

ITEM NO: 6

Application No.
18/00812/FUL
Site Address:

Ward: Crowthorne
Date Registered: 13 August 2018
Target Decision Date: 8 October 2018
81 Church Street Crowthorne Berkshire RG45 7AW

Proposal: **Erection of a one bedroom dwelling with mezzanine floor.**
Applicant: Mr Ben Seferaj
Agent: Mr Paul Rawsthorn
Case Officer: Katie Walker, 01344 352000
development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 The proposal is for the erection of a one bedroom dwelling to the rear of 81 Church Street. The proposed development is within the settlement boundary and would be liable for SPA contributions and CIL payments.
- 1.2 The proposed dwelling would be car free, which is considered acceptable in this accessible location. The site is within a Conservation Area, however it is of a small scale and would not be overly dominant in the street scene.

RECOMMENDATION

Delegate to the Head of Planning to Approve the application subject to the completion of a Section 106 agreement and conditions in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee at the request of Councillor Mrs Mackenzie-Boyle, on grounds of insufficient parking.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement

Within Conservation Area

Within 5km of Thames Basin Heath SPA

- 3.1 The site is situated to the rear of the existing property at 81 Church Street in Crowthorne. 81 Church Street is a semi-detached commercial unit with a maisonette above. It is bounded to the south west by Church Street; to the north by a car park; and to the east by the rear of the properties on Church Street and the High Street.
- 3.2 The site is within a Conservation Area. The surrounding area comprises a mix of residential and commercial development.
- 3.3 The site is within 5km of the SPA.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history is set out below:

14/01299/FUL: Erection of a single storey rear extension, to provide additional residential accommodation, following partial demolition, with internal alterations - approved March 2013.

623875: Change of use from A1 use to D1 use as dental surgery - approved 1998.

620575: Change of use of ground floor from A2 office use to A1 retail with retention of A2 office use at first floor level -approved 1995.

608542: Change of use of first floor from flat to offices - approved 1984.

5. THE PROPOSAL

5.1 The proposal is for the erection of a 1.5 storey dwelling to the rear of 81 Church Street. It would comprise a bathroom, kitchen and living area at ground floor, with a mezzanine above comprising a bedroom. This mezzanine level would be in the roof area, served by rooflight windows. The dwelling would have an outdoor terrace area.

5.2 Access to the proposed unit would be alongside the existing property at 81 Church Street. The existing access comprises a gate from the street front, with the front door of the maisonette, 81a Church Street on the western side elevation. The proposed access would require the occupant of the proposed dwelling to walk alongside the garden of 81a Church Street. A fence and gate to the proposed dwelling would be provided.



6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

6.1 Crowthorne Parish Council objected to the application, raising the following concerns:

- Over-development
- Parking
- Access
- Fire risk
- Conservation Area

Other responses received

6.2 Two further objections have been received. The issues raised can be summarised as follows:

- Overlooking to property [Officer note: the property referred to is the car park at the rear of the site and overlooking to a car park is not considered unacceptable]
- Building height would affect future development on the car park [Officer note: this is not a material planning consideration].
- Construction would require permission across the car park [Officer note: this is not a planning matter].
- Overlooking to adjacent dwelling [Officer note: this is discussed in the relevant section of this report].
- Strain on parking and services.

7. SUMMARY OF CONSULTATION RESPONSES

Highways:

7.1 No objection subject to conditions.

Principal Heritage Officer:

7.2 Object due to impact on the Conservation Area

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1, CS2, CS8, CS9 of CSDPD Saved policies EN8 and H5 of BFBLP	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Trees	CS1, CS7 of CSDPD; Saved policies EN1, EN2 of BFBLP	Consistent
Biodiversity	CS1, CS7 of CSDPD	Consistent
Sustainability	CS10, CS12 of CSDPD	
Supplementary Planning Documents (SPD)		
Parking Standards SPD		
Design SPD		
Character Area Assessment SPD		
Thames Basin Heath SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on Conservation Area

iv	Residential Amenity
v	Transport Implications
vi	Sustainability
vii	SPA
viii	Community Infrastructure Levy

i. Principle of development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals (which reflects the presumption in favour of sustainable development set out in the NPPF), and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

9.3 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF, and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements. The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Therefore, the principle of development on this site is acceptable.

ii. Impact on character and appearance of the area

9.4 The site falls within the Crowthorne Study Area C (Crowthorne Centre) of the Character Areas Assessments SPD. This sets out, in summary, that the area has a positive character as a centre for Crowthorne. The following relevant recommendations are set out in the SPD:

- Development should not be set back from the building line as this would adversely affect the linear, well framed character of the area;
- Public realm should be consistent, free of clutter and unnecessary level changes;
- External details of all development should be to a high standard of design to enhance the local character;
- New developments should contribute to active ground floor uses and upper floor uses to create an appropriate town centre scale of development; and
- Aim to create a continuous street frontage within the town centre.

9.5 The proposed dwelling to the rear of 81 Church Street, while behind the existing build line on to Church Street, would not impact the build line as this would be maintained by the existing property. In addition, the existing property is not proposed to change, and therefore the proposal would continue to have an active ground floor use.

9.6 As the proposed dwelling would be to the rear of the property, it would not be prominent in the street scene from Church Street. It would, however, be visible from part of the High Street, and from the properties to the west of High Street, including the banks and the residential properties on Heath Hill Road South. However, the scale of the building, at 5.5 metres tall, would ensure that, while visible from those properties, it would not be overly dominant.

9.7 The proposed elevations show that the dwelling would be constructed from brick with a slate roof. This would match the existing maisonette at 81 Church Street. These materials can also be seen in the surrounding area.

9.8 Due to the street layout, the addition of a dwelling to the rear of the property would not

disrupt the plot pattern. The adjacent site, 79 Church Street, has planning permission for 3 flats to the rear of the property, so the proposed dwelling to the rear of the property on the frontage would be in keeping with the adjacent site. The proposed materials and elevations appear to be in keeping with the surrounding area and a condition is recommended to require details and samples of materials prior to the construction of the property. Subject to this condition, the proposed dwelling would not be contrary to CSDPD Policy CS7 and BFBLP Saved Policy EN20, or the provisions of the Crowthorne Study Area of the Character Area Assessments SPD.

iii. Impact on the Conservation Area

9.9 The site is within Conservation Area E (Church Street, Crowthorne), and as such should ensure that there is no adverse impact on the character of the Conservation Area.

9.10 Paragraph 131 of the National Planning Policy Framework (NPPF), required Local Planning Authorities when determining applications to take account of;

- The desirability and sustaining and enhancing the significance of heritage assets putting them to use viable uses consistent with their conservations;
- The positive contribution heritage assets can make to sustainable communities; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

9.11 The Crowthorne Character Area Appraisal notes that Church Street is a picturesque area, complete with central church, mature trees and Victorian and Edwardian dwellings; and that the earlier development at the junction between Church Street and the High Street is commercial in character and comprises rows of shop fronts facing directly onto Church Street and residential terraces set behind shallow front gardens.

9.12 The Conservation Area appraisal refers to 81 Church Street, stating that it is set back from the road with a projecting shop front. It states that this property has a narrower ground floor plan and includes white painted brick work and hipped roof finished with slates. It states that the shop front itself respects the proportions and character of the original property.

9.13 The proposed dwelling would be to the rear of 81 Church Street, and would be most visible from the application site to the north west of 81 Church Street, and from the rear of the commercial properties on High Street and from the newer residential developments on Heath Hill Road South. There would be glimpsed views of the proposed dwelling from High Street.

9.14 The Council's Principal Heritage Officer has commented on the application, and stated that part of the character of the Conservation Area is the attachment of open space to the properties within it and erosion of that space would harm the significance of the Conservation Area. He considers that the proposal would lead to an out-of-character collection of buildings crammed within a limited site.

9.15 Although the Principal Heritage Officer's views are acknowledged, there are a number of buildings within land to the rear of properties, most notably at 79 and 85 Church Street, either side of the site. It would, therefore, seem unreasonable to refuse this application when similar development has taken place on either side. It is also noted that the spaces to the rears of the properties on Church Street are not identified in the detailed Conservation Area Appraisal as contributing to its special interest.

9.16 For the Appeal on the adjacent property at 79 Church Street (May 2018), the Inspector commented:

The site lies in part of the Crowthorne Conservation Area where there is already a mix of uses. The external alterations that are proposed are also of a limited nature and the site would ably accommodate the proposal in relation to the amount of development. Hence, I find that it would preserve or enhance the character or appearance of the Conservation Area, and accord with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.17 While the adjacent development comprised the conversion of an existing building, the Inspector's comments are relevant in that they recognise that there is already a mix of uses in the Conservation Area. Similarly to the Appeal site, the application site would ably accommodate the proposal in relation to the amount of development, as evidenced through the provision of amenity space for both the existing and proposed dwelling and through the acceptable levels of residential amenity as described in the following section.

9.18 The Principal Heritage Officer also set out that the design treatment for the proposed property included a slate roof which would be incongruously continued down the gable of the building and within an additional steeper angled slate roofslope to the front and back and is not considered to be sympathetic to the character and appearance of the Conservation Area. Following these comments, the applicant has revised the design of the proposals, removing the slate on the gable of the building. The Principal Heritage Officer has confirmed that this is an improvement to the design.

9.19 On balance, given the existing development on either side of the site, the Inspector's decision on the adjacent site and that the dwelling would not be visible from the street frontage on Church Street, it is considered that the application is acceptable in terms of its impact on the Conservation Area.

iv. Impact on Residential Amenity

9.20 The proposed house would have no windows at first floor level on the southern elevation, facing into the site. A fence is proposed between the proposed house and the existing dwelling at 81 Church Street, so there would be no privacy concerns relating to the ground floor window and doors of the proposed house overlooking the existing property.

9.21 There would be rooflights to the rear of the property to serve the accommodation in the roofspace. To the rear of the site is a parking area. An objection was raised regarding the overlooking of this car park, however this does not comprise habitable accommodation. In any event, the angle of the rooflights would mean that they would not directly overlook the car parking area.

9.22 No windows are proposed in the eastern or western elevations, so the proposal would not cause overlooking impacts to the neighbouring properties.

9.23 The proposed dwelling would be 1.5 storeys in height. It would not be visible in the streetscene of Church Street and given its scale and distance from neighbouring properties, it would not be overbearing to the occupiers of neighbouring properties.

9.24 The proposed dwelling would be adjacent to a shed in the rear garden of 85/85a Church Street, and adjacent to the permitted flats in 79a Church Street. There are no windows proposed in the side elevation of 79 Church Street facing the development, and both 79a Church Street and the shed to the rear of 85 Church Street project further towards the existing buildings on the road frontage than the proposed dwelling and, as such, the proposed dwelling would not result in overshadowing impacts to neighbouring properties.

9.25 A garden/courtyard area would be provided for the proposed dwelling, separated from the

garden area for the existing dwelling at 81 Church Street by a fence. This courtyard area is considered adequate for a one bedroom property. While this would decrease the remaining garden space for the existing dwelling, each dwelling would be provided with private amenity space. The dwellings either side of the proposed house have very little private outdoor amenity space and this proposal has been designed to provide small but useable amenity spaces for each dwelling.

9.26 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties and would provide acceptable levels of amenity for potential future occupiers in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

v. Transport implications

Access

9.27 This one bed residential dwelling would be located to the rear of no. 81 Church Street. Pedestrian access is proposed off Church Street via an existing gated access and this would be acceptable for a pedestrian, cyclist pushing a bike, or resident carrying waste to the kerbside. There are lit footways providing acceptable access to the surrounding area.

Parking

9.28 The Design and Access Statement notes, '*vehicle parking space is proposed to be on street parking along Church Street*', i.e. no dedicated on-plot (off-street) parking is proposed for this one-bed unit. A one-bed residential unit would require one car parking space to comply with the Council's parking standards (2016).

9.29 As such, it is not possible to provide on plot car parking within the red line area shown on the plans. The parking bays directly in front of no. 81 Church Street are restricted to 30 minutes with no return within 30 minutes between 8am and 6pm, Monday to Saturday. These bays do not cater for long stay residential demand.

9.30 A recent appeal decision at the adjacent property, no. 79 Church Street (planning application ref; 17/00790/FUL) allowed 3 no. one bed units with no off-street parking. The Inspector considered that parking stress in the area did not appear unduly high, and that the site is in an accessible location. In the Appeal decision the Inspector stated:

The absence of off-street car parking under the proposal would not technically accord with the Council's Parking Standards Supplementary Planning Document (2016) (Parking SPD) as it would be anticipated that 3 spaces would be provided. The Parking SPD does, however, state that the application of these requirements may be subject to flexibility. With the likely modest car parking demand that would be created and the site's location, the proposal is one such instance where flexibility can be applied without detriment to highways safety or the free flow of traffic so as not to require off-street car parking.

9.31 This Appeal decision is a material consideration in the assessment of this application and it would, therefore, be difficult to object to this current proposal for a one-bed residential unit on the grounds of inadequate parking.

9.32 A condition is recommended to secure details of cycle parking.

Trips

9.33 A one bed residential dwelling is likely to generate 2 to 4 two way trips per day, though not

all trips would be by car as the proposed dwelling would be located within Crowthorne Village Centre with a range of services and facilities and access to bus services.

9.34 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF.

vi. Sustainability

9.35 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 in support of the application, therefore in the event of an approval a condition would be recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

9.36 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/CO₂) 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; and,
- The choice of renewable energy systems proposed and the associated energy and carbon savings.

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

vii. SPA

9.38 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. An Appropriate Assessment has been carried out including mitigation requirements.

9.39 This site is located approximately 0.625 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.

9.40 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. 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.

9.41 In this instance, the development would result in a net increase of a single one bedroom dwelling which results in a total SANG contribution of £4,403.

9.42 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £399.

9.43 The total SPA related financial contribution for this proposal is £4,802. 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 SPD, the Planning Obligations SPD and the NPPF.

viii. CIL

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.

9.44 CIL applies to any new build that involves the creation of a new dwelling. In this case, the proposal would be CIL liable as it comprises the creation of one new dwelling. The dwelling falls within the Crowthorne/Sandhurst charging area.

10. CONCLUSIONS

10.1 The proposed new dwelling is within the settlement boundary. It is not considered that the development would result in an adverse impact on the character and appearance of the local area, including the Conservation Area, the amenities of the residents of the neighbouring properties, or on highway safety. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policies EN20 and M9 and the NPPF.

10.2 The application is therefore recommended for conditional approval, subject to the completion of a S106 agreement to secure the necessary SPA mitigation.

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 23 October 2018:

A1480 01 Rev P1: Location and block plan

A1480 02 Rev P2: Existing and proposed site plan

A1480 05 Rev P2: Proposed elevations

A1480 03 Rev P2: Proposed plans

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

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

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

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

04. Prior to the occupation of the dwelling hereby permitted, the 1700 mm high fence shown on drawing A1480 03 Rev P2 shall be erected and retained thereafter.

REASON: In the interests of residential amenity

[Relevant Policies: BFBLP 'Saved' Policy EN20].

05. Notwithstanding the Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no enlargement, addition, improvement or other alteration permitted by Classes B or C of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASON: In the interests of residential amenity.

[Relevant Policies: BFBLP 'Saved' Policy EN20]

06. The dwelling hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities and the approved scheme has been implemented. The facilities shall be retained.

REASON: In the interests of accessibility of the development to cyclists.

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

07. No part of the dwelling 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]

08. No construction works shall take place 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 dwelling thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]

09. 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]

10. No construction works shall take place until details showing the finished floor levels of the dwelling hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

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

INFORMATIVES

01. 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 subject to conditions, 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:

1. Time limits
2. Approved plans
4. Fence to be constructed
5. Removal of PD rights
9. SuDS

The following conditions require details to be submitted:

3. Details and samples of materials
6. Scheme of cycle parking
7. Sustainability statement
8. Energy Demand Assessment
10. Finished Floor Levels

In the event of the S106 agreement not being completed by 30 April 2019, 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).