects of a drainage system(s) that passes through private ownership but serves multiple properties is submitted to the local planning authority.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding

[Relevant Policies: CSDPD CS1]

In the event of the S106 planning obligations not being completed by 31st January 2019, the Head of Planning be authorised to extend this period or REFUSE the application on the grounds of:-

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

2. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy

Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011

3. In the absence the measures too secure the adoption of the footpath cycleway to the south of the site the application does not promote other means of transport other than the private car, contrary to Policies CS1, and CS23 of the CSDPD supported by the NPPF

Informatives

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

02. The applicant is advised that the following conditions require discharging prior to commencement of development:

- 05. Finished floor levels
- 09. Site organization
- 10. Visibility splays
- 17. Off site highway works
- 20. Energy use statement
- 21. Wildlife protection plan
- 22. Bio-diversity enhancements
- 25. Tree protection
- 27. Programme of tree protection
- 28. Construction method statement (trees)
- 29. Services Plan
- 30. Changes to land levels within RPA's
- 31. Archaeology
- 32. Drainage strategy
- 33. Surface water drainage scheme
- 34. Drainage systems
- 35. Management and maintenance plan.

The following conditions require discharge prior to the commencement of works on the superstructure of the buildings hereby permitted:

- 03. Materials
- 13. Visitor parking spaces

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

- 04. Boundary treatments
- 06. Vehicular access
- 07. Pedestrian and cyclist access
- 08. Car parking
- 11. Visibility splays
- 15. Cycle Parking
- 24. Landscaping
- 36. GIS drainage plan
- 37. Drainage legal covenants

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

- 01. Time limit
- 02. Approved plans
- 12. Allocation of parking spaces
- 14. Carports no PD
- 16- No gates
- 18. Obscure glazing
- 19. Water usage
- 23. External lighting
- 26. Tree protection

03. The delivery times required by condition 09 should exclude peak school times.

04. Please note that trees on and/or adjacent to this site are protected by Tree Preservation Orders. The legislation protecting these trees overrides Permitted Development under the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification). Prior written consent must be obtained from the Council's Tree Service before undertaking any works which require the removal/ and or pruning of a protected tree or may affect / cause damage of any description to its canopy, trunk or root system and subsequent health, stability and survival in any way. Typically such works include but are not limited to the laying of hard surfaces of any description, foundations for garden structures, construction of retaining walls, topsoil stripping, excavation/ alterations to existing ground conditions of any other description near trees. Any pruning, removal of a protected tree as a result of such works, without the necessary consent or any damage arising from non compliance with this requirement may be liable to prosecution by the Council.