

**ITEM NO: 5**

Application No.

**17/00582/FUL**

Site Address:

Ward:

Great Hollands North

Date Registered:

7 June 2017

Target Decision Date:

2 August 2017

**Land At East Lodge Great Hollands Road Bracknell  
Berkshire**

Proposal:

**Erection of a 3 storey block of 9 flats comprising of 3 x no.1 bedroom flats and 6 x no.2 bedroom flats together with associated parking and landscaping.**

Applicant:

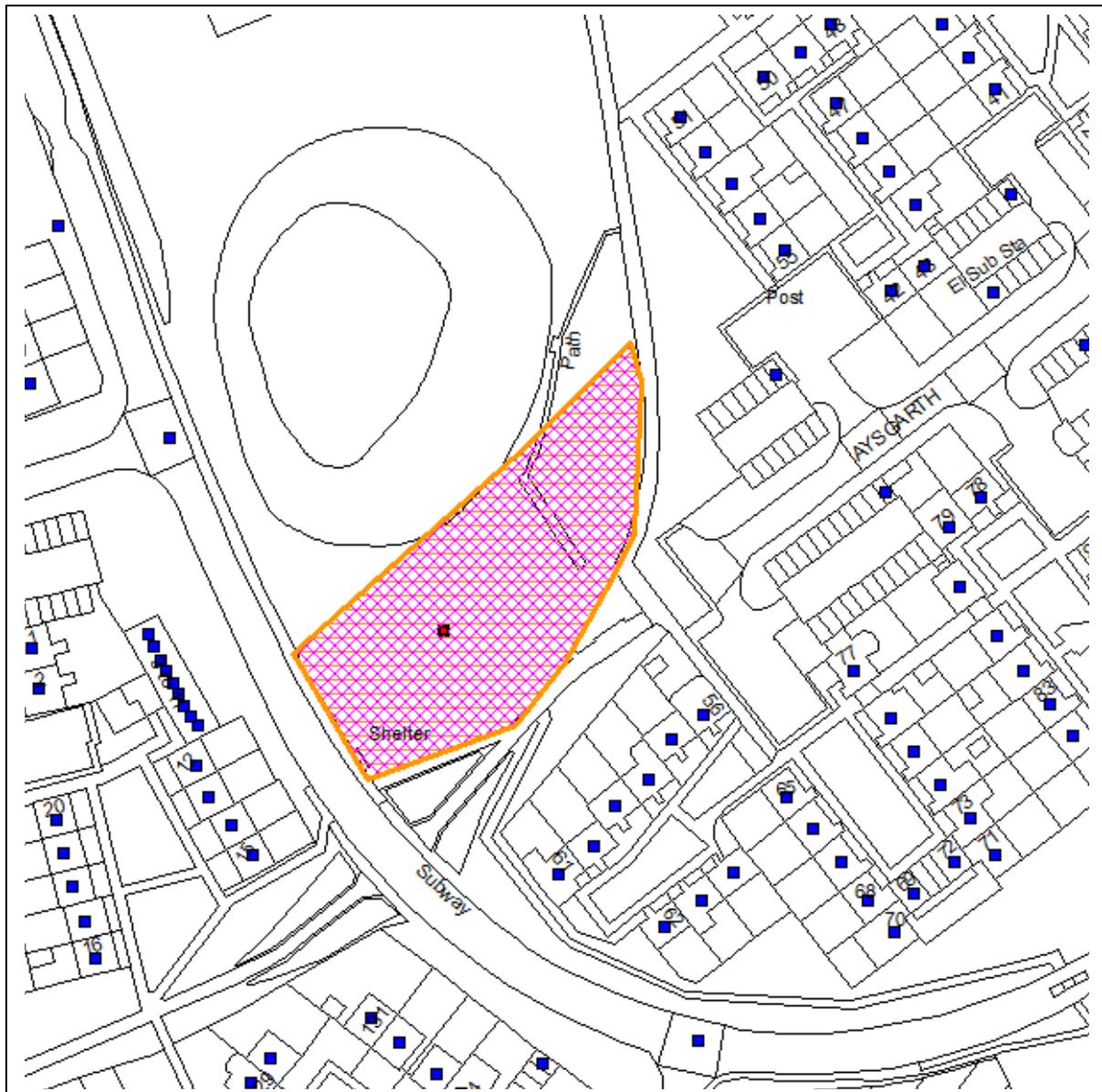
Mr Pangali

Agent:

Ms Nicki Broderick

Case Officer:

Michael Ruddock, 01344 352000

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

## **OFFICER REPORT**

### **1. SUMMARY**

1.1 The proposed development is for the erection of a detached three storey building on the site forming nine residential units. The application includes associated vehicle and cycle parking, refuse storage and landscaping.

1.2 The proposed development relates to a site within the settlement boundary. It is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development would result in an unacceptable impact on trees or biodiversity, subject to conditions. Parking provision is considered acceptable and the development would not result in an adverse impact on highway safety. Relevant conditions will be imposed in relation to sustainability. A Section 106 legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable.

<b>RECOMMENDATION</b>
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Delegate to the Head of Planning to approve the application subject to the conditions in Section 11 of this report and the completion of a Section 106 Agreement.
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### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application is reported to the Planning Committee as more than five objections have been received.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within Defined Settlement
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Within 5km of the SPA
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3.1 The site, which has an area of 0.23ha, is located within the neighbourhood of Great Hollands and involves land between Great Hollands Road and Aysgarth. Previously a building known as East Lodge was sited on the land and this was demolished in 2006. East Lodge was positioned on the east of the site, towards Aysgarth, with associated car parking to the west of the site and access from Great Hollands Road.

3.2 The site had been used over the years as an adventure playground and for local scout groups. It was also used by a local playgroup until alternative accommodation was found, leaving the building and land vacant for a number of years and susceptible to vandalism. Although the site appears as grassed amenity land at present, it should be considered as previously developed land due to its previous use as a building and a car park. It is not located within Flood Zones 2 or 3.

3.3 The site is bordered to the south and the east by residential dwellings on Aysgarth, and to the north by a large area of public open space. To the west of the site on the opposite side of Great Hollands Road is a three storey building which comprises eight flats, known as No.3 – No.11 Holbeck.

## 4. RELEVANT SITE HISTORY

4.1 Relevant planning history for the site is summarised as follows:

Application 14/00552/FUL - Erection of 3 storey block of 9 flats (4 x no1 bedroom flats and 5 x no.2 bedroom flats) with creation of a site access off Aysgarth with landscaping, car parking, cycle storage, refuse store and electricity substation. The application was reported to the Planning Committee on 18 June 2015 and the Committee resolution was to approve the application, subject to the completion of a Section 106 Agreement. This Agreement was never completed and the application was eventually withdrawn in February 2016.

## 5. THE PROPOSAL

5.1 The proposed development is for the erection of a detached three storey building on the site with associated parking and landscaping. The building would consist of three one bedroom flats and six two bedroom flats, providing nine residential units overall. The application is an amended scheme to that considered under application 14/00552/FUL.

5.2 The building would be positioned to the west of the site, fronting Great Hollands Road. Parking would be to the rear with vehicular access taken from Aysgarth. Pedestrian footpaths are proposed within the site, between both the parking area and Great Hollands Road and the building, with a cycle store and refuse store located adjacent to the car park. Access to the flats would be both from the front and the rear of the building.



5.3 The building would be 'L-shaped' with a maximum width of 18m and a maximum depth of 16.8m. It would have a height of 10.8m with a hipped roof design and dormers at second floor. The floor plans would follow the same pattern at ground, first and second floor level with 2no. two bedroom flats and 1no. one bedroom flat provided at each level.

5.4 The building would be finished in white render at ground floor level and brickwork at first and second floor level with red concrete tiles for the roof. Samples of the brickwork have been submitted with Ibstock Funton Orchard Mixture Brickwork proposed.



5.5 The access to the development would cross an existing cycle path adjacent to Aysgarth that borders the site to the rear. As such, notice has been served on Bracknell Forest Council.

## 6. REPRESENTATIONS RECEIVED

### Bracknell Town Council:

6.1 No objection.

### Other representations:

6.2 Twenty two letters of objection have been received in respect of the proposed development. The reasons for objection can be summarised as follows:

- Insufficient parking is provided for both residents and their visitors. No capacity for on street parking on nearby streets.
- Impact of additional traffic through Aysgarth. Too many cars parked here for it to be used as a through road and safety concerns due to increased traffic.
- The access to the development from Aysgarth would intersect an existing cycle route.
- Loss of parking in Aysgarth.

*[OFFICER COMMENT: Whilst it is acknowledged that vehicles often park where the access to the development would be created, this is a turning head and not a formal area of parking.]*

- Loss of a grassed amenity area and impact on trees. Sets a precedent for development on the adjacent park.

*[OFFICER COMMENT: The land is not amenity land, whereas the adjacent land is public open space.]*

- Impact on privacy of neighbouring properties due to overlooking.
- Colour and materials are not in keeping with any properties in the surrounding area.

*[OFFICER COMMENT: The proposed materials have been amended since this comment was made.]*

- Concerns that an adjacent bus stop will be removed.

[OFFICER COMMENT: This is not part of the proposals. The bus stop is outside the application site.]

- Impact on residents pets from increased traffic using the access and loss of open space.

- Loss of children's play equipment.

[OFFICER COMMENT: The play equipment is on the adjacent public open space, not the application site.]

## 7. SUMMARY OF CONSULTATION RESPONSES

### 7.1 Highways Officer

Recommend conditional approval.

### 7.2 Tree Officer

Recommend conditional approval.

### 7.3 Landscaping Officer

Recommend conditional approval.

### 7.4 Urban Design Officer

No objection following amendments to the materials.

### 7.5 Biodiversity Officer

Recommend conditional approval.

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

8.1 The key policies and associated guidance applying to the site are:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Biodiversity	CS1 and CS7 of CSDPD	consistent
Trees	BFBLP EN1, EN20	consistent
Sustainability	CS10, CS12 of CSDPD	consistent
<b>Other publications</b>	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Design SPD, Character Area Assessments SPD, Design SPD, Parking Standards SPD	

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on character and appearance of the area
- iii. Impact on residential amenity
- iv Transport implications
- v Biodiversity Considerations
- vi Effect on Trees
- vii Sustainability
- viii SPA
- ix Community Infrastructure Levy

### **i. Principle of the development**

9.2 The site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon the character and appearance of the surrounding area, residential amenities of neighbouring properties, highway safety, trees, biodiversity etc. These matters are assessed below.

### **ii. Impact on the character and appearance of the area**

9.3 The proposed building would be three storeys high with a height of 10.8m, and set back approximately 6.5m from Great Hollands Road. As such it would be a prominent feature in the streetscene. In terms of the overall scale of the building, it would be comparable to the building opposite at No.3 - No.11 Holbeck which is also a three storey building comprising flats with a height estimated to be in excess of 10m. It is therefore not considered that a building of the size and scale proposed would be out of keeping with the streetscene in this location. This complies with the recommendations of the Design SPD which states that the height of buildings should respond to the existing heights in the local context.

9.4 Although it would be set closer to the highway than the existing flats, which are set approximately 9m back from the highway, the L-shaped design of the building means that the main bulk of the building is set further into the site to the east which would reduce the visual impact of the building when viewed from Great Hollands Road. By way of comparison, the flats opposite have a width of approximately 24m fronting Great Hollands Road. It is considered that this view from the west would be the principal view of the building, as it would be obscured by retained protected trees to the south, and the open space to the north which is on higher ground. It would not be visually prominent when viewed from the east as it would be set over 45m from Aysgarth.

9.5 In comparison to the previous scheme the building would not be set any closer to the highway and the change to its position would reduce its visual impact when viewed from Great Hollands Road. The footprint of the building is similar and the same number of flats would be provided with one additional bedroom. With regard to its height, the original scheme had a gable element with a height of approximately 11m and a lower element with a height of 9.6m. It is not considered that the proposed building is significantly greater in scale than the previous building.

9.6 In respect of its design, the Urban Design Officer has commented that the vertical detailing is acceptable with the windows and Juliet balconies offering a difference in terms of size and detailing. It is considered that this is consistent with the recommendations of the Design SPD which states that the proportions of the windows and their positioning within the overall elevation are important to the overall design. The materials have been amended so that brickwork is included at first and second floor level rather than the cladding that was originally proposed. Samples of the brickwork have been submitted, and it is considered that the materials proposed would be in keeping with the character and appearance of the area.

9.7 In terms of density, the number of units proposed is considered appropriate when compared to the local established density. Furthermore, the scheme accords with the NPPF in that it makes efficient use of the land, given the constraints of the trees on the site's boundaries. It is considered that to accommodate a greater number of dwellings would be out of keeping with the wider visual appearance of the area, and likely to adversely affect the large mature trees within the site, and would not deliver high quality, well designed development in accordance with NPPF.

9.8 Landscaping is included along the boundaries which is acceptable, however planting is not proposed internally which could provide privacy to the ground floor units and separate the parking area from the amenity space. As such a landscaping condition will be imposed to require such details. In general the proportions of the site are considered acceptable with regard to the amount of soft landscaping in comparison to the building and parking. The existing large mature trees on the site are to be retained and will form part of the private amenity space around the new flats and will continue to provide an important amenity feature to the area. The impact of the development on these trees is assessed in detail below. The site will be enclosed by a low knee rail 450mm high fence to the front with 1200mm high railings to the side, and the proposed boundary treatment is considered acceptable.

9.9 Objections have been raised that the development would result in the loss of amenity land. Whilst it is acknowledged that part of the site appears to have started to blend into the landscape since the building was demolished it remains of a different character to the rest of the playing fields and the land still comprises areas of hardstanding from where the building and pathways and car park once stood. As such the site can be regarded as Previously Developed Land. Furthermore given the large amount of open space located to the north of the site, it is not considered that the development of this individual site would result in an unacceptable loss of open space.

9.10 It is therefore not considered that the development would result in an adverse impact on the character and appearance of the area. It would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy M9 or the NPPF.

### **iii. Impact on residential amenity**

9.11 The building would be located directly opposite an existing three storey block of flats on Holbeck, and would also be visible from the dwellings to the south of these flats. There would be a separation distance of approximately 25m between the two buildings which accords with the Design SPD which states that a distance of 12m between windows on the street side of dwellings is accepted as providing a reasonable degree of privacy to the occupants of such buildings. The Design SPD also notes that blocks of flats do not have private 'backs' in the way most houses do, and a minimum distance of 22m will be sought. In view of the separation distance proposed, it is not considered that the development would result in an unacceptable loss of light or privacy to the flats opposite.

9.12 The closest part of the building would be at a more oblique angle to No.12 and No.13 Holbeck with the part of the building directly opposite these properties set further back. This would be an improvement over the previous scheme where the proposed building had a continuous frontage to Great Hollands Road. The direct separation distance between the buildings would be over 38m with a separation distance of approximately 30m to the boundary. Both these distances are acceptable, and accord with the Design SPD.



9.13 There would be a minimum separation distance of approximately 44m to the dwellings to the south with a minimum gap of 31m to the boundary with the rear gardens of these dwellings. As a result of these separation distances it is not considered that there would be an unacceptable loss of light or privacy to these dwellings. Furthermore it is noted that the existing protected trees, which would be retained, offer a degree of screening to these dwellings.

9.14 In terms of future occupiers of the dwellings, the site would provide a large amount of communal open amenity space to the side and rear of the building. None of the flats would have a direct view into a neighbouring flat and as such there are no concerns that there would be any privacy issues between the flats. The development would provide an acceptable level of amenity for future occupiers of the development.

9.15 The proposed development would not result in an unacceptable loss of light or privacy to any of the neighbouring dwellings. Furthermore it is considered that the separation distances would ensure that it would not appear unduly overbearing when viewed from any of the neighbouring properties. The proposed development would therefore not result in a detrimental impact on residential amenity and as such would not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

#### **iv. Transport implications**

##### **Access**

9.16 The development would face towards Great Hollands Road with access taken off Aysgarth at the rear, an adopted residential cul de sac which is subject to a 30mph speed limit. The proposed access would be off a turning head at the end of Aysgarth and will require the partial removal of a wall. The proposed access will cross over an adopted footpath and cycleway that serves the local area. There is sufficient visibility for approaching vehicles to see pedestrians and vice versa. The site plan shows a tactile crossing point for pedestrians or cyclists to wait before crossing the access.

9.17 A 4.8m wide access road is proposed and this is acceptable for the quantum of development enabling two cars to pass at low speeds and providing access for domestic delivery vehicles. Gates at the vehicular access would not be acceptable as these would restrict access and create conflict with the footpath/cycleway, and as such these will be restricted by condition. A new pedestrian path is proposed from Great Hollands Road to the flats. This path will cross a 1m wide highway margin and as such the works will need to be agreed with the Highway Authority under a

Section 278/38 legal agreement and the applicant will be advised of this via an informative. The existing access onto Great Hollands Road will be closed, and details of this will be required by condition. Refuse storage would be within a detached building to the rear of the site, adjacent to the car park.

9.18 It is noted that there are considerable parking problems along Aysgarth and the Highway Authority has introduced additional communal parking bays in recent years. However these issues would not restrict access to the application site and it is noted that access is as proposed under the previous application. An electricity substation is shown on the site plan as being accessible via the car park, and access to this is a matter between the developer and the utilities provider.

#### Parking

9.19 Seventeen parking spaces are provided including one disabled space which would provide parking to comply with the Parking Standards SPD including fifteen spaces for residents and two visitor spaces. This would assist in avoiding overspill parking on local streets which suffer from parking pressures. The proposed layout is considered acceptable. A cycle store is also shown on the site plan with ten spaces, and the provision of one cycle space per flat plus a potential visitor space is acceptable.

#### Trips

9.20 Nine flats are likely to generate 45 two way movements per day with five two way movements in the peak period. Construction traffic, including site deliveries and contractor parking will be secured via a condition requiring a Construction Management Plan. Any requirements to re-route the existing footpath/cycleway and provide directional signs, fencing/barriers, lighting etc for construction access could be covered within the Management Plan.

9.21 As such it is not considered that the development would result in an adverse impact on parking provision or highway safety. The development would therefore not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

#### **v. Biodiversity Considerations**

9.22 The applicant's ecological report shows that the site has limited ecological value. The Biodiversity Officer supports this proposal subject to conditions securing biodiversity enhancements which would enhance the wildlife value of the development. Subject to a condition securing this, the proposal is considered to comply with CSDPD Policies CS1 and CS7 and the NPPF.

#### **vi. Effect on Trees**

9.23 Trees on this site are protected by confirmed Tree Preservation Order 1206. The Oak, Sweet Chestnut and Holly are prominent features in the streetscene and make an important contribution to the character and appearance of the area. As such the retention of these trees is considered essential to help soften views of the building and sympathetically integrate it within the existing landscape setting.

9.24 It is considered that the development represents a significant improvement on the previous layout submission with regard to the relationship with the trees as it has freed up areas around some of the trees formerly occupied by building footprint. As such the Tree Officer has no objection to the development subject to a number of issues being addressed which can be done through the use of conditions. These include tree protection measures, removal/treatment of existing hardstanding, site specific construction details and arboricultural monitoring.

9.25 As such the development would not result in a significant impact on these trees, subject to conditions that would require the submission of the above details. The development would therefore not be contrary to BFBLP 'Saved' Policy EN1 or the NPPF.

## **vii. Sustainability**

9.26 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards for water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No such statement has been submitted, therefore a condition is recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

9.27 CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation. As highlighted in the Council's Sustainable Resource Management Supplementary Planning Document (<http://www.bracknell-forest.gov.uk/srm>), an energy demand assessment should be submitted and include the following:

- A prediction of the energy demand (in kWh) and carbon emissions (in kg/CO<sub>2</sub>) for the site;
- List of assumptions used i.e. whether these have come from Building Regulations or benchmarks;
- Details of energy efficiency measures;
- A prediction of the energy demand and carbon emissions for the site taking into account energy efficiency measures;
- A feasibility study for all relevant renewable energy technologies;

The choice of renewable energy systems proposed and the associated energy and carbon savings.

9.28 No such assessment has been submitted in support of the application, therefore a condition is recommended requiring the submission of an Energy Demand Assessment prior to the commencement of development in accordance with CSDPD Policy CS12 and the NPPF.

## **viii. SPA**

9.29 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 1.14km 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.

9.30 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 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.

9.31 In this instance, the development would result in a net increase of 3no. one bedroom and 6no. two bedroom flats which results in a total SANG contribution of £13,269. The development is

required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £4,353.

9.32 The total SPA related financial contribution for this proposal is therefore £17,622. A draft Section 106 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 are completed has been submitted. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP 'Saved' Policy NRM6, 'Saved' Policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area SPD, the Planning Obligations SPD and the NPPF.

#### **ix. Community Infrastructure Levy**

9.33 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.

9.34 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including new build that involves the creation of additional dwellings. The development involves a net increase in dwellings and as such is CIL liable.

#### **10. CONCLUSIONS**

10.1 The proposed building is acceptable in the context of this location and would not result in the loss of amenity land. The impact on the amenities of the residents of the neighbouring properties is considered acceptable and the development would not result in significant harm due to parking provision or highway safety. Conditions will be imposed to secure biodiversity enhancements and additional details with regard to trees. The development is therefore not considered to be contrary to CSDPD Policies CS1, CS7 and CS23, 'Saved' BFBLP Policies EN1, EN20 and M9 or the NPPF.

#### **11. RECOMMENDATION**

11.1 **Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to:-

- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA).

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 8 January 2018, 6 February 2018 and 1 May 2018:

C0.1, B0.2, B0.3, B0.4, B0.5, D0.6, B0.8, B0.9, B0.10, B0.11

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

03. The materials to be used in the construction of the external surface of the development hereby permitted should be in accordance with the materials set out on Plan D0.6 received by the Local Planning Authority on 1 May 2018.

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

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

04. No construction works shall take place until details showing the finished floor levels of the building hereby approved in relation to 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 interests of the character of the area.

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

05. The development shall be carried out in accordance with the boundary treatment set out on Plan B0.12 received by the Local Planning Authority on 8 January 2018 and Plan C0.1 received by the Local Planning Authority on 6 February 2018.

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

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

06. No construction works shall commence 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 good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

07. No development shall be occupied until the existing access to the site from Great Hollands Road has been closed and a footway/ verge is provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

08. No development (other than the construction of the access) shall take place until the access from Aysgarth has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09. No flat shall be occupied until the associated vehicle parking has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.  
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

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

10. No flat shall be occupied until secure and covered parking for bicycles and storage for refuse has been provided in accordance with the approved drawings. They shall be retained as such thereafter.

REASON: In order to ensure bicycle and refuse storage facilities are provided.

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

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

12. 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 including the works to form an access across the footway/cycleway. 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]

13. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. The development shall not commence 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 nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

15. 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.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.

- c) All proposed tree, hedge or shrub removal and retention.
- d) Proposed locations of 2m (minimum) welded mesh panels, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6.2 of BS 5837 (2012), 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.

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: CSDPD CS7, BFBLP EN1, EN20]

16. The protective fencing and other protection measures specified by condition 14 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. No activity of any description must occur at any time within these protected 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,

- g) 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.
- h) 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]

17. 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 programme of arboricultural supervision/monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place.

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]

18. The development hereby permitted shall not be begun 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.

The Construction Method Statement shall be observed, performed and complied with.

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]

19. No development hereby permitted shall be begun until a site specific method statement for the removal of all existing hard surfaced areas and structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) A site plan identifying all areas where such work is to be undertaken.
- b) Reinstatement to soft landscape area including proposed ground de-compaction works.
- c) Timing and phasing of works.

The approved Method Statement shall be observed, performed and complied with.

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area.

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

20. The development hereby permitted shall not be begun until:

(i) a site layout plan 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 accordance with the approved site layout plan 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]

21. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.

REASON: - In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

22. 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 with or without modification), no hard surface as permitted by Class F of Part 1 of the Second schedule of the 2015 Order shall be provided for any purpose incidental to the enjoyment of the flats.

REASON: In the interests of the health of nearby trees

[Relevant Policies: BFBLP EN1, Core Strategy DPD CS7]

23. No flat shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

24. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy requirements will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as 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]

25. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informative(s):

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

1. Time Limit
2. Approved Plans
3. Materials
5. Boundary Treatment
9. Vehicle Parking
10. Cycle parking/refuse storage
11. Gates
16. Tree Protection
21. Soft Landscaping
22. PD rights for hardstanding
25. SuDS

The applicant is advised that the following conditions require discharging prior to occupation of the development:

7. Closure of existing access
23. Sustainability Statement

The applicant is advised that the following conditions require discharging prior to commencement of construction works:

4. Floor Levels
6. Landscaping
24. Energy Demand Assessment

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

8. New access
12. Off site highway works
13. Construction Management Plan
14. Biodiversity Enhancements
15. Tree Protection
17. Arboricultural Monitoring
18. Method Statement – Construction of hard surfaces
18. Method Statement – Removal of hard surfaces
20. Underground Services

3. The applicant is advised of the need to enter into a Section 278 Agreement under the 1980 Highway Act before any work can be undertaken within the public highway.

**In the event of the S106 agreement not being completed by 31 August 2018, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:**

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation

measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).