

ITEM NO: 5

Application No.
18/00655/OUT

Site Address:

Ward: **Great Hollands South**
Date Registered: **25 June 2018**
Target Decision Date: **24 September 2018**
**Beaufort Park South Road Wokingham Berkshire
RG40 3GD**

Proposal:

Outline application (including details of access) for demolition of existing office building ('Beaufort Park') and redevelopment of site for up to 68 dwellings, with associated parking, landscaping, highway improvements and ancillary works, accessed from South Road. (Resubmission of planning application 17/01123/OUT with additional information)

Applicant:

JPP Land and Hodge Developments (Beaufort Park) Ltd

Agent:

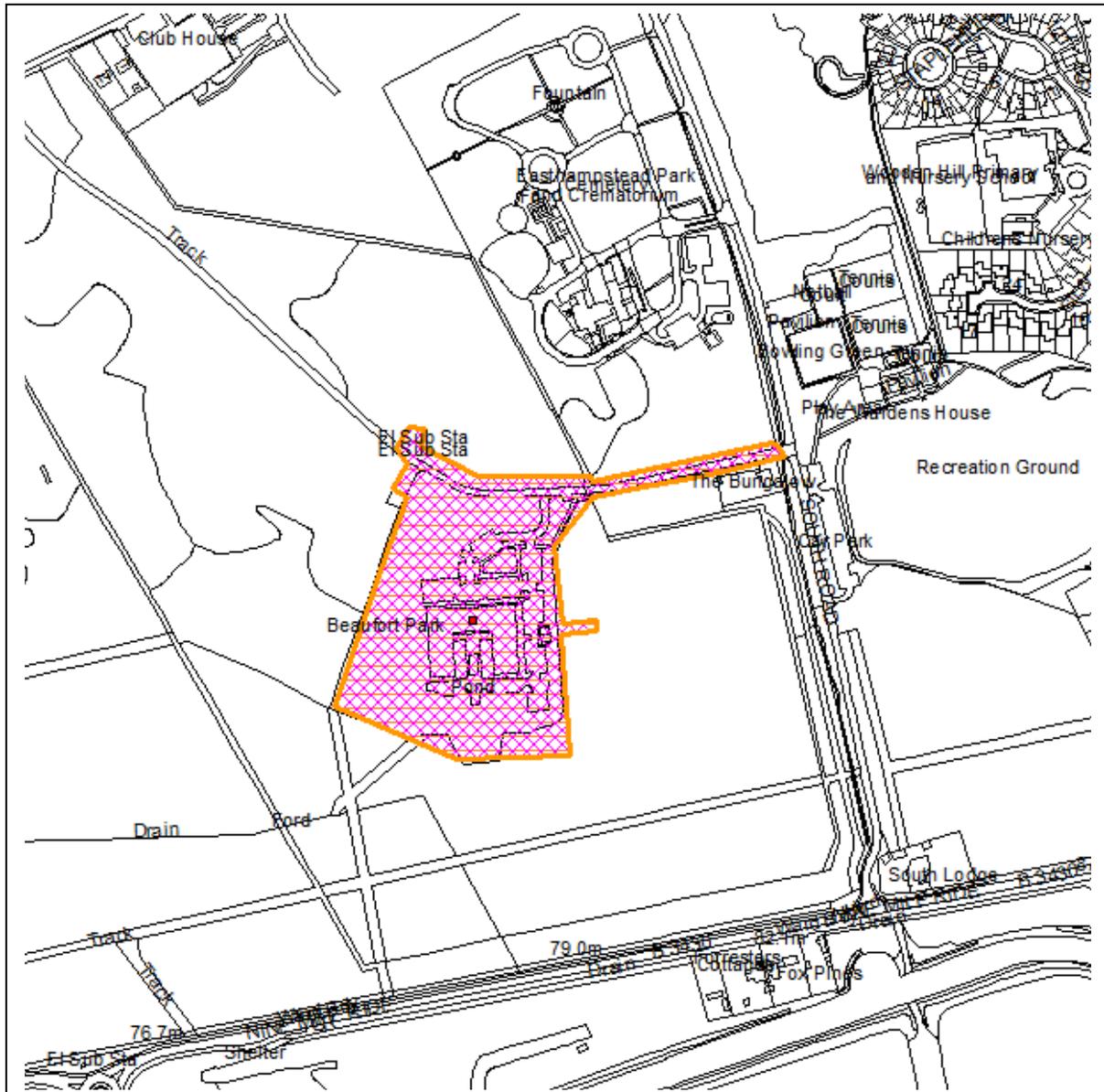
Boyer Planning Ltd

Case Officer:

Sarah Fryer, 01344 352000

development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 Members will recall that this proposal came before the committee in April where it was resolved to refuse the application on the following grounds.

- 1) *The site is located outside the defined settlement boundary and as such is directly contrary to Policy CS9 of the CSDPD, Policy EN8 and Policy H5 of the BFBLP. All of these policies restrict the development of residential dwellings in the countryside, seeking to protect the countryside for its own sake, unless specific criteria are met. The proposal does not comply with the stated criteria.*
- 2) *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).*
- 3) *In the absence of a planning obligation to secure affordable housing, Travel Packs, highways scheme to show what roads would be adopted and to secure adoption for those roads, provisions for Management Company to maintain and manage private road and financial contributions towards education 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*

1.2 This application has been submitted with further work assessing the impact upon the countryside within the accompanying planning statement (section 6) and a Commercial Assessment & Economic Report. These sought to address the reasons for refusal and concerns raised by councilors in April.

1.3 Whilst the site is located within the Countryside, it would see the development of a brownfield site, which has been marketed for business use since the existing offices were constructed. This proposal would result in the redevelopment of a brownfield and under-utilised site. The site is within a defined strategic gap, but is previously land as defined in the NPPF and being currently developed its redevelopment for housing would maintain the existing visual and physical separation of the settlements of Bracknell and Crowthorne.

1.4 As the Council is now able to demonstrate a 5 year housing land supply, the benefit of the additional housing has reduced weight. However the NPPF is very clear that planning decisions should support the development of under-utilised land and should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans. The provision of housing in areas of high housing demand on sites such as this is supported by the NPPF and given that this site will also provide an element of affordable housing this is still a benefit. On balance therefore it is considered that the proposal is acceptable.

RECOMMENDATION

Approve subject to S106 agreement

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Countryside
Previously Developed Land

- 3.1 The application site covers 3.36ha and is generally level with a vacant office building which according to the information submitted, both by the applicants and local residents, has never been occupied since being constructed.
- 3.2 The site has access from South Road, an unadopted highway. The site is located to the west of Great Hollands, Bracknell and the Great Hollands Recreational Park, and north of the B3430 separated by a tree belt. Downshire Golf Club and Easthampstead Park Cemetery and Crematorium lie to the north of the site.
- 3.3 The site is already developed and consists of a modern two storey office building, parking and associated structures housing bin storage and cycle parking. The office building was constructed around 2009, and has never been occupied. The site is therefore considered to be previously developed land (PDL).
- 3.4 The site is landscaped with close cut turf with the built form located within the central part of the site. A mature group of trees is located to the north of the site, with a drainage ditch separating them from the parking area. An area adjacent to the western boundary has been left less managed for the interests of bio-diversity.

4. RELEVANT SITE HISTORY

- 4.1 02/00790/LDC Application for a Lawful Development Certificate for continued use of existing buildings as (B1) Business Approved 17.07.2003
- 4.2 06/01095/OUT Outline application, including details of access, for the erection of replacement B1 (business use) building (4,724 sq.m.) with associated car parking and landscaping and removal of all existing buildings structure, hard standing and plan from the site (Withdrawn)
- 4.3 07/00234/OUT Outline application including details of access, for the erection of replacement B1 (business use) building (4,724 sq.m.) with associated car parking and landscaping and removal of all existing buildings, structures, hard standing and plant from the site Approved 06.06.2007
- 4.4 08/00093/REM Submission of details of layout, scale, appearance and landscaping for the erection of a replacement B1 (business use) building (4,724 sq.m.) with associated car parking pursuant to outline planning permission 07/00234/OUT. Approved 15.05.2008

4.5 17/01123/OUT Outline application (including details of access) for demolition of existing office building ('Beaufort Park') and redevelopment of site for up to 68 dwellings, with associated parking, landscaping, highway improvements and ancillary works, accessed from South Road. Refused 25.04.2018

The above application is currently the subject of a live appeal.

5. THE PROPOSAL

- 5.1 The proposal seeks outline planning permission with all matters reserved apart from access, for the construction of up to 68 dwellings, including on site affordable housing, subject to the Vacant Building Credit (VBC) being applied.
- 5.2 An indicative layout has been submitted demonstrating one way in which the units could be accommodated. This included two blocks of apartments with a mixture of terraced, semi-detached and detached dwellings. An area for play and open space has also been left as well as the area of heathland adjacent to the western boundary.
- 5.3 Access to the site would utilise the existing access from South Road. The mature trees within the site are shown as being retained.

6. REPRESENTATIONS RECEIVED

Other representations:

- 6.1 A total of 15 representations have been received from residents of surrounding properties. The comments can be summarised as follows:
- Increasing traffic will result in a highway safety risk.
 - Increase in pressure on the existing road network which is already congested and crumbling.
 - Will erode the strategic gap and effectively join together the towns of Bracknell and Wokingham
 - Will spoil the peace and tranquility of the crematorium
 - Would result in an increase in traffic and hence noise pollution.
 - Further pressure on GPs, schools and other services.
 - South road is a small access road which would not support the extra traffic.
 - Would be out of keeping with the surrounding countryside and crematorium.
 - Will make way for further development on the neighbouring site in the future [Officer note: This is not a consideration which can affect the determination of this application].

Bracknell Town Council

6.2 Bracknell Town Council objects to this application on the basis that:

- The affordable housing issue has not been addressed
- Additional traffic
- Strain upon local infrastructure

Crowthorne Village Action Group

6.3 Crowthorne Village Action Group objects on the grounds that the proposal would:

- Erode the strategic gap between Bracknell and Crowthorne.
- Isolated position, not connected to shops, schools etc
- The application should be refused for the same reason the application at the Hideout was refused.

- The building should be let to BSRIA, enabling the town center site to be freed up.

7. SUMMARY OF CONSULTATION RESPONSES

- 7.1 Highways: No objection subject to conditions and S106 clauses.
- 7.2 Drainage: Following submission of amended information, no objection subject to conditions.
- 7.3 Bio-diversity: Application acceptable subject to conditions.
- 7.4 SPA: Acceptable providing that the mitigation is secured through a S106 agreement.
- 7.5 Landscape: Agrees with the findings of the LVIA. Makes recommendations on information submitted with future applications.
- 7.6 Archaeology: No objection subject to conditions.
- 7.7 Education: requests a contribution towards Great Hollands Primary School.
- 7.8 Environmental Health: No comments to make
- 7.9 Thames Water: no objection subject to conditions.

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 Policy	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, EN1 and EN20 of BFBLP	Consistent - Section 12 supports 'Achieving Well Designed Places'.
Parking	CS23 of CSDPD, M4 and M9 of BFBLP	Consistent - Section 9 'Promoting sustainable Development
Highway Safety	CS23 and CS24 of CSDPD, M9 of BFBLP	Consistent - Section 9 'Promoting sustainable Development
Cycling and pedestrians	CS23 and CS24 of CSDPD, M6 of the BFBLP, TC1 of the BNP	Consistent - Section 9 'Promoting sustainable Development
Residential Amenity	EN20 and EN25 of BFBLP.	Consistent (para. 127 (f))
Housing	CS16, CS17 of CSDPD, H5 of BFBLP, SA6 of SALP.	Generally consistent The NPPF supports providing a range of homes (para. 8), supports the provision of

		affordable housing (para. 62).
Accessibility	CS7 of CSDPD, EN22 of BFBLP	Consistent
Biodiversity	CS1(vii) and CS7 (iii) of CSDPD	Consistent (para. 170 (d) 174 and 175)
Sustainability	CS10 and CS12 of CSDPD	Consistent
Countryside	CS9 of CSDPD, EN8 of the BFBLP	Not wholly consistent- NPPF does not support protecting the Countryside for its own sake instead 'protecting and enhancing valued landscapes' (para.) 170
Noise	EN25 of BFBLP	Consistent (para. 170 (e))
SPA	SEP NRM6, CS14 of CSDPD and EN3 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Streetscene SPD		
Parking Standards SPD		
Thames Basin Heaths Special Protection Area SPD		
Planning Obligations SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on the character and appearance of the area including Landscape impact.
- iii Impact on Highway safety
- iv Ecology
- v Drainage
- vi Trees
- vii Land Contamination
- viii Thames Basin Heaths Special Protection Areas (SPA)
- ix Affordable Housing
- x Securing necessary infrastructure / CIL

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 11 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 Based on the latest household projections and the most recent land supply information the Council can now demonstrate a 5 year housing land supply. This means that footnote 7, on page 6 of the NPPF no longer applies and relevant policies for the supply of housing should not be considered out-of-date.
- 9.5 Case law has established that it is up to the decision maker to attribute the amount of weight to be assigned to policies. The decision maker no longer needs to take into consideration the Council's 5 year housing supply deficit but should take account of other material considerations including the degree of consistency with the NPPF.
- 9.6 Accordingly the housing land supply policies, including countryside policies, such as Policy CS9 of the CSDPD, Policy EN8 and Policy H5 of the BFBLP are not considered to be out of date. These policies restrict the development of residential dwellings in the countryside, seeking to protect the countryside for its own sake, unless specific criteria are met.
- 9.7 Policy CS9 seeks to protect land outside settlements particularly from development which would adversely affect the character, appearance or function of the land. Point i also seeks to protect the defined gaps, one of which is considered to be the gap between Crowthorne and Bracknell.
- 9.8 Policy H5 seeks to restrict new residential dwellings within the Countryside only allowing them where they accord with Policy EN8 and GB1 of the BFBLP, and they would cause no harm to the character of the area and result in no environmental damage. The redevelopment of previously developed land is not listed as an exception to policies EN8 or H5 of the BFBLP.
- 9.9 The NPPF is a material consideration and the consistency between the adopted policies and the NPPF is an important consideration in deciding how much weight should be attributed to the Councils adopted policies. Paragraph 118 (page 35) of the NPPF says that planning decisions should promote and support the development of under-utilised land and buildings. Paragraph 121 (page 36) of the NPPF says that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in a plan. This paragraph goes on to say that, in particular, they should support proposals to use retail and employment land for homes in areas of high housing demand provided that this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in the Framework.
- 9.10 This site is not allocated for any particular purpose in the development plan, it has remained vacant since it was constructed around 2009 despite extensive marketing and so its redevelopment for housing could not be considered to undermine any economic sector or the town centre.
- 9.11 Policies CS9 of the CSDPD, Policy EN8 and H5 of the BFBLP, seek a blanket protection over the countryside which is a more stringent test than the NPPF which seeks to 'protect and enhance 'valued landscapes' and recognises the 'intrinsic character and beauty of the countryside' (para. 170). The Council policies are considered not to be wholly consistent with the Framework and therefore the weight that can be attributed to them within the decision making process decreases.

- 9.12 Policies CS9 of the CSDPD, H5 and EN8 of the BFBLP do talk about development being acceptable only where it would not adversely affect the character or appearance of the area. These impacts are considered within the rest of the report.
- 9.13 Loss of the office building.
Objections have been received concerning the loss of the office building. Members also discussed this issue when considering the application previously. To address this, the applicant has commissioned a Commercial Assessment and Economic Report providing background information as to how the property has been marketed and for how long. This found that the building has been marketed for owner occupation, office investment sale and to let as a whole and on a range of flexible floorspace and lease terms. This document has been checked by the Councils Economic Development Manager who has stated that there is nothing within the submitted report that the Council can find fault with in terms of how the property has been marketed. However it is acknowledged that the report's conclusion and assumptions regarding BSRIA are likely to be speculative to some extent.
- 9.14 Officers are aware that BSRIA, a company currently located within Bracknell Town Centre, is interested in purchasing the property and they have said that there are no other suitable properties within the Borough for them. However, it is also understood that an offer for the application site was refused by the current landowners.
- 9.15 Whilst it may be desirable to retain the office building for employment it is widely acknowledged that the building has been empty, despite being marketed constantly since it was built. Even if planning permission were to be refused there are no guarantees that BSRIA would be successful in obtaining the site. Whilst planning has a role in supporting employment opportunities by providing adequate appropriate land, it is not the role of the planning system to influence market outcomes.
- 9.16 Taking this into account, from a planning perspective, the loss of the employment building would not be contrary to any policy and therefore its loss would not be defensible grounds for refusing the application.
- 9.17 Conclusion
The application would be contrary to the Policies which seek to protect the countryside. It is acknowledged that policies are not entirely consistent with the NPPF, and therefore the weight that can be attributed to them decreases. The NPPF supports the re-use of under utilised and brown field sites and the NPPF is a material consideration. There are no policies which justify the retention of the office building.

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

- 9.18 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. The application is for outline permission only with matters including layout, scale, siting and appearance to be reserved for approval at a later date.
- 9.19 The LUC Landscape Character Appraisal 2015 defines the site as being located within the Forested Sands Character Area.
- 9.20 The LUC report states that the following features relevant to this site should be protected:
- remaining areas of wet and dry heathland and acid grassland from encroachment.
 - historical features within woodland
 - the semi-natural woodland and mature trees
 - the undeveloped nature, sense of remoteness and dark skies

- the undeveloped wooded character between Crowthorne and Bracknell
- long views along historical straight rides.

- 9.21 Whilst some of the key characteristics identified in the report are evident within the site, as the application site itself is largely developed, none of the key characteristics relate to the actual application site (for example the undeveloped nature has already been lost). Applying the Landscape Character Appraisal, it is not possible to demonstrate that re-development of this site would harm the landscape character of the application site or surrounding area.
- 9.22 The application was supported by a Landscape and Visual Impact Assessment (LVIA) which stated that the site is well screened from the surrounding area by the existing vegetation and views to the site are limited. The LVIA concludes that the site is capable of being developed in line with the illustrative masterplan and landscape strategy without resulting in material landscape or visual harm to the surrounding area. It is concluded that the LVIA is accepted however it is recommended that the impact of the surrounding trees be considered on the living conditions of future residents in particular relating to the southern two plots.
- 9.23 The proposal would result in a residential development, not directly abutting the settlement boundary. The sustainability of the site in terms of distances to services is discussed within the transport section below. However, whilst the site would be visually separated from the existing built form, due to its screened location, this is not considered harmful to the wider character of the area. The site will create a character of its own which would not be significantly more harmful than the existing built form of the B1 offices which currently occupy the site at reserved matters stage.
- 9.24 The design of the proposal is reserved for approval at a later date. An indicative layout has been submitted showing how the 68 dwellings could be accommodated within the site. This proposes a mix of 1 and 2 bedroom apartments and 3 and 4 bedroom houses. It is considered that this provides an appropriate dwelling mix across the site. An indicative heights constraints plan has been produced showing that the proposal would range in height between 2 to 3 ½ storeys. The existing office building is shown as being 12m high, equivalent to a three storey building so accordingly the height parameters shown are considered acceptable.
- 9.25 Whilst approval is not sought for the layout, it has been considered and comments below are intended to inform future applications:
- The layout is not very legible, with some housing tucked away to the rear of the apartment blocks and some in stand alone locations.
 - The streetscenes are very dominated by cars. Large areas of parking to the front of properties creates poor streetscenes which are not acceptable and which may affect the number of homes achievable on the site. A mix of parking solutions would be required on this site to ensure that areas of parking are broken up visually.
 - Apartment blocks should be set within grounds which provide amenity for the residents. A better balance between the built form of the apartments, usable amenity space for residents and parking provision needs to be achieved.
 - Greater variation in building height would improve the proposed development on the northern part of the site.
 - Plots backing onto open spaces and leisure routes should be avoided and therefore apartments can be used to face in a number of different directions and provide natural surveillance and activity both towards the street and towards the open spaces.

- Space should be designed in to accommodate SuDs drainage which may result in fewer dwellings being able to be accommodated within the site.

9.26 Whilst there are concerns about the indicative layout it is not a consideration at this time. It is considered that the site can accommodate up to 3 ½ storey properties without detrimentally affecting the wider character or appearance of the area. Accordingly it is concluded that the proposal would not have a demonstrable detrimental impact upon the immediate or wider landscape character. The proposal is considered to comply with Policy CS7 of the CSDPD and EN20 of the BFBLP.

9.27 Strategic Gap

Objections have been received on the location of the proposal within a strategic gap defined within the CSDPD. Policy CS9 (i) of the CSDPD seeks to protect the defined gaps with or adjoining the Borough from development which would harm the physical and visual separation of settlements'. The supporting text describes these as predominantly undeveloped areas'. (CSDPD para. 120).

9.28 This is an already developed site within the gap. Taking account of the existing office building and the associated parking and circulation areas the indicative layout indicates a very limited extension of the built envelope of the site. As such the application site is not considered to materially erode the visual and physical separation of the neighbouring settlements.

iii Impact on Highway Safety

9.30 The applicant has provided an extensive Transport Assessment which has assisted the Highway Authority in formulating the following comments.

9.31 Access

Beaufort Park takes access off South Road, a publicly accessible road which provides access to Easthampstead Park Cemetery and Crematorium, Great Hollands Recreation Ground and Great Hollands Bowls Club. South Road can accommodate two-way traffic being around 5.8m wide. Visibility splays of 2.4m by 160m can be achieved at the junction of South Road with Nine Mile Ride in line with highways guidance. There is a footpath which is around 1.6m wide on the western side of South Road between Nine Mile Ride and the Beaufort Park access road. The footpath is unlit and behind some trees, and there are long-term plans to improve pedestrian and cycle access along South Road, including some potential lighting as part of the TRL housing development.

9.32 The existing access road serving Beaufort Park typically measures 5.5m in width and therefore complies with the Council's guidance on carriageway widths for access roads serving this scale of residential development. A 2m wide footway is provided on the southern side of the road and visibility splays of 2.4m by 43m can be achieved at the junction with South Road which exceeds guidance for a 20mph speed limit road. The access road has low level lighting bollards, and while lighting could be improved to enhance pedestrian access, these existing bollards would be adequate bearing in mind the current lawful office use could generate more traffic than this residential development. The proposals would not affect the existing access to The Bungalow on the corner of this access road and South Road.

9.33 South Road is owned and maintained by the Council, but is not formally adopted highway.

9.34 The Transport Assessment indicates that internal access roads, footways and shared surfaces would be designed in line with the Council's highways design guide for residential development. The site layout is likely to alter at reserved matters stage; however, swept

paths for a refuse vehicle around an indicative site layout demonstrate adequate access and turning. Also, it is noted in the Transport Assessment that the existing gates are to be removed which will assist with access, including refuse vehicles.

9.35 The Highway Authority usually seeks to adopt residential estate roads serving this scale of residential development. However, as South Road is not formally adopted Highway, and the applicant has not put forward proposals to upgrade the access road to adoptable standards, the estate road should remain private and provision should be made for this, and the future management by a management company, within an s106 agreement.

9.36 A residential development which could be occupied by young families will give rise to different accessibility requirements than an office. The Transport Assessment demonstrates that acceptable pedestrian and cycle facilities towards Wooden Hill and Nine Mile Ride and bus services would be available to new residents of this development for access by non-car modes, providing sustainable transport links and choice of transport modes.

9.37 Trips

The Transport Assessment indicates that the current lawful office use is predicted to generate circa 98 two-way vehicle movements in the morning peak and 87 two-way vehicle movements in the evening peak. The proposed residential development is predicted to generate less traffic with 39 two-way vehicle movements in the morning peak and 40 two-way vehicle movements in the evening peak.

9.38 While the trip patterns for a residential development will differ from an office, with a greater number of trips likely to be entering the development during the evening peak period when South Road is likely to be busy (due to the current facilities it serves), traffic modelling concludes that the residential development would have less impact on the South Road/Nine Mile Ride Junction and the wider highway network during peak periods than the current lawful office use.

9.39 This residential development is accessible by non-car modes and travel packs identifying sustainable modes of travel are to be provided to new residents. This should be secured via the s106 agreement. Also, if the development is CIL liable, then some monies could be available to fund general local transport improvements. Construction traffic, including site deliveries and contractor parking could be dealt with by planning condition.

9.40 Parking

The Transport Assessment indicates that parking is to be provided in line with the Council's parking standards with a mix of allocated spaces, garages for the town houses (measuring 7.5m x 3.5m) and visitor parking (14 spaces). Also, cycle parking will be provided for each home in accordance with the parking standards within a garage (where provided) or garden shed, and for the apartments within a designated cycle store. Details of the parking arrangements would be dealt with by reserved matters.

9.41 Sustainable location

As mentioned within the Transport Assessment, the site is considered to be well located. Wooden Hill Primary School and Easthampstead Park Community School are both located less than 1 mile walk from the site along footpaths. Bus routes are located along Nine Mile ride to the south of the site and provide connections to Reading, Wokingham and Bracknell. It is also relevant that the site has an existing lawful employment use which in planning terms makes it already a significant generator for trips. Accordingly, whilst the site is located within the Countryside, it is not considered that the site is poorly related to services which would sustain a reason for refusal.

iv Ecology

9.42 Background

The application site is surrounded by grassland, dry heath and woodland, with sections of this habitat falling within the red line boundary. The central area of the site consists of the main building, hardstanding, gravel, amenity grassland, an ornamental pond and ornamental hedgerow, all of which are of limited ecological value.

9.43 Habitats

There are areas of acid grassland, heathland and deciduous woodland within the application site (all of which are Priority Habitats as defined by the NPPF). These areas also fall within the boundary of a proposed Local Wildlife Site (LWS) which has not yet been designated by the local wildlife site selection panel. However, plans show that the Priority Habitats will be retained. As such, the proposals will not lead to the direct loss of these habitats or the direct loss of a LWS.

9.44 However, it will be important to ensure that the development does not lead to a deterioration in quality of the Priority Habitats by, for example, increased recreational use, dog walking, light pollution, escape of non-native garden plants etc. This can be controlled by condition at the reserved matters stage, through the landscaping design and requiring boundary treatments and signage designed to discourage access onto neighbouring sites.

9.45 Species

The proposals are unlikely to have an adverse impact on protected species for the following reasons:

9.46 Bats

The trees on the site are unlikely to have features potentially suitable for use by roosting bats, and the building was assessed as having “negligible” potential to host roosting bats. As such, it is unlikely that the site hosts a bat roost. Bats will be foraging around the edge of the site, however, as set out in the ecological report, it is unlikely that the proposals will have any noticeable impacts upon foraging or commuting bats as long as a sensitive lighting scheme is implemented. This could be achieved by a planning condition.

9.47 Reptiles

The reptile survey report confirms that the dry heath habitat in the western section of the site supports a low population of slow worms and common lizards. The report concludes that since the development avoids the heath and taller grassland, the proposals would not adversely affect reptiles. As such, reptiles should not prove to be a constraint to the proposal.

9.48 Other species

The proposals are unlikely to adversely affect other species such as great crested newts, badgers or dormice. This is because no signs of badgers were seen during the survey, the pond on the site was assessed as unsuitable for use by great crested newts (and there are no other ponds within the vicinity of the site), and the woodland habitat is sub-optimal for dormice (and will be retained in any case).

9.49 Biodiversity enhancements and landscaping

Should the issue regarding the LWS/Priority Habitats be resolved, it will be important to ensure that a wildlife-friendly landscaping scheme is provided that includes predominantly native species. Furthermore, a condition should be set to ensure that bird and bat boxes are provided and that fencing includes gaps at the base to allow hedgehogs and other animals to traverse the site.

9.50 Accordingly the proposal seeks to preserve the important habitats found within the site and would not detrimentally affect any protected species. Measures to protect the bio-diversity and ecology of the site can be secured by appropriate conditions. The application therefore complies with Policy CS1 of the CSDPD.

v Drainage

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

9.52 The application has been supported by a FRA. This has been assessed against the requirements of the NPPF, the PPG-Flood Risk and Coastal Change, Bracknell Forest Local Flood risk Strategy, DEFRA non-statutory SuDs Guidance and the SuDs manual.

9.53 The existing site drains via infiltration and the submitted FRA and Drainage Strategy sets out that there have been no issues with this drainage arrangement. The FRA proposes that the site continues to drain via infiltration with a controlled over-flow which limits the runoff to greenfield rates during more extreme storms.

9.54 The Applicant provided a historic geotechnical report which was undertaken to support the current site. Whilst these results show the rate to be poor in some areas of the site, the Applicants' consultant has supported the use of infiltration rates for the site and has demonstrated that the proposed controlled overflow would only operate during storm events of 1 in 30 years or greater. The photographic evidence provided in the report shows the permeable paving to be in good condition which indicates that the current drainage arrangements are operating. Whilst the LLFA has concerns regarding both the infiltration testing, and the use of an overflow to third party land, the consultant who has designed the scheme has provided evidence to support the principle of the design.

9.55 Given the fact that the site is already developed the LLFA does not have sufficient grounds for a Refusal of the Application as both the rate and volume of runoff generated by the proposed development will not increase as a result of the development. The LLFA will require more detailed testing to support the design and depending on the results this may mean that further space is required for infiltration devices within the site, given that the Application is Outline we recommend that it is considered to be 'up to' 68 Dwellings. This information can be secured by condition.

vi Trees

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

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

9.57 A conifer plantation surrounds the southern and eastern boundaries. Within the site to the north there is a small deciduous plantation, consisting of semi-mature oaks. There are few other trees within the site and none of particular importance.

9.58 A condition requiring protective fencing to be installed prior to commencement is recommended to protect the trees to be retained.

9.59 The proposal is considered to comply with Policy EN1 of the BFBLP.

vii Land Contamination

- 9.60 Policy EN25 of the Bracknell Forest Local Plan seeks to prevent forms of environmental pollution from adversely affecting the amenities of occupiers of buildings or persons using outside space.
- 9.61 Prior to the existing office building being constructed the site was used by the Meteorological Office and therefore there would have been demolition of previously existing structures. Previous uses of the site could have caused contamination. As the proposed residential development is 'sensitive' in terms of potential contamination it is recommended that a condition is applied requiring pre-commencement submission of a preliminary risk assessment (desk top / walk over survey), followed by intrusive investigations and proposals for remediation if found to be necessary.
- 9.62 Subject to this condition the site will comply with Policy EN25 of the BFBLP.
- 9.63 Thames Water has raised concerns regarding the proximity of the site to the Sewage treatment asset located approximately 520m north west of the proposal. It has requested that a condition be imposed requiring an odour strategy to be submitted. Given the distance and no objection from the Councils Environmental Health Officers it is not considered that this relationship should prohibit the development. However, a condition is considered reasonable to protect the future amenity of residents.

viii Thames Basin Heaths Special Protection Areas (SPA)

- 9.64 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. In light of the "Sweetman Judgement" (People Over Wind and Sweetman v Coillte Teoranta, April 2018) the application has been screened and an Appropriate Assessment has been carried out including mitigation requirements. This has been agreed with Natural England.
- 9.65 This site is located approximately **0.65 km** from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.
- 9.66 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 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. 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.
- 9.67 In this instance, the development would result in a net increase of 68 dwellings which is required to make a financial contribution towards SANG and SAMM which will be calculated on a per bedroom basis once the mix of the development is determined.
- 9.68 The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA

and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

ix Affordable Housing

- 9.69 Policies CS16 and CS17 of the CSPD relate 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 (Planning Obligations SPD).
- 9.70 The applicants are seeking to reduce the number of affordable housing units which have to be provided in proportion to the vacant floor space to be removed. They support this approach by reference to the Written Ministerial Statement, originally made on the 28 November 2014. The statement provides an incentive for the development of brownfield sites containing vacant buildings. The Vacant Building Credit (VBC) allows a financial credit equivalent to the existing gross floor space of the relevant vacant buildings when the local planning authority calculates any affordable housing which will be sought.
- 9.71 Accordingly where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.
- 9.72 There is no evidence that the existing building upon the site has ever been occupied, and the building was vacant at the time of the case officer's visit. It is therefore considered that the proposal is eligible for VBC to be applied.
- 9.73 As this application is for outline consent with all matters reserved apart from the access, the floor plans of the buildings are not for approval at this stage and therefore are subject to change. It is not possible at this stage to calculate the number of affordable houses which would be provided. The S106 will include a formula to calculate the affordable housing provision on approval of the reserved matters application. The affordable housing secured should be provided within the site and comply with the Council's tenure policy.
- 9.74 As an indication, based upon the indicative layout, 7 affordable dwellings would be provided, however this figure could change once the reserved matters application is submitted.
- 9.75 Accordingly, subject to the S106 agreement being completed the proposal is considered to comply with Policy CS17 of the CSDPD.

x Securing necessary infrastructure / CIL

- 9.76 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.

- 9.77 Guidance in the Planning Obligations SPD, is relevant. Bracknell Forest Council Community Infrastructure Levy (CIL) is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development. It applies to any new build but in the case of outline applications is calculated when reserved matters are submitted.
- 9.78 If this application were to be approved, CIL would be calculated at the time of the reserved matters application and 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
- 9.79 CIL receipts could be spent on items not listed on the Regulation 123 list that meet the government criteria on CIL spending.
- 9.80 Education
The planning obligations SPD seeks contribution towards education facilities where there is a residential scheme.
- 9.81 The Council will only seek S106 contributions in addition to CIL where the infrastructure improvement project for which funding is sought,
- does not appear on the CIL Reg 123 list
 - does not conflict with the CIL Regulation 123 pooling restriction, that limits the pooling of Section 106 payments to no more than five planning obligations; and
 - fulfils the planning obligation tests set out in CIL Regulation 122, ie. The contribution is necessary, directly related to the development and fairly and reasonably related in scale and kind to the development.
- 9.82 Using an average dwelling mix the development is likely to generate around 24 pupils of primary age.
- 9.83 The site is within the Designated Area of Wooden Hill Primary which is currently full and therefore the proposal would place undue pressure on a service which is already at capacity. Therefore, in order to meet the demand from this development, capacity at the school would need to be increased.
- 9.84 Financial contributions towards improvements to increase the capacity at Wooden Hill Primary School are therefore sought. As the application is for outline consent this will be secured with a formula within the S106, thereby ensuring that the contributions are reasonably related in scale and kind to the development.
- 9.85 As additional capacity at Wooden Hill Primary is not included on the Regulation 123 list, and the pooling restriction would not be breached, S106 contributions can be sought. It is considered that the contribution would mitigate the impact of the proposed development on the school closest to the development site and therefore most likely to be attended by

future residents. Accordingly the proposal is considered to comply with Regulations 122 and 123 of the CIL Regulations 2010.

- 9.86 The S106 would also seek contributions for:
- Thames Basin Heath Special Protection Area.
 - Affordable Housing
 - Highway safety including a travel plan

10. PLANNING BALANCE

- 10.1 The application is considered first by having regard to the Development plan and then whether there are any other material consideration that should be taken into account.
- 10.2 The site is located outside the defined settlement boundary and as such is contrary to Policy CS9 of the CSDPD, Policy EN8 and Policy H5 of the BFBLP. All of these policies restrict the development of residential dwellings in the countryside, seeking to protect the countryside for its own sake, and only allowing development which would not harm the character of the area, and where specific criteria are met. Re-development of brownfield sites is not listed as an acceptable form of development within the Development Plan. However, this policy is not considered to be wholly consistent with the NPPF which instead protects and enhances valued landscapes, recognising that different landscapes should be afforded different levels of protection depending on their characteristics. The weight that can be attributed to Policies CS9 and EN8 therefore decreases.
- 10.3 This is a brownfield site and the NPPF encourages the effective use of land and in particular making as much use as possible of previously developed land (para. 117 NPPF). The proposal would also re-develop a site which has been vacant since it was constructed. The NPPF supports the development of under-utilised land and buildings (para. 118 (d)). In this regard the Local Plan is not consistent with the NPPF and therefore weight in favour of the application can be attributed on the basis that the application would redevelop a brownfield site.
- 10.4 Policy CS9 of the CSDPD protects land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land. The proposal would have an impact upon the character and appearance, changing the character of the site from business to residential. The LVIA demonstrates that any change would be limited to the immediate site vicinity and whilst concerns have been raised regarding the indicative layout this can be addressed at the reserved matters stage.
- 10.5 Policy CS9 also seeks to protect defined gaps from development which would harm the physical and visual separation. Whilst the proposal is within a defined gap, it is already developed and therefore the physical and visual separation between Bracknell and Crowthorne would be maintained. This proposal is considered to be in accordance with Policy CS9 point (i).
- 10.6 There are no adverse impacts arising from the development in terms of bio-diversity, highway safety, impact upon trees, and flooding. The application is therefore in accordance with Policies CS1, CS7, CS23 of the CSDPD and M9 of the BFBLP.
- 10.7 The applicant has agreed to enter into a S106 agreement to mitigate the impact of the proposal on the Thames Basin Heath SPA. The S106 also contains contributions towards education to mitigate the impact of the proposal. The development will be CIL liable however this will be calculated at the reserved matters stage. The application therefore accords with CS6 of the CSDPD.

- 10.8 The proposal would result in the net gain of up to 68 dwellings on a brownfield windfall site. While the Council can now demonstrate an up-to-date five-year supply of housing land the proposed housing is still a benefit in favour of the proposal as the NPPF supports the re-use of employment sites for housing in areas of high demand. This will carry moderate weight. Added weight can be given to the provision of affordable dwellings as part of those units. This, however, is reduced by applying the Vacant Building Credit. It is considered that due to Policy this can be attributed low to moderate weight.
- 10.9 The Council has recently consulted on a Draft Local Plan which included a proposal for the allocation of the land surrounding the site and the adjoining site to the West (land at the Hideout) for housing and associated open space (including SANG). Given that this draft Local Plan has attracted many comments which have not yet been responded to, and that it has not yet been subject to examination in public, it is not appropriate to give the Draft Local Plan proposal any weight at this stage.
- 10.10 The site is within reasonable distance of a number of services including a local park, primary and secondary schools and public transport routes. It is therefore considered that the site does offer reasonable transport choices for people other than the private car. The proximity of these services also provides social links with the existing communities. The site's existing lawful use also makes it already a significant potential generator of trips. This aspect is therefore attributed neutral weight.
- 10.11 In terms of economic impact, it is acknowledged that there would be economic benefits associated with the development, including construction jobs while it is built. The Borough currently benefits from a strong economy and in recent appeals in the area Inspectors have given only moderate weight to the economic benefits of housing proposals.
- 10.12 In conclusion, whilst the proposal is within the countryside, the site is already developed, and hence the proposal would result in the re-development of a redundant brown-field site, and would maintain the gap between Bracknell and Crowthorne. There are no objections from highways, bio-diversity, drainage, and the landscape character assessment concludes that the proposal would not affect the wider landscape character. The loss of the employment building that has been empty and marketed for a number of years is not sufficient to refuse the application.
- 10.13 The Policies within the local plan which seek to protect the Countryside are not in accordance with the NPPF and therefore the weight that can be attributed to them within the planning decision making process decreases. It is therefore due to the lack of demonstrable harms and the measurable benefits of the proposal, the application is recommended for approval.

11. RECOMMENDATION

Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:

1. SPA mitigation measures
2. Affordable housing
3. Education
4. Travel Packs
5. Highway clauses relating to the estate remaining private and to be maintained and managed by a management company.

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

01. Approval of the details of the scale of the buildings, the layout, appearance and landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
03. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
04. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:-
04 B Site Location Plan
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
05. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
[Relevant Policies: CSDPD CS23]
06. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with 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, CSDPD CS23]
07. No dwelling shall be occupied until covered and secure cycle parking facilities serving it have been provided in accordance a scheme that has been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be retained as approved.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, CSDPD CS23]
08. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operativesand each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

09. The development hereby permitted shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-
- (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) construction working hours
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenities of the area.
[Relevant policies: BFBLP EN25]
10. Before development commences the applicant shall carry out a contamination risk assessment of the application site commencing with a preliminary risk assessment (desk top study and walk-over survey) followed by intrusive sampling if found to be necessary. The applicant shall, prepare and submit to the Local Planning Authority for written approval a remediation scheme that follows 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 or a report as to why a remedial scheme is not required, prior to the commencement of development.
REASON: To ensure that there are no environmental pollutants within the site which could detrimentally affect the living conditions of future occupiers.
[Relevant policies: BFBLP EN25]
11. 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 11 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 there are no environmental pollutants within the site which could detrimentally affect the living conditions of future occupiers.
[Relevant policies: BFBLP EN25]
12. No dwelling hereby approved shall be occupied until a report detailing the lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:
- A layout plan with beam orientation
 - A schedule of equipment
 - Measures to avoid glare
 - An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.
- The approved lighting plan shall thereafter be implemented as agreed prior to the occupation of the first dwelling and retained as such thereafter.
REASON: To ensure that wildlife is not adversely affected by the proposed development.
[Relevant Policies: CSDPD CS1]
13. No development hereby permitted shall commence until details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscaping has been submitted and approved in

writing by the council. The measures shall thereafter be implemented in accordance with the approved plans and retained as such thereafter.

REASON: To ensure wildlife is not adversely affected by the proposed development.

[Reason: CSDPD, CS1 and Paragraphs 109 and 118 of the NPPF]

14. No dwelling hereby permitted shall be occupied until a scheme showing the boundary treatments both around and within the site has been submitted to and approved in writing by the council.

The scheme shall include:

- Heights and materials of the boundary treatments
- Locations and sizes of gaps to allow hedgehogs and other small animals to traverse the site.
- Signage to discourage residents from accessing adjoining land.

The measures shall thereafter be implemented in accordance with the approved details prior to the first occupation and retained as such thereafter.

REASON: To ensure wildlife is not adversely affected by the proposed development.

[Reason: CSDPD, CS1 and Paragraphs 109 and 118 of the NPPF]

15. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, as required under optional Building Regulation Part G, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

16. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings 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]

17. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3 metres high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 6.2 (Figure 2) of British Standard 5837:2012, or any subsequent revision.

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 and EN20]

18. The protective fencing and other protection measures specified by condition 17 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.

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 and EN20]

19. No development shall take place until a surface water drainage scheme (SWDS) for the site, based on the principles of the Clive Onions Drainage strategy 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 results of full BRE365 Compliant Infiltration Testing shall be submitted to support the design. The hydrogeological setting of the site will also be confirmed via ground water monitoring the findings of which will inform the design of the system. The drainage strategy shall demonstrate that there will be no discharge of water off-site up to the 1 in 30 years critical storm, and that the rate of runoff during the 1 in 100 year including 40% allowance for climate change and allowances for urban creep included, will not exceed the 1 in 2 year greenfield run-off rates. The levels design will ensure that there is no surcharging of the outfall from the system.

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

[Relevant Policy: CS1 of the Core Strategy.]

20. 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.

[Relevant Policy: CS1 of the Core Strategy.]

21. No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan in perpetuity. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the local planning authority.

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

[Relevant Policy: CS1 of the Core Strategy.]

22. No dwelling shall be occupied until a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism

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

[Relevant Policy: CS1 of the Core Strategy.]

23. No development shall commence until an odour modelling assessment has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. The odour assessment should be based on assessing on site odour emissions. The assessment should include an odour mitigation measures strategy which shall be implemented prior to the first occupation of any dwelling.
REASON: To ensure that the amenities of future occupiers are protected.
[Relevant Policy: EN20 and EN25 of the BFBLP]

Informatives

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:-
- 02. Time reserved matters
 - 03. Implementation
 - 04. Plans considered
 - 17. Tree protection fencing

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

- 01. Approval of reserved matters
- 08. Site management
- 09. Working Method Statement
- 10. Contamination survey
- 13. Bio-diversity enhancements
- 15. Sustainability Statement
- 16. Energy Demand assessment
- 18. Tree protection
- 19. Drainage
- 20. Maintenance and management of surface water
- 23. Odour

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

- 05. Access
- 06. Parking and turning
- 07. Cycle parking
- 11. Land contamination
- 12. Lighting details
- 14. Boundary treatments
- 21. Completion of SuD's
- 22. Drainage verification report.

03. To implement works within the highway an agreement under S278 of the Highways Act will be required.
04. Local Planning Authority has a number of concerns regarding the indicative site layout which will need to be addressed at the reserved matters stage. Please refer to the report above specifically paragraphs 9.12 and 9.15.
05. In considering the application the Local Planning Authority has had regard to, but is not approving the following information:
 - Drawing number 01D Indicative site layout
 - Drawing 05 Indicative Coloured layout sketch
 - Drawing 02 C Building Heights Parameters Plan
 - Drawing CSA/3284/104 Landscape Strategy

In the event of the s106 planning obligations not being completed by 23.05.2017 the Head of Planning be authorised to REFUSE the application for the following reasons:-

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