

SUMMARY

- 1.1 Policy SA1 of the Site Allocations Local Plan allocates this site, and the adjoining land now occupied by Clement House, for 100 dwellings. The location of the site within close proximity to the town centre means that the site is in a sustainable location. National and local policies support the development of brownfield, sustainably located sites. The principle of development of this site is therefore in accordance with both national and local policy.
- 1.2 The layout and design has taken into account the constraints of the site, whilst maximising its potential. The result is a high density scheme, interspersed by areas of open space which overall create an acceptable layout and scheme. Parking, access, biodiversity, trees and drainage are all acceptable, and subject to conditions and a S106, the proposal is accordingly considered acceptable.

RECOMMENDATION

Approve subject to S106 agreement

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is being reported to committee as 9 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Settlement Boundary

Allocated site within the SALP 2013

- 3.1 The application relates to a linear site located to the north of the town, which extends from Millenium Way in the south to Sandy Lane at its northern boundary. It formerly formed part of the Garth Hill College site, the buildings of which were demolished some time ago.
- 3.2 The site occupies the land between the playing fields of the current Garth Hill College, and the residential developments off Grange Road and Shepherds Hill to the east, while the town centre is located to the south, across Millennium Way. The site stretches along the southern side of Johnstone Close, the access road to Clement House.
- 3.3 There are substantial level changes within the site. The land generally falls from the northwest to southeast towards the town centre. The site levels out towards the southern end where the former buildings were, before the land again rises to Millennium Way.
- 3.4 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.

4. RELEVANT SITE HISTORY

- 17/00482/FUL Erection of 61 dwellings, comprising 36no. 1, 2 and 3 bedroom apartments and 25no. 2 and 3 bedroom houses, with associated parking, amenity space and landscaping following the demolition of educational buildings (3748 sq m in D1 use) at the Wick Hill Centre and children's nursery.– Resolution to approve at committee pending Section 106.

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 It is proposed to develop the site with 89 residential units consisting of 3no. 4 bedroom dwellings, 43no. 3 bedroom dwellings, 26no 2 bedroom flats and 17no 1 bedroom flats. The dwellings would be a mixture of 2 and 2 ½ storey detached, semi-detached and terrace properties whilst the flats would be 4 storeys in height.

5.2 The layout of the proposal has been dictated by the topography of the site as well as the constraints (including the TPOs) within the site boundary. The layout aims to increase the density moving south, reflecting the proximity to the town centre. Accordingly the largest block of apartments would be located closest to Millennium Way north of which would be a mews inspired development with all the parking in front of the dwellings. North of these are proposed semi-detached dwellings before an area of open space enforces a break in the development. To the north of this the development has two apartment blocks to the west with detached and semi-detached dwellings on larger plots leading north to Sandy Lane.

6. REPRESENTATIONS RECEIVED

6.1 Bracknell Town Council:

Submitted observations which stated that several Councillors have raised concerns about traffic congestion caused by the extra vehicles from this development. Sandy Lane already serves the local primary school and the safety of parents and children needs to be considered. The junction of Sandy Lane and Warfield Road has limited visibility due to the crown of the hill. This junction becomes a bottleneck at peak times. Councillors feel that it would be beneficial for a traffic control system at this junction.

Other representations:

6.2 9 objections have been received objecting to the proposal on the following grounds:

- The transport assessment is unreliable. The traffic estimates are flawed and the additional traffic created as a result of the proposal would result in congestion and pollution.
- The additional traffic movements would result in a danger to school children using Sandy Lane.
- Character of the area consists of detached homes and the plan does not reflect the character of the area.
- The vehicle crossovers make it harder for mobility scooters to use Johnstone Close.
- Overspill parking
- Overdevelopment
- Inadequate car parking provision.
- Configuration of Johnstone Close/ Hurley drive is inadequate to accommodate existing traffic.
- The site should be left as open space.

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. Propose an informative that collection is from the back edge of the highway, meaning there must be sufficient space on the edge of the highway/ footways to accommodate the bins on collection days.

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	<p>CP1 of SALP: Presumption in favour of sustainable development</p> <p>CS1 of CSDPD: Sustainable Development Principles</p> <p>CS2 of the CSDPD: Locational Principles</p>	<p>Consistent. (Para. 14 of the NPPF)</p>
Housing	<p>SA1 Previously Developed Land in Defined Settlement.</p> <p>CS15 of the CSDPD: overall housing provision</p>	<p>Consistent (Para. 17 of the NPPF)</p> <p>Not consistent with the NPPF as it does not represent an 'objective assessment of need', and therefore carries little weight.</p>
Affordable housing/ Mix	<p>CS16 of the CSDPD: Housing Needs of the Community</p> <p>CS17 of the CSDPD: Affordable Housing</p>	<p>Consistent. (Para. 50 of the NPPF).</p>
Design & Character	<p>CS1 (viii) of the CSDPD</p> <p>CS7 (i) & (iii) of CSDPD: Design</p> <p>Saved policy EN20 (i) of BFBLP: Design considerations in new development</p>	<p>Consistent with para. 17, 56, and 109 of the NPPF.</p>
Open Space provision	<p>CSDPD Policy CS8: Recreation and Culture</p>	<p>Consistent with paras. 72 & 74 of the NPPF.</p>

	Saved Policy R4 of the BFBLP: Provision of open space of public value	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 Planning Obligations SPD 2015 Design SPD 2017 Thames Basin Heaths SPA SPD 2012		
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 Design
- iv Residential Amenity
- v Impact on Highway safety
- vi Drainage
- vii Archaeology
- viii Bio-diversity
- ix Trees and Landscaping
- x Securing necessary infrastructure / CIL
- xi Thames Basin Heaths Special Protection Areas (SPA)
- xii Affordable Housing
- xiii Waste Collection

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 allocated for residential development within Policy SA1 of the Site Allocations Local Plan, 2013, and is located within the settlement boundary as defined by the Bracknell Forest Policies Map 2013. It is also a brownfield 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 subject to consideration of other policies within the adopted development plan.

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

- 9.6 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.
- 9.7 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.
- 9.8 The wider area is residential in character reflecting its location on the periphery of the town centre. The dwellings off Shepherds Hill mainly consist of detached dwellings whilst the properties off Grange Road are semi-detached and terrace properties. Clements House, which forms part of the allocated site, is a four storey apartment block of extra care accommodation for the elderly.
- 9.9 The proposed development to the north on the former Wick Hill College site contains a mixture of apartments, terrace, semi-detached and detached properties. The northern portion of the site would consist of detached dwellings, reflecting the detached properties on Sandy Lane and Shepherds Hill. Towards the southern end are proposed apartments, semidetached and terraced properties reflecting the character of development off Grange Road and the proximity to the town centre.
- 9.10 The southern part of the site has significant changes in levels and is further constrained by trees and a pipe easement. The proposal for this area comprises a higher density development, reflecting its location to the town centre, with car parking either side of the carriageway, to the front of the dwellings. A cycleway/footpath link is proposed running down the west side of the carriageway, providing a pedestrian link to the town centre. The vista terminates with the apartment block to the south, with 2 ½ storey dwellings flanking the approach. This layout results in a somewhat car dominated streetscene, due to its density. The Highway Authority has sought greater separation between the footpath, parking area and front doors of the properties. However, given the constraints affecting this part of the site, it is considered that the layout will create a character area of its own and the concerns are not considered severe enough to warrant a refusal of planning permission. The layout is therefore considered acceptable.
- 9.11 The trees along much of the eastern boundary would be retained. This natural landscaping would break up the built form. This also ensures areas of green space would be retained for nature conservation and recreation. Space has been allocated within the proposal for

additional landscaping to break up the built form and parking areas and to complement the existing retained landscaping.

- 9.12 It is considered that the proposal respects the character of the surrounding area. The site's constraints have resulted in the layout forming distinct areas with slightly different treatments and character. The northern portion reflects and mirrors the development to the north on the old Wick Hill Site and generally contains larger properties, with parking to the side. Two apartment blocks are located here, one creating a visual focus at the junction between Hurley Drive and Johnstone Close. Past the trees would be a group of detached and semi-detached dwellings, before a small gap and the lower 'mews' with the focal end of the third apartment block. This is the densest area of development and closest to the town centre.
- 9.13 The proposal would change the character of the site and would be visible from Millenium Way, across the playing fields. However the site is allocated for residential development and the number of units seeks to make the best use of a brownfield site in accordance with the NPPF. It is considered that the form of development reflects the central location and surrounding development. Accordingly the proposal is considered to comply with Policy CS7 of the CSDPD and EN20 of the BFBLP.

iii Design

- 9.14 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 that development should be appropriate in scale, mass and design.
- 9.15 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.



- 9.16 Officers have worked with the applicant to ensure that the proposal will complement the Wick Hill development to the north, and integrate with the more modern architecture of the town centre. Harmonising the design of the apartment buildings with the traditional form of the dwellings was another consideration and this is achieved through the use of banding and brickwork detail and similar window treatments to give the buildings a common narrative through the site.



9.17 The same palette of materials will be used through both the Wick Hill and Garth sites, ensuring a consistent approach and assisting in pulling the two sites together.

9.18 In conclusion, the proposal has sought to address concerns through providing details within the brickwork and around the windows to create a contemporary feel to the scheme. These features are used on both the dwellings and the apartment blocks, providing the development with a unified appearance. The use of common materials between the two schemes on the former Bracknell and Wokingham College site will help to visually link them. Accordingly the proposal is considered to comply with Policies CS7 of the CSDPD and EN20 of the BFBLP.

iv Residential amenity.

9.19 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.

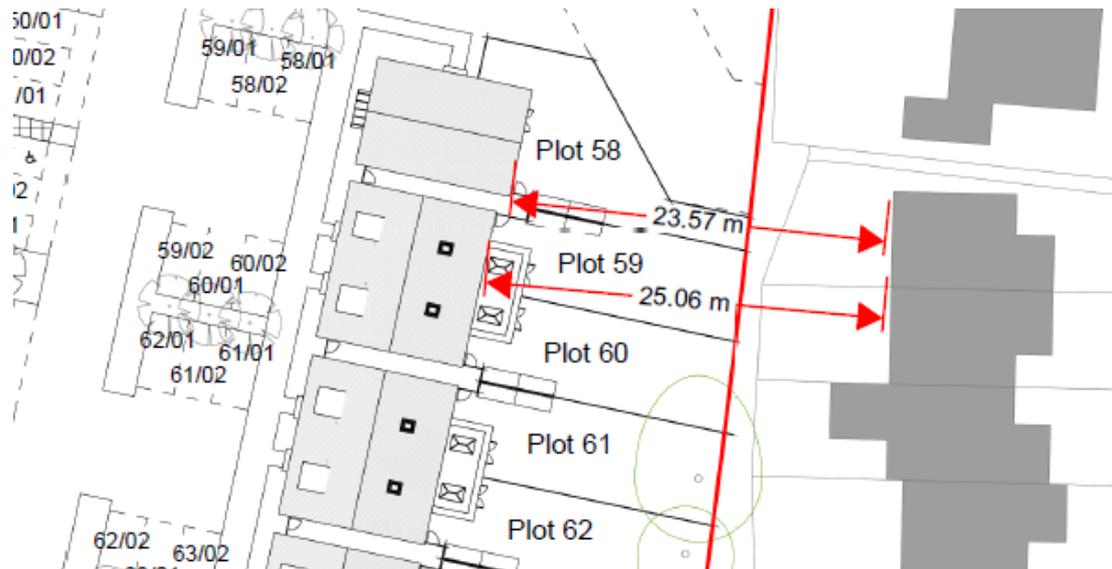
Existing occupiers

9.20 The closest existing residents to the proposal are the occupiers of properties on Shepherds Hill and Grange Road.

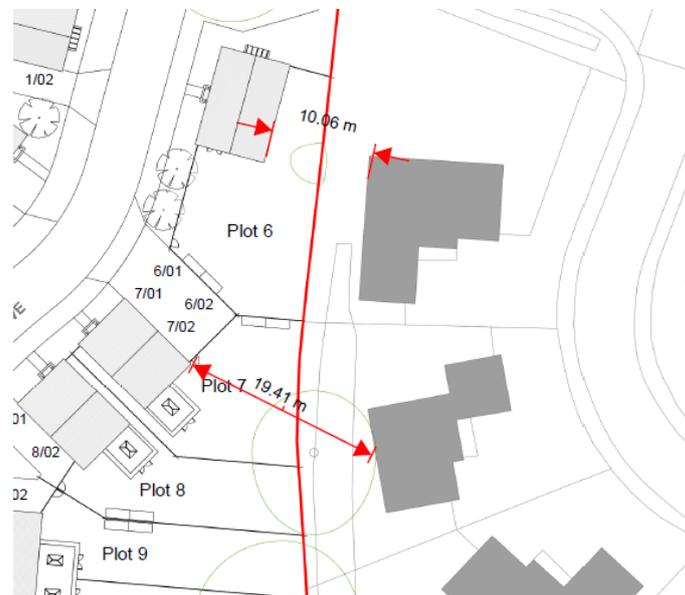
9.21 Section 3.9.11 of the adopted Design SPD states that 'all development should be arranged on plots to achieve reasonable levels of privacy for the inhabitants and for residents of neighbouring buildings'. This gives guidance on what distances should be achieved.

9.22 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'

9.23 Plots 58-66 back onto the properties on Grange Road. Back to back at first floor level the proposal achieves distances between 23m and 30m, over the standard sought by the Design SPD. The boundary treatments would prevent views from ground floor windows being achieved.



9.24 In the northern part of the site, properties on Shepherds Hill are located to the east. No 25 Shepherds Hill occupies an elevated position above the proposed development, and has windows overlooking it. There is a separation distance of 10.06m between no. 25 Shepherds Hill and plot 6. However, plot 6 has been designed so that there are only 2 windows on the eastern elevation facing no. 25 Shepherds Hill, which serve a landing and a toilet, both non-habitable rooms. As it is not certain what rooms the windows to No. 25 serve it is proposed to impose a condition requiring the landing window be obscurely glazed and top opening only and no other windows to be inserted on the east elevation. Due to the changes in levels, and the height of the boundary treatments, the ground floor windows would not result in any overlooking of the neighbouring property.



9.25 No. 24 Shepherds Hill is located 19m from the rear elevation of plot 7 however the properties do not directly face each other and are separated by a TPO protected tree and a mature landscape boundary within the ownership of no. 24. The SPD seeks a separation distance of 22m between habitable windows, but changes in levels will be taken into account. Shepherds Hill is situated at an elevated position, and given this, the landscaping buffer and the angle the elevations are to each other, it is not considered that in this instance the

proposal would result in an unacceptable level of overlooking.

Future Occupiers

9.26 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 and there should be a separation distance of 22m between facing windows. These can be affected by levels and orientation. The majority of gardens achieve this minimum length and where they do not the garden is in proportion to the property it serves. It is considered that in this location, close to the town centre a denser form of development is acceptable and large gardens are not a characteristic of the area, especially to Grange Road. There is a range of garden sizes and shapes available within the development and buyers will be aware of what they are purchasing and will purchase plots to suit their individual requirements. Accordingly it is not considered that this warrants a reason for refusal.

9.27 Where there are trees protected by the TPO within the rear gardens, the gardens are generally larger, reflecting the planning constraint within them and providing acceptable useable space to future occupiers. Likewise where gardens are to be split level due to the change in levels across the site, these are larger than the standards to ensure sufficient useable area.

9.28 The two apartment blocks have limited open space around them to provide amenity space for the residents. However, both are located in close proximity to the open space within the site, and each apartment has a private balcony. The larger apartment building located at the southernmost end of the site is set within larger grounds, providing a degree of amenity for the residents.

9.29 As a result of the layout of the site there are few properties which directly face another. Where this does occur, the properties are spaced in excess of the 12m recommended by the Design SPD.



9.30 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.

v Impact on Highway safety

Access

- 9.31 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. The site is accessed via Hurley Drive and Johnstone Close similar to the adjacent site. The proposals seek to widen Johnstone Close to 5.5m which would improve the width and cater for the increased demands from this proposal and the adjacent site which has recently had a resolution to grant planning permission.
- 9.32 A raised table is proposed at the junction with Hurley Drive and Johnstone Close and this would help control speeds on the incline. Street furniture in the form of bollards will be required where the kerb height is limited to protect the footways from parked vehicles. These are shown on the plans and can be secured through the highways agreement to adopt the road.
- 9.33 Due to the constraints of the trees, the extension to Hurley Drive has a footway on one side only. Where feasible, footpaths have been provided linking the dwellings, parking bays and visitor parking spaces.
- 9.34 Plans have been amended to seek to address many of the concerns made by the Highway Authority. These include concerns regarding the areas at the southern end of the site in particular where a number of iterations have been undertaken to obtain an acceptable layout. The Highway Officer still has concerns regarding the parking arrangement and proximity of front doors to the footpath/ cycleway. However, it is not considered that these concerns result in a substantive highway danger and as such would not support a reason for refusal.
- 9.35 The turning head at the southern boundary of the site is considered suitable for the vehicles that would be expected to serve the site. Details of the ramped cycleway up to Millennium Way are required to ensure any structure is adequate. These can be secured by a condition.

Parking

- 9.36 Parking across the site is generally in accordance with standards, with parking for the houses being to standard. Parking for the apartment block located at the southern boundary has parking lower than standard. These 23 units result in a requirement for 40 spaces, whilst 32 are being provided resulting in a shortfall of 8 and a ratio of approximately 1.5 spaces per dwelling. In order to support this level of provision a survey of a similarly located development at Bay Road was undertaken. This accommodation is also affordable. The survey results indicate that a lesser provision than standard would be appropriate. The Local Authority has been unsuccessful recently in defending reasons for refusal on under provision of carparking where the site has been sustainably located (in the case of the sites at the Blue Lion and Albert Road). The applicant in this instance has supported the carparking numbers by using a case study which is located further from the town centre and without the planned connections. It is therefore considered that such a level of parking would be acceptable for these units.
- 9.37 Visitor parking across the development has been provided, slightly above the required level. Whilst sometimes not ideally situated it is considered that the visitor parking is sufficient. Additional parking spaces have been provided adjacent to the boundary with Clements House to provide additional spaces for visitors to either development. This should help address the current recognised parking issues faced by visitors to Clements House.

9.38 To ensure that adequate parking is provided in front of garage doors, a driveway length of 11 m is sought. This is to allow additional room for the up and over garage doors to be opened whilst cars are parked on the driveway. Plots 40 and 42 fall short by 12cm and 44cm respectively. If rollershutter garage doors were fitted, less space would be required to operate them and consequentially the driveway lengths would be acceptable. It is proposed to secure this by condition.

Traffic Impact

9.39 The applicant has undertaken an analysis of the potential traffic impact of the development proposal in combination with the adjacent development recently granted. An analysis of a future year after the development has also been undertaken to establish the longer term impacts. The proposal will lead to an increase in traffic using the junction but from the analysis undertaken the capacity of the junction of Sandy Lane/Warfield Road will not be compromised.

9.40 A report has been provided that looks at the junction of Sandy Lane and Warfield Road. The applicant has noted that the existing safety rail blocks visibility to the right when exiting the junction on Sandy Lane. It is proposed that the rail is moved further out towards the edge of the road. Whilst it is expected that suitable railing is to be installed, the curvature of the road could also lead to this rail impacting on sight lines as well. In that regard it is advised that the rail should be moved back outside the sight line and the footway behind widened accordingly. The Highway Officer is happy that some form of improvement proportionate to this application can be achieved to address concerns at this junction and this can be secured by condition.

Other matters

9.41 The applicant is aware that the Highway Authority will seek to adopt the road and the footway/ cycleway connection to the town centre in the interests of sustainability. This will be secured through a clause within the S106.

Conclusion

9.42 In conclusion the access to the proposal, internal layout and parking are 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

9.43 The Application Site is situated in Flood Zone 1, and is considered a Brownfield site given the roads and buildings associated within the Site's previous use as a school. The Flood Risk Assessment (FRA) has assessed the risk of surface water flooding as low to moderate.

9.44 As the site is classed as Brownfield, the existing run off rates will be higher than if the site was Greenfield. The aim is to reduce the run off rates to a Greenfield level.

9.45 The site is separated into a number of catchments with drainage rates from the northern area having been previously agreed as part of an adjacent development. The greenfield runoff rate has been split between the two remaining catchments and an assessment of the required storage volume has been undertaken. The report sets out that approximately 760m³ of storage is required to restrict the development to the greenfield rates this has been provided in the form of buried geocellular storage, permeable paving and online ponds.

9.46. Further details of the pond and geocellular storage designs are required and it is acknowledged that this can be sought by condition. The Applicant has also included a

number of Rain Gardens to further improve the water quality runoff.

9.47 With regards to foul water, the FRA sets out that Thames Water have concerns regarding Waste Water Services in relation to the site, and that the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development which could result in flooding. The applicant is in discussions with Thames Water to ensure that the works are undertaken prior to the occupation. A condition is therefore recommended.

9.48 Accordingly subject to 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

9.49 In accordance with Paragraph 128 of the NPPF, the applicant has submitted in support of their application an 'Archaeological Desk-Based Assessment' prepared by CgMs Consulting and dated September 2017. The principal conclusions of the 'Assessment' are:

- There are no known heritage assets, designated or not, within the red line boundary of the application site (Paragraph 4.8.2)
- The application site has a low potential to contain buried archaeological remains of prehistoric, Roman, Saxon, medieval and post-medieval date (Paragraph 4.8.3)
- The site was in agriculture throughout the 18th, 19th and 20th centuries until the construction of Wick Hill Secondary Modern School in the 1960s (Paragraphs 4.1.4 and 4.7.10)
- The construction, use and demolition of the School buildings and associated structures are likely to have caused widespread below ground impacts across most of the site (Paragraph 5.1.7)
- The southernmost part of the site does not appear to have been subject to past development and therefore retains the potential for below ground archaeological deposits (Paragraph 5.1.8)
- Any further archaeological investigations, if deemed appropriate, could be secured by an appropriately worded condition (Paragraph 6.8).

9.50 Berkshire Archaeology is in broad agreement with CgMs' archaeological assessment and its conclusions. The assessment of the site's archaeological potential as low is fair, albeit acknowledging that there has been little archaeological investigation within the built-up area of Bracknell and so current knowledge may under-represent the reality.

9.51 The proposal covers a significant area (2.77ha) but Berkshire Archaeology agrees that it is the previously undeveloped southern part of the site that is the area most likely to contain buried remains if any such should occur within the site. We therefore consider that a limited programme of archaeological investigation would be appropriate in the south of the site to mitigate the impacts of development. This shall be secured through an appropriately worded condition.

viii Bio-diversity

9.52 The protection of biodiversity is a requirement embedded within Policies CS1 and CS7 of the CSDPD and the application was supported by an ecological assessment.

9.53 The ecological assessment report sets out detailed Phase 1 and Phase 2 ecological surveys completed following recognised best practice survey guidance. The report identifies habitats of ecological importance (i.e. habitats of principal importance for conservation under the

NERC Act 2006) on site: broadleaved woodland, hedgerow and open mosaic habitat on previously developed land. The woodland and hedgerow habitats are being retained and the future management of these should be secured by conditions securing their protection during construction and their long term management for nature conservation. The open mosaic habitat will be lost to the proposed development. The report details a thorough assessment of this habitat and concludes that although it meets the priority habitat definition, is not of high ecological importance, largely as a consequence of its relatively recent establishment, which is accepted. Detailed recommendations for retaining key elements of the habitat within open space are made e.g. retaining top soils and creating rain gardens, and these measures along with the detailed habitat protection/enhancement measures set out in section 10.1 of the report are welcomed.

- 9.54 Bat activity/emergence survey has shown that a tree (T37) is used as a roost by common pipistrelle (*Pipistrellus pipistrellus*) bats. Bat foraging activity was recorded primarily around the trees on the site margins. The tree is to be retained with the proposed site layout and the retention of this and the woodland can be secured through conditions securing the woodland's protection during construction and in the longer term. The ecological assessment includes a recommendation that bat roosting/foraging habitat is protected from lighting through a lighting plan; such a plan should be secured by condition.
- 9.55 The assessment has identified the woodland and hedgerows, which are to be retained, as key habitat for breeding birds; however it highlights that the scrub and scattered tree habitats to be lost to development could support nesting birds and the report sets out recommendations for avoiding impacts on nesting bird during the clearance of vegetation, which should be secured by condition.
- 9.56 Recommendations for ecological compensation and enhancement focusing on bats and breeding birds are made within the report including: the provision of 12 bat boxes; 12 bird boxes; strengthening of existing hedgerows with native planting and a new native hedgerow on the western site boundary. These measures are welcomed and their implementation and the use of appropriate native species of UK provenance in planting schedules within the landscaping proposals should be secured by condition.
- 9.57 In conclusion the ecological assessments are 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

- 9.58 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.
- 9.59 The proposal would remove a lot of the self set trees and shrubs which have started to colonise the site since the original college buildings have been demolished. Whilst unfortunate, this is an allocated brown field site, and therefore the loss of some vegetation is acceptable.
- 9.60 The proposal seeks to retain as many trees as possible however one protected tree would be lost. This is acceptable providing a suitable replacement is proposed within the landscaping scheme. This can be conditioned.

9.61 Further information was sought from the applicant to demonstrate how the site could be developed without detrimentally affecting the protected trees, specifically information regarding retaining structures and land levels within RPAs. Cross sections have been provided, however further detailed information is required. It is considered that this can be sought by way of a condition.

9.62 In conclusion, whilst the proposal would result in the removal of trees and shrubs, 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

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

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

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

9.65 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

9.66 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)

9.67 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 3.8 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.68 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.

- 9.69 In this instance, the development would result in a net increase of 89 dwellings with a dwelling mix of 17 x 1 bedroom, 26 x 2 bedroom, 43 x 3 bedroom and 3 x 4 bedroom dwellings. This results in a total SANG contribution of £163,143.
- 9.70 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 £53,453.
- 9.71 The total SPA related financial contribution for this proposal is £216,596. 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. 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

- 9.72 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.
- 9.73 The application proposes 23 of the 89 proposed units to be affordable equating to 26%. The affordable units would be located within the apartment building which backs on to Millennium Way. They would consist of 11 no. 1 bedroom units and 12 no. 2 bedroom units. Whilst this does not fully reflect the mix of units within the site, given the location and provision of affordable units on the overall site, the mix is considered acceptable in this instance. These units will be secured through the S106. Accordingly the application is considered to comply with Policies CS16 and CS17 of the CSDPD, Policy H8 of the BFBLP supported by the Planning obligations SPD. There are no reasons for refusal on affordable housing grounds.

xiii Waste Collection

- 9.74 There are no objections from the Waste and Recycling Officer. All gardens have access through which bins can be taken to the highway on refuse collection days. The refuse and recycling storage facilities for the flats have sufficient capacity and tracking details of the refuse lorries has been provided demonstrating that collection can be made.

10. CONCLUSION

- 10.1 The proposal will provide a development of 89 dwellings in a sustainable location, close to the amenities of Bracknell town center on a brownfield site. The application represents a significant increase over the allocated target for the site of 54 dwellings, and therefore provides a positive contribution to the housing land supply.

- 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. However the applicant acknowledges that the junction between Sandy lane and Warfield Road has an accident history. Accordingly a clause is required within the S106 to secure improvements to this junction. 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. Common design features are used throughout the development providing a common theme. The built form is used to attractively frame and terminate views within the development. The layout provides public and private space with the trees and landscape features given space within the development.
- 10.5 The proposal reflects the surrounding residential character, in terms of density and types of dwellings. Trees covered by the TPO will be protected and have been integrated into the site to provide areas for biodiversity and outdoor recreation.
- 10.6 Policy SALP1 allocated this site for 100 dwellings. Clement House provided 65 and this site seeks consent for a further 89 units resulting in a contribution of 54 additional units towards the 5 year housing land supply. This is a brownfield site, sustainably located, and is therefore a prime location for development. The design, character and appearance are considered acceptable. The parking and access arrangements of the site are considered acceptable and hence there are no demonstrable highway safety issues to support a reason for refusal. Subject to conditions and a S106 agreement, 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 required parts of the highway.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority:

Amended Network 1 Pond Levels (dated 07.03.2018)
P101 rev. V Proposed site layout (dated 12.03.2018)
P110 Plots 1 & 6 Proposed Plans and Elevations (date 10.01.2018)
P111 rev. B Plots 2, 3, 7,8. Proposed Plans and Elevations (dated 01.03.2018)
P112 rev. A Plots 4-5 Proposed Plans and Elevations (dated 10.01.2018)
P113 rev. A Plots 9-10 Proposed Plans and Elevations (dated 10.01.2018)
P114 rev. A Plots 11-12 Proposed Plans and Elevations (dated 10.01.2018)

P122 rev. D Plots 43-44 & 47-48 Proposed Plans and Elevations (dated 01.03.2018)
 P115 rev. B Plots 13-15 Proposed Plans and Elevations (dated 31.01.2018)
 P116 rev. E Plots 16-19 Proposed Plans and Elevations (dated 31.01.2018)
 P117 rev. E Plots 20-28 (Apartments) Proposed Floor Plans (dated 31.01.2018)
 P118 rev. F Plots 20-28 (Apartments) Proposed Elevations (dated 31.01.2018)
 P119 rev. D Plots 29-39 (Apartments) Proposed Floor Plans (dated 31.01.2018)
 P120 rev. E Plots 29-39 (Apartments) Proposed Elevations (dated 31.01.2018)
 P121 rev. E Plots 40-42 Proposed Plans and Elevations (dated 31.01.2018)
 P123 rev. C Plots 45-46 Proposed Plans and Elevations (dated 31.01.2018)
 P124 rev. D Plots 49&58 Proposed Plans and Elevations (dated 31.01.2018)
 P125 rev. D Plots 67-89 (Apartments) Proposed Floor Plans (dated 31.01.2018)
 P126 rev. E Plots 67-89 (Apartments) Proposed Elevations (dated 31.01.2018)
 P128 rev. A Plots 50-57 & 59-66 Proposed Plans and Elevations (dated 31.01.2018)
 31.01.18 FRA and Surface Water Drainage Strategy (Jan '18)
 Proposed Drainage Strategy Sheet 1 – Appendix J-1 P3 (dated 31.01.2018)
 Proposed Drainage Strategy Sheet 2 – Appendix J2- P3 (dated 31.01.2018)
 Ethos Environmental Planning Ecological Assessment September 2017.
 Illustrative Landscape Masterplan (CALA21384 10F); ACD Environmental

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

03. No superstructure development shall take place until 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: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]
04. No superstructure development shall commence until details of the materials and height of walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site. 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 fixed datum point(s) 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 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. The gradient of private driveways 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]
09. 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]
10. 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
11. 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]
12. The dwelling(s) 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]
13. No unit hereby permitted shall be occupied until;
(a) details of the location of visitor car parking spaces, and
(b) details of the signing for the spaces
have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
14. No development shall commence until details of the footpath/ cycle way link with Millenium way have been submitted to and approved in writing by the local planning authority. The

details shall include:

- Details of gradient
- Any retaining structures
- Materials

No dwelling hereby approved shall be occupied until the footpath/ cycle way link has been provided in accordance with the approved details.

REASON: In the interest of connectivity and sustainability to encourage other modes of transport than the private car.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS1, CS23]

15. No development shall take place 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. The garage doors hereby approved to plots 40, 41 and 42 shall be of a roller shutter design. Any replacement or repair shall only be with a roller shutter type garage door.
REASON: To ensure that the garages are still accessible while a car is parked to the front of the properties avoiding inappropriately parked cars overhanging the footpath.
[Relevant Policy: BFBLP M9]
18. Notwithstanding the requirements of the GPDO, no window shall be inserted into the eastern elevation of plot 6 without the prior written consent of the Local Planning Authority.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
19. The windows in the eastern elevation of plot 6 shall be obscurely glazed 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]
20. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement, 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, 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 development shall be implemented in accordance with the approved plan.
REASON: In the interests of bio-diversity
[Relevant Plans and Policies: CSDPD CS1, CS7]

22. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The content of the LAMP shall include the following:
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g) Details of the body or organization responsible for implementation of the plan
 - h) On-going monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

23. No demolition shall be undertaken 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]

24. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless in accordance with a scheme to minimise the impact on nesting birds during the construction of the development which has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved scheme.

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

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

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

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

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

26. 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]

27. No development, including site clearance, shall commence 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:

- Existing and proposed finished levels.
- Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation.
- 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]

28. Prior to the commencement of development, 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]

29. The development hereby permitted shall not commence until a scheme for protecting the proposed block of flats and any proposed external amenity areas (gardens and balconies) from road traffic noise has been submitted to and approved by the local planning authority. Any works which form part of the approved scheme shall be completed before the block of flats is occupied. The applicant shall aim to achieve the 'good' internal and external noise level standards as set out in BS8233 2014

Reason : To ensure that the amenities of future residents is not adversely affected by noise
[Relevant Policies BFBLP EN25]

30. No development shall take place 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 area and that flood risk will not be increased elsewhere from the in accordance with the principles of the RSK Drainage Strategy dated January 2018 and Flood Risk Assessment dated January 2018 incorporating online detention basins ponds, permeable paving and Rain Gardens. The strategy should include details of exceedance routing throughout the development taking into consideration potential off-site flows. 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 In accordance with policy CS1 of the Core Strategy.

31. 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.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

32. No development shall 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.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

33. 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 In accordance with policy CS1 of the Core Strategy.
34. Before the development hereby permitted commences the applicant shall carry out a contamination risk assessment of the application site commencing with a preliminary risk assessment (consisting of a desk top and walk over survey) followed by intrusive investigation and sampling if found to be necessary. The applicant shall then submit to the local planning authority for written approval the findings of the contamination risk assessment with a remediation scheme should remediation be required The remediation scheme shall follow the guidelines set out in BS10175 'Code of practice for the Investigation of Potentially Contaminated Sites' and CLR11 Model procedures for the management of land contamination.
REASON: To ensure that the application site is suitable for the intended use
[Relevant Policies BFBLP EN25]
35. Before buildings on the application site are occupied the remediation works to make the land suitable for its intended use, as set out in the approved remediation scheme submitted to comply with condition 34 above shall be completed and a validation report shall be submitted to and approved in writing by the local planning authority
REASON: To ensure that the application site is suitable for the intended use
[Relevant Policies BFBLP EN25]
36. The development hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works to improve the visibility at the junction between Sandy Lane and Warfield Road. The buildings provided by the carrying out of 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: CSDPD CS24, BFBLP M4]

In the event of the S106 planning obligations not being completed by 22.09.2018, 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 to secure the adoption of the carriageway through the site, and the footpath to the south of the site the application does not promote other means of

transport 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
- 10. Site management plan.
- 11. Visibility splays
- 14. Footpath link
- 15. Cycle parking details
- 21 Bio-diversity
- 23. Bio-diversity enhancements
- 27. Ground levels
- 28. Archaeology
- 29. Noise protection scheme
- 30. Surface water drainage
- 31. Drainage systems
- 32. Maintenance and Management of drainage systems
- 33. Off-site drainage works
- 34. Land contamination.

The following conditions require discharge prior to the commencement of the superstructure works of the dwellings hereby approved:

- 03. Materials
- 04. Boundary materials.

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

- 06. Vehicle access
- 07. Pedestrian and cycle parking
- 09. Parking provided
- 12. Pedestrian visibility splays
- 13. Visitor parking details
- 22. LEMP
- 26. Landscape
- 35. Contamination
- 36. Off site highway works

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
- 08. Gradient of driveway
- 16. No gates

- 17. Roller shutter garage doors
- 18. No windows
- 19. Obscure glazing
- 20. Sustainability Statement
- 24. Bird Nesting
- 25. Lighting Strategy

03. The delivery times required by condition 10 should exclude peak school times.

04. Trees on and adjacent to this site are/may be protected by Tree Preservation Orders and/ or Conservation Area legislation. In simple terms, detailed written consent must be therefore obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non compliance with relevant planning conditions. Property owners, developers and/ or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.

05 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.